

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*


**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

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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



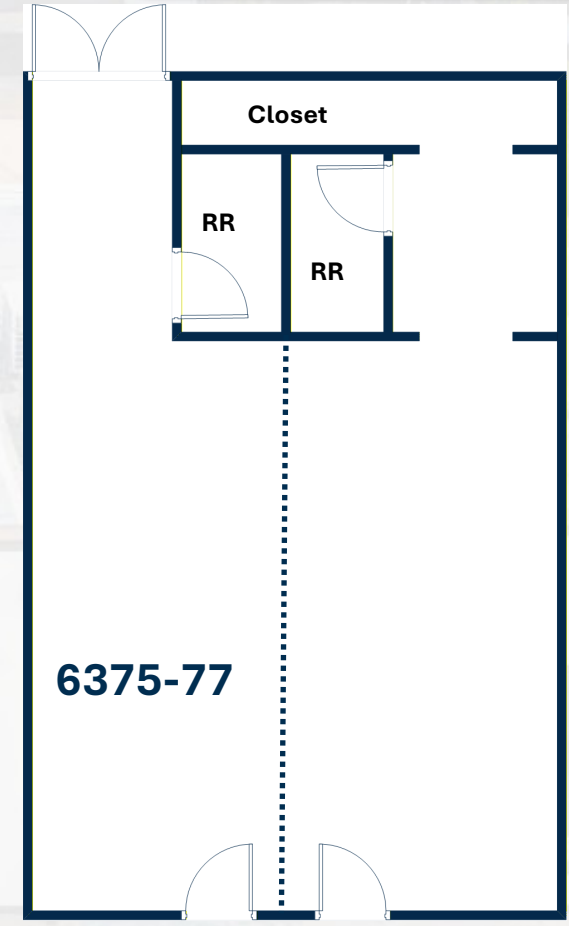
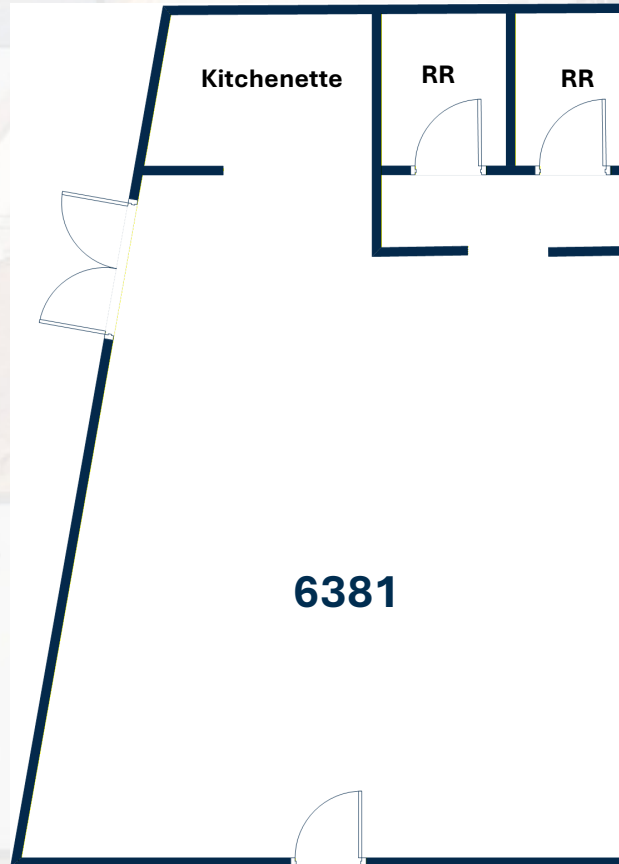
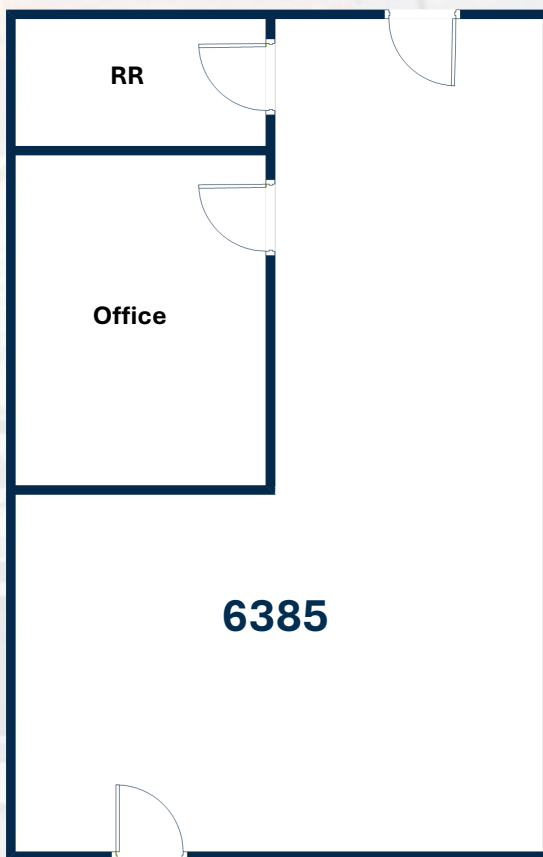
FLOOR PLAN

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



**8,000 SF PARKING
EVENT SPACE**

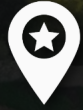
**RESI
STUDIO**

6381

6385

**6375-
6377**

AREA HIGHLIGHTS



Prime Cultural Location
Centrally located within the San Diego Black Arts & Culture District



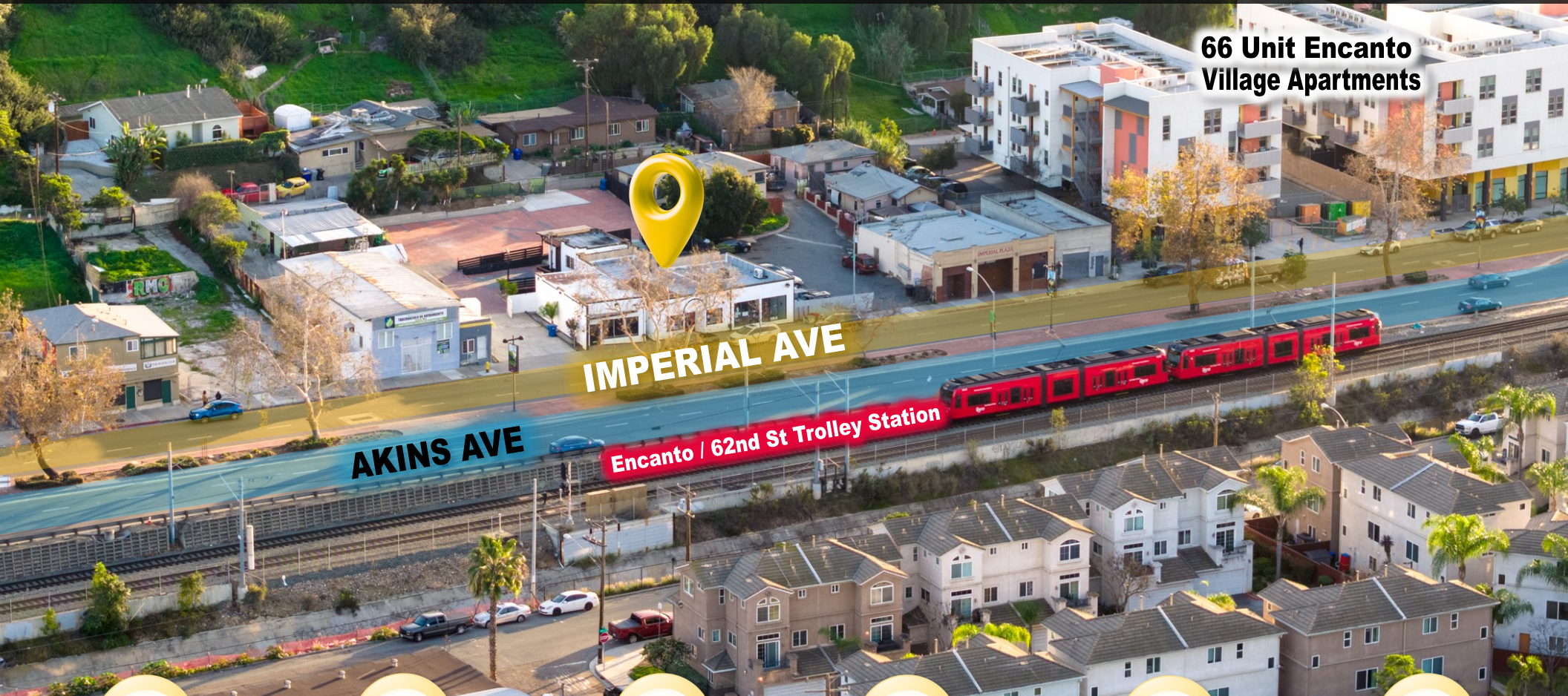
Growing Amenities Nearby
Surrounded by growing retail, cultural, and community destinations



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

	1 MILE	3 MILE	5 MILE
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

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

Scheduled Income: February 2026		
Unit	SF	Monthly
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	
Monthly Income		\$5,725
Annual Income		\$68,700

Feb 2026 Annualized		
	Rate/SF	
\$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		
\$12,625	\$3.90	
\$151,500		

Actual Expenses: 2025	
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
Annual Expenses	(\$25,360)
Expenses As % of Income	37 %

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

Net Operating Income	\$43,340
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\$92,618		
CAP Rate	4.04%	

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