



CORTEZ HILL PORTFOLIO

20,000 SF LAND
DEVELOPMENT SITE

712 CEDAR STREET
740 CEDAR STREET
1602-1620 8TH AVENUE



Price:
\$21,000,000
\$1,050 PSF

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DEVELOPMENT OPPORTUNITY

Strom Commercial is pleased to present three multi-family buildings available for sale between The Park & Downtown on the top of Cortez Hill.

Totaling $\pm 20,000$ SF of land, the portfolio is a fantastic investment opportunity to develop or own this iconic area of Downtown San Diego.

AREA OVERVIEW: CORTEZ HILL

Cortez Hill is one of the oldest residential communities in San Diego.

Here you'll find homes among newer complexes and condominiums, and a mix of families and professionals looking for the convenience of Downtown without the noise and congestion.

With easy access to the waterfront, Downtown amenities, and freeways. Cortez Hill continues to grow commercially and residentially, while still providing an invaluable sense of community.





BUILDING OVERVIEW:

- Unit Mix: 16 units , 13 1BR's & 3 2BR's
- Income: Inquire with brokers
- Land: 10,000 SF
- Building: 12,000 SF
- Bonus +/- 5,000 SF Penthouse with private elevator
- Built: 1952

712 CEDAR STREET
SAN DIEGO | 92101



740 CEDAR STREET
SAN DIEGO | 92101

BUILDING OVERVIEW:

- Unit Mix: 4 Units
- Land: 5,600 SF
- Building: 3,367 SF
- Built: 1915
- Currently rented as monthly Airbnb's

1602-1620 8TH AVE
SAN DIEGO | 92101



BUILDING OVERVIEW:

- 10-Unit Mix:
- 4: 1 bed - 1 bath
- 6: Studios
- Land: 4,400 SF
- Building: 4,096 SF
- 4 off-street parking spaces
- Built: 1968



BANKERS HILL

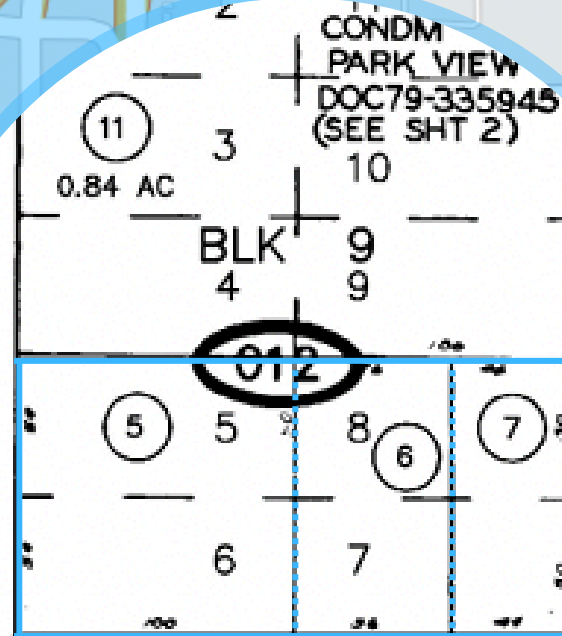


BALBOA PARK



1st Ave. 2nd Ave. 3rd Ave. 4th Ave. 5th Ave. 6th Ave. 7th Ave. 8th Ave. 9th Ave. 10th Ave.

Date Street
Cedar Street
Beech Street
Ash Street
A Street
B Street
C Street
Broadway



SUBJECT PROPERTIES:
712 CEDAR ST | 740 CEDAR STREET
1602-1620 8TH AVE

