



STROM | COMMERCIAL



FOR SALE 404 14TH STREET
SAN DIEGO, CA 92101

PRICE REDUCTION: \$5,700,000

± 10,000 SF BUILDING | ± 15,000 SF PARCEL | GATED PARKING

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

619.243.1244
www.stromcommercial.com



OVERVIEW

BUILDING INFORMATION

- APN #: 535-155-07-00
- Parcel: ± 15,000 SF
- Building: ± 10,000 SF
- Neighborhood: East Village
- Year Built: 1957
- Tenancy: Single
- Power: 800 amps, 3-Phase / 4-Wire
- Zoning: Centre City Planned District Residential Emphasis (CCPD-RE)

GREAT LOCATION- 14TH AND J

- Owner/User or Development Opportunity
- Located on the Northwest corner of 14th Ave & J Street in East Village San Diego
- Corner location steps from a City park
- Walking Score of 97 - Walker's Paradise
- Transit Score of 81 - Excellent Transit
- Several walkable amenities, including cafes, coffee shops, brewery tasting rooms, restaurants, and bars



AERIAL VIEW



PROPERTY INFORMATION



Flex Layout

- ± 10,000 SF existing flex building
- Existing layout consists of reception/waiting area, several glass private offices, open offices, built-in cubicles, conference room, storage rooms, work room, IT closet, & break area
- Men's & Women's multi-stall restrooms w/ showers
- ± 1,145 SF warehouse with an over-sized grade level roll-up door, skylight, & 15+ ft clear height



Secure Gated Parking

- ± 5,000 SF gated lot with 9 parking spaces
- Motorized gate entry for employees
- Pedestrian gate entry for visitors



Potential Permitted Uses

- Multi-family, Pet Grooming, Instructional Studio, Eating Establishment, Child Care Facility, Brewpub, Brewery Tasting Room, Business Support, Office, Financial Institution, Maintenance & Repair, Personal Services, and Retail Sales



Abundant Window line North, East, & South





SALE OPPORTUNITY

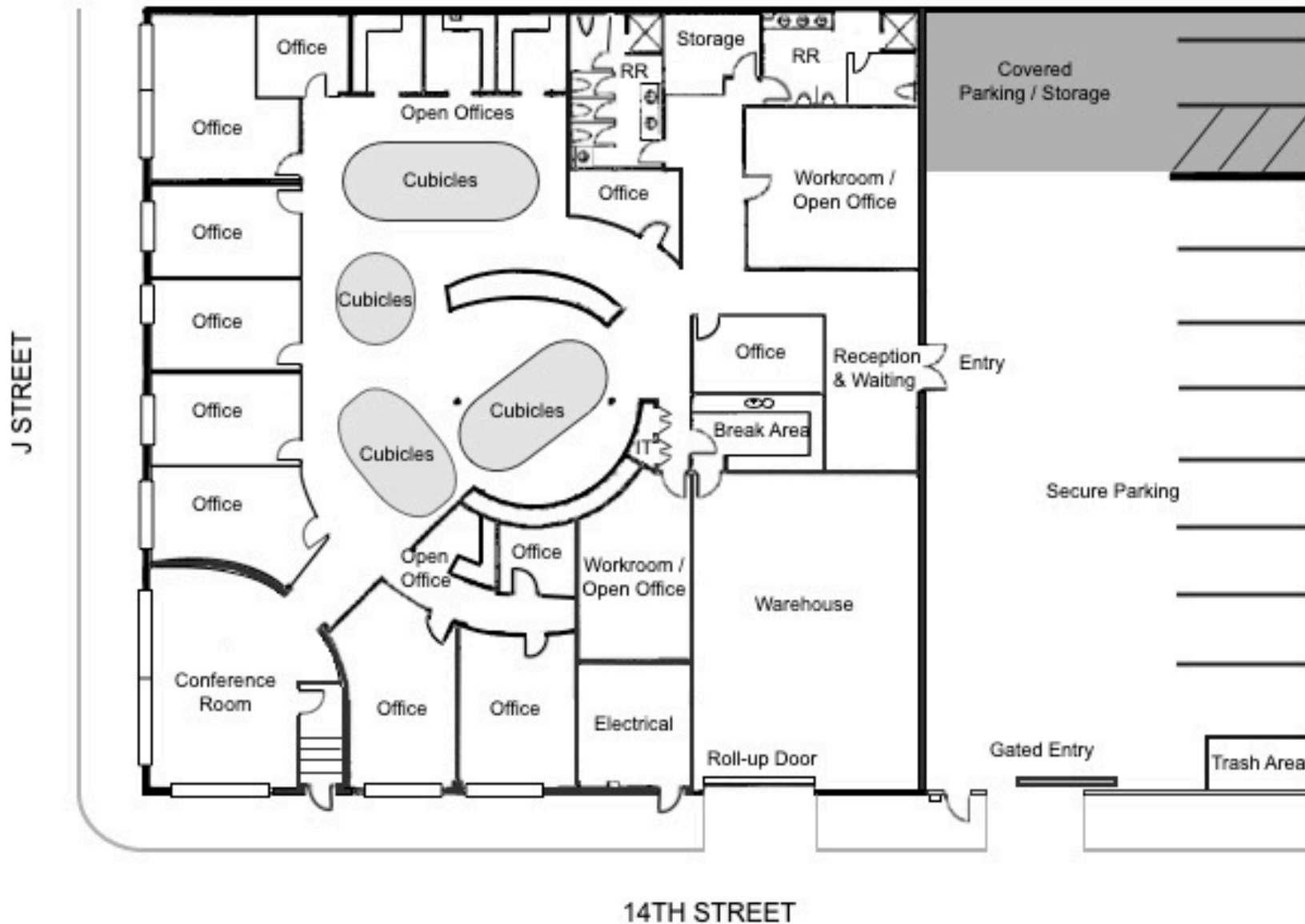
- **PRICE REDUCTION: \$5,700,000**
- **Bldg SF:** ± 10,000 SF {\$570/SF}
- **Parcel SF:** ± 15,000 SF {\$380/SF}
- **Tenancy:** Single
- **Gated Parking:** 9 onsite parking spaces
- **Zoning:** CCPD-RE
- **Layout:** Office use move-in ready with 11 private offices, open offices, workrooms, conference, built-in workstations, IT, storage, break area, & warehouse area
- **Development Opportunity:** Located in the Complete Communities Tier 1: No Limit FAR, Transit Priority Area with parking bonuses, & the Opportunity Zone providing tax advantages

SITE PLAN



STROM | COMMERCIAL

404 14TH STREET



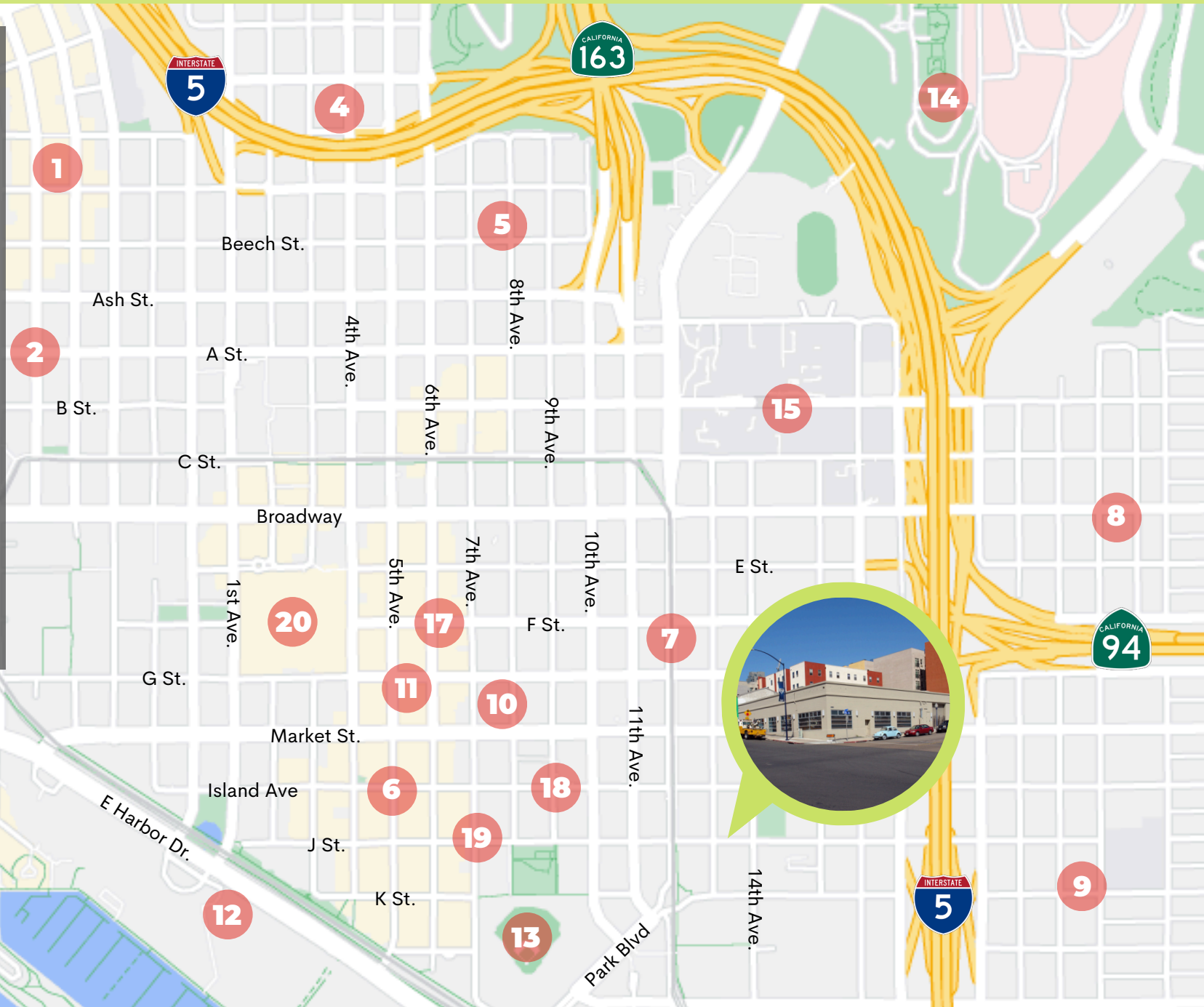
LOCATION



STROM COMMERCIAL

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



DEMOGRAPHICS



STROM COMMERCIAL

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|---------------|----------------|----------------|
| Population | | | |
| 2028 Projection | 55,644 | 198,676 | 478,820 |
| 2023 Estimate | 54,242 | 199,323 | 484,581 |
| 2010 Census | 40,023 | 179,489 | 458,109 |
| Growth 2023 - 2028 | 2.58% | -0.32% | -1.19% |
| Growth 2010 - 2023 | 35.53% | 11.05% | 5.78% |
| 2023 Population by Hispanic Origin | | | |
| 2023 Population | 54,242 | 199,323 | 484,581 |
| White | 40,240 74.19% | 156,438 78.48% | 349,753 72.18% |
| Black | 6,427 11.85% | 18,249 9.16% | 50,928 10.51% |
| Am. Indian & Alaskan | 961 1.77% | 2,885 1.45% | 7,309 1.51% |
| Asian | 3,872 7.14% | 12,503 6.27% | 52,810 10.90% |
| Hawaiian & Pacific Island | 221 0.41% | 833 0.42% | 2,942 0.61% |
| Other | 2,520 4.65% | 8,414 4.22% | 20,838 4.30% |
| U.S. Armed Forces | 1,947 | 15,327 | 24,996 |
| Households | | | |
| 2028 Projection | 27,322 | 82,662 | 180,819 |
| 2023 Estimate | 26,457 | 82,638 | 182,677 |
| 2010 Census | 18,461 | 72,340 | 170,360 |
| Growth 2023 - 2028 | 3.27% | 0.03% | -1.02% |
| Growth 2010 - 2023 | 43.31% | 14.24% | 7.23% |
| Owner Occupied | 5,034 19.03% | 24,288 29.39% | 56,925 31.16% |
| Renter Occupied | 21,423 80.97% | 58,349 70.61% | 125,752 68.84% |
| 2023 Households by HH Income | | | |
| Income: <\$25,000 | 6,728 25.43% | 15,144 18.33% | 33,879 18.55% |
| Income: \$25,000 - \$50,000 | 4,433 16.75% | 13,800 16.70% | 34,979 19.15% |
| Income: \$50,000 - \$75,000 | 4,121 15.58% | 12,614 15.26% | 30,412 16.65% |
| Income: \$75,000 - \$100,000 | 3,050 11.53% | 10,036 12.14% | 22,789 12.47% |
| Income: \$100,000 - \$125,000 | 2,094 7.91% | 8,272 10.01% | 18,560 10.16% |
| Income: \$125,000 - \$150,000 | 1,384 5.23% | 6,031 7.30% | 11,998 6.57% |
| Income: \$150,000 - \$200,000 | 1,694 6.40% | 6,491 7.85% | 12,663 6.93% |
| Income: \$200,000+ | 2,954 11.16% | 10,251 12.40% | 17,398 9.52% |
| 2023 Avg Household Income | \$91,120 | \$102,367 | \$93,107 |
| 2023 Med Household Income | \$60,412 | \$74,478 | \$67,907 |

CONTACT:

JACK KIRK
 LIC #01905664
 Jack@stromcommercial.com

619.243.1244
 www.stromcommercial.com