

An aerial photograph of a commercial building on Imperial Avenue in San Diego, California. The building is a two-story structure with a flat roof and large windows. It is surrounded by other commercial buildings and parking lots. The image is overlaid with a blue gradient and white text. The text "OFFERING MEMORANDUM" is at the top, and "2751-2771 Imperial Avenue San Diego, CA 92101" is at the bottom. The background shows a residential area with houses and trees in the distance.

OFFERING MEMORANDUM

2751-2771 Imperial Avenue
San Diego, CA 92101

KW Commercial is pleased to present 2751–2771 Imperial Avenue, an 8,731 SF multi-tenant commercial investment in San Diego's urban core.

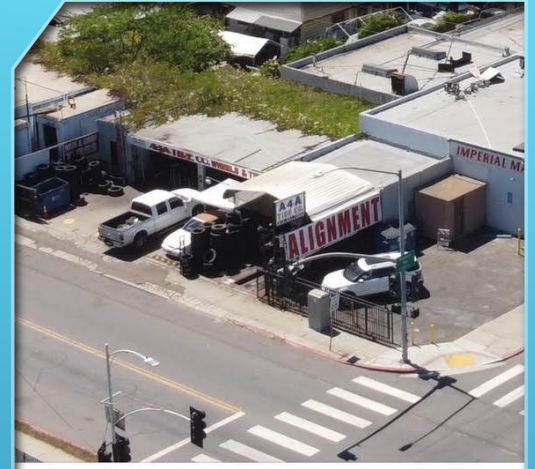
The property is 100% occupied, generating \$186,000 in annual rent with 3% annual increases. All leases are triple net, ensuring minimal operational risk.

Located near Downtown San Diego, this property benefits from excellent visibility, steady traffic, and strong demographics, offering stable current income and long-term redevelopment potential.



EXECUTIVE SUMMARY

- ▶ • Attractive Price Point: \$2,950,000 stabilized multi-tenant retail asset
- ▶ • Strong Cash Flow: \$186,000 annual rent with 3% annual increases
- ▶ • Triple Net Leases (NNN): Low landlord responsibility
- ▶ • Prime Zoning: CN-1-3 allows commercial and mixed-use developments
- ▶ • Excellent Visibility & Access on Imperial Avenue corridor
- ▶ • Efficient Size: 8,443 SF Gross Leasable Area (GLA)



INVESTMENT HIGHLIGHTS

- ▶ Address: 2751–2771 Imperial Avenue, San Diego, CA 92101
- ▶ Offering Price: \$2,950,000
- ▶ Gross Leasable Area: 8,731 SF
- ▶ Annual Rent: \$186,000 + 3% annual increases
- ▶ Lease Type: Triple Net (NNN)
- ▶ Zoning: CN-1-3 (Commercial/Mixed-Use)



PROPERTY DETAILS

Unit/Tenant	Year	SF	Base Rent	NNN	Term	Extension	Annual Increases
▶ 2751 Grace Market	1996	5,000	\$6,000	\$855	3 yrs	3 x 1-yr	3%
▶ 2763 Imperial Market	1980	2,500	\$5,000	\$435	5 yrs	3 x 5-yr	3%
▶ 2771 A4A Tire Shop	1996	1,231	\$4,500	\$225	5 yrs	1 x 5-yr	3%
▶ Total Monthly Base Rent:	\$15,500						
▶ Total Annual Base Rent:	\$186,000 (plus NNN)						

RENT ROLL

Address	Rating	Yr Blt/Renov	Type	Size	Dist (mi)	Sale Date	Sale Price	Price/SF	Cap Rate	% Leased	Submarket
951-955 5th Ave	2	1904/2008	Retail	15,298 SF	1.62	Dec 2023	4,878,200.00 USD	318.88 USD	7.6%	73.0%	Downtown
3615 University Ave	2	1954	Retail	4,652 SF	3.20	Feb 2024	1,760,000.00 USD	378.33 USD			Mid City/SE San Diego
2875 El Cajon Blvd	2	1930	Retail	8,100 SF	3.37	Aug 2024	1,990,000.00 USD	245.68 USD			Central San Diego
3925 Ohio St	2	1960	Retail	7,642 SF	2.98	Aug 2024	2,315,000.00 USD	302.93 USD		100.0%	Central San Diego
631 5th Ave	2	1882	Retail	6,814 SF	1.54	Oct 2024	3,250,000.00 USD	476.96 USD			Downtown
2602 National Ave	2	1911	Retail	6,040 SF	0.73	Nov 2024	1,900,000.00 USD	314.57 USD			Mid City/SE San Diego
2361-2367 30th St	2	1930	Retail	5,080 SF	1.69	Nov 2024	2,850,000.00 USD	561.02 USD	6.2%	78.0%	Central San Diego
2261-2271 1st Ave	2	1944	Retail	5,000 SF	2.32	Feb 2025	2,715,000.00 USD	543.00 USD			Central San Diego
762-764 5th Ave	2	1901	Retail	10,000 SF	1.59	Feb 2025	4,750,000.00 USD	475.00 USD		50.0%	Downtown
820 Highland Ave	2	1986	Retail	5,290 SF	2.86	Mar 2025	1,975,000.00 USD	373.35 USD			National City
2101 Fern St	2	1978	Retail	5,000 SF	1.53	Apr 2025	3,565,000.00 USD	713.00 USD	4.7%	100.0%	Central San Diego
3836-3840 5th Ave	2	1939	Retail	5,643 SF	3.25	Oct 2023	3,500,000.00 USD	620.24 USD			Central San Diego
1501 E St	3	1979/2017	Retail	10,450 SF	1.09	Dec 2023	2,800,000.00 USD	267.94 USD		100.0%	Downtown
1015-1019 Isabella Ave	3	1926	Retail	4,770 SF	3.09	Aug 2024	3,400,000.00 USD	712.79 USD			Coronado
3707 5th Ave	3	1971/2018	Retail	4,500 SF	3.10	Sep 2024	3,200,000.00 USD	711.11 USD			Central San Diego

Prior Sales
Nearby Sale Comparable



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DRE License #

DISCLAIMER

This Offering Memorandum is for informational purposes only. All information is believed to be reliable but not guaranteed. Buyer and Buyer's Agent must verify all information, including square footage, income, expenses, zoning, and property condition. Property is offered as-is, subject to prior sale, or withdrawal.

