

1128 25TH STREET

FOR SALE
GOLDEN HILL
COMMERCIAL
MIXED-USE
SITE

OWNER-USER | RESTAURANT
INVESTMENT | DEVELOPMENT

1128 25TH STREET

SAN DIEGO, CA 92102

FOR SALE \$2,150,000

OWNER-USER, INVESTMENT, VALUE-ADD,
& DEVELOPMENT OPPORTUNITY



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PROPERTY INFORMATION



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General Information:

Price: \$2,150,000

APN#: 534-271-0900

Lot SF: +/- 7,635 SF

Bldg SF: +/- 1,014 SF & 750 SF patio

Tenancy: Single

Existing Build-out: Restaurant/Cafe

Year Built: 1980

Zoning: CC-3-4 & RM-1-1

Construction: Wood

Parking: Dedicated parking lot



Plat Map:



B Street

24th Street



25th Street

C Street



Buyer to confirm all information

OWNER-USER/INVESTMENT



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Building Information:

Price: \$2,150,000;

Bldg SF: +/- 1,014 SF with 750 SF patio & additional storage.

Parking: Dedicate/private parking lot.

Layout Details: Indoor & Outdoor seating, All gender restroom, Restaurant/cafe build-out with FF&E in place, multiple dry storage areas and fridge/freezer reach-ins.

Property Details: Street frontage facing 25th Street, a main thoroughfare in Golden Hill; Lush landscaping throughout; Abundant residential population; Grease trap; Multi-decade neighborhood staple and landmark with a Walk Score of 86.

FF&E Potential Available:

Type 41 Beer & Wine License

Fully fixturized cafe kitchen

Coffee bar equipment

Ample Tables & Chairs

Permitted Uses:

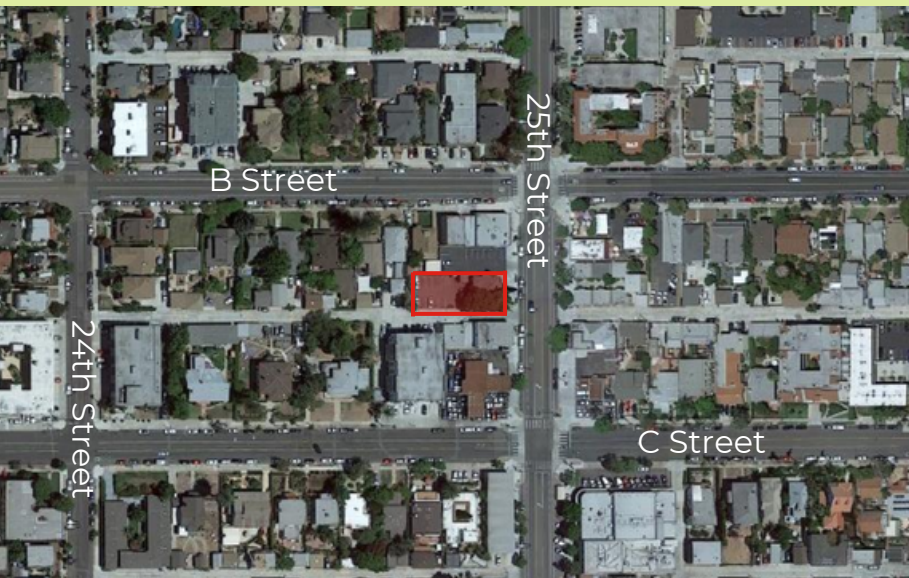
Eating & Drinking Establishments, Multiple Dwelling Units, Retail Sales, Financial Institutions, Instructional Studio, Medical, Dental & Health Practitioner.

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DEVELOPMENT



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GOLDEN HILL DEVELOPMENT/VALUE-ADD OPPORTUNITY



LAND USE DESIGNATION: CC-3-4 and RM-1-1



CC-3-4 FAR & DENSITY: Max FAR 1.5 with Bonus for Residential Mixed Use; Density 1,500 sqft per DU



MAXIMUM BUILDING HEIGHT: 30 feet



OCCUPANCY STATUS: Currently vacant with cafe FF&E potentially available



NEIGHBORHOOD: Golden Hill is one of San Diego's most historic and architecturally eclectic zones, with many pre-1900 homes and apartments.



HIGHEST & BEST USE: Restaurant/Cafe, and/or value-add multi-family development opportunity



OTHER DEVELOPMENT INFORMATION: Located within the Historic District of Golden Hill, Transit Priority Area & Complete Communities Area.

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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	44,704	258,959	546,148
2022 Estimate	43,747	257,369	542,928
2010 Census	36,488	236,878	500,575
Growth 2022 - 2027	2.19%	0.62%	0.59%
Growth 2010 - 2022	19.89%	8.65%	8.46%
2022 Population By Race			
White	33,747 77.14%	196,968 76.53%	384,440 70.81%
Black	4,703 10.75%	25,274 9.82%	58,348 10.75%
Am. Indian & Alaskan	789 1.80%	3,955 1.54%	8,101 1.49%
Asian	2,333 5.33%	19,224 7.47%	65,255 12.02%
Hawaiian & Pacific Island	188 0.43%	1,199 0.47%	3,421 0.63%
Other	1,987 4.54%	10,748 4.18%	23,363 4.30%
Population by Hispanic Origin			
Non-Hispanic Origin	21,513 49.18%	138,375 53.77%	299,470 55.16%
Hispanic Origin	22,234 50.82%	118,994 46.23%	243,458 44.84%
Households			
2027 Projection	19,620	104,833	202,592
2022 Estimate	19,088	104,088	201,098
2010 Census	15,329	95,572	184,341
Growth 2022 - 2027	2.79%	0.72%	0.74%
Growth 2010 - 2022	24.52%	8.91%	9.09%
2022 Households by HH Income			
<\$25,000	4,479 23.46%	19,551 18.78%	38,013 18.90%
\$25,000 - \$50,000	3,919 20.53%	20,179 19.39%	39,467 19.63%
\$50,000 - \$75,000	3,319 17.39%	17,020 16.35%	33,542 16.68%
\$75,000 - \$100,000	2,464 12.91%	13,497 12.97%	26,458 13.16%
\$100,000 - \$125,000	1,425 7.47%	9,941 9.55%	19,078 9.49%
\$125,000 - \$150,000	996 5.22%	6,969 6.70%	13,255 6.59%
\$150,000 - \$200,000	1,098 5.75%	7,352 7.06%	13,814 6.87%
\$200,000+	1,389 7.28%	9,580 9.20%	17,471 8.69%

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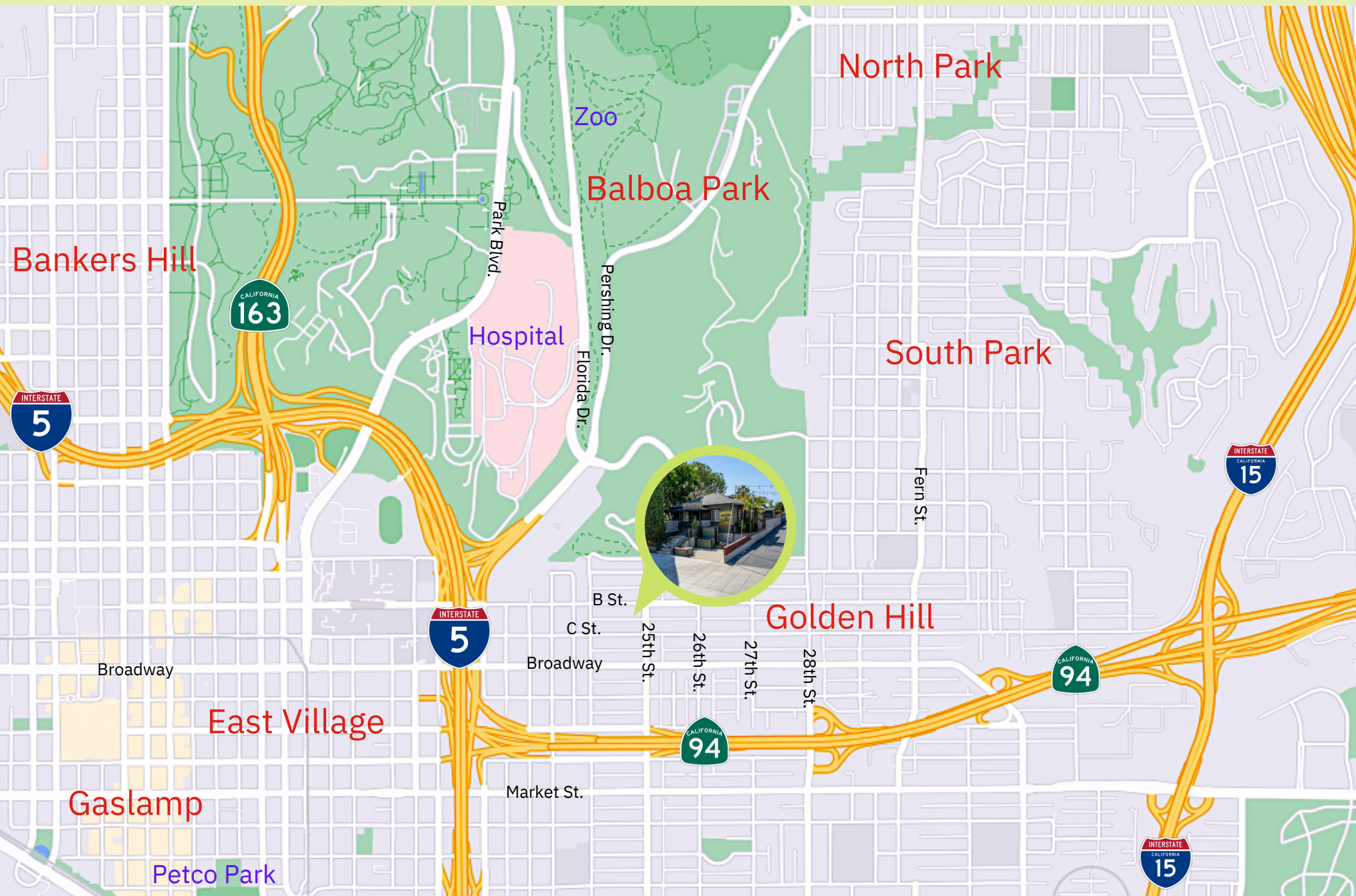
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LOCATION



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