

2261-2271 First Avenue  
San Diego, CA 92101



**CAPITAL**  
REAL ESTATE VENTURES INC

# 2261-2271 First Avenue

## ADDRESS

2261-2271 First Avenue, San Diego, CA 92101

## BUILDING DETAILS

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Property Type/Zoning	Commercial/ CC-3-4	→ CC-3-4 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
Tenancy	Single	
Subtype	Restaurant & Bar	
Total Building SQFT	5,000	
Lot Size	.12 Acres, 5,009 SQFT	
APN:	533-185-11-00	
County	San Diego County	

## PROPERTY HIGHLIGHTS

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High end restaurant and bar buildout within walking distance to Balboa Park

Great freeway and Airport access

High Demographic Area

Located in Bankers Hill which is part of the Uptown Community Plan Area

# OVERVIEW

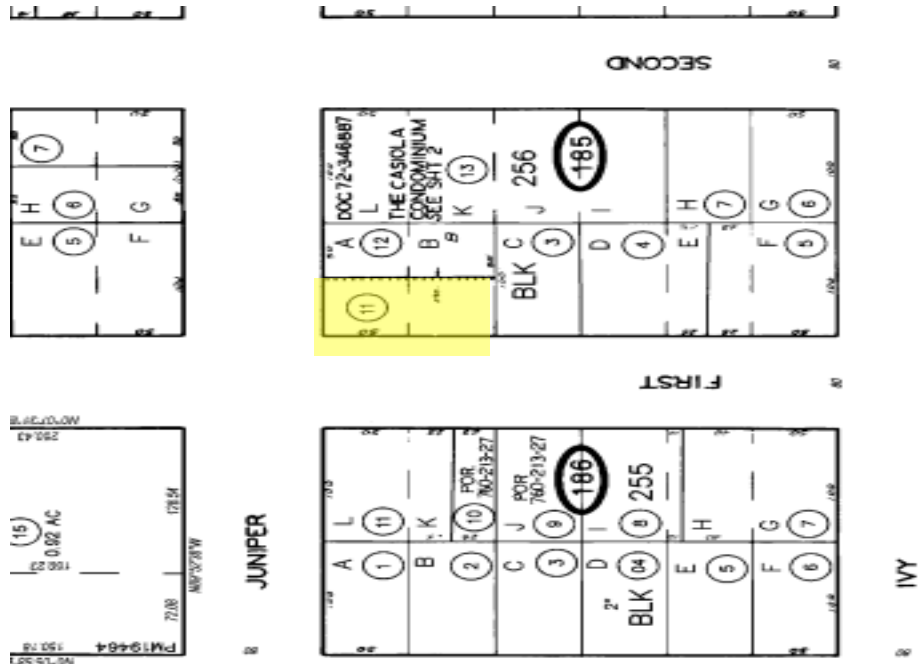


<b>PROPERTY ADDRESS</b>	2261-2271 First Ave San Diego, CA
<b>PRICE</b>	\$3,500,000
<b>PRICE PER SQ. FT.</b>	\$700
<b>PRICE PER SQ.FT. LAND</b>	\$700
<b>LAND SF</b>	5,009
<b>BUILDING SIZE</b>	5,00 sq. ft.
<b>PARKING SPACES</b>	None
<b>YEAR BUILT</b>	1944
<b>TENANT LEASE EXP</b>	NEGOTIABLE

# DEMOGRAPHICS

2 Mile	5 Mile	10 Mile
Population		
108,091	491,012	1,215,925
Avg Household Income		
\$110,064	\$103,831	\$107,729
Food & Alcohol Spending Away from Home Per Capita		
\$2,516	\$1,868	\$1,770

# PARCEL MAP



# BANKERS HILL



815 J Street #202 ■ San Diego ■ CA 92101 ■ [www.capital-rev.com](http://www.capital-rev.com)



**Justin Earley** BRE Lic #01414252  
Senior Vice President  
T: 619.398.8902  
E: [jearley@capital-rev.com](mailto:jearley@capital-rev.com)

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