

ASSET SALE

# Coveted Corner Restaurant in the Heart of Old Town

2547 SAN DIEGO AVENUE  
SAN DIEGO, CA 92110

\$549,000



\*Please Do Not Disturb Employees

LOCATION  
MATTERS 

# The Space

/ **Restaurant Size:** 2,000 SF  
**Rent:** \$9,250/mo. Modified Gross  
**Lease Term:** 5 Years + One 5-Year Option

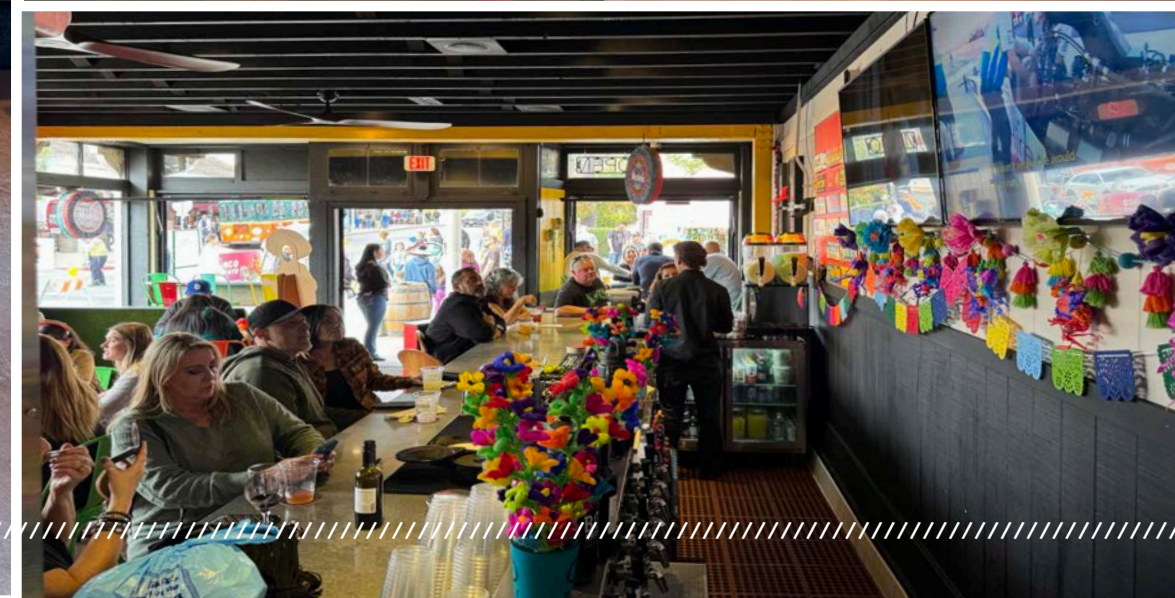
/ **Spectacular opportunity to capitalize** on a 2nd generation corner restaurant in the Heart of Old Town, which welcomes approximately 8 Million Visitors annually, with excellent visibility and high foot traffic

/ **Recently renovated** about a year ago, offering an inviting interior with abundant windows providing natural light in the dining area, and a fully built-out kitchen that includes a type 1 hood, walk-in cooler and freezer.

/ **Beer and Wine License** included

/ **Conveniently situated** near Historic state parks, trolley stops, popular hotels, and in good company with over 30 restaurants and over 75 unique shops

/ **Centrally located in San Diego** surrounded by major freeways and attractions within a 5 mile radius; with interstate 5 to the West, Interstate 8 to the North, Highway 163 to the East, and the San Diego International Airport to the South.



## ASSET SALE

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# Prime Location



2,000 SF of restaurant space available in the Heart of Old Town



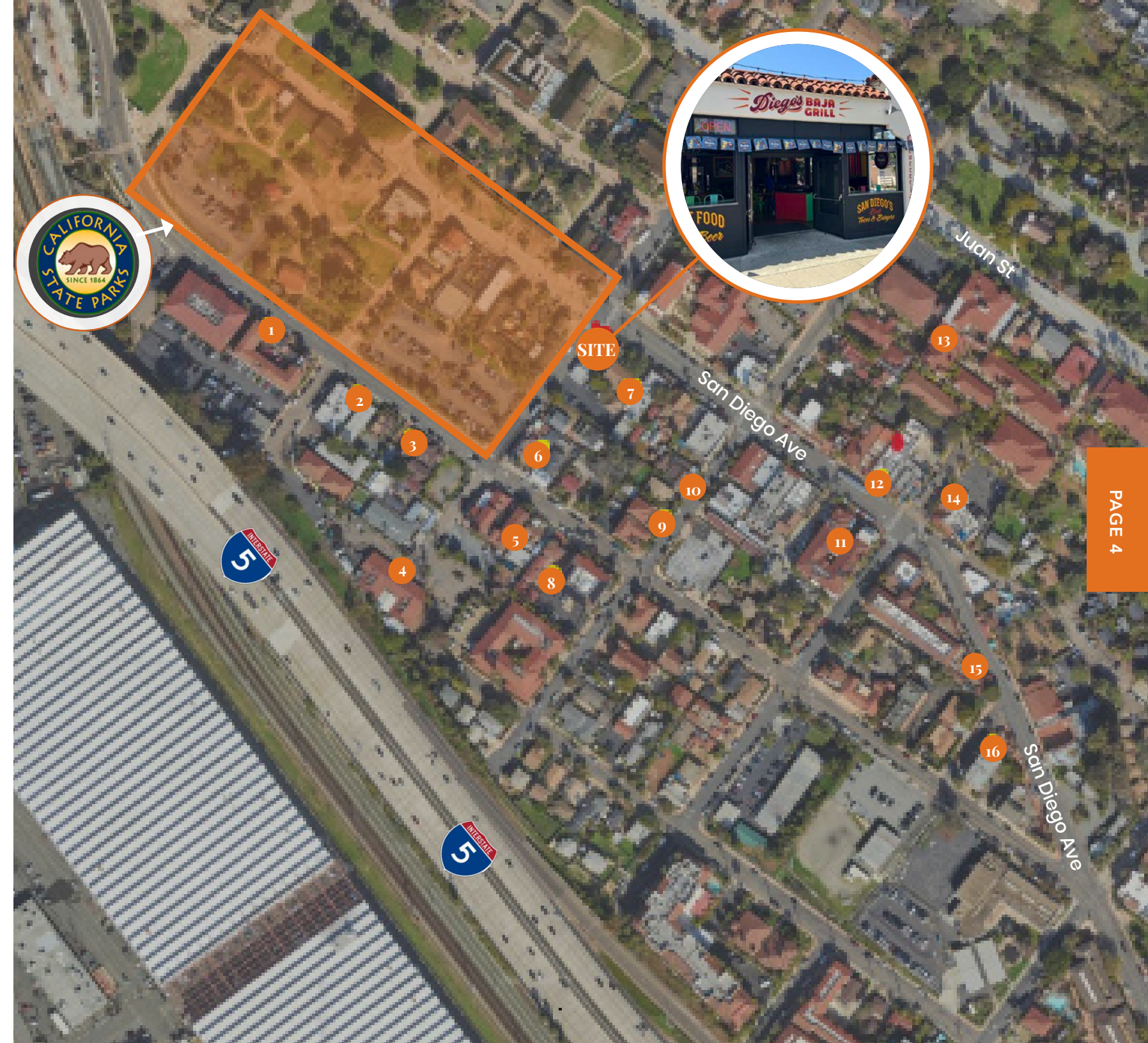
## You Are Here...

Any direction you turn, you're in the middle of the action! Diego's Baja Grill is **directly across the street from Old Town Historic Park** which is 29 acres and filled with historic charm. The Old Town Trolley Tour runs all day offering visitors the ability to hop on and off, with **multiple trolley stops nearby**. The easy accessibility doesn't stop there. Diego's is **just over a 5 minute walk from the Bus Lines, Old Town Amtrak and Light Rail Stations**. There are **plenty of popular hotels in close proximity**, allowing visitors easy access to patronize local establishments. Diego's Baja Grill is also **easily accessible from multiple freeways** such as I-5, I-8 and SR 163. **This is a truly unbeatable location!**

# The Neighborhood



- |   |  |    |   |
|---|--|----|---|
| 1 | <b>Pizza Bella</b><br>ITALIAN BISTRO<br>Established 1970<br>"The Best Kept Secret in Old Town"<br>(619) 692-4333 | 9  | <b>HARNEY sushi</b>                                   |
| 2 | <b>encuentro</b><br>CAFE   | 10 | <b>Que Sazon!</b><br>ANTOJITOS MEXICANOS<br>EST. 2019 |
| 3 | <b>garden coffee</b>   | 11 | <b>cafe Coyote</b>                                    |
| 4 | <b>ROCKY BAJA LOBSTER</b><br>COASTAL CAFE  | 12 | <b>NEW ORLEANS CREOLE CAFE</b>                        |
| 5 | <b>KEEMA CAFE</b>  | 13 | <b>Tequila Factory</b><br>OLD TOWN                    |
| 6 | <b>FIOR'S</b><br>FARM TO TABLE   | 14 | <b>MIGUEL'S</b><br>COCINA                             |
| 7 | <b>LIVING ROOM</b><br>COFFEEHOUSE  | 15 | <b>SOCIETE</b><br>BREWING COMPANY                     |
| 8 | <b>EL ZORRO</b><br>Restaurant  | 16 | <b>Don Pietro</b><br>TRATTORIA<br>SICILIAN CUISINE    |





# Kitchen Photos

# The Demographics

## 1 MILE

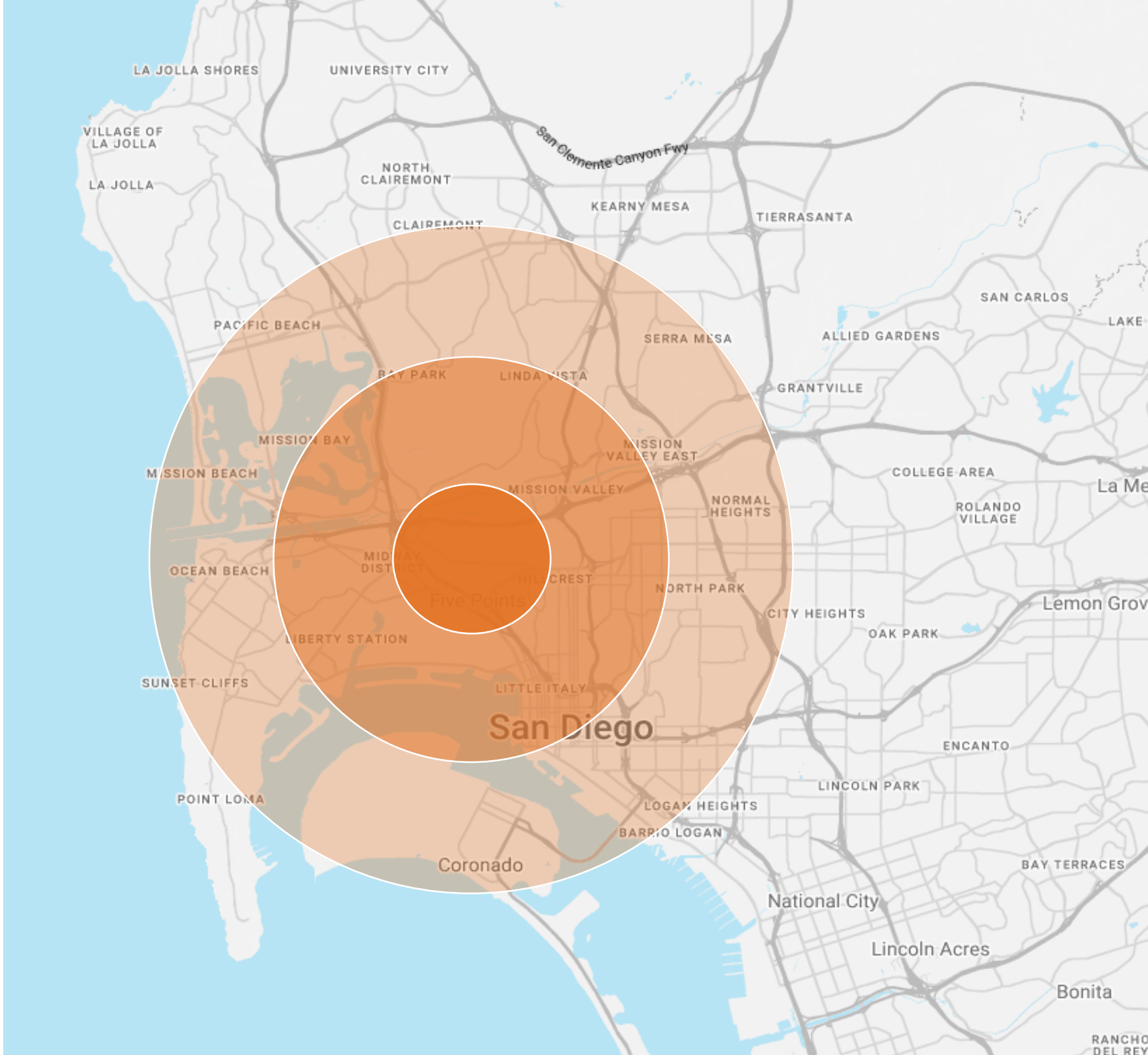
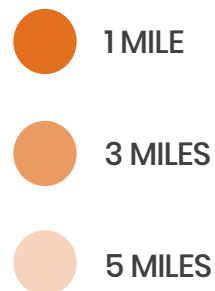
Daytime Population	<b>34,296</b>
Population	<b>9,556</b>
Average HH Income	<b>\$122,992</b>

## 3 MILES

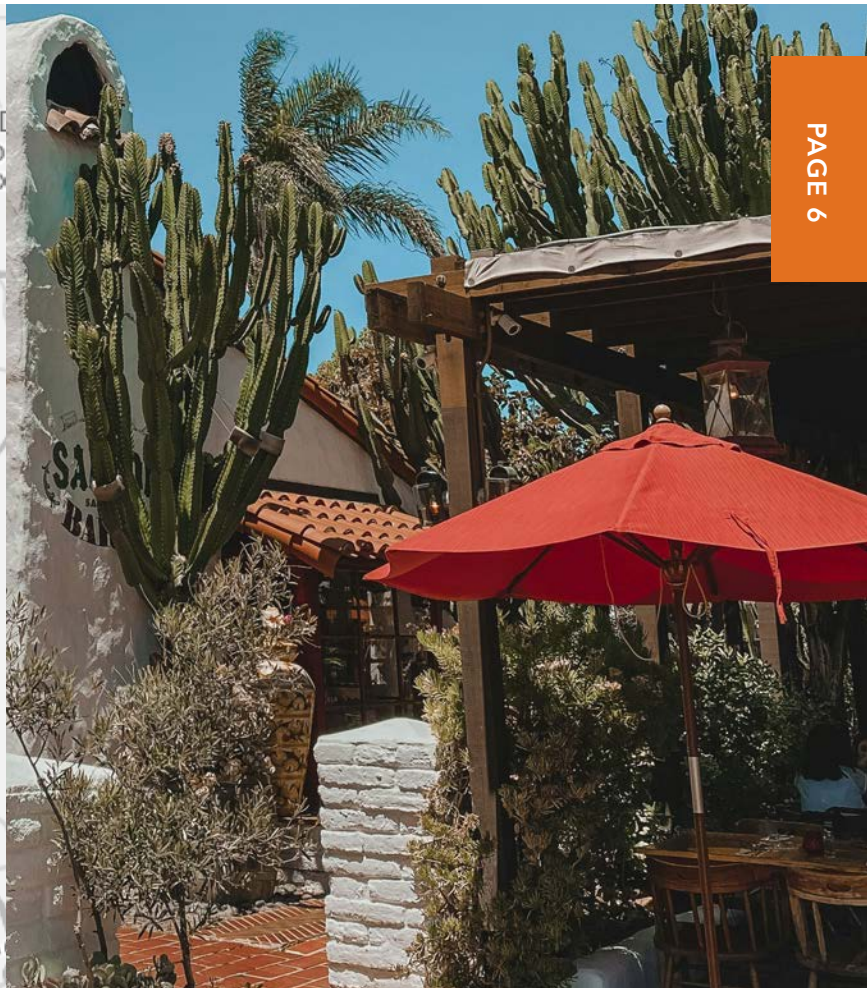
Daytime Population	<b>151,648</b>
Population	<b>140,416</b>
Average HH Income	<b>\$112,806</b>

## 5 MILES

Daytime Population	<b>321,468</b>
Population	<b>436,723</b>
Average HH Income	<b>\$108,330</b>



*Old Town*, dating back to 1769 as the "birthplace" of California, lies northwest of Downtown San Diego. This lively neighborhood blends Mexican heritage with historic charm, offering a variety of shops, diverse restaurants, and vibrant theaters. The Old Town San Diego State Historic Park preserves 19th-century adobe homes, a schoolhouse, and a graveyard, providing a glimpse into early colonial life. Notably, Kit Carson first raised the American flag here in 1846, and the area is also famous for sightings of ghosts.



# What is Happening Around *Old Town*

## Harney Street Market



Every Saturday and Sunday between San Diego Avenue and Congress Street, the Harney Street Market offers jewelry, photography, pottery, clothing, paintings, woodworking, painted glass, and more from local artisans. Local restaurants on Harney Street offer an array of cuisines like locally roasted coffee, Mexican street food, and baked goods, showcasing the vibrance of Old Town.

## Taste of Old Town



Experience the culinary delights of historic Old Town San Diego at the Taste of Old Town. This event invites guests on a self-guided tour of the neighborhood's top restaurants, where they can sample signature dishes and explore diverse cuisines. VIP tickets offer additional perks like sample cocktails from select restaurants, making it a must for both local food enthusiasts and cultural explorers alike.

## Día de Los Muertos



The Día de Los Muertos celebration is a two day long vibrant and culturally rich event in San Diego, offering a unique experience to immerse yourself in Mexican traditions. Explore over 40 ofrendas, each uniquely crafted to honor loved ones, while enjoying family-friendly art activities in Old Town San Diego State Historic Park.

## Cinco De Mayo Mercado



The Cinco De Mayo Mercado is a lively and culturally immersive event that brings the spirit of Cinco de Mayo to life. Held on May 4 and May 5, 2024, this celebration takes place in the heart of San Diego's historical heritage. It offers visitors a chance to experience vibrant festivities including music, traditional food, and cultural activities that honor Mexican heritage in a festive and inviting atmosphere,

# Inquiries:



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