

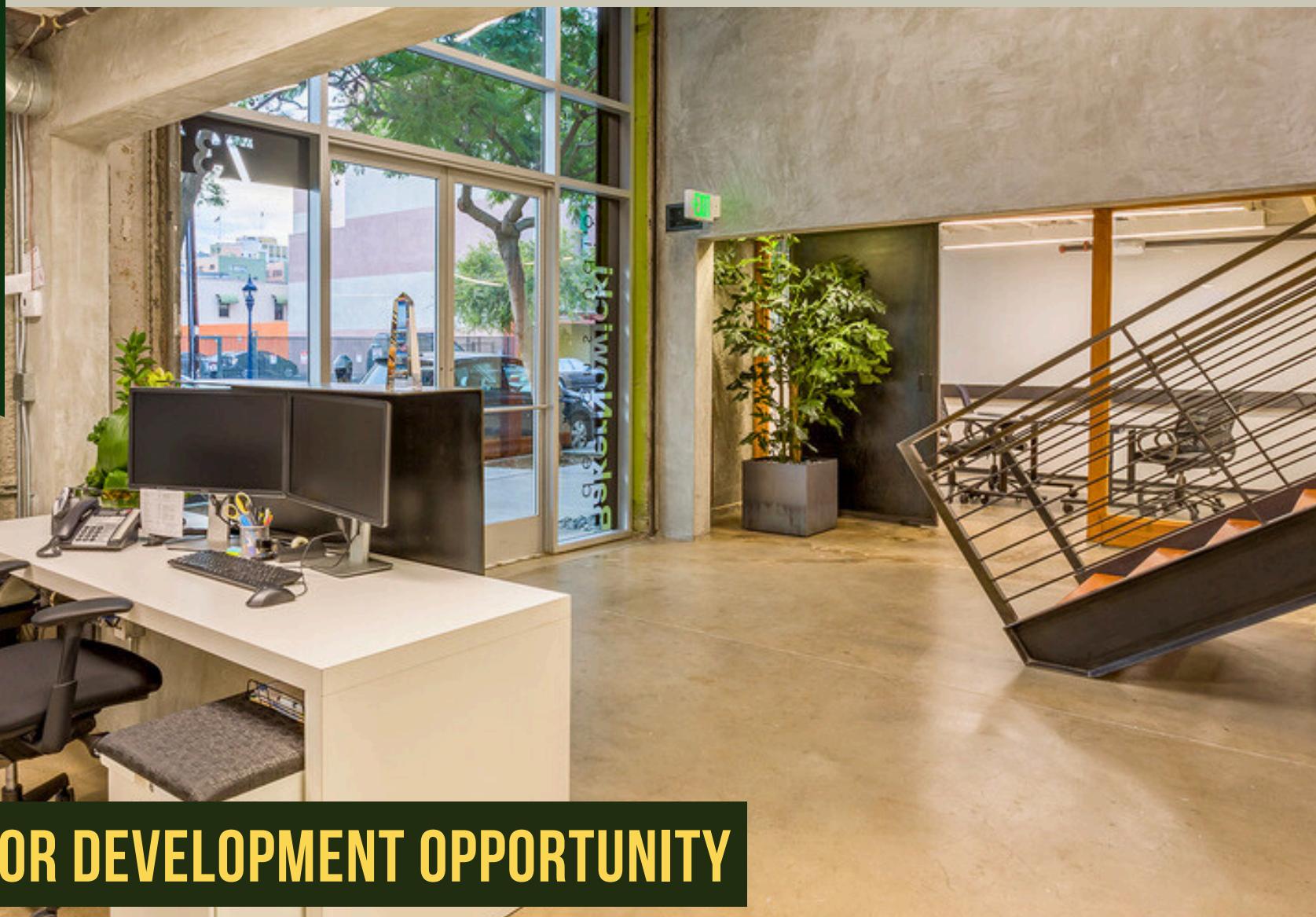
FOR SALE

\$1,995,000

**SIGNIFICANT
PRICE
REDUCTION**

731 9TH AVE

EAST VILLAGE CREATIVE OFFICE SPACE



OWNER/USER OR DEVELOPMENT OPPORTUNITY

HANS STROM | LIC. #01222709
Hans@stromcommercial.com

JACK SCHREIBMAN | LIC. #02172891
Jschreibman@stromcommercial.com



Office: 619.243.1244
www.stromcommercial.com

PROPERTY INFORMATION

LIVE/WORK UNITS OPPORTUNITY:

- HIGHEST & BEST USE:** Add 4 live/work lofts for 7 total units or Owner-User occupation for creative office or retail
- LAND USE DESIGNATION:** This district provides synergies between educational institutions and residential neighborhoods, or transition between the C District and residential neighborhoods. The ER district also encompasses Horton Plaza. A variety of uses are permitted in this district, including office, residential, hotel, research and development, educational, and medical facilities.
- EXISTING LEASE TERMS:** Mixed tenant-base can be found on following page
- OTHER DEVELOPMENT INCENTIVES:** Located adjacent to public transportation



**REDUCED PRICE:
\$1,995,000**



GENERAL INFORMATION:

Total Lot SF:	6,098 SF
Building SF:	8,751 SF
APN#:	533-196-13-00
Tenancy:	Multi-Tenant
Zoning:	CCPD-ER
FAR:	Unlimited

FINANCIAL SUMMARY

TENANT MIX: USE SUMMARY

RESIDENTIAL CONVERSION

UNIT	SIZE (SF)	USE	MONTHLY RENT	LEASE EXPIRATION
A (1)	900	Retail Live/Work	\$3,000	Hypothetical
B (2)	1,800	Retail Live/Work	\$5,000	Hypothetical
C (3)	900	Live/Work	\$2,400	Hypothetical
D (4)	900	Live/Work	\$2,400	Hypothetical
E	1,536	Clothing Company (Office)	\$3,000	February/2028
F	1,315	Live/Work	\$2,800	July/2026
G	1,400	Hair Salon	\$3,224	May/2027

AS-IS

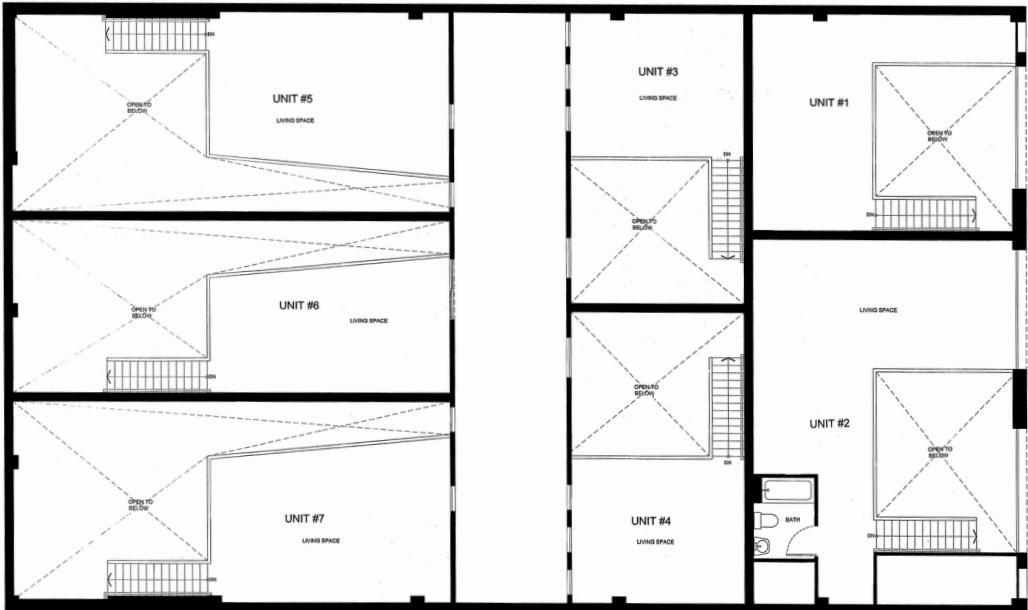
PRO-FORMA

PURCHASE PRICE	\$1,995,000
SUITE A CONVERSION	\$400,000
CAP RATE	7.11%
NOI	\$170,277

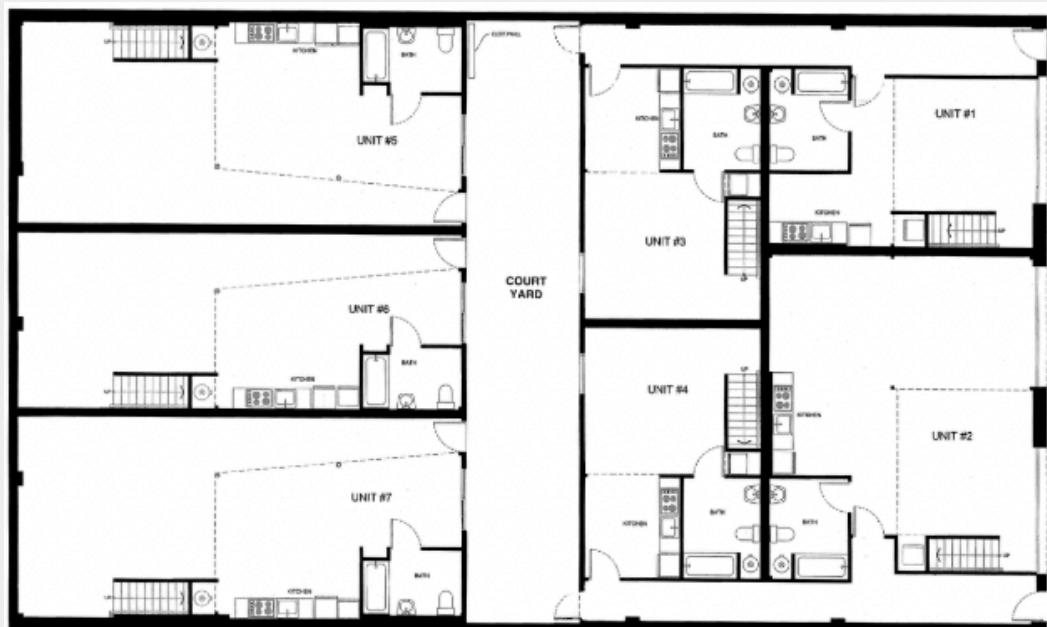
UNIT	SIZE (SF)	USE	MONTHLY RENT	LEASE EXPIRATION
A	4,500	Owners Unit (51.42% of Bldg.)	See Analysis	Available Now
E	1,536	Clothing Company (Office)	\$3,000	February/2028
F	1,315	Live/Work	\$2,800	July/2026
G	1,400	Hair Salon	\$3,224	May/2027

RESIDENTIAL FLOORPLANS

SECOND FLOOR



FIRST FLOOR



OWNER/USER SBA LOAN ANALYSIS

RENTABLE SF:	8,751
SALES PRICE:	**\$2,030,000**
DOWN PAYMENT %:	10%
DOWN PAYMENT \$:	\$199,500
LOAN AMOUNT:	\$1,830,500
INTEREST RATE:	6.9%
AMORTIZATION:	25 years
PAYMENT AMOUNT:	\$12,821.06

Purchase Price + Closing Costs

1. Assumes 90% LTV financing based at an average rate of 6.9%
2. Assumes a 39 year depreciation schedule – with the commercial building at 65% of sales price
3. Principal reduction is based on a 5 year average
4. Assumes applicable 35% effective tax rate (combined state and federal)

Note: Consult with your tax advisor. This scenario does not include operating expenses such as real estate taxes, maintenance, and insurance. *Cost PSF is calculated on a net basis*

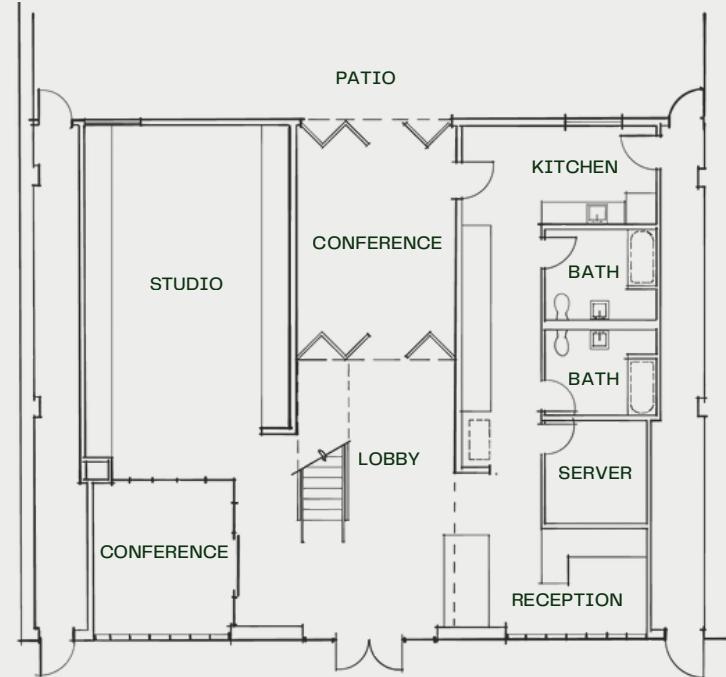
Strom Commercial makes no representations, recommendations or warranties as to the validity of this information or the impact of the sale. **Buyer should not rely on this information**

LOAN AMOUNT	\$1,830,500
ANNUAL DEBT SERVICE EXPENSE (1)	\$153,853
ANNUAL DEPRECIATION EXPENSE (2)	\$33,551
AVG. ANNUAL PRINCIPAL PAYDOWN	\$23,853
NET PRE-TAX EXPENSE	\$163,551
APPLICABLE ANNUAL TAX SAVINGS	\$57,243
EFFECTIVE ANNUAL CASH EXPENSE	\$106,308
EFFECTIVE MONTHLY EXPENSE (COST)	\$8,859
EFFECTIVE MONTHLY NET COST PSF	\$1.01

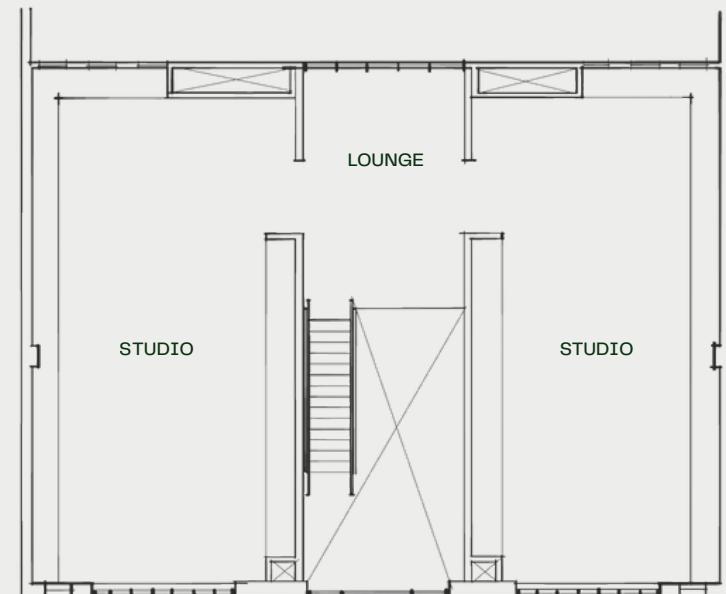
SUITE A - 4,500 SF AVAILABLE NOW



FIRST FLOOR



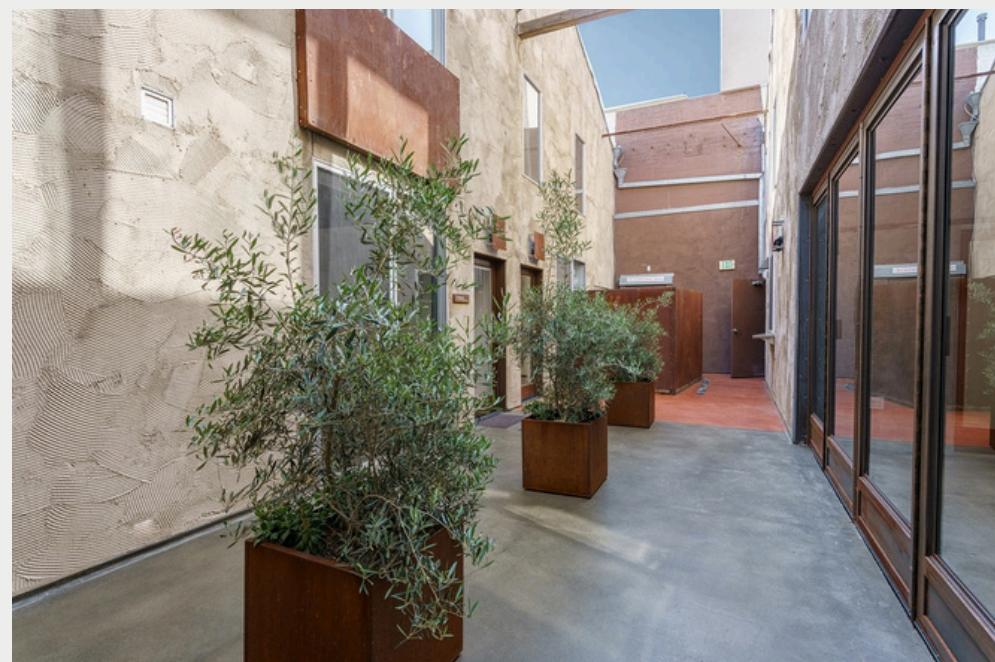
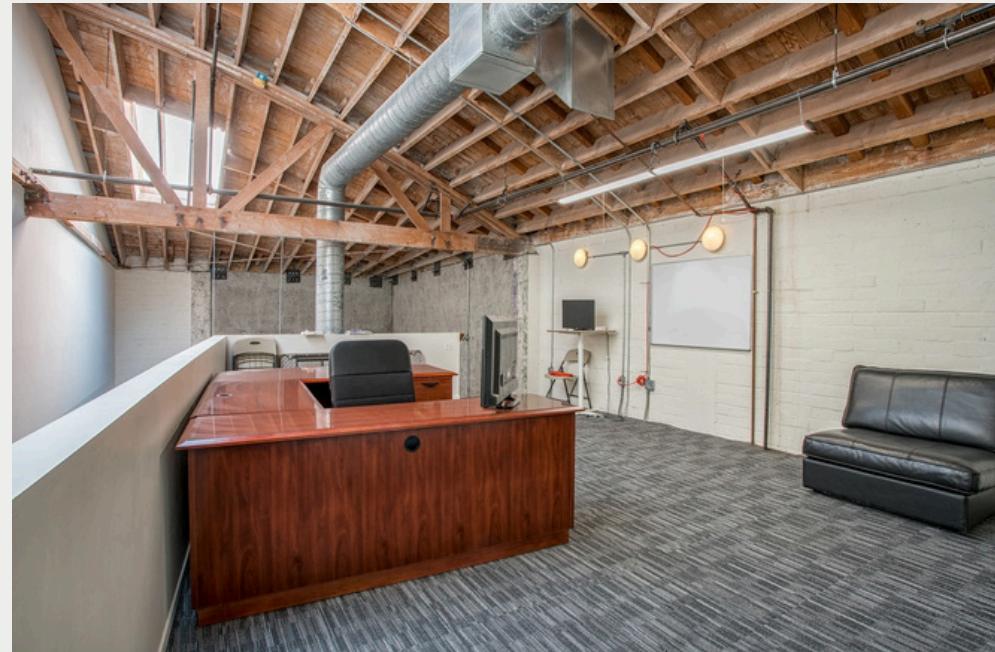
SECOND FLOOR



SUITE E - 1,536 SF

EXPIRES FEB/2028

\$3,000/MO (3% ANNUAL INCREASES)



SUITE F - 1,315 SF

EXPIRES JULY/2026

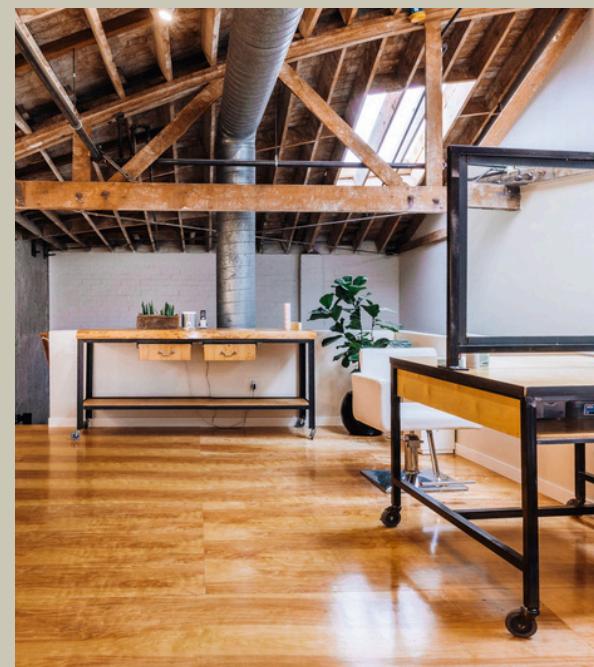
\$2,800/MO



SUITE G - 1,400 SF

MONTHLY THRU MAY/2027

\$3,130/MO (3% ANNUAL INCREASES)



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	52,750	203,921	501,037
2022 Estimate	51,238	201,900	498,282
2010 Census	40,553	181,328	460,489
Growth 2022 - 2027	2.95%	1.00%	0.55%
Growth 2010 - 2022	26.35%	11.35%	8.21%
2022 Population By Race			
White	38,198 74.55%	160,206 79.35%	364,104 73.07%
Black	5,487 10.71%	17,241 8.54%	50,712 10.18%
Am. Indian & Alaskan	744 1.45%	2,808 1.39%	7,347 1.47%
Asian	4,283 8.36%	12,412 6.15%	52,119 10.46%
Hawaiian & Pacific Island	202 0.39%	801 0.40%	2,901 0.58%
Other	2,324 4.54%	8,433 4.18%	21,100 4.23%
Population by Hispanic Origin			
Non-Hispanic Origin	35,000 68.31%	123,023 60.93%	279,520 56.10%
Hispanic Origin	16,239 31.69%	78,877 39.07%	218,762 43.90%
Households			
2027 Projection	27,166	85,420	188,530
2022 Estimate	26,343	84,459	187,335
2010 Census	20,672	75,571	172,816
Growth 2022 - 2027	3.12%	1.14%	0.64%
Growth 2010 - 2022	27.43%	11.76%	8.40%
2022 Households by HH Income			
<\$25,000	6,109 23.19%	14,893 17.63%	35,239 18.81%
\$25,000 - \$50,000	3,912 14.85%	14,449 17.11%	36,481 19.47%
\$50,000 - \$75,000	3,518 13.35%	12,576 14.89%	30,328 16.19%
\$75,000 - \$100,000	3,006 11.41%	10,862 12.86%	23,947 12.78%
\$100,000 - \$125,000	2,505 9.51%	8,391 9.94%	18,037 9.63%
\$125,000 - \$150,000	1,724 6.54%	6,133 7.26%	12,550 6.70%
\$150,000 - \$200,000	2,157 8.19%	7,145 8.46%	13,227 7.06%
\$200,000+	3,412 12.95%	10,009 11.85%	17,523 9.35%
2022 Avg Household Income			
	\$100,965	\$102,111	\$92,583
2022 Med Household Income			
	\$72,096	\$75,716	\$67,694

CONTACT

HANS STROM | LIC# 01222709
 HANS@STROMCOMMERCIAL.COM



JACK SCHREIBMAN | LIC# 02172891
 JSCHREIBMAN@STROMCOMMERCIAL.COM

619-243-1244

WWW.STROMCOMMERCIAL.COM

DOWNTOWN SAN DIEGO AMENITY MAP

