

# OLD TOWN CORRAL

2415 San Diego Ave

**For Sale**

Investment/Owner-User Opportunity





The Offering

Old Town Corral is an ideal investment/owner-user opportunity, located in the heart of Old Town San Diego—one of the city’s most visited and historically rich neighborhoods.

Known as the “Birthplace of California,” Old Town offers a charming blend of preserved architecture, vibrant culture, and an unmatched pedestrian experience. Just steps from Old Town Historic Park, the area sees consistent year-round foot traffic driven by its unique shops, authentic eateries, and live entertainment.

Old Town Corral benefits from its prime visibility, rare on-site parking, steady tourist draw, and walkable surroundings—making it a prime opportunity to own in a highly coveted destination with lasting appeal.

Address	2415 San Diego Ave, San Diego, CA
Building Area	±23,601 SF
Lot Area	±29,019 SF
Property Type	Multi-Tenant Commercial
Zoning	OTCC-2-1
APN	443-513-15, 21
Asking Price	Contact Broker

The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an “as-is” basis. It is the Buyer’s responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase.







**Downtown San Diego**  
101,718 Residents

**San Diego International Airport**  
25.42M Annual Passengers

SUSHI  
TADOKORO



Western Inn  
By Hospitality

COURTYARD  
BY MARRIOTT

Jack & Giulio's  
ITALIAN RESTAURANT

TAHONA  
KITCHEN + BAR

The Diamond Source  
BY MARCO LEVY

MIGUEL'S  
COCINA

cafe  
Coyote

## The Highlights

### Prime Location

Situated on main thoroughfare in Old Town San Diego

### Value-Add Opportunity

Existing vacancies creates opportunity to increase value by upgrading tenants at market rents

### Signage and Visibility

Phenomenal signage and visibility along San Diego Ave

### Shared Outdoor Space

Large common area courtyard space with patio seating

### On-Site Parking

Rare dedicated parking in rear of building

### Prime Exposure

Abundance of foot traffic to Old Town Historic Park – over 3.5 million annual visitors

### Unmatched Convenience

Minutes to Old Town Transit Center, San Diego International Airport, Downtown, I-5, and I-8





Site Plan





## Food & Drink

Casa Guadalajara  
El Sueño  
Rose's Tasting Room  
Casa de Reyes  
Barra Barra  
Pizza Bella Italian Bistro  
The Congress Café  
Casa de Maria Restaurant  
Old Town Ice Cream  
Living Room Cafe & Bistro  
Garden Coffee  
Rockin' Baja Lobster  
Mariscos El Cata  
El Zorro Restaurant  
Keema Café  
Elote  
Harney Sushi  
Que Sazón!  
Old Town Saloon  
Old Town Mexican Café  
Coral Tree Tea House  
Old Town Tequila Factory  
New Orleans Creole Café  
Fred's Mexican Café  
Café Coyote  
Cold Stone Creamery  
Miguel's Cocina  
Tahona Bar  
Mezcaleria  
Jack & Giulio's Italian Restaurant  
Korky's Ice Cream & Coffee  
Bhojan Griha

## Shopping

Bazaar Del Mundo  
Old Town House of Jerky & Root Beer  
Kosay Kumeyaay Market  
Tinsmith  
Racine & Laramie Tobacconist  
Cousin's Candy Shops  
Old Town Market  
Toler's Leather Depot  
El Centro Artesano  
Old Town Local  
Wave Original  
Five and Dime General Store  
GUNNZO Japanese Toys and Gifts  
West Sea Co Nautical Antiques  
Birkenstock  
Whaley House Museum Shop  
& Verna House  
Diamond Source  
Casa Soleada Gift & Souvenir Shop  
Temecula Olive Oil Company

## Lodging

Comfort Inn Airport  
Courtyard by Marriott  
Cosmopolitan Hotel  
Fairfield Inn by Marriott  
Hilton Garden Inn  
Hacienda Hotel  
La Quinta Hotel  
Western Inn







## Connectivity

Old Town is one of San Diego's most connected neighborhoods, easily accessible by car, trolley, bus, and train. The centrally located Old Town Transit Center serves as a major transportation hub, linking multiple trolley lines, Amtrak, and regional bus routes. It offers direct connections to downtown, Mission Valley, and San Diego International Airport.

The area sees strong foot traffic and high visibility, making it an ideal location for business. In 2023, the free airport shuttle from the Transit Center saw a 73% jump in ridership from the previous year, with 130,912 passenger trips. Bus routes serving the station also see heavy use—Route 8 logged 585,573 riders and Route 30 reached 1,141,886 in Fiscal Year 2024. Amtrak ridership has grown steadily since the early 2010s, with the Old Town station ranking as California's 25th busiest in 2013 and continuing to rise in popularity since.

**1 Min**  
to Old Town Station

**3 Mins**  
to I-5 & I-8

**7 Mins**  
to Balboa Park

**8 Mins**  
to Mission Valley

**2 Min**  
to Old Town Coaster

**5 Min**  
to SD Int'l Airport

**7 Min**  
to Santa Fe Depot

**8 Mins**  
to Downtown

*\*Drive times from site to place*



## Discover Old Town

Discover merchants who provide a peek into what shopping was like in the 1800s. Enjoy a delicious meal at one of our many award-winning restaurants – relish our beautiful San Diego weather on one of many patios and indulge in a refreshing “el grande” margarita – an Old Town tradition.

Old Town Market Place, an open-air courtyard, is home to a variety of carts and shops that sell handcrafted trinkets, clothing, and accessories traditional to the Mexican culture. Live mariachi performers can be seen every day in Old Town as well as seasonal and special event shows throughout the year.

The neighborhood of Old Town benefits from convenient access to restaurants, shopping, Old Town Transit Center, the San Diego International Airport, and Downtown. Additionally, the area has a walk score of 90 out of 100, meaning this location is a Walker’s Paradise and most errands and amenities can be accessed on foot.



## A Hub for Restaurants, Shopping, History, and More!

Old Town San Diego is called the “Birthplace of California” because this was the first European settlement on the West Coast and home of California’s first city. Today, it is a community filled with rich traditions, many cultures, diverse collection of arts, crafts and bountiful stories of a romantic, colorful past! Old Town San Diego is a robust community consisting of four major parks: Old Town San Diego State Historic Park, Old Town Victorian Heritage Park, a City of San Diego Whaley House Park and the city-owned Serra Museum and grounds. Our community also offers a myriad of free museums, historic sites, theatre, dance performances and live musicians that stroll our streets with their marimba music filling our courtyards, and mariachi playing amongst our shops and restaurants.







## The Demographics

Population	56,953
Households	9,615
Avg. Household Income	\$119,171
Consumer Spending	\$863.9M
Employeees	84,502

\*Demographics within 2 mi. of site

## Dining

Old Town is home to more than 30 incredible restaurants offering a wide variety of cuisines. While it's known for some of the best Mexican food and giant margaritas, you'll also find everything from Italian to sushi. With something to satisfy every palate and new flavors always around the corner, Old Town invites you to savor the food, unwind, and explore San Diego's most historic neighborhood.

## Shopping

Old Town is full of character, with shops offering everything from handcrafted goods and vibrant textiles to vintage finds and local art. The streets are lined with boutiques, open-air markets, and specialty stores, each with its own distinct style. It's a mix of old-world charm and eclectic treasures around every corner.

## Events

Old Town stays lively year-round with events like Cinco de Mayo, Día de los Muertos, and Taste of Old Town. These celebrations bring the streets to life with food, music, art, and culture. Seasonal festivals, historical reenactments, and local markets add even more color to the calendar, especially on weekends and holidays.





# CONTACT US

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