

# 838-840 G STREET

SAN DIEGO, CA 92101

## FOR SALE OR LEASE

OWNER-USER, INVESTMENT,  
DEVELOPMENT OPPORTUNITY



**STROM** | COMMERCIAL

MIKE MORGAN | LIC. #00988519  
Mike@stromcommercial.com

JACK KIRK | LIC. #01905664  
Jack@stromcommercial.com

619.243.1244  
www.stromcommercial.com



# PROPERTY INFORMATION

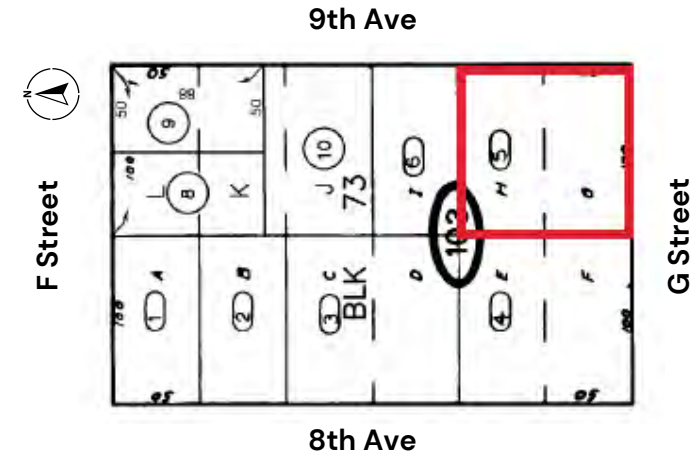


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## General Information:

- **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

# SALE | 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

**Occupancy:** Current lease expires May 31, 2025.

No options to extend and early lease termination rights.

**Layout Details:** The corner portion of the building has two grade level roll-up doors facing 9th Ave and G Street, high wood truss ceilings, great walking & vehicle traffic, and retail exposure. The inline portion has a separate entrance for potential multi-tenant set up, 1st floor has two large open areas, and restrooms with a shower, the 2nd floor has finished ceilings, open space, multiple private rooms sizes, modern flooring, multiple restrooms and showers.

## Permitted Uses:

Multi-Family, Retail Sales, Live/Work Quarters, Brewpub, Professional Office, Eating Establishment, Instructional Studio, Child Care Facility, Maintenance & Repair, Personal Services.



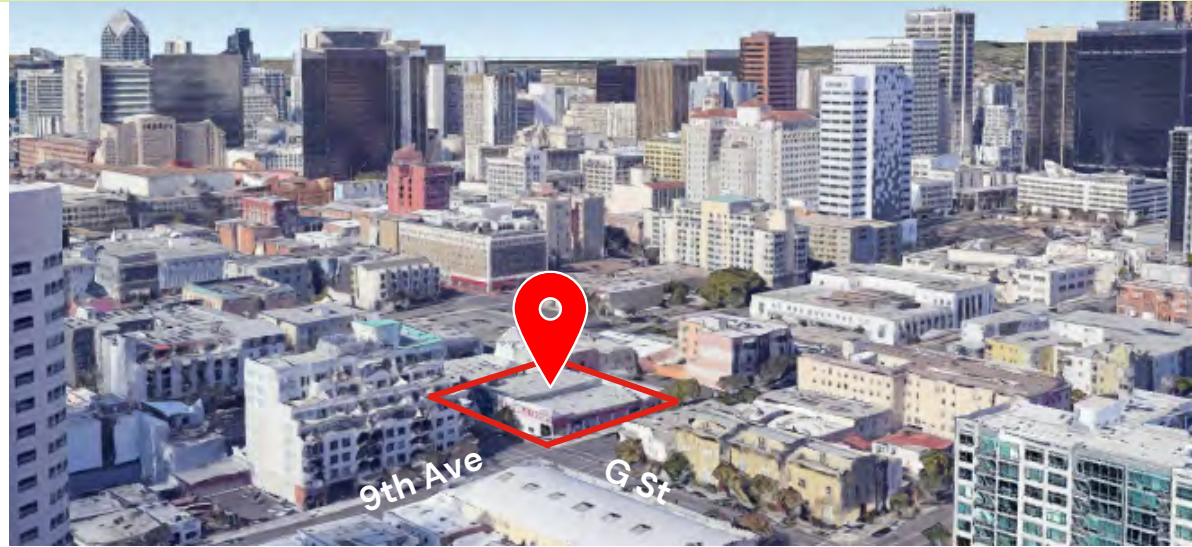
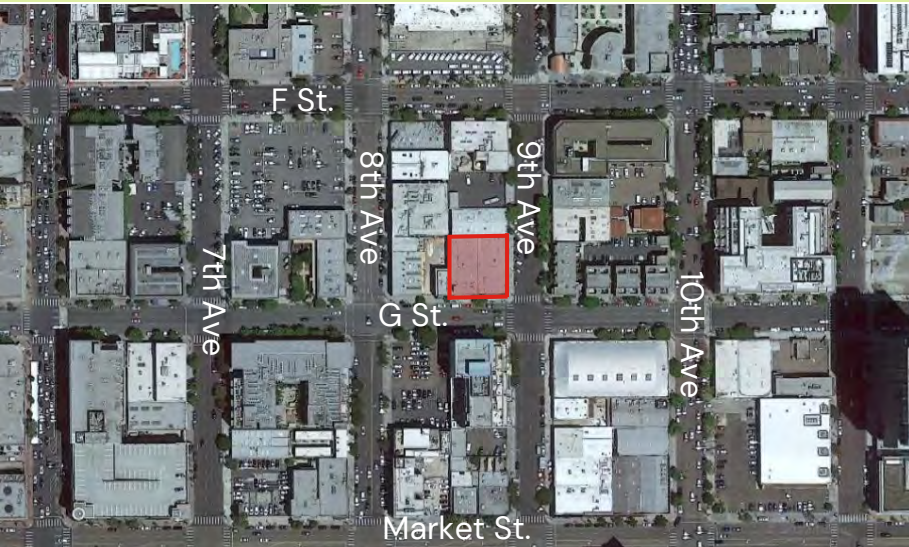
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# DEVELOPMENT OPPORTUNITY



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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:** Current Lease Expires – May 31, 2025; No options to extend & early lease termination rights

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# LEASE OPPORTUNITY



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## Lease Information

**Rate:** \$1.95/SF + NNN

**Bldg SF:** +/- 15,000

**Occupancy:** Q1 2025

**Tenancy:** Single Tenant

**Zoning:** CCPD-R (Residential Emphasis)

## Layout Details

The 1st floor has approximately 10,000 square feet with two grade level roll-up doors facing both 9th Ave and G Street, high wood truss ceilings, great walking & vehicle traffic, multiple entrances, two restrooms with a shower, and good retail exposure. The 2nd floor has approximately 5,000 square feet with finished ceilings, multiple private rooms sizes, HVAC, open space, modern flooring, and multiple restrooms with showers facilities.

## Permitted Uses

Eating Establishment, Retail Sales, Instructional Studio, Professional Office, Maintenance & Repair, Personal Services, Brewpub, Child Care Facility.



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# DEMOGRAPHICS



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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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%
<b>2022 Population by Hispanic Origin</b>	<b>15,891</b>	<b>77,972</b>	<b>217,541</b>
<b>2022 Population</b>	<b>50,755</b>	<b>200,301</b>	<b>496,246</b>
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
<b>Households</b>			
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%
<b>2022 Households by HH Income</b>	<b>26,178</b>	<b>83,726</b>	<b>186,749</b>
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%
<b>2022 Avg Household Income</b>	<b>\$101,234</b>	<b>\$102,236</b>	<b>\$92,712</b>
<b>2022 Med Household Income</b>	<b>\$72,345</b>	<b>\$75,831</b>	<b>\$67,823</b>

# 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

