

**748-752 6th Ave
San Diego, CA 92109**

LISTED AT \$4.2m



STRANDS
REALTY GROUP

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Property Overview

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- **Address:** 748-752 6th Ave, San Diego, CA 92109
- **Type:** Retail
- **Total Square Footage:** 6,624SF
- **Current Use:** Retail
- **Year Built:** 1912
- **Lot Size:** 5.001 SF
- **Zoning:** Gaslamp Quarter Planned District

Investment Highlight

- **Prime Location:** Located in the heart of the Gaslamp Quarter, a major tourist and entertainment district.
- **Below Market Rents:** Significant potential for rental income growth.
- **Historical Appeal:** Preserved historical features add unique charm.
- **High Foot Traffic:** Benefits from the vibrant Gaslamp Quarter's foot traffic.
- **Strong Demographics:** Attractive to tourist, professionals and local residents.
- **Versatile Space:** Suitable for various retail uses, including restaurants and boutiques.

Property Overview

Current Tenancy and Lease Terms

Unit 1:

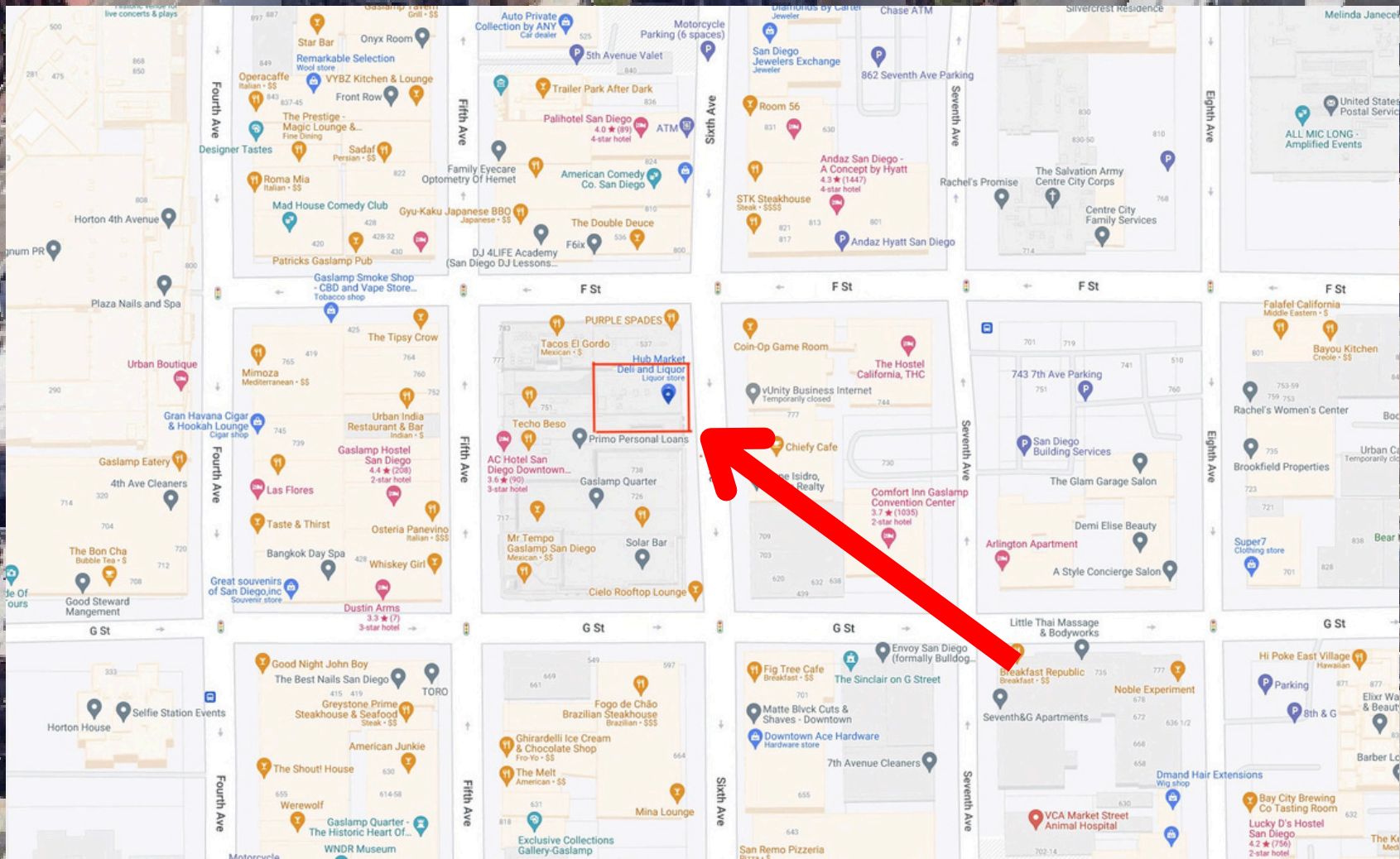
- Tenant: Office use - Upstairs Office
- Lease: \$3,447.93/month - FSG
- Expires December 31, 2026

Unit 2:

- Tenant: Hub Market
- Lease Term: \$11,000/month - NNN
- 20 years left on lease

Unit 3:

- Tenant: Pushkin
- Lease Term: \$9,263.89/month - NNN
- Expires May 31, 2025 - two (2) five (5) year options to extend



748 Sixth Ave

Location Overview

Proximity to Key Landmarks

- **San Diego Convention Center:** .5 miles from property
- **Petco Park:** Home of the Padres. .4 miles from property
- **San Diego International Airport:** About 3 miles away
- **In the Gaslamp District:** Renowned district.

Neighborhood Demographics

- **Population:** 37,000 (latest figures)
- **Median Age:** 34 years
- **Income Levels:** Median household income of \$99,000
- **Education Levels:** 48% with college degrees or higher

Transportation and Accessibility

- **Public Transport:** Multiple bus stops and trolley Stations
- **Major Roads:** Interstate 5 and Highway 163
- **Walkability Score:** 97 (Highly walkable)
- **Bike Paths:** Multiple bike lanes and paths

Local Amenities and Attractions

- **Restaurants and Nightlife:** Wide array of options, including restaurants, bars and nightclubs
- **Shopping:** Variety of Boutique shops and retail stores
- **Cultural Venues:** Theaters, art galleries, museums.
- **Schools:** San Diego High School, Garfield High School, City College of San Diego
- **Healthcare:** UC San Diego Health - Hillcrest, Scripps Mercy Hospital, Sharp Coronado Hospital

Economic and Market Trends

- **Retail Market:** Robust with low vacancy rates
- **Real Estate Development:** Continued growth and new developments enhance the area's appeal
- **Tourism:** Steady increase in tourist visits, especially during summer.
- **Economic Indicators:** A stable and growing economy driven by tourism, professional services, and technology sectors.

Financials

Current Rent Roll

Tenant	Rent (monthly)	Rent (Yearly)	
AC Hotels Office	\$ 3,447.93	41,375.16	Lease expires December 31, 2026 - Rents increase 3% each year
Pushkin	\$ 9,263.89	111,166.68	NNN Lease - Expires May 31, 2025 - 2 five year options to renew. Rents increase 3% each year
Hub Market	\$ 11,000.00	132,000.00	NNN Lease - 20 years left on lease - 3% Increases per year
Total	\$23,711.82	\$284,541.84	

Comps



3690 6th Ave, San Diego

- Sold \$3.15mm (6/10)
- \$1,021/per sqft
- 2 miles away



1501 E St, San Diego

- Sold \$2.8 mm (12/23)
- \$412/per sqft
- .5 miles away



301 University Ave, San Diego

- Sold \$6.95mm (4/23)
- \$695/per sqft
- 4.8% cap
- 2.4 miles away

MEET THE TEAM

STRANDS REALTY GROUP



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Strands Realty Group is a leading real estate brokerage specializing in commercial properties, with a strong focus on hotel, multifamily and investment sales. Based in Southern California, our team combines extensive market knowledge with personalized service to deliver exceptional results for our clients.

At Strands Realty Group, we pride ourselves on our deep understanding of the local real estate landscape, which allows us to provide accurate valuations and strategic advice. Our portfolio includes high-profile transactions, from boutique hotels in Santa Monica and Playa Del Rey to expansive multi-family developments across the region.

Our experienced brokers are dedicated to fostering long-term relationships and ensuring the success of every deal. We leverage our extensive network and industry expertise to navigate the complexities of the commercial real estate market, making us a trusted partner for investors, developers, and property owners.