

**2442 STATE ST.**  
**BANKERS HILL, CA 92101**

**FOR SALE**

**OWNER/USER OPPORTUNITY  
PRIMED FOR LIVE/WORK**

2442

**FOR SALE**  
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**619.243.1244**

**PRICE REDUCED TO:**  
**\$1,345,000**



**STROM** | COMMERCIAL

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# PROPERTY INFORMATION



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## TENANT INFORMATION

**Suite A - 1,100 SF office/resident space  
Vacant**

**Suite B - 1,140 SF office space  
Vacant**

**Suite C - 907 SF office space  
(Bonus structure + backyard access)  
\$1,500 per month | Month to Month**

***\*\*Please do not disturb the tenants\*\*  
\*\*All tours by appointment only\*\****

## General Information:

Total Lot SF: 6,448 | Total Bldg SF: 3,173 | Parking: Off-Street  
Price per SF (building): \$424 | Price per SF (land): \$207  
APN#: 533-061-08-00 | Zoning: CC-3-4

## Building History

Originally constructed in 1887. The structure was originally located on the corner of 7th + Ash, in Downtown. It is speculated that the building was relocated in the 1920's to State St. to make room for Downtown's El Cortez Hotel. Over the previous century the building has been home to various lawyers, artists, musicians, architects, and residents. The site has a bonus structure in the backyard and shipping container in the rear of the property.

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.

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# LIVE / WORK OPPORTUNITY



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## Opportunity

Pictured to the right is the floor plan for both suites A + B of 2442 State Street. The red arrows indicate two previous doors (now walls) that can easily be adapted for 2,240 SF of upper-level space. Re-establishing the walkways and upgrading the kitchenette would allow for an owner to operate their business and live in the building.

### Upper Level Includes:

2,240 SF

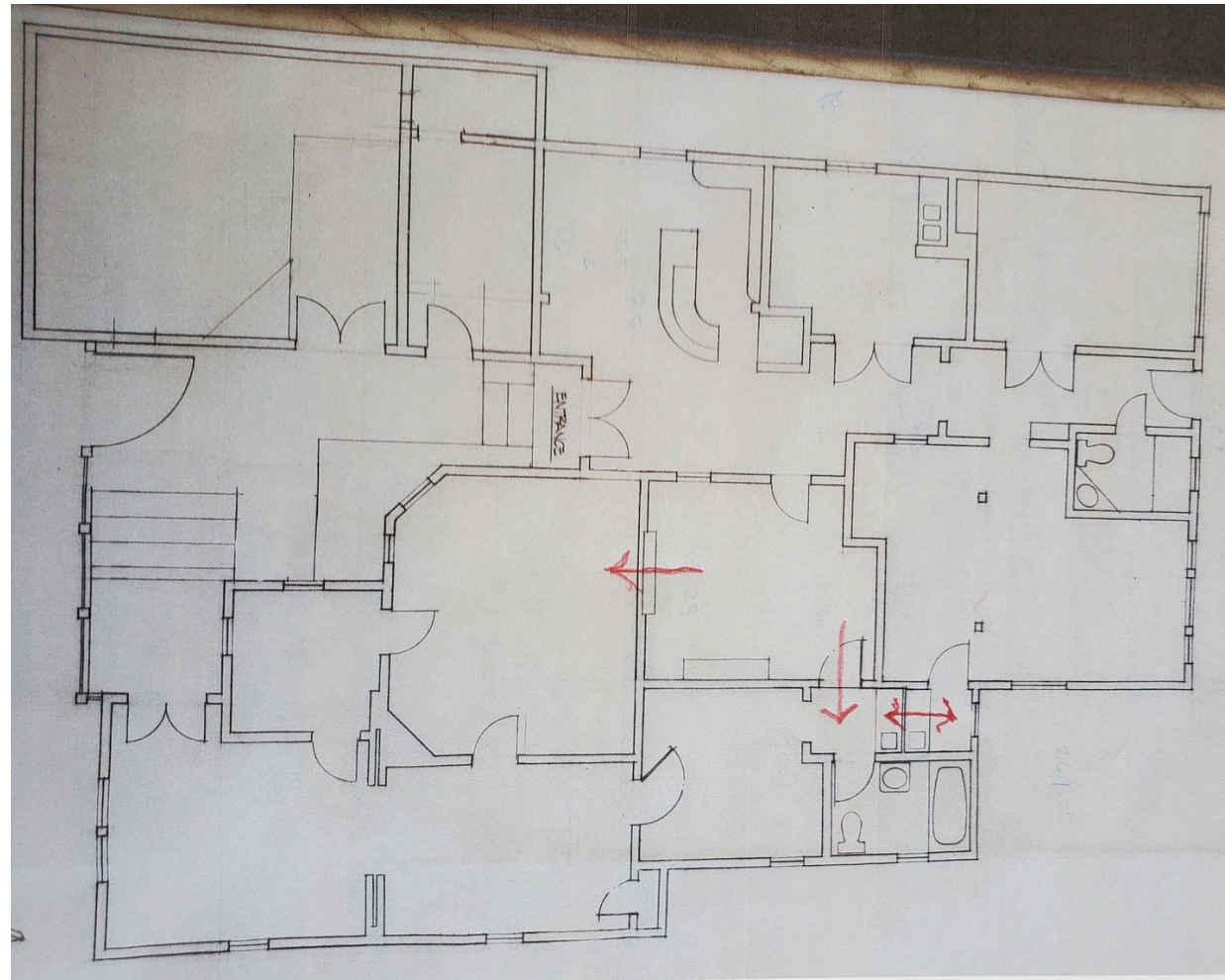
Three restrooms

Seven Offices / Rooms

Reception / Open Space

Multiple entrances

Signage Opportunity



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# PROPERTY PHOTOS



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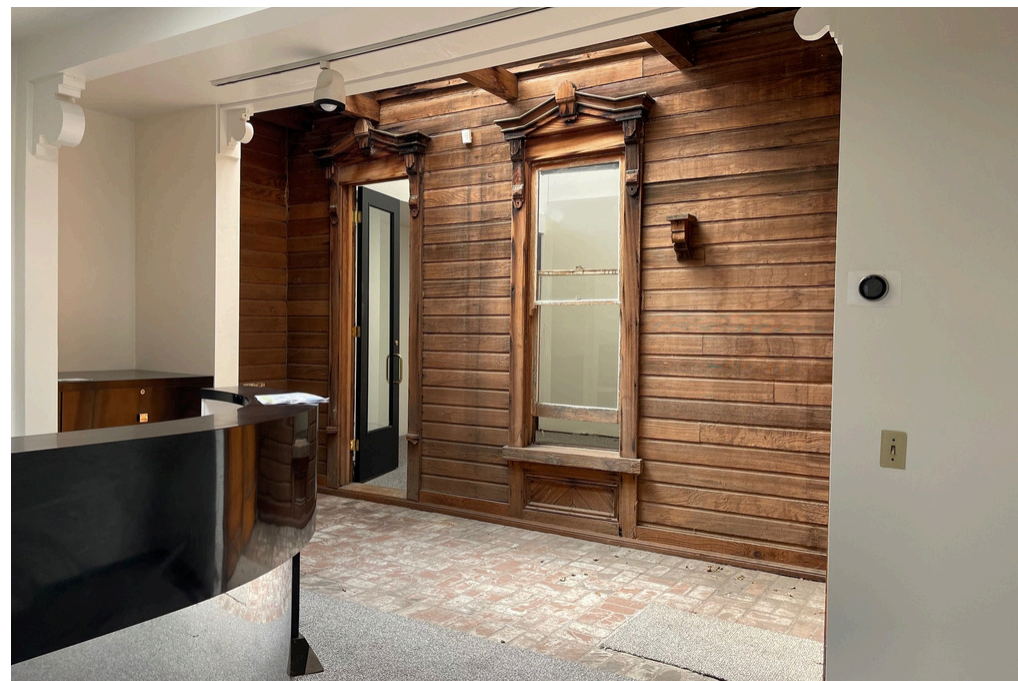




# ADDITIONAL PHOTOS



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# DEMOGRAPHICS



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Radius	3 Mile		5 Mile		10 Mile	
Population						
2028 Projection	201,780		471,294		1,181,855	
2023 Estimate	201,792		476,088		1,198,380	
2010 Census	177,696		445,347		1,144,232	
Growth 2023 - 2028	-0.01%		-1.01%		-1.38%	
Growth 2010 - 2023	13.56%		6.90%		4.73%	
2023 Population by Hispanic Origin	64,379		183,754		443,043	
2023 Population	201,792		476,088		1,198,380	
White	157,012	77.81%	358,602	75.32%	859,280	71.70%
Black	16,842	8.35%	41,509	8.72%	103,791	8.66%
Am. Indian & Alaskan	2,726	1.35%	6,779	1.42%	15,575	1.30%
Asian	14,661	7.27%	45,330	9.52%	152,487	12.72%
Hawaiian & Pacific Island	897	0.44%	2,391	0.50%	8,196	0.68%
Other	9,653	4.78%	21,476	4.51%	59,051	4.93%
U.S. Armed Forces	9,871		20,497		36,123	
Households						
2028 Projection	96,573		190,870		449,140	
2023 Estimate	96,484		192,621		455,238	
2010 Census	84,133		178,498		432,587	
Growth 2023 - 2028	0.09%		-0.91%		-1.34%	
Growth 2010 - 2023	14.68%		7.91%		5.24%	
Owner Occupied	27,859	28.87%	63,274	32.85%	189,322	41.59%
Renter Occupied	68,625	71.13%	129,346	67.15%	265,917	58.41%
2023 Households by HH Income	96,484		192,621		455,240	
Income: <\$25,000	17,011	17.63%	31,473	16.34%	68,584	15.07%
Income: \$25,000 - \$50,000	15,046	15.59%	34,016	17.66%	76,979	16.91%
Income: \$50,000 - \$75,000	15,186	15.74%	30,844	16.01%	73,082	16.05%
Income: \$75,000 - \$100,000	12,175	12.62%	24,340	12.64%	60,022	13.18%
Income: \$100,000 - \$125,000	10,342	10.72%	21,344	11.08%	49,659	10.91%
Income: \$125,000 - \$150,000	7,069	7.33%	13,900	7.22%	36,362	7.99%
Income: \$150,000 - \$200,000	7,761	8.04%	15,354	7.97%	39,293	8.63%
Income: \$200,000+	11,894	12.33%	21,350	11.08%	51,259	11.26%
2023 Avg Household Income	\$103,448		\$100,578		\$103,219	
2023 Med Household Income	\$77,051		\$74,979		\$78,738	

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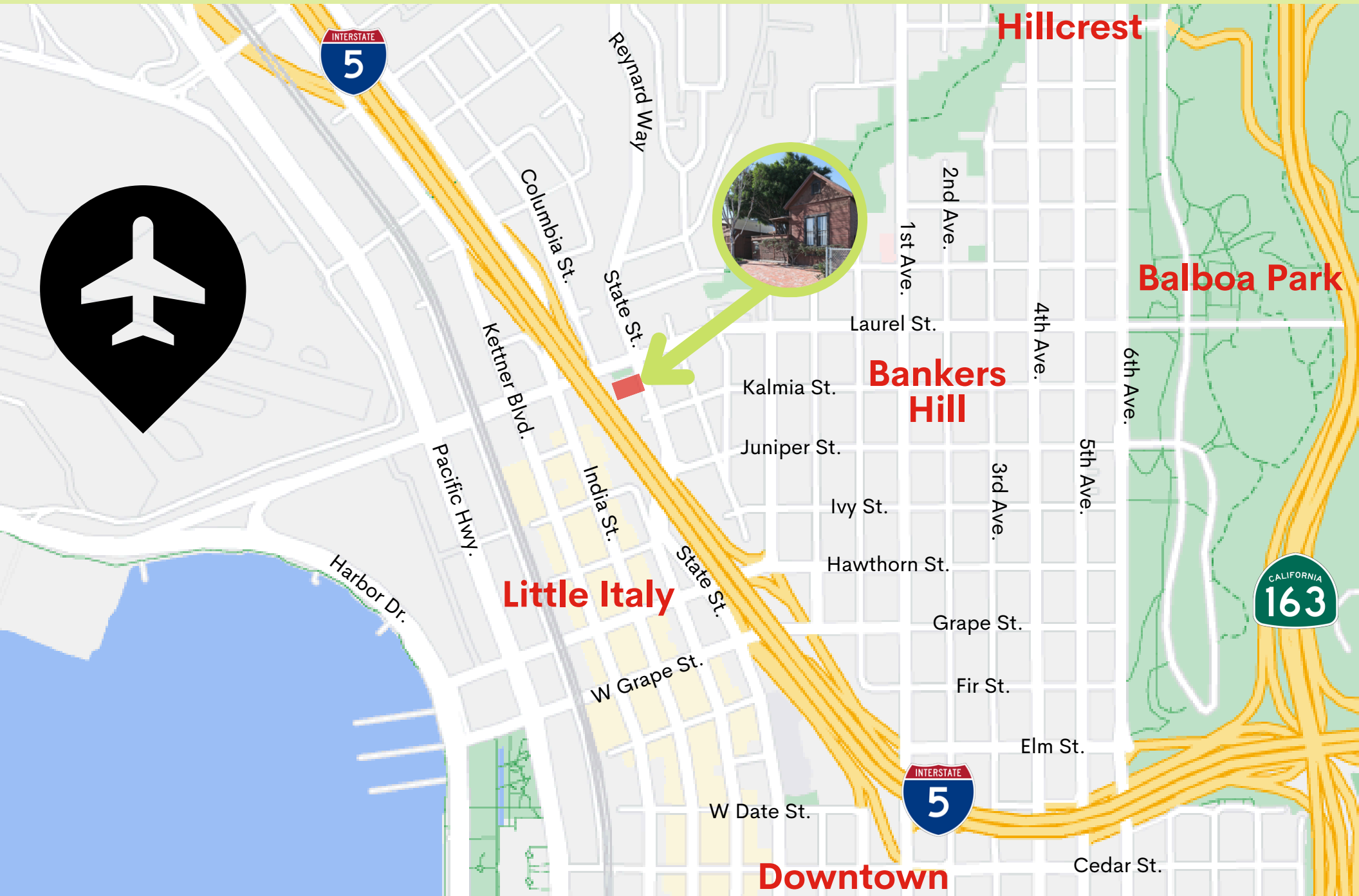
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# LOCATION



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