



CORTEZ HILL PORTFOLIO

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

Hans Strom
Broker Lic. #01222709
Hans@stromcommercial.com

Jack Schreibman
Broker Lic. #02172891
jschreibman@stromcommercial.com

Strom Commercial Real Estate
(619)243-1244
2491 Kettner Blvd. 92101



Inquire for Price





DEVELOPMENT OPPORTUNITY

Strom Commercial is pleased to present two multi-family buildings available for sale on the top of Cortez Hill.

Totaling ±10,000 SF of land, the portfolio is a fantastic investment opportunity to develop or own this iconic area of Downtown San Diego.

Currently designated Non-Historic.



AREA OVERVIEW: CORTEZ HILL

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

Here you'll find historic 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.





740 CEDAR STREET SAN DIEGO | 92101

BUILDING OVERVIEW:

- Unit Mix: 6 studios
- Income: Currently rented as airbnb's
- Land: 5,600 SF
- Building: 3,367 SF
- Built: 1915



1602-1620 8TH AVE
SAN DIEGO | 92101

BUILDING OVERVIEW:

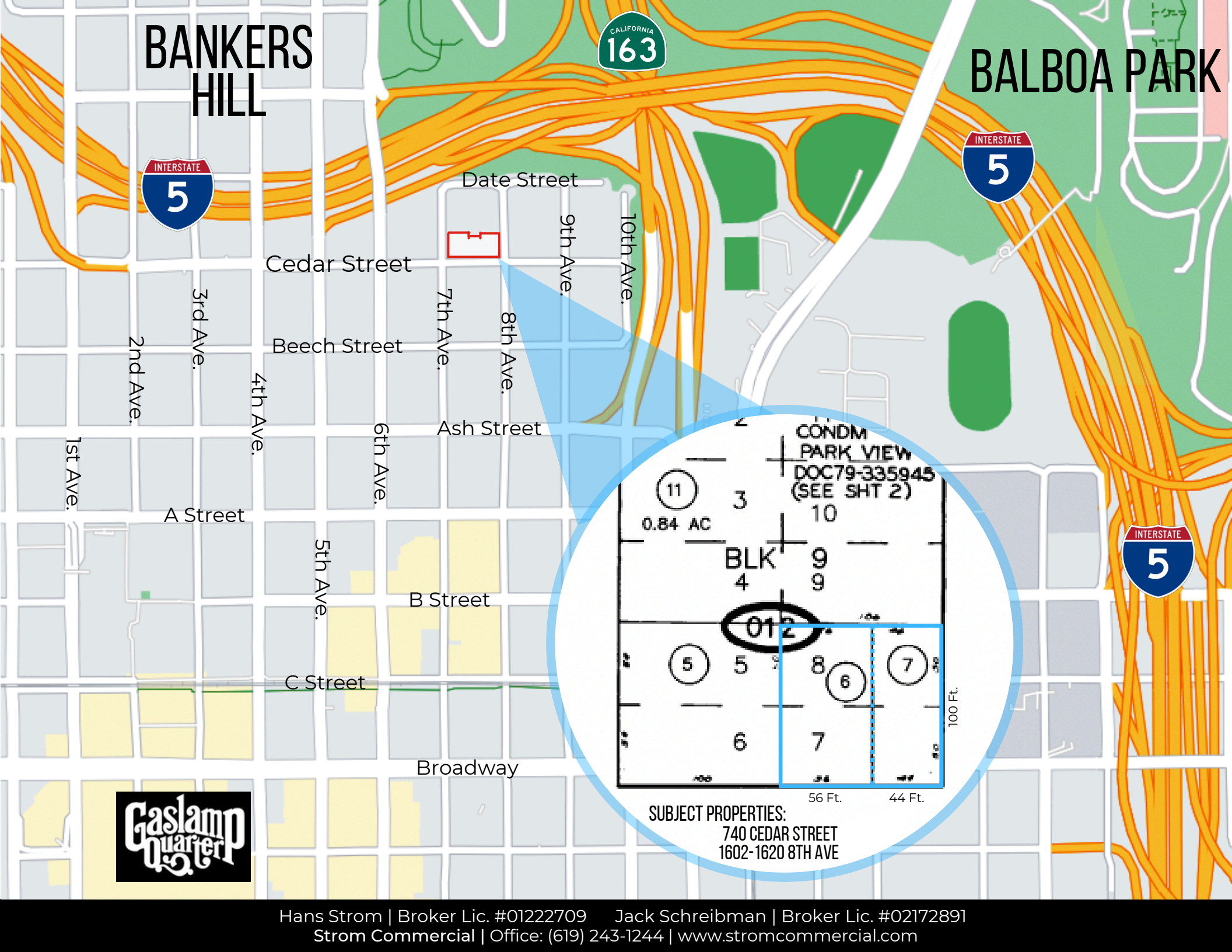
- 10-Unit Mix:
- 4: 1 bed - 1 bath
- 6: Studios
- Land: 4,400 SF
- Building: 4,096 SF
- 4 off-street parking spaces
- Built: 1950



BANKERS HILL



BALBOA PARK



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

