



# For Sale / For Lease\*

**MIXED-USE IN THE HEART  
OF THE SAN DIEGO BLACK  
ARTS & CULTURE DISTRICT**

6375-81 and 6385 Imperial Ave  
San Diego, CA 92114

*\*Subject to master lease agreement.  
Call Agent for details.*

# PROPERTY SUMMARY



## Address

6375-81 & 6385  
Imperial Ave  
San Diego, CA 92114



## Total Property SF

6375-81: 2,390 SF

6385: ±850 SF

Parcel Size: ±15,311 SF

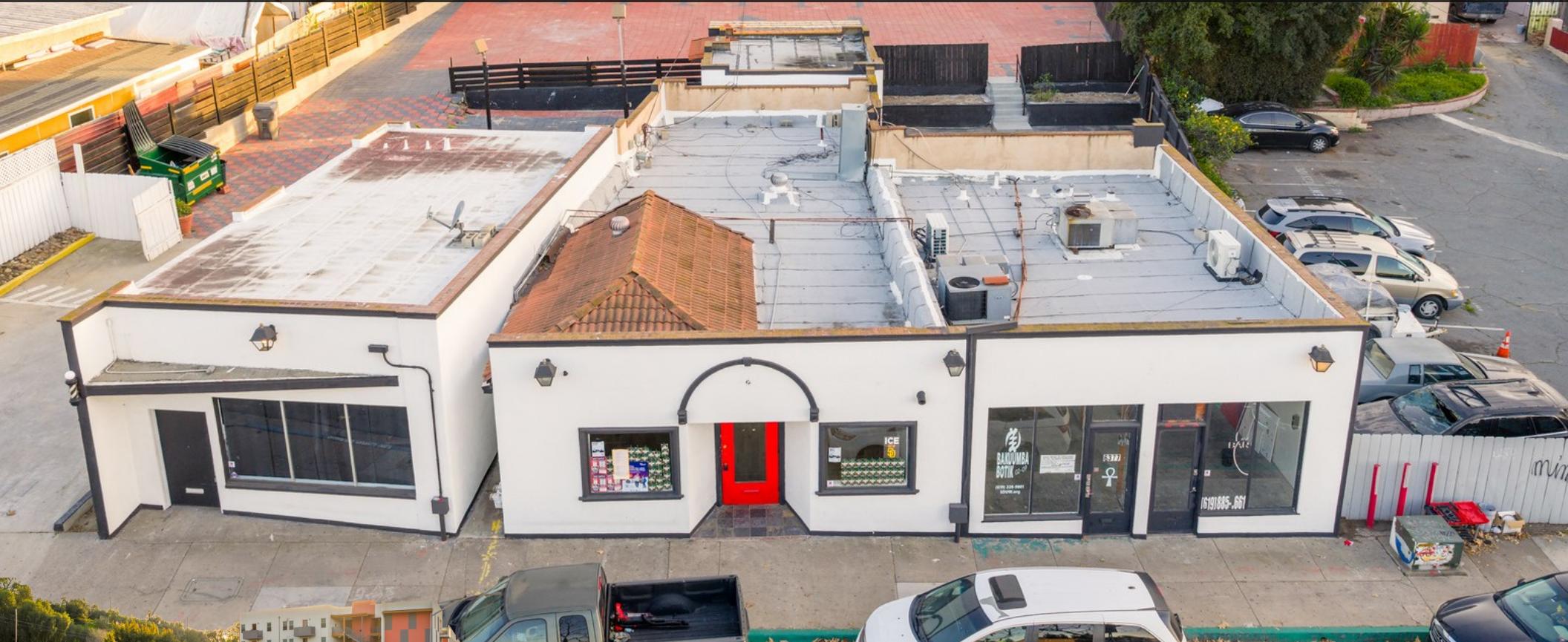


## Available SF:

6375-77: ±850 SF

6385: ±1,000 SF

Total : ±1,850 SF



## Zoning: CN-1-4

- Airport Influence Area
- Transit Priority Area
- Sustainable Development Area
- CTCAC/HCD Opportunity Area
- Complete Communities FAR 6.5

**Sale Price:**  
\$2,295,000

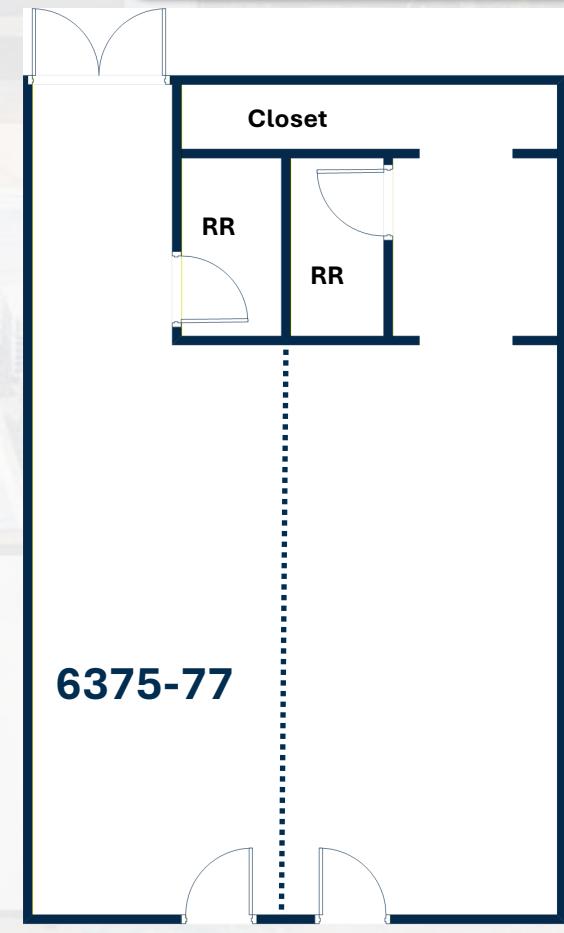
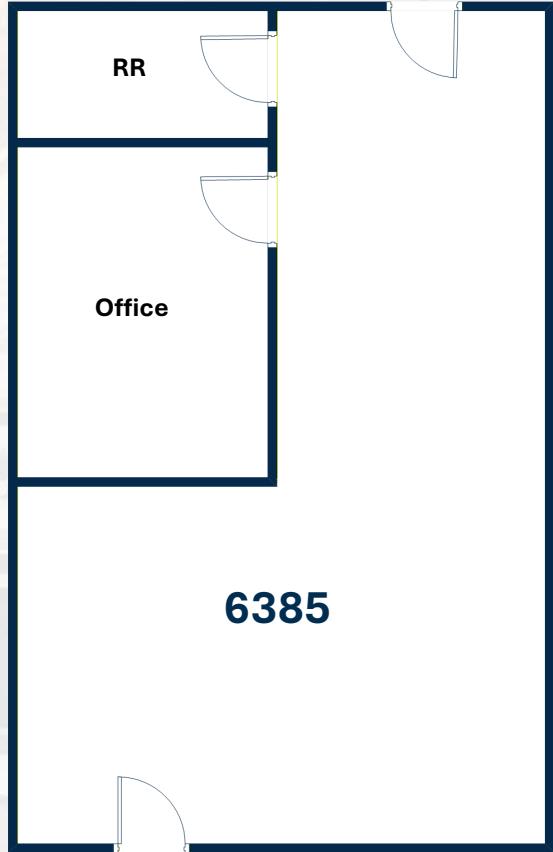
**Lease Rate:**  
\$1,500-\$4,200/Month + NNN



# FLOOR PLAN

Sale Price:  
\$2,295,000

Lease Rate:  
\$1,500-\$4,200/Month + NNN



Floor plan not fit to scale; for reference purposes only.

## PROPERTY FEATURES



New  
Roof



New Rear Stair  
Construction



Upgraded Hardscape  
Parking Area



New Exterior and Interior  
Paint Throughout



New mini-split A/C units  
installed in #6385, #6375,  
and #6377

# PHOTOS



# SITE PLAN



# AREA HIGHLIGHTS



## Prime Cultural Location

Centrally located within the San Diego Black Arts & Culture District



## Growing Amenities Nearby

Surrounded by growing retail, cultural, and community destinations



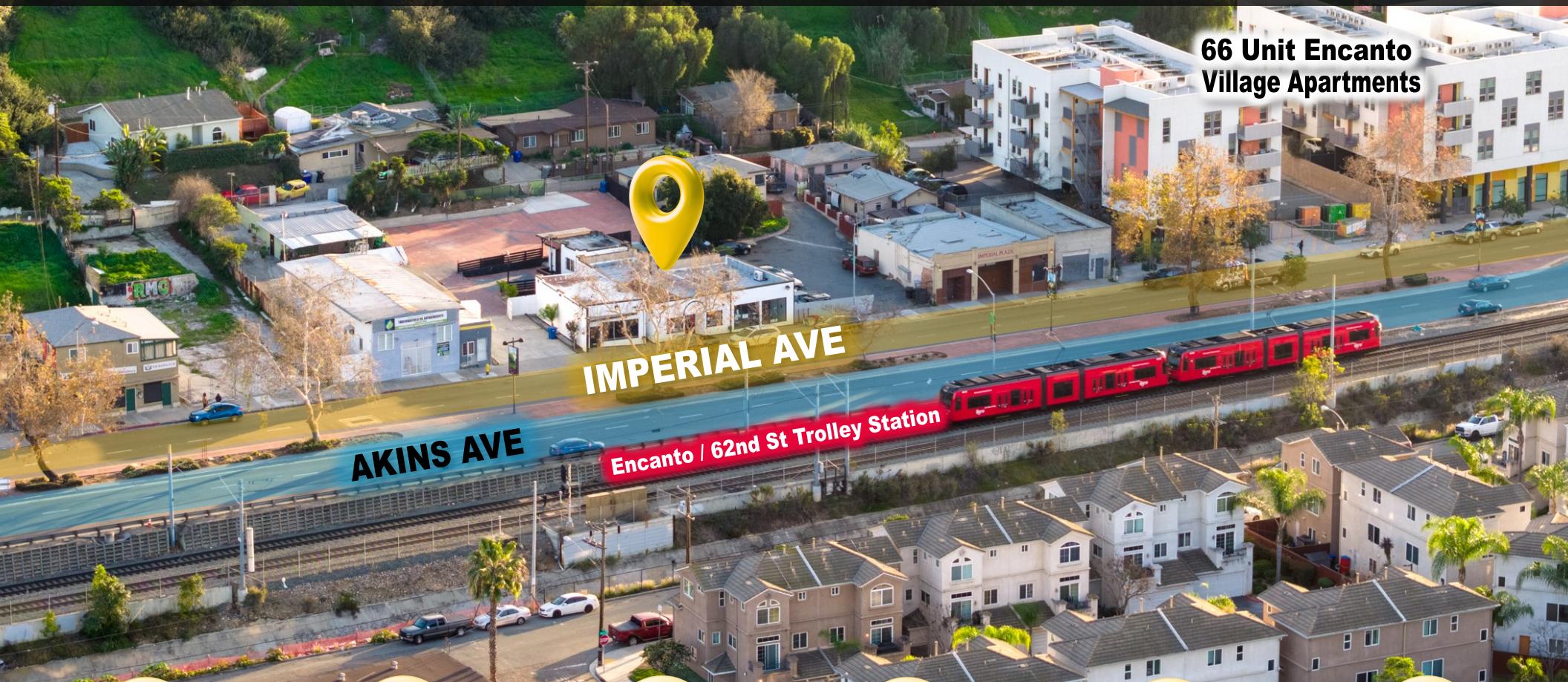
## Excellent Connectivity

Excellent access to public transit corridors and major thoroughfares



## Supportive Development

Situated within multiple development-supportive planning overlays



1  
MIN

Encanto/62nd St  
Trolley Station

8  
MINS

Downtown  
San Diego

8  
MINS

Naval Base  
San Diego

12  
MINS

San Diego  
International Airport

12  
MINS

Old Town  
Transit Center

20  
MINS

Tijuana Border  
(San Ysidro Crossing)

# DEMOGRAPHICS



**19,383**  
5-Mile Employees



**570,365**  
5-Mile Total Population



**\$90,586**  
5-Mile Avg. HH Income



**\$544,631**  
5-Mile Median Home Value



**\$6.2B**  
5-Mile Consumer Spending

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2024 Population	21,949	234,743	575,826
2029 Population	21,654	232,060	570,365
Median Age	36.5	36.6	35.7
Avg HH Income	\$93,961	\$88,281	\$90,586
Median HH Income	\$79,057	\$71,057	\$69,734
Consumer Spending	\$222.7M	\$2.4B	\$6.2B
2024 Households	5,863	67,997	185,763
Owner Occupied	3,793	36,215	79,688
Renter Occupied	1,978	30,861	104,022
Median Home Value	\$534,629	\$558,454	\$644,631
Median Year Built	1967	1969	1969
Businesses	265	4,441	19,383
Employees	1,988	34,372	184,537

CoStar Demographics: 1 Mile, 3 Mile, 5 Mile Radius

# FINANCIAL ANALYSIS

<b>Sale Price</b>	<b>\$2,295,000</b>
\$/SF (Per Leases)	\$748
\$/SF (Per Title)	\$360

<b>Scheduled Income: February 2026</b>		
<b>Unit</b>	<b>SF</b>	<b>Monthly</b>
6375 – Vacant	420 SF	\$0
6377 – Vacant	420 SF	\$0
6381 – Non Profit	1,100 SF	\$3,425
6385 Imperial ave – Barbershop	850 SF	\$1,000
Studio Suite in rear	450 SF	\$1,200
Event space	8,000 SF	\$100
Est Total Building SF	3,240 SF	
<b>Monthly Income</b>		<b>\$5,725</b>
<b>Annual Income</b>		<b>\$68,700</b>

<b>Feb 2026 Annualized</b>		
	<b>Rate/SF</b>	
\$1,500	\$3.57	Market
\$1,500	\$3.57	Market
\$3,425	\$3.11	Market
\$4,200	\$4.94	Market
\$1,500	\$3.33	Market
\$500	\$0.06	
\$0		
<b>\$12,625</b>	<b>\$3.90</b>	
<b>\$151,500</b>		

<b>Actual Expenses: 2025</b>	
Property Taxes	(\$4,878)
Economic Loss	
Trash Bill	(\$7,003)
Insurance (includes Earthquake)	(\$4,179)
Repairs	(\$3,000)
Capital Improvements	(\$4,500)
Utilities (Vacant portion not billed back)	(\$1,800)
Management	\$0
<b>Annual Expenses</b>	<b>(\$25,360)</b>
<b>Expenses As % of Income</b>	<b>37 %</b>

<b>Proforma Expenses</b>		
Reassessed	1.2%	(\$27,540)
Economic Loss	4%	(\$6,060)
		(\$7,003)
		(\$4,179)
		(\$3,000)
		(\$4,500)
		(\$1,800)
If Added		(\$4,800)
		<b>(\$58,882)</b>
		<b>39%</b>

<b>Net Operating Income</b>	<b>\$43,340</b>
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<b>CAP Rate</b>	<b>4.04%</b>
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**PACIFIC COAST  
COMMERCIAL**  
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