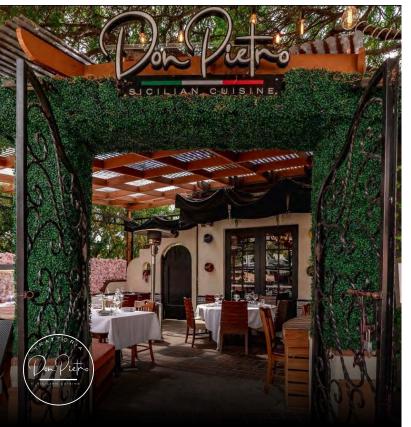


For Sale

Investment/Owner-User Opportunity







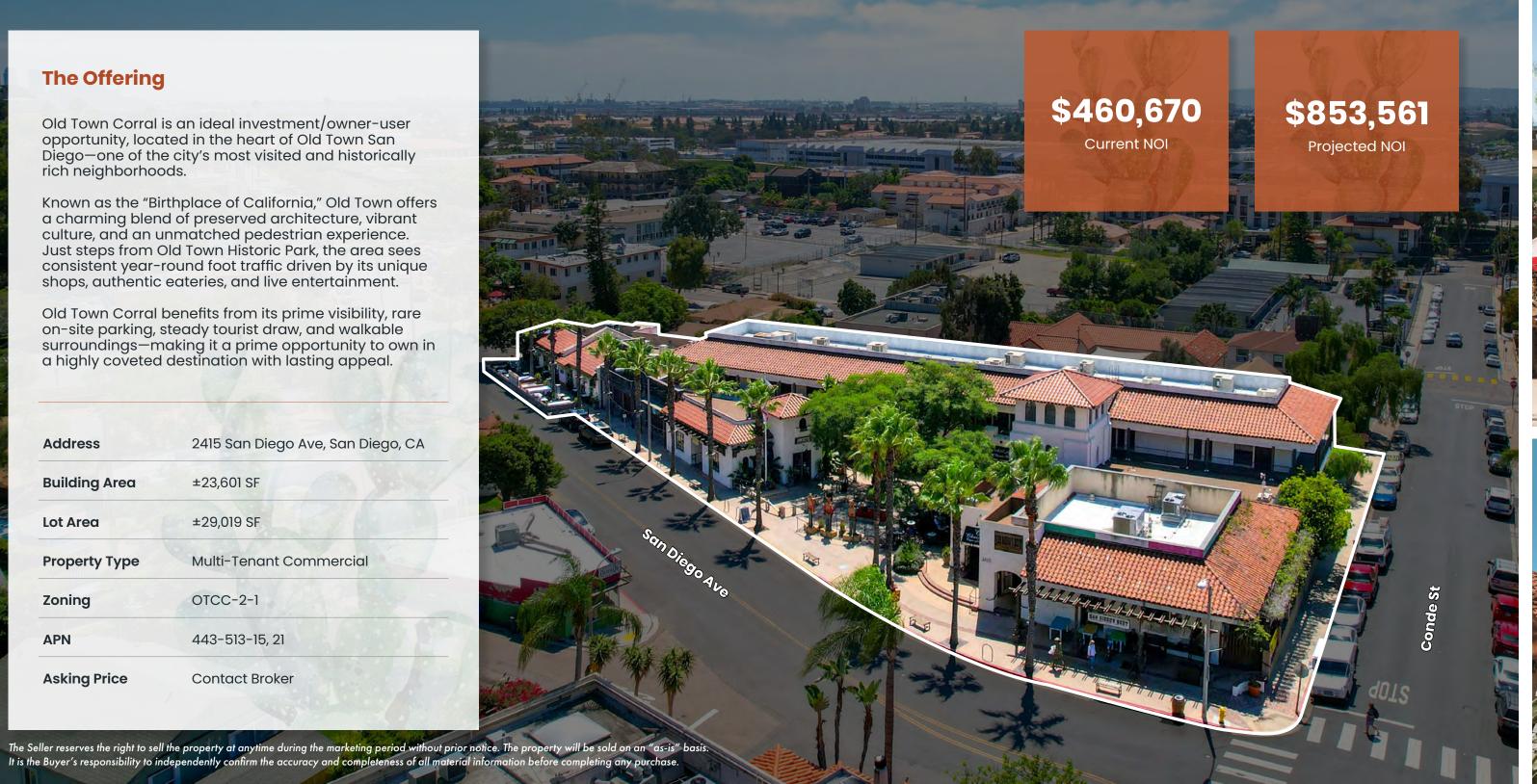
The Offering

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 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









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

Lodging

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

Temecula Olive Oil Company

















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	2 Min
to Old Town Station	to Old Town Coaster
3 Mins	5 Min
to I-5 & I-8	to SD Int'l Airport
7 Mins	7 Min
to Balboa Park	to Santa Fe Deport
8 Mins	8 Mins
to Mission Valley	to Downtown

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
Employeess	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.





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