

1843 HOTEL CIRCLE SOUTH

1843 Hotel Circle South | San Diego, CA
FOR SALE



EXCELLENCE THROUGH NEGOTIATION
Todd Bulich
REAL ESTATE COMPANY

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	1843 Hotel Circle South San Diego CA 92108
MARKET	San Diego
SUBMARKET	Mission Valley
BUILDING SF	26,942 SF
LAND ACRES	.83
LAND SF	36,155 SF
YEAR BUILT	1984
YEAR RENOVATED	2018
APN	443-040-01
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$9,500,000
PRICE PSF	\$352.61

Investment Highlights

- Voluntary Employees Benefits Association ("VEBA") presents this unique and beautifully remodeled building in the heart of Mission Valley. With complete renovation records from Beck's Construction this is a perfect opportunity for an owner/user company.
- ****Dynamic Zone CO-2-2 Zoning****: Boasting a coveted CO-2-2 zoning designation, this property opens up a world of possibilities for savvy investors. Whether you're looking to develop, renovate, or expand, this zoning classification provides the flexibility and potential for significant ROI growth. Take advantage of this dynamic zoning to unlock the full potential of this prime office property.

Investment Summary

- The overall exterior appearance is in outstanding condition and is highly improved, from roofing, parking, HVAC, finishes and structural integrity.
- The parcel includes a three-story commercial office building with an underground parking garage (total of 26,700 RSF).

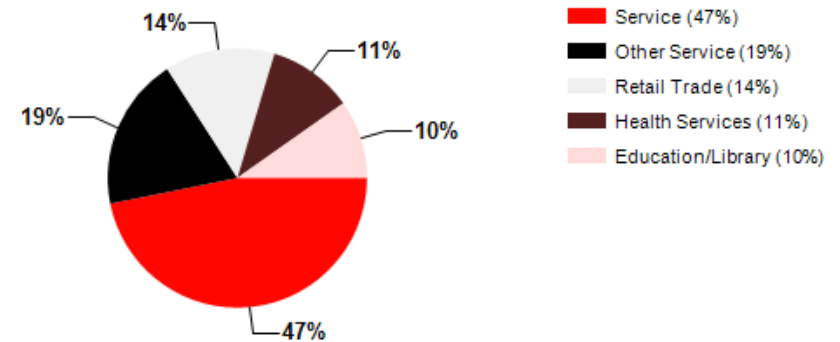
02 Location

Location Summary

Aerial View Map

- **Mission Valley:** The property is located in Mission Valley, a bustling urban community in San Diego known for its shopping centers, restaurants, and entertainment options. Mission Valley is home to popular destinations such as Fashion Valley Mall and Mission Valley Mall.
- **Accessibility:** The property benefits from its proximity to major freeways, including Interstate 8 and Interstate 15, providing convenient access to various parts of San Diego County. Additionally, the site is close to public transportation options, such as the Green Line trolley, enhancing accessibility for employees and customers.
- **Business District:** The surrounding area features a mix of commercial, retail, and office spaces, making it an ideal location for businesses looking to establish a presence in a vibrant business district. Nearby office buildings house a variety of professional services and companies.
- **Hotels and Tourism:** With several hotels located in close proximity to the property, including the DoubleTree by Hilton Hotel San Diego - Mission Valley and the Courtyard by Marriott San Diego Mission Valley/Hotel Circle, the area attracts tourists and business travelers, potentially driving foot traffic and business opportunities.
- **Recreational Opportunities:** Mission Valley offers recreational activities for residents and visitors, such as hiking trails along the San Diego River and golf courses like Riverwalk Golf Club. The area's proximity to attractions like Old Town San Diego State Historic Park and Balboa Park adds to its appeal for both business and leisure purposes.

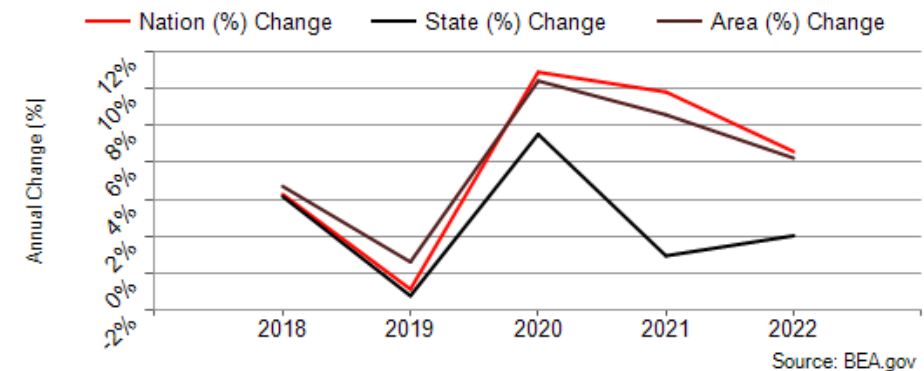
Major Industries by Employee Count



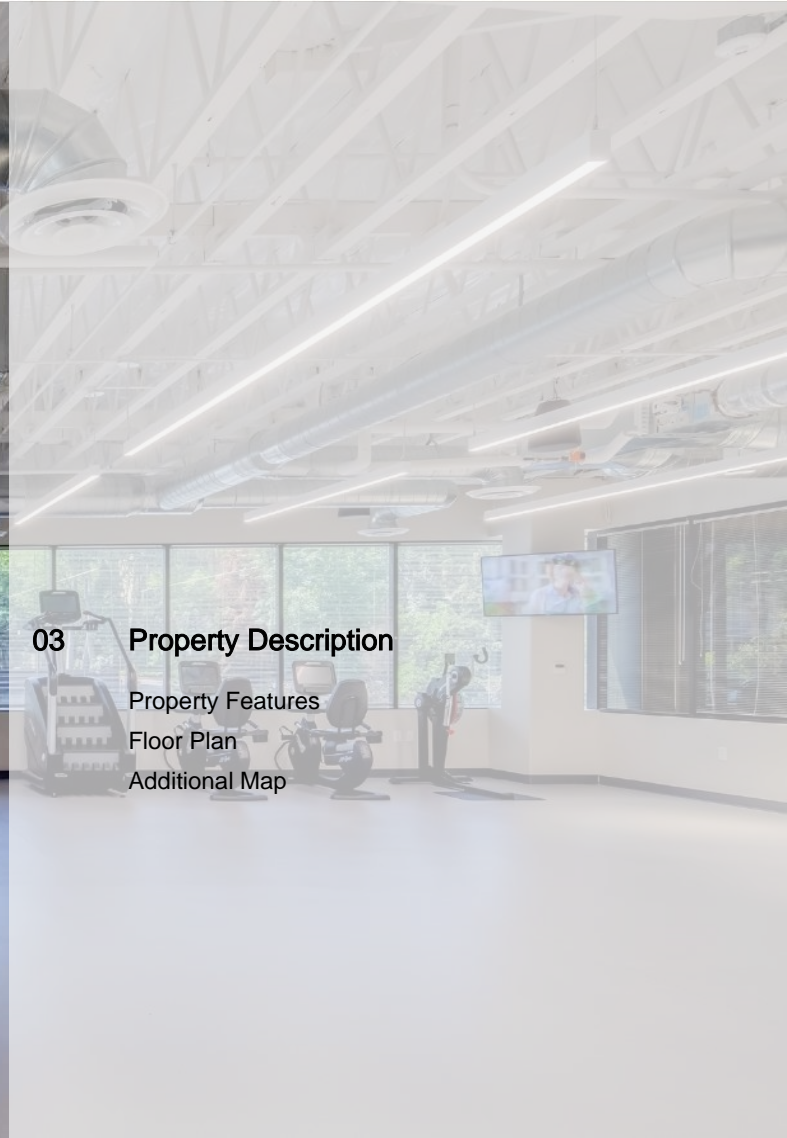
Largest Employers

Naval Base San Diego	40,472
University of California, San Diego	39,688
Sharp HealthCare	20,139
County of San Diego	18,936
San Diego Unified School District	17,226
Scripps Health	14,732
City of San Diego	13,408
Qualcomm	10,124

San Diego County GDP Trend







03

Property Description

[Property Features](#)

[Floor Plan](#)

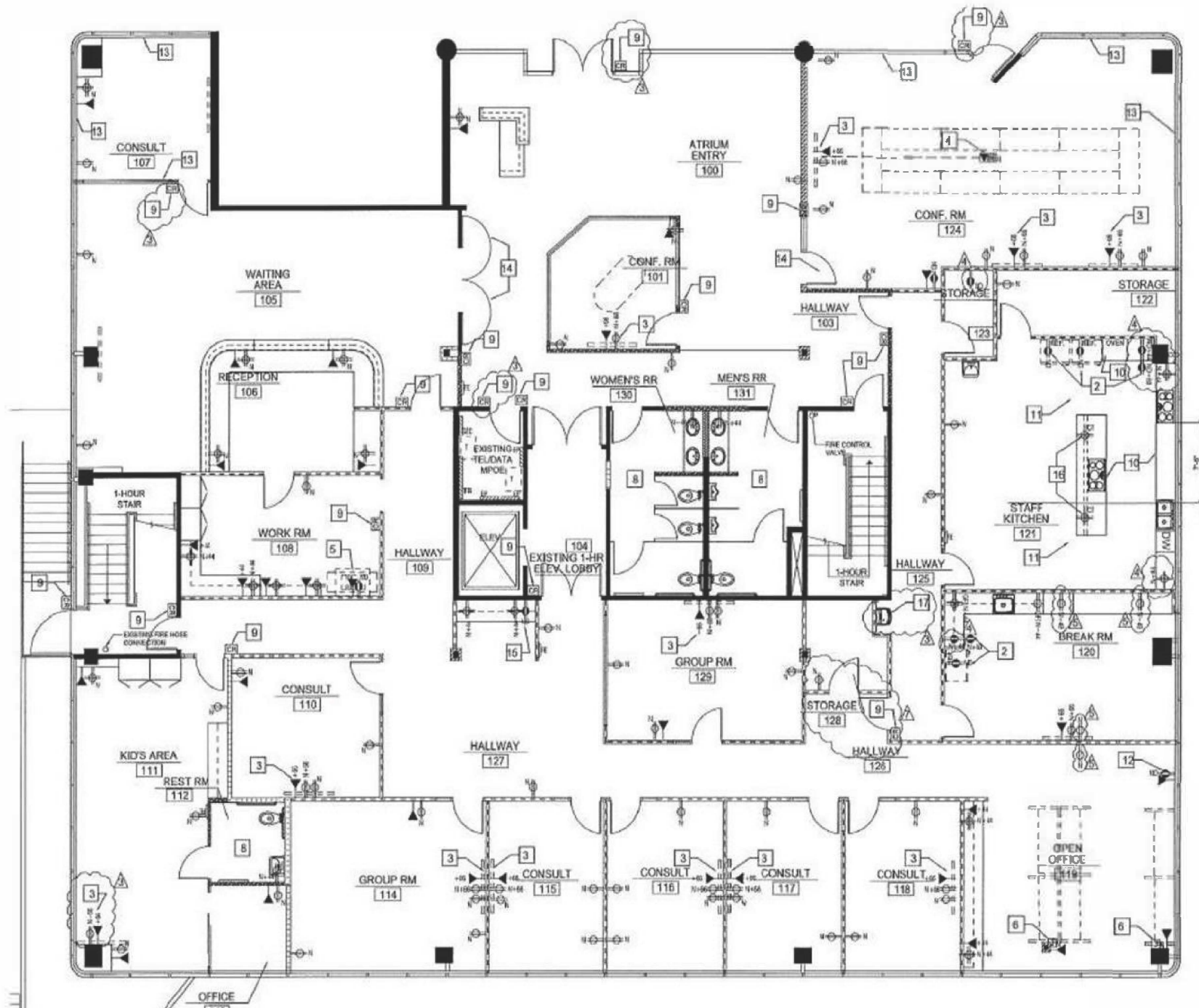
[Additional Map](#)

PROPERTY FEATURES

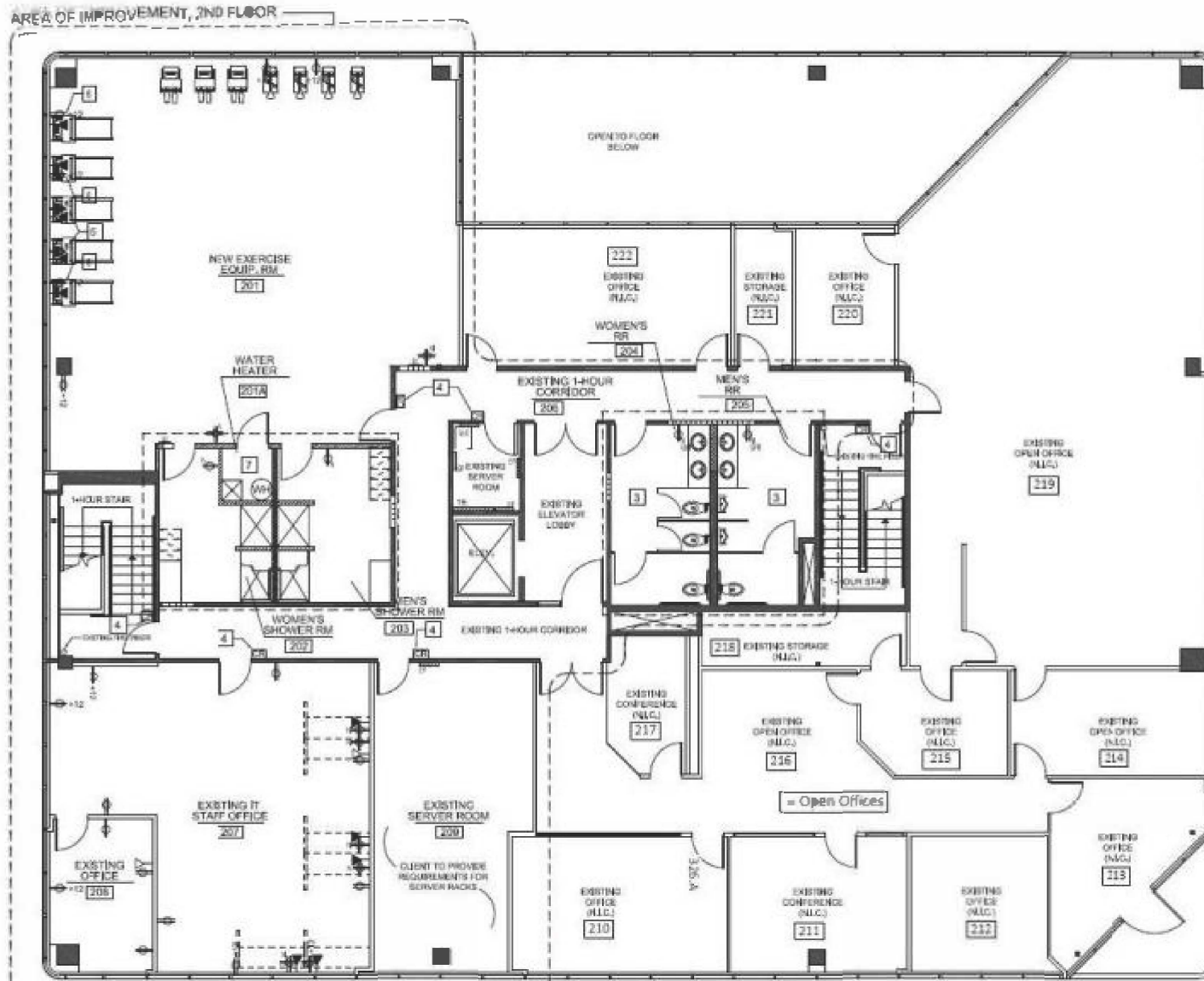
NUMBER OF TENANTS	1
BUILDING SF	26,942
LAND SF	36,155
LAND ACRES	.83
YEAR BUILT	1984
YEAR RENOVATED	2018
# OF PARCELS	1
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	87
ZONING	CO-2-2
USE	Stores & Offices



Original Floor Plan 1st Floor - 8890 SF



Original Floor Plan - 2nd Floor – 8540 SF



Original Floor Plan 3rd Floor – 9045 SF



POWER/COMMUNICATION PLAN - 3RD FLLOOR

SCALE: 1/8" = 1'-0"



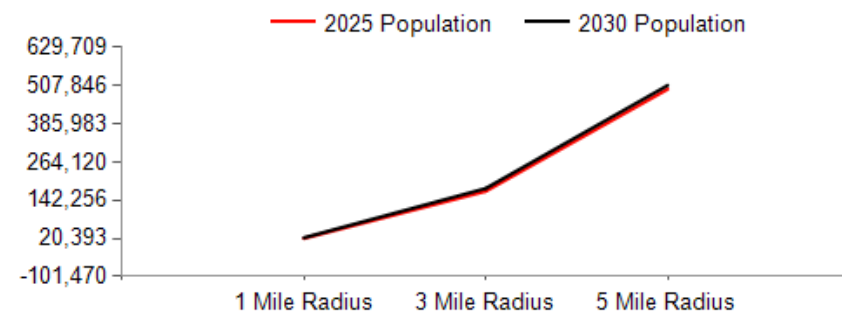
04 Demographics

Demographics

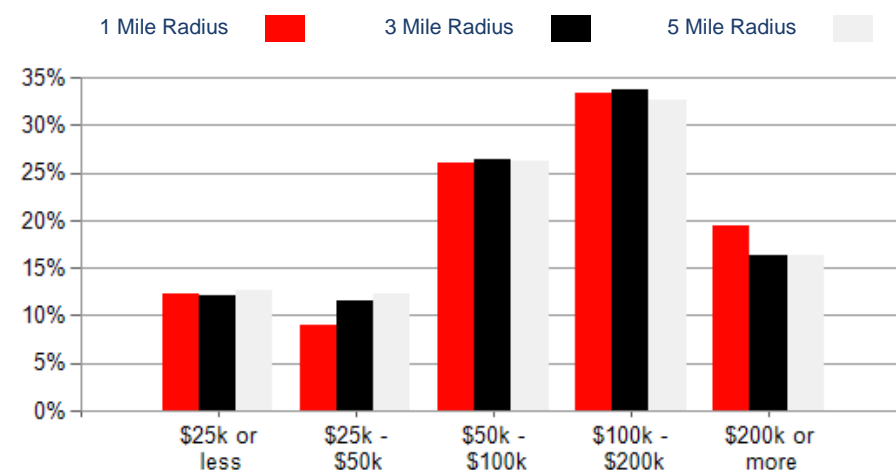
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,573	142,046	456,060
2010 Population	15,797	151,790	471,783
2025 Population	20,393	170,791	495,997
2030 Population	22,448	179,685	507,846
2025-2030: Population: Growth Rate	9.70%	5.10%	2.35%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	824	5,885	17,894
\$15,000-\$24,999	397	3,960	10,505
\$25,000-\$34,999	294	3,785	11,762
\$35,000-\$49,999	590	5,689	15,731
\$50,000-\$74,999	1,184	11,138	32,086
\$75,000-\$99,999	1,386	10,562	27,205
\$100,000-\$149,999	2,031	18,034	47,199
\$150,000-\$199,999	1,276	9,599	26,400
\$200,000 or greater	1,923	13,450	36,614
Median HH Income	\$104,600	\$100,055	\$97,134
Average HH Income	\$146,927	\$134,729	\$132,657

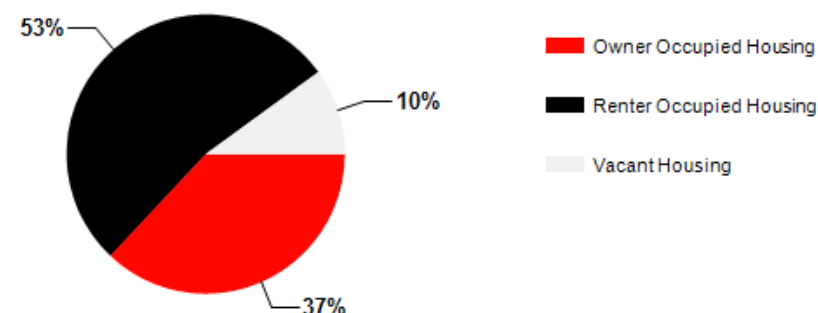
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,369	68,634	203,707
2010 Total Households	8,290	71,380	206,156
2025 Total Households	9,905	82,103	225,406
2030 Total Households	11,327	88,273	236,920
2025 Average Household Size	1.93	1.94	2.10
2025-2030: Households: Growth Rate	13.60%	7.30%	5.00%



2025 Household Income



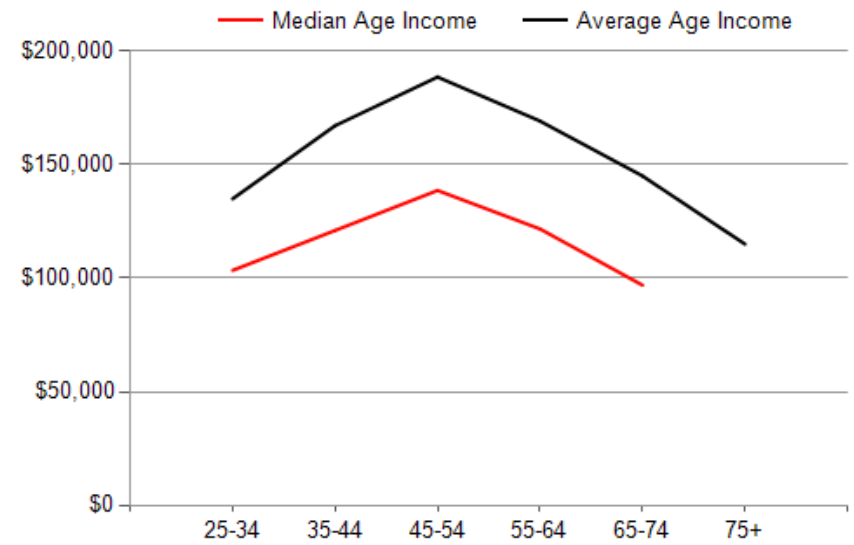
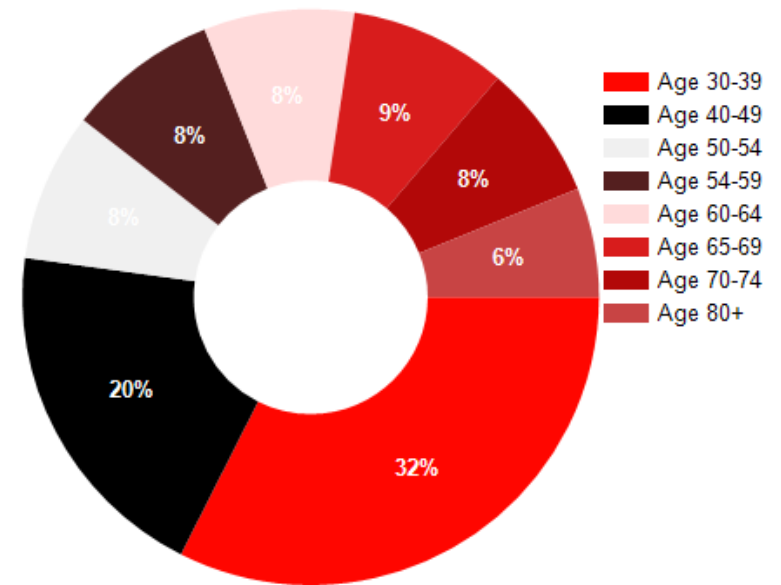
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,253	22,158	61,678
2025 Population Age 35-39	1,804	17,523	47,959
2025 Population Age 40-44	1,404	13,123	37,822
2025 Population Age 45-49	1,067	9,858	29,320
2025 Population Age 50-54	1,046	9,245	27,569
2025 Population Age 55-59	1,057	8,713	25,674
2025 Population Age 60-64	1,055	8,552	25,023
2025 Population Age 65-69	1,103	7,845	22,331
2025 Population Age 70-74	951	6,738	18,252
2025 Population Age 75-79	769	5,184	13,600
2025 Population Age 80-84	424	3,033	7,853
2025 Population Age 85+	396	2,979	8,088
2025 Population Age 18+	18,418	150,987	425,952
2025 Median Age	37	37	37
2030 Median Age	38	39	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,419	\$98,227	\$94,313
Average Household Income 25-34	\$134,947	\$125,422	\$122,223
Median Household Income 35-44	\$121,027	\$114,218	\$111,610
Average Household Income 35-44	\$167,160	\$155,490	\$150,921
Median Household Income 45-54	\$138,624	\$121,473	\$117,959
Average Household Income 45-54	\$188,612	\$167,765	\$161,417
Median Household Income 55-64	\$121,703	\$108,018	\$106,038
Average Household Income 55-64	\$169,189	\$150,657	\$148,550
Median Household Income 65-74	\$96,885	\$80,520	\$80,653
Average Household Income 65-74	\$145,028	\$118,775	\$121,125
Average Household Income 75+	\$114,986	\$88,279	\$91,796



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