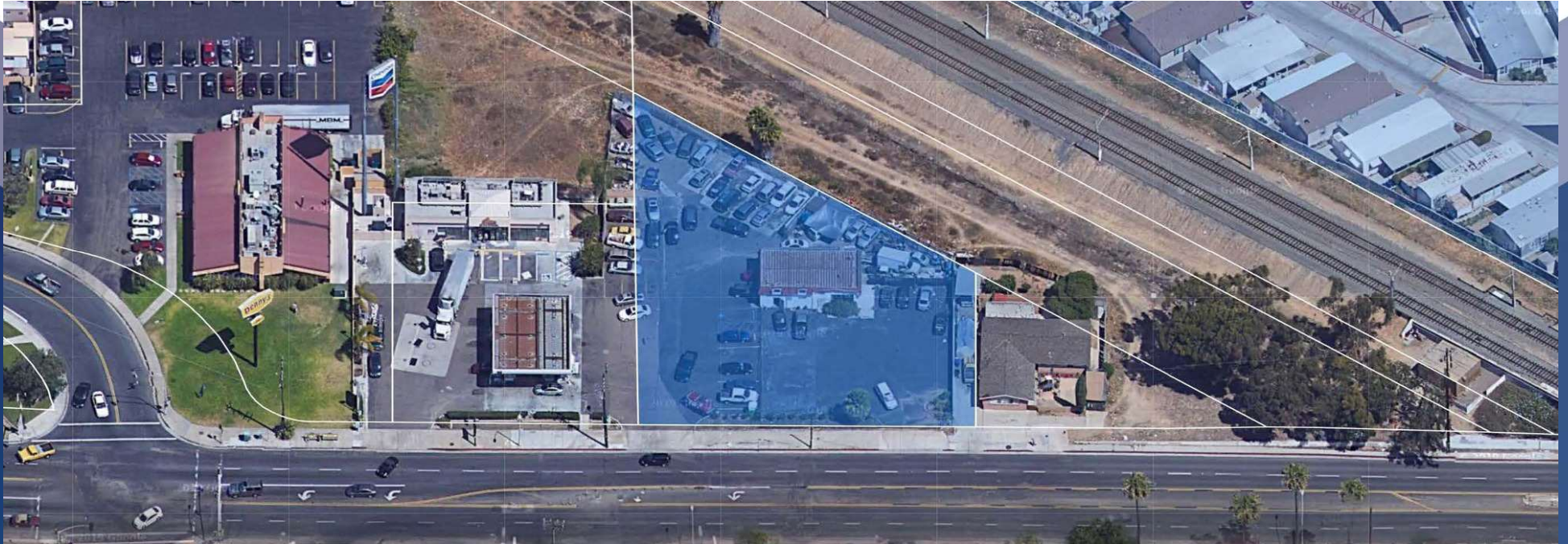


FOR SALE

2512 CORONADO AVENUE SAN DIEGO, CA 92154



SALE PRICE

\$4,900,000

Tomoi Stapleton
(310) 561-5237
CalDRE #02246299

Anthony Villasenor
(858) 414-5300
CalDRE #00857416

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DISCLAIMER

2512 Coronado Avenue San Diego, CA 92154

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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OFFERING SUMMARY

2512 Coronado Avenue San Diego, CA 92154



PROPERTY DESCRIPTION

The offering consists of a 0.69-acre (30,056 SF) commercial parcel located at 2512 Coronado Avenue in South San Diego, zoned CC-2-3, which allows for a wide range of commercial, mixed-use, and potential mixed-use redevelopment uses. The site may also qualify for increased density under the Complete Communities Housing Solutions program, providing up to a 6.5 FAR for qualifying projects (buyer to verify). Currently improved with an automotive facility that generates \$70,000 annual rental income, the property features two designated curb cuts along Coronado Avenue, offering excellent ingress and egress ideal for a quick-service restaurant or drive-through concept. The site enjoys prime visibility from Interstate 5, which sees 115,000–300,000 vehicles per day, and benefits from approximately 25,000 cars per day along Coronado Avenue. Surrounded by national retailers including Chevron, 7-11, In-N-Out, and Taco Bell, the property is strategically positioned within a high-traffic corridor and presents a rare opportunity for developers seeking a prominent, high-visibility location in the rapidly growing South San Diego market.

OFFERING SUMMARY

Sale Price:	\$4,900,000
Lot Size (ACRES):	0.69 Acres
Lot Size (SF)	30,056.40 SF
Price per SF	\$163.03

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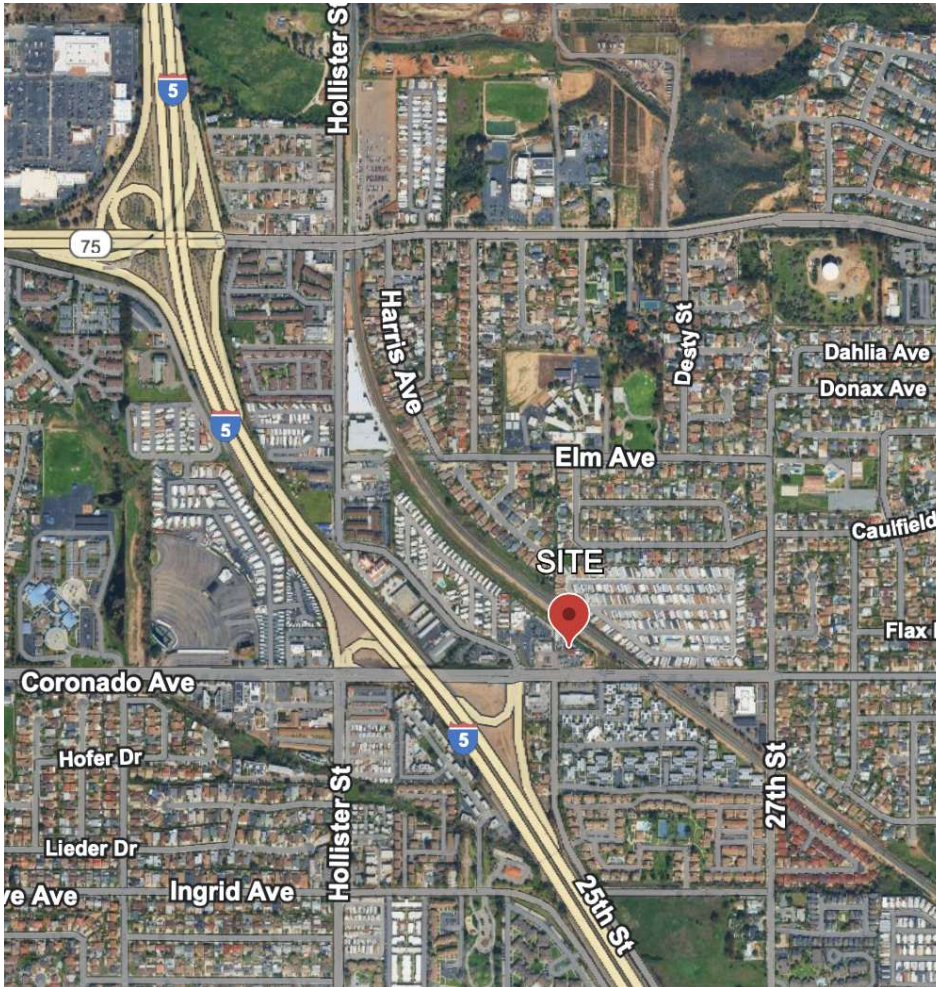
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PROPERTY OVERVIEW

2512 Coronado Avenue San Diego, CA 92154



PROPERTY HIGHLIGHTS

- Prime 0.69-Acre (30,056 SF) Commercial Site in South San Diego
- Zoned CC-2-3; allows a variety of commercial and potential mixed-use development opportunities
- Potentially eligible for Complete Communities Housing Solutions (up to 6.5 FAR)
- High-Traffic Location; visibility from I-5 (115,000–300,000 VPD) and frontage along Coronado Ave (25,000 VPD)
- Two Designated Curb Cuts; ideal access for drive-through or quick-service restaurant uses
- Current Automotive Facility with existing site improvements (\$70,000 in-place rental income)
- Adjacent to Chevron, In-N-Out, and Taco Bell; strong neighboring national tenants
- Excellent Regional Access via I-5 and I-805; minutes to Imperial Beach and U.S.–Mexico border
- Dense Surrounding Population with strong traffic and retail synergy

LOCATION DESCRIPTION

The subject property is strategically located at 2512 Coronado Avenue in the Otay Mesa/Palm City area of South San Diego, near the border of Imperial Beach and within proximity to major transit and commercial corridors. Coronado Avenue serves as a key east–west thoroughfare connecting Interstate 5 and Interstate 805, providing excellent regional accessibility. The surrounding neighborhood is a dynamic mix of quick service restaurants (QSR), retail strip centers, and neighborhood commercial uses, complemented by nearby residential communities. The site benefits from strong daily traffic counts, a dense local population base, and close proximity to the Palm Avenue Trolley Station (Blue Line), which links the area directly to Downtown San Diego and the U.S.–Mexico border. This location offers convenient access to both local and regional amenities, making it well positioned for a range of commercial or residential redevelopment opportunities.

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RETAIL MAP

2512 Coronado Avenue San Diego, CA 92154



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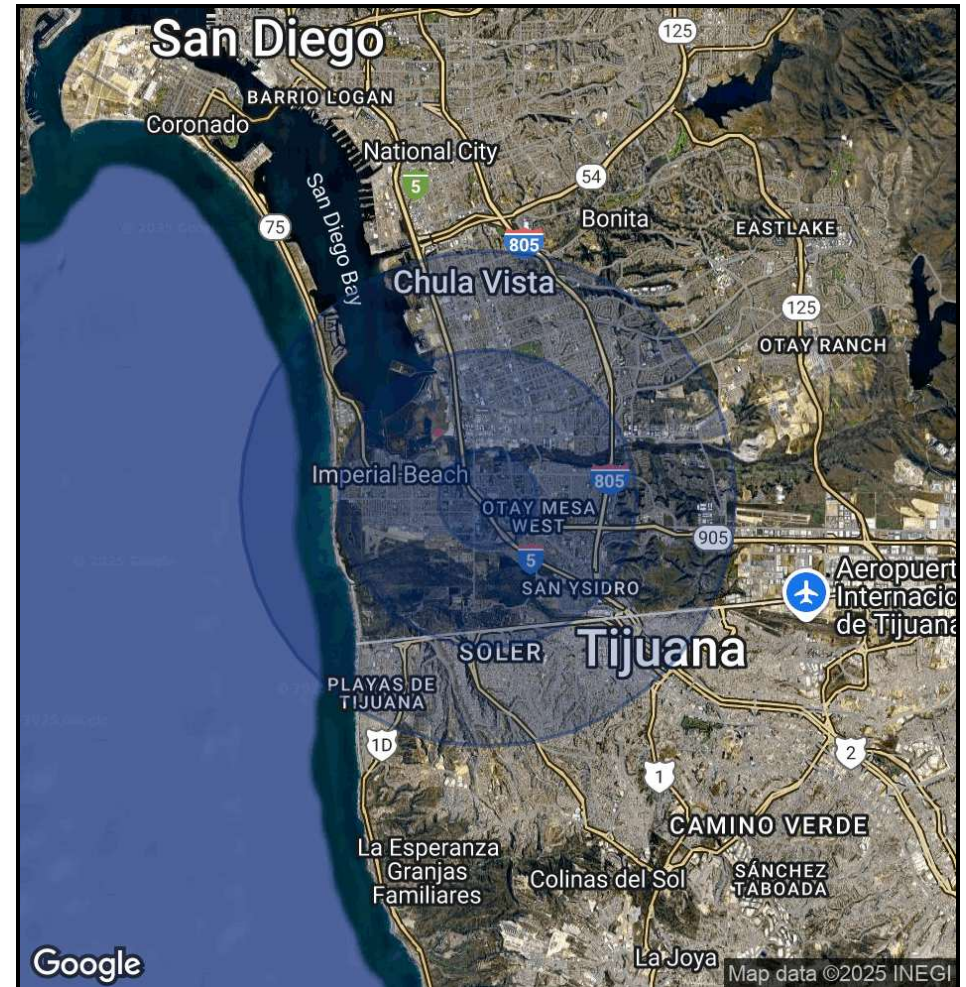
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DEMOGRAPHICS

2512 Coronado Avenue San Diego, CA 92154

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,009	173,755	273,538
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,273	51,585	83,667
# of Persons per HH	3.5	3.4	3.3
Average HH Income	\$89,918	\$103,548	\$125,937
Average House Value	\$750,000	\$849,000	\$854,000

Demographics data derived from AlphaMap



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