

304-310 IVY ST.

BANKERS HILL, CA 92101

OWNER USER/DEVELOPMENT OPPORTUNITY

FOR SALE



STROM COMMERCIAL

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PROPERTY INFORMATION




Asking: \$4,399,000

Development Opportunity:

 **HIGHEST & BEST USE:** Multi-Family development site

 **LAND USE DESIGNATION:** Zoning allows pedestrian-oriented, community-serving commercial, office and residential uses

 **EXISTING LEASE TERMS:** Existing lease may be terminated upon sale of property

 **OTHER DEVELOPMENT INCENTIVES:** Located adjacent to public transportation

General Information:

Total Lot SF: 12,500 | Parking: 13 Spaces

Total Bldg SF: approx. 9,453 SF

PARCEL #1

APN#: 533-196-13-00

Lot SF: 2,500

Tenancy: Single-Tenant

Zoning: CC-3-6

PARCEL #2

APN#: 533-196-05-00

Lot SF: 10,000

Tenancy: Single-Tenant

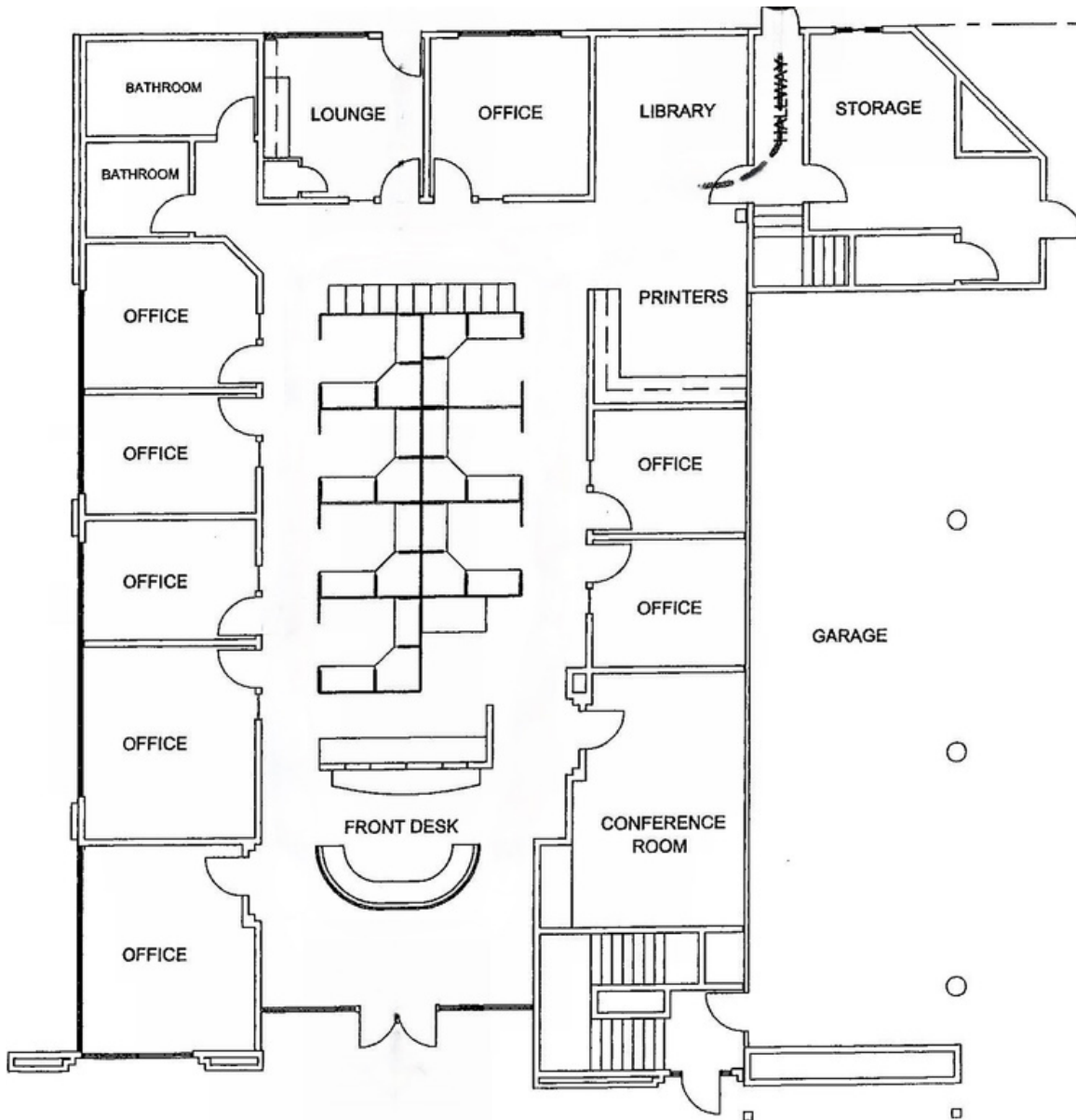
Zoning: CC-3-6

DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	30,282		213,371		512,997	
2022 Estimate	29,485		211,410		509,797	
2010 Census	23,743		190,999		469,014	
Growth 2022 - 2027	2.70%		0.93%		0.63%	
Growth 2010 - 2022	24.18%		10.69%		8.70%	
2022 Population By Race						
White	23,220	78.75%	165,849	78.45%	377,291	74.01%
Black	1,930	6.55%	17,821	8.43%	48,291	9.47%
Am. Indian & Alaskan	244	0.83%	2,912	1.38%	7,329	1.44%
Asian	2,671	9.06%	14,310	6.77%	51,960	10.19%
Hawaiian & Pacific Island	94	0.32%	921	0.44%	2,712	0.53%
Other	1,325	4.49%	9,598	4.54%	22,214	4.36%
Population by Hispanic Origin						
Non-Hispanic Origin	24,168	81.97%	136,238	64.44%	302,824	59.40%
Hispanic Origin	5,317	18.03%	75,172	35.56%	206,973	40.60%
Households						
2027 Projection	18,042		97,895		200,693	
2022 Estimate	17,579		97,015		199,263	
2010 Census	14,271		88,035		182,966	
Growth 2022 - 2027	2.63%		0.91%		0.72%	
Growth 2010 - 2022	23.18%		10.20%		8.91%	
2022 Households by HH Income						
<\$25,000	3,260	18.54%	16,461	16.97%	35,435	17.78%
\$25,000 - \$50,000	2,053	11.68%	16,491	17.00%	37,410	18.77%
\$50,000 - \$75,000	2,079	11.83%	15,240	15.71%	32,081	16.10%
\$75,000 - \$100,000	2,212	12.58%	12,910	13.31%	25,579	12.84%
\$100,000 - \$125,000	2,084	11.85%	10,007	10.31%	19,746	9.91%
\$125,000 - \$150,000	1,493	8.49%	7,116	7.33%	13,737	6.89%
\$150,000 - \$200,000	1,919	10.92%	7,898	8.14%	15,089	7.57%
\$200,000+	2,480	14.11%	10,893	11.23%	20,188	10.13%
2022 Avg Household Income						
	\$112,917		\$100,926		\$96,052	
2022 Med Household Income						
	\$90,800		\$75,612		\$70,707	



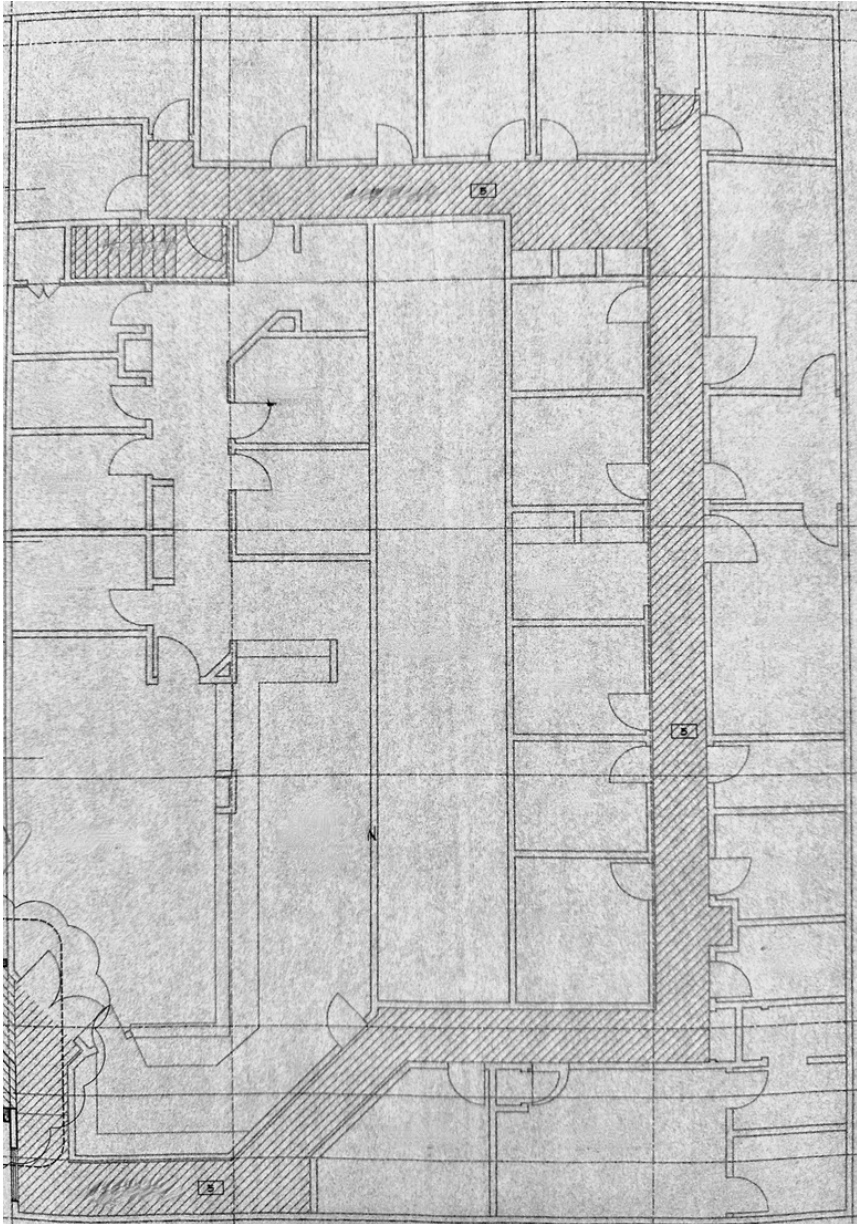
304 IVY ST - 4,518 SF



Built by the current owner in 2001, 304 Ivy St has served as headquarter office space for over two decades. There is a mix of private offices and open work space. The building offers abundant natural light, open truss ceilings, and on-site parking in a great Bankers Hill location.



310 IVY ST - 4,835 SF



Originally constructed in 1968, 310 Ivy St has served various office uses over the previous half century. Most recently being used as a doctors office, this second story space incorporates a large amount of private offices, wrapped around an interior courtyard. 310 Ivy St is situated above a 13 space parking garage, a rarity in the Banker's Hill submarket.



304-310 IVY ST

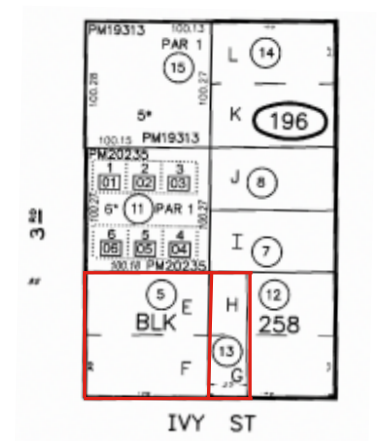
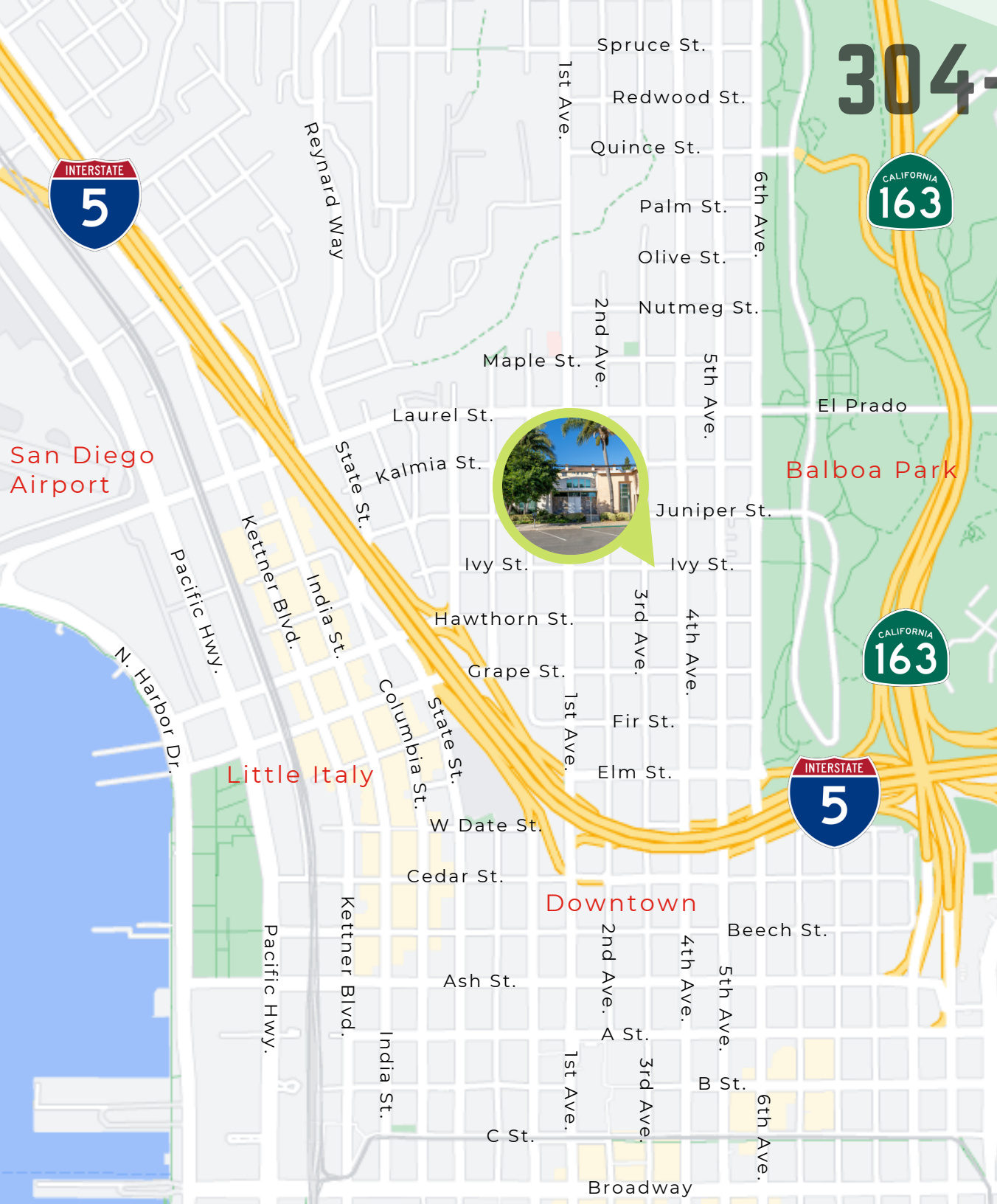


LOCATION

Two blocks from 5th Avenue, three blocks from Balboa Park, surrounded by multi-family, in the heart of Bankers Hill, 7 minutes to San Diego Airport

WALK SCORE OF 95

LOCATED IN THE HEART OF BANKERS HILL, 304-310 IVY ST. IS WITHIN WALKING DISTANCE OF THE FINEST RESTAURANTS, SHOPS AND VENUES IN THE CITY.



CONTACT INFORMATION

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