

838-840 G STREET

**FOR SALE &
LEASE
DOWNTOWN
SAN DIEGO SITE**

**OWNER-USER
INVESTMENT
DEVELOPMENT**

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SAN DIEGO, CA 92101

FOR SALE & LEASE

OWNER-USER, INVESTMENT,
DEVELOPMENT OPPORTUNITY



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PROPERTY INFORMATION

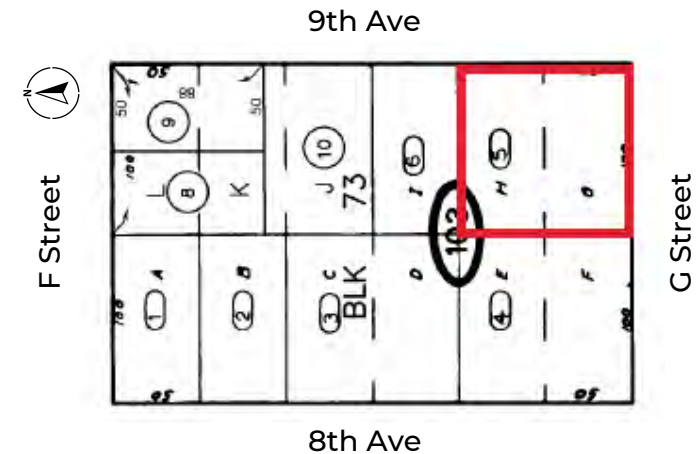


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General Information:

- APN#: 535-103-05-00
- Lot SF: +/- 10,000
- Bldg SF: +/- 15,000
- Zoning: CCPD-RE
- Year Built: 1925 & 1956
- Neighborhood: East Village
- Walking Score: Walker's Paradise (99)
- Transit Score: Excellent Transit (81)
- Tenancy: Single or Multi-Tenant
- Construction: Reinforced Concrete

Plat Map:



Buyer/Tenant to confirm all information | Please do not disturb the tenants

OWNER-USER/INVESTMENT



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Building Information:

Price: Undisclosed

Seller Financing: Seller carry-back financing terms available

Bldg SF: +/- 15,000

Tenancy: Single or Multi-Tenant

Layout Details: The corner portion has two grade level roll-up doors facing G St & 9th Ave, and high wood truss ceilings. The inline portion has a separate entrance, 2 floors with finished ceilings, open space, private rooms, modern flooring, showers, and multiple restrooms.

Current Tenant Information:

Current Tenants: Crossfit Gym, Barber Shop, & Jiu Jitsu Studio

Current Rent: \$20,294/month (\$1.35/sf)

Lease Terms: Expiration 5/31/2023; No option to extend

Permitted Uses:

Multi-Family Project, Live/Work Quarters, Retail Sales, Brewpub, Eating Establishment, Instructional Studio, Child Care Facility, Professional Office

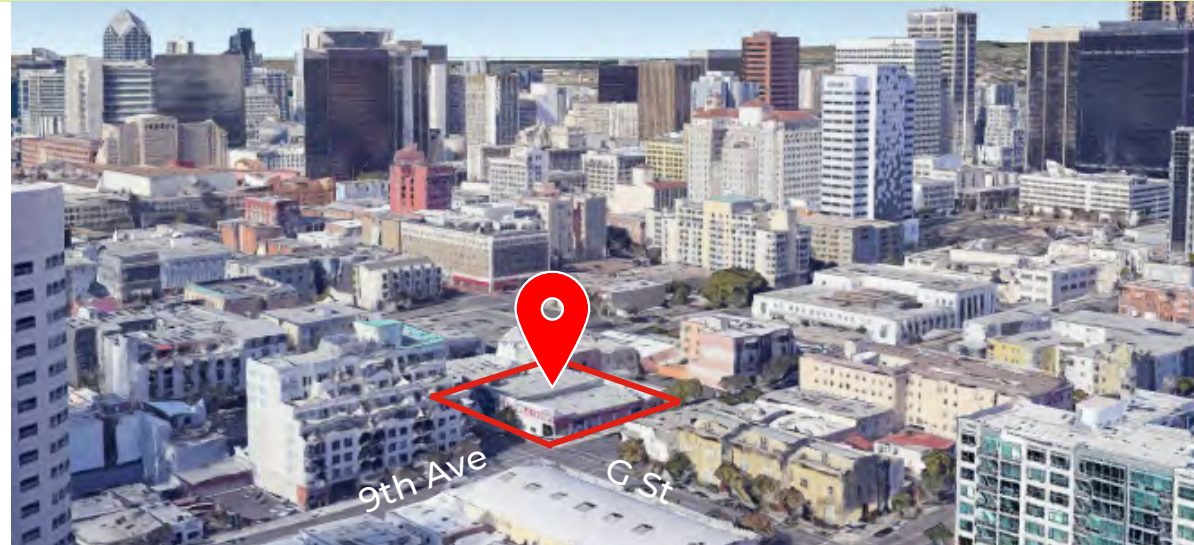
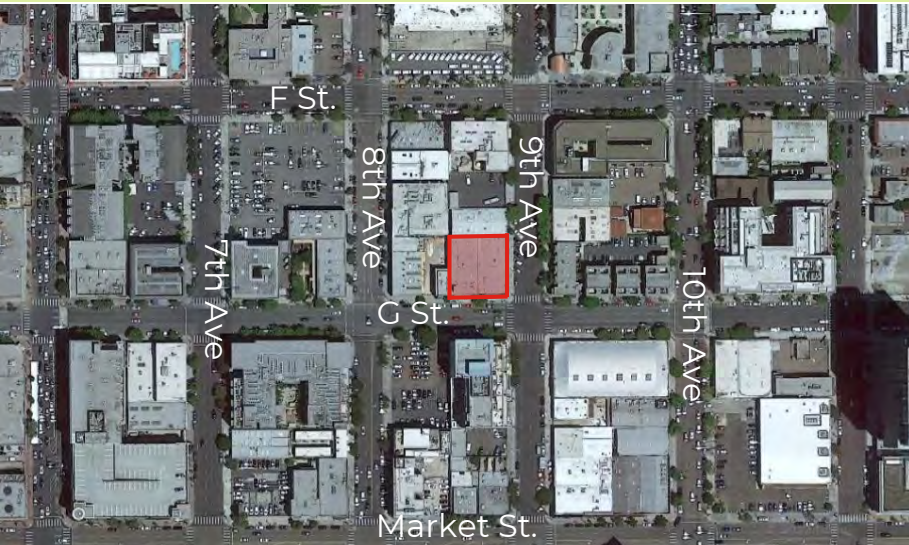


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DEVELOPMENT



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PHENOMENAL DEVELOPMENT OPPORTUNITY



LAND USE DESIGNATION: Centre City Planned District Residential Emphasis (CCPD-RE)



FLOOR AREA RATIO (FAR):

- Base FAR: 3.5 to 6.0
- Maximum FAR: No Limit on FAR per the Complete Communities Housing Solutions Tier 1



MAXIMUM BUILDING HEIGHT: 300 feet



OTHER DEVELOPMENT INCENTIVES: Located within Transit Priority Area & Complete Communities Area



SELLER FINANCING: Seller carry-back terms available



RESIDENTIAL EMPHASIS (RE): This district accommodates primarily residential development. Small-scale businesses, offices, services, and ground-floor active commercial uses are allowed, subject to size and area limitations. Within the RE District, at least 80 percent of the gross floor area must be occupied by residential uses. Non-residential uses may occupy no more than 20 percent of the gross floor area. Small lots of 5,000 square feet or less may apply for a deviation to the percentage requirements of the RE District through the Conditional Use Permit process.



HIGHEST & BEST USE: Multi-Family & Retail mixed-use



EXISTING LEASE TERMS: \$20,294 per month
Expires - 5/31/2023 (No Option to extend)

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LEASE INFORMATION



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Lease Information

RATE: \$1.95/SF + NNN

BLDG SF: +/- 15,000

TENANCY: Single Tenant

YEAR BUILT: 1925 & 1956 (2-story)

ZONE: CCPD-R (Residential Emphasis)

CONSTRUCTION: Reinforced Concrete

Layout Details

The corner portion has two grade level roll-up doors facing G St & 9th Ave, and high wood truss ceilings. The inline portion has a separate entrance, 2 floors with finished ceilings, open space, private rooms, modern flooring, showers, and multiple restrooms.

Permitted Uses

Retail Sales, Brewpub, Eating Establishment, Instructional Studio, Child Care Facility, Professional Office



DEMOGRAPHICS

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Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	52,267	202,322	498,994
2022 Estimate	50,755	200,301	496,246
2010 Census	40,089	179,798	458,582
Growth 2022 - 2027	2.98%	1.01%	0.55%
Growth 2010 - 2022	26.61%	11.40%	8.21%
2022 Population by Hispanic Origin	15,891	77,972	217,541
2022 Population	50,755	200,301	496,246
White	37,798 74.47%	159,046 79.40%	362,990 73.15%
Black	5,455 10.75%	17,043 8.51%	50,432 10.16%
Am. Indian & Alaskan	732 1.44%	2,777 1.39%	7,316 1.47%
Asian	4,267 8.41%	12,278 6.13%	51,604 10.40%
Hawaiian & Pacific Island	199 0.39%	792 0.40%	2,884 0.58%
Other	2,304 4.54%	8,364 4.18%	21,020 4.24%
U.S. Armed Forces	1,655	16,111	25,902
Households			
2027 Projection	27,002	84,691	187,945
2022 Estimate	26,178	83,728	186,751
2010 Census	20,510	74,862	172,267
Growth 2022 - 2027	3.15%	1.15%	0.64%
Growth 2010 - 2022	27.64%	11.84%	8.41%
Owner Occupied	6,111 23.34%	25,391 30.33%	60,352 32.32%
Renter Occupied	20,067 76.66%	58,337 69.67%	126,400 67.68%
2022 Households by HH Income	26,178	83,726	186,749
Income: <\$25,000	6,072 23.20%	14,793 17.67%	35,059 18.77%
Income: \$25,000 - \$50,000	3,863 14.76%	14,288 17.07%	36,313 19.44%
Income: \$50,000 - \$75,000	3,487 13.32%	12,424 14.84%	30,205 16.17%
Income: \$75,000 - \$100,000	2,986 11.41%	10,768 12.86%	23,886 12.79%
Income: \$100,000 - \$125,000	2,484 9.49%	8,316 9.93%	18,013 9.65%
Income: \$125,000 - \$150,000	1,721 6.57%	6,074 7.25%	12,537 6.71%
Income: \$150,000 - \$200,000	2,154 8.23%	7,101 8.48%	13,224 7.08%
Income: \$200,000+	3,411 13.03%	9,962 11.90%	17,512 9.38%
2022 Avg Household Income	\$101,234	\$102,236	\$92,712
2022 Med Household Income	\$72,345	\$75,831	\$67,823

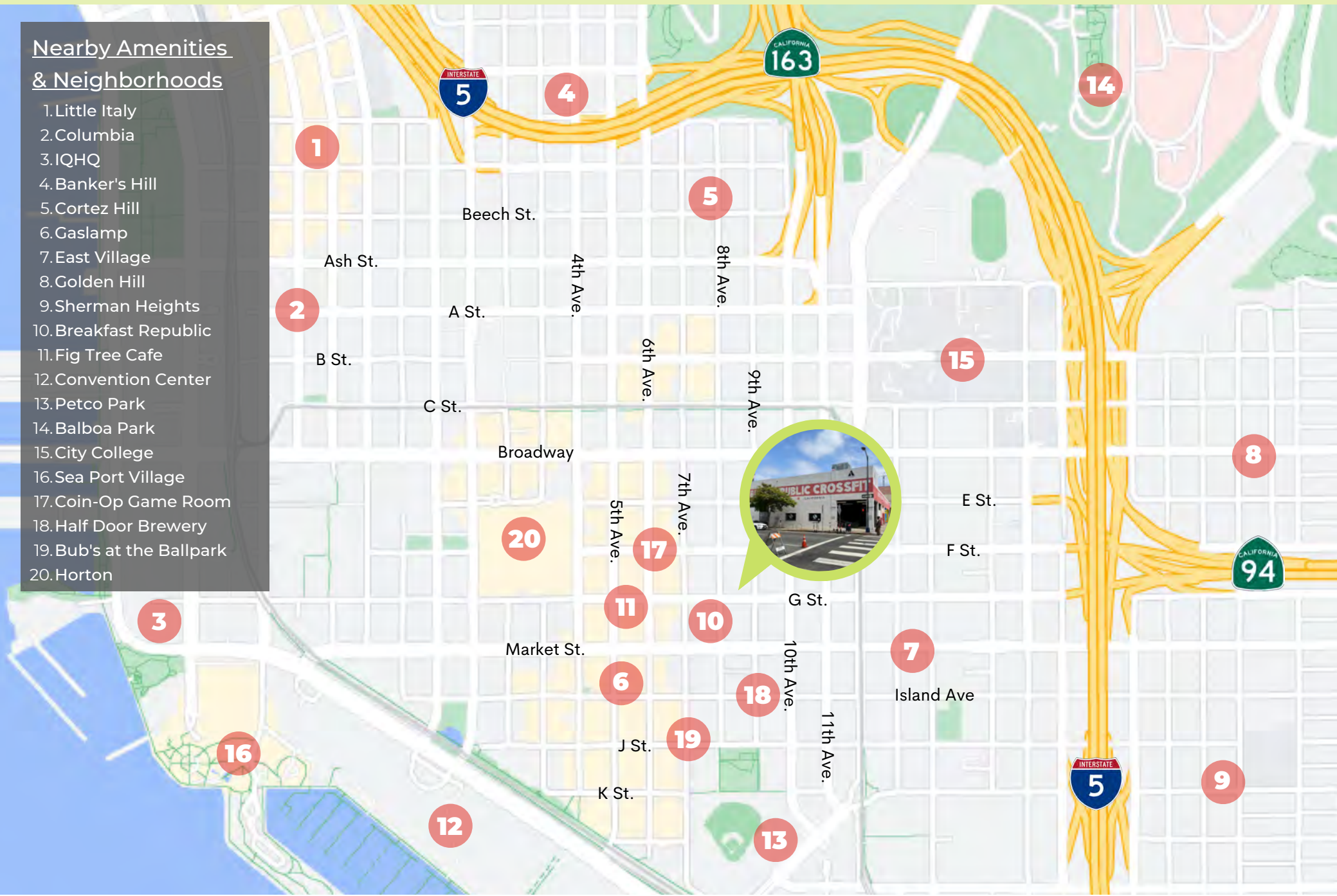
LOCATION



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Nearby Amenities & Neighborhoods

1. Little Italy
2. Columbia
3. IQHQ
4. Banker's Hill
5. Cortez Hill
6. Gaslamp
7. East Village
8. Golden Hill
9. Sherman Heights
10. Breakfast Republic
11. Fig Tree Cafe
12. Convention Center
13. Petco Park
14. Balboa Park
15. City College
16. Sea Port Village
17. Coin-Op Game Room
18. Half Door Brewery
19. Bub's at the Ballpark
20. Horton



CONTACT INFORMATION

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