

2442 STATE ST.

BANKERS HILL, CA 92101

FOR SALE

OWNER/USER OPPORTUNITY  
PRIMED FOR LIVE/WORK

PRICE REDUCED TO:  
\$1,345,000

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

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



STROM COMMERCIAL

619.243.1244

www.stromcommercial.com

# PROPERTY INFORMATION



STROM | COMMERCIAL

## 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.

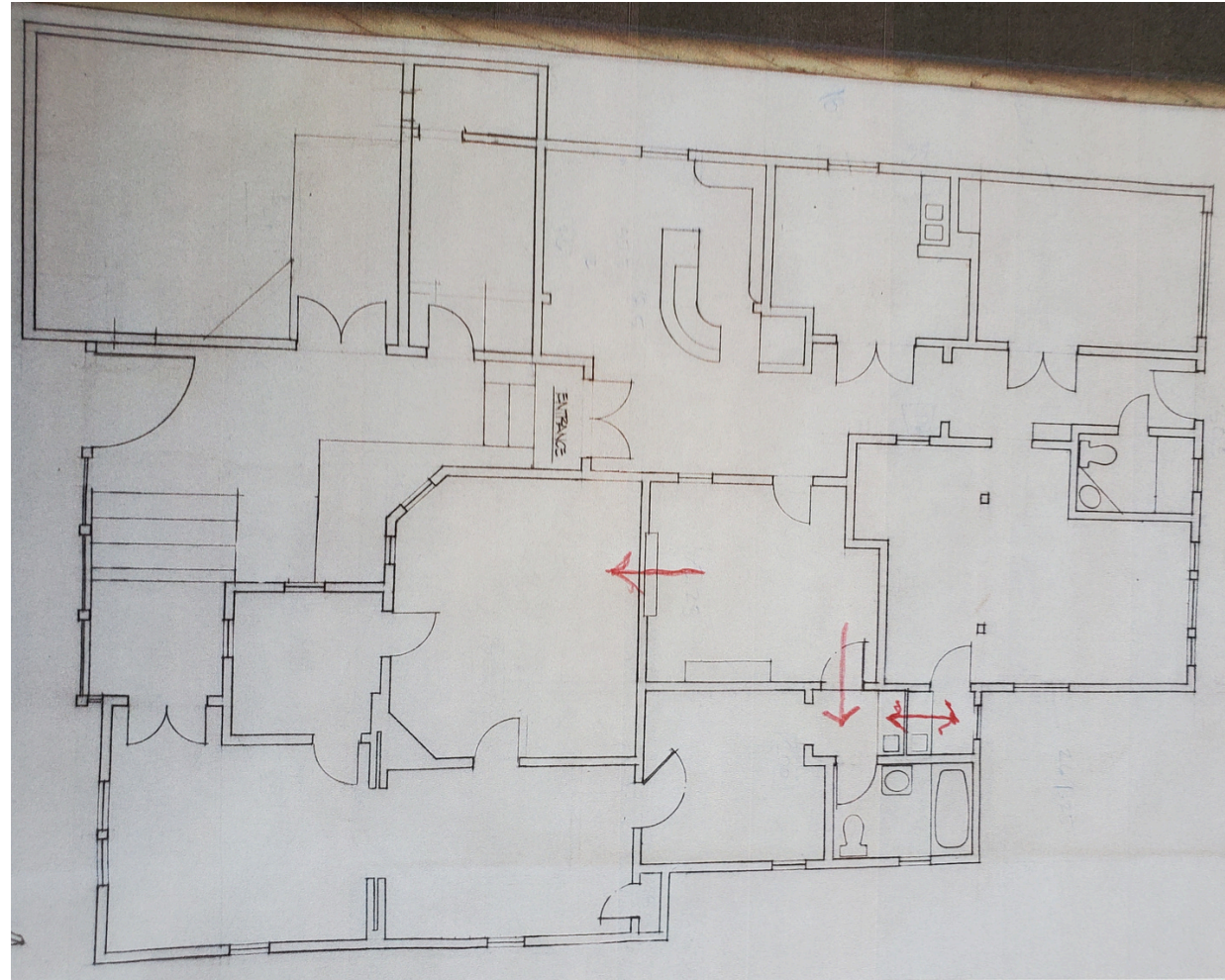
# LIVE / WORK OPPORTUNITY



STROM | COMMERCIAL

## 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

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.

HANS STROM | LIC. #01222709

Hans@stromcommercial.com

JACK SCHREIBMAN | LIC. #02172891

Jschreibman@stromcommercial.com

619.243.1244

www.stromcommercial.com

# PROPERTY PHOTOS



STROM | COMMERCIAL



# ADDITIONAL PHOTOS



STROM | COMMERCIAL



# DEMOGRAPHICS



STROM | COMMERCIAL

Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
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%
<b>2023 Population by Hispanic Origin</b>	<b>64,379</b>	<b>183,754</b>	<b>443,043</b>
<b>2023 Population</b>	<b>201,792</b>	<b>476,088</b>	<b>1,198,380</b>
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
<b>Households</b>			
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%
<b>2023 Households by HH Income</b>	<b>96,484</b>	<b>192,621</b>	<b>455,240</b>
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%
<b>2023 Avg Household Income</b>	<b>\$103,448</b>	<b>\$100,578</b>	<b>\$103,219</b>
<b>2023 Med Household Income</b>	<b>\$77,051</b>	<b>\$74,979</b>	<b>\$78,738</b>

CONTACT:

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

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

619.243.1244

www.stromcommercial.com

# LOCATION



STROM COMMERCIAL

