

1727-31 NATIONAL AVE

SAN DIEGO, CA 92113



OFFERING MEMORANDUM

Owner/User Opportunity | 0.17 Acres

1727-31 NATIONAL AVE

SAN DIEGO, CA 92113

EXCLUSIVELY LISTED BY:

BRIAN JININGS

PRESIDENT | VENTURE COMMERCIAL
(619) 244-2450
brian@venturecp.com
License No. 01958652 (CA)

CHRIS NELSON

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JACKSON POLLOCK

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PROPERTY HIGHLIGHTS



**1727-31 NATIONAL AVE
SAN DIEGO, CA 92113**



**ASKING PRICE
\$1,195,000**



**APN
538-230-03-00**



**BUILDING SIZE
+/- 700 SF**



**LAND SIZE
7,188 SF (0.17 AC)**



**ZONING
RM-3-7 (Residential
Multiple Unit)**





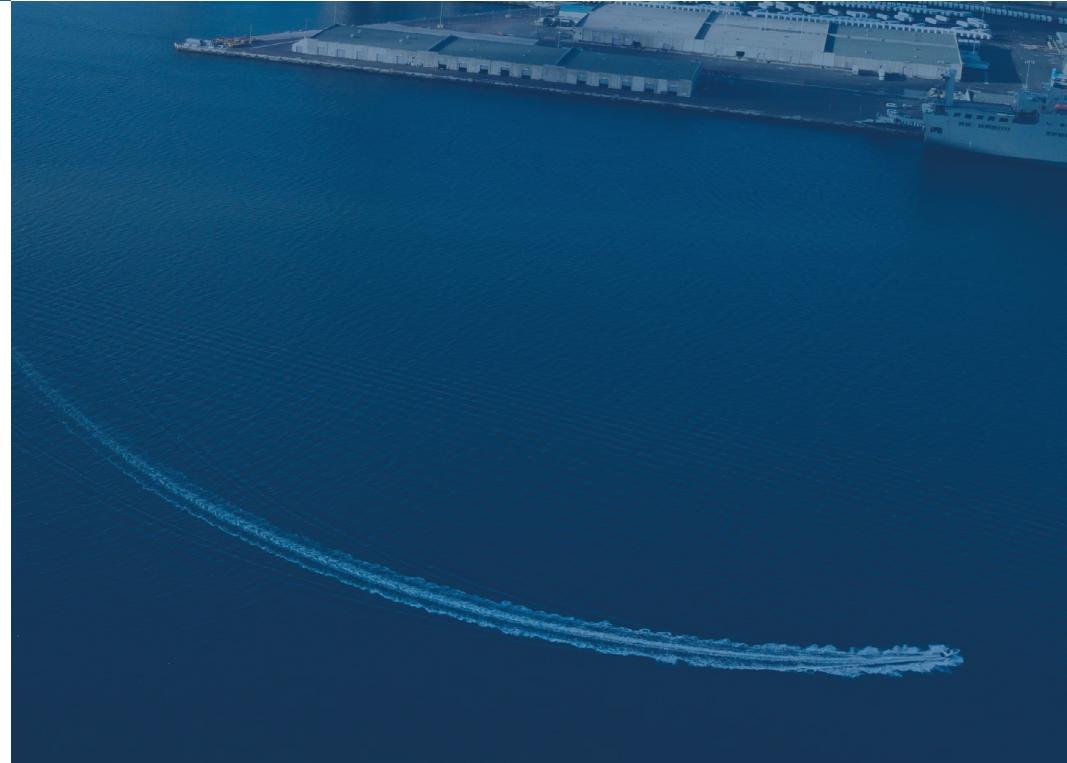
SAN DIEGO AREA OVERVIEW



San Diego, located on California's southern coast, is renowned for its stunning beaches, mild climate, and diverse culture. The city features a vibrant arts scene, with attractions like Balboa Park and the San Diego Museum of Art, alongside family-friendly destinations such as the San Diego Zoo and SeaWorld. The waterfront, including the historic Gaslamp Quarter, offers a lively dining and nightlife experience. San Diego is also a hub for military presence and innovation, with a strong emphasis on biotechnology and telecommunications. Its beautiful coastal landscapes and laid-back atmosphere make it a desirable destination for both residents and visitors alike.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	6	74,232	247,883
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimate	2	25,670	87,298
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$146,026	\$149,323	\$157,610



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