

1722-1728 NATIONAL AVE.

BARRIO LOGAN, CA 92113

FOR SALE

INVESTMENT OPPORTUNITY

PRICE: \$2,400,000

NEW PRICE REDUCTION

HANS STROM | LIC. #01222709
Hans@stromcommercial.com

JACK SCHREIBMAN | LIC. #02172891
jschreibman@stromcommercial.com



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619.243.1244
www.stromcommercial.com

PROPERTY INFORMATION



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TENANT INFORMATION

**1720 National Ave - 2 bedroom | 1 Bath
\$1,287 per month | Month to Month**

**1722 National Ave - 1 bedroom | 1 Bath
\$1,688 per month | Exp 5/2024**

**1724 National Ave - 2 bedroom | 1 Bath
\$1,637 per month | Month to Month**

**1724.5 National Ave - 1 bedroom | 1 Bath
\$1,788 per month | Vacant**

**1722.5 National Ave - 1 bedroom | 1 Bath
\$1,306 per month | Month to Month**

Please do not disturb the tenants

General Information:

Total Lot SF: 14,062 | Total Bldg SF: 4,051 | Parking: Off-Street

Price per SF (building): \$592 | Price per SF (land): \$170

PARCEL #1

APN#: 538-050-03-00

Lot SF: 7,031

Bldg SF: 3,123

Tenancy: Multi-Tenant

Zoning: RM-3-7

PARCEL #2

APN#: 538-050-03-00

Lot SF: 7,031

Bldg SF: 928

Tenancy: Multi-Tenant

Zoning: RM-3-7

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS



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DEMOGRAPHICS



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	43,173		185,449		459,503	
2023 Estimate	42,150		186,007		465,744	
2010 Census	31,420		167,290		444,194	
Growth 2023 - 2028	2.43%		-0.30%		-1.34%	
Growth 2010 - 2023	34.15%		11.19%		4.85%	
2023 Population by Hispanic Origin	23,065		85,933		219,759	
2023 Population	42,150		186,007		465,744	
White	31,726	75.27%	145,745	78.35%	333,462	71.60%
Black	5,318	12.62%	17,861	9.60%	50,491	10.84%
Am. Indian & Alaskan	881	2.09%	2,779	1.49%	7,190	1.54%
Asian	2,243	5.32%	11,292	6.07%	51,931	11.15%
Hawaiian & Pacific Island	171	0.41%	810	0.44%	2,925	0.63%
Other	1,811	4.30%	7,519	4.04%	19,745	4.24%
U.S. Armed Forces	1,431		14,886		24,275	
Households						
2028 Projection	18,559		72,261		170,724	
2023 Estimate	17,948		72,063		172,712	
2010 Census	12,385		62,116		162,327	
Growth 2023 - 2028	3.40%		0.27%		-1.15%	
Growth 2010 - 2023	44.92%		16.01%		6.40%	
Owner Occupied	3,342	18.62%	21,632	30.02%	53,604	31.04%
Renter Occupied	14,606	81.38%	50,431	69.98%	119,108	68.96%
2023 Households by HH Income	17,947		72,063		172,711	
Income: <\$25,000	4,381	24.41%	13,902	19.29%	31,965	18.51%
Income: \$25,000 - \$50,000	3,826	21.32%	12,482	17.32%	33,233	19.24%
Income: \$50,000 - \$75,000	3,245	18.08%	11,001	15.27%	29,175	16.89%
Income: \$75,000 - \$100,000	1,809	10.08%	8,296	11.51%	21,895	12.68%
Income: \$100,000 - \$125,000	1,256	7.00%	6,978	9.68%	17,334	10.04%
Income: \$125,000 - \$150,000	802	4.47%	4,936	6.85%	11,437	6.62%
Income: \$150,000 - \$200,000	1,011	5.63%	5,383	7.47%	11,860	6.87%
Income: \$200,000+	1,617	9.01%	9,085	12.61%	15,812	9.16%
2023 Avg Household Income	\$82,822		\$101,053		\$92,152	
2023 Med Household Income	\$54,625		\$71,538		\$67,427	

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LOCATION



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