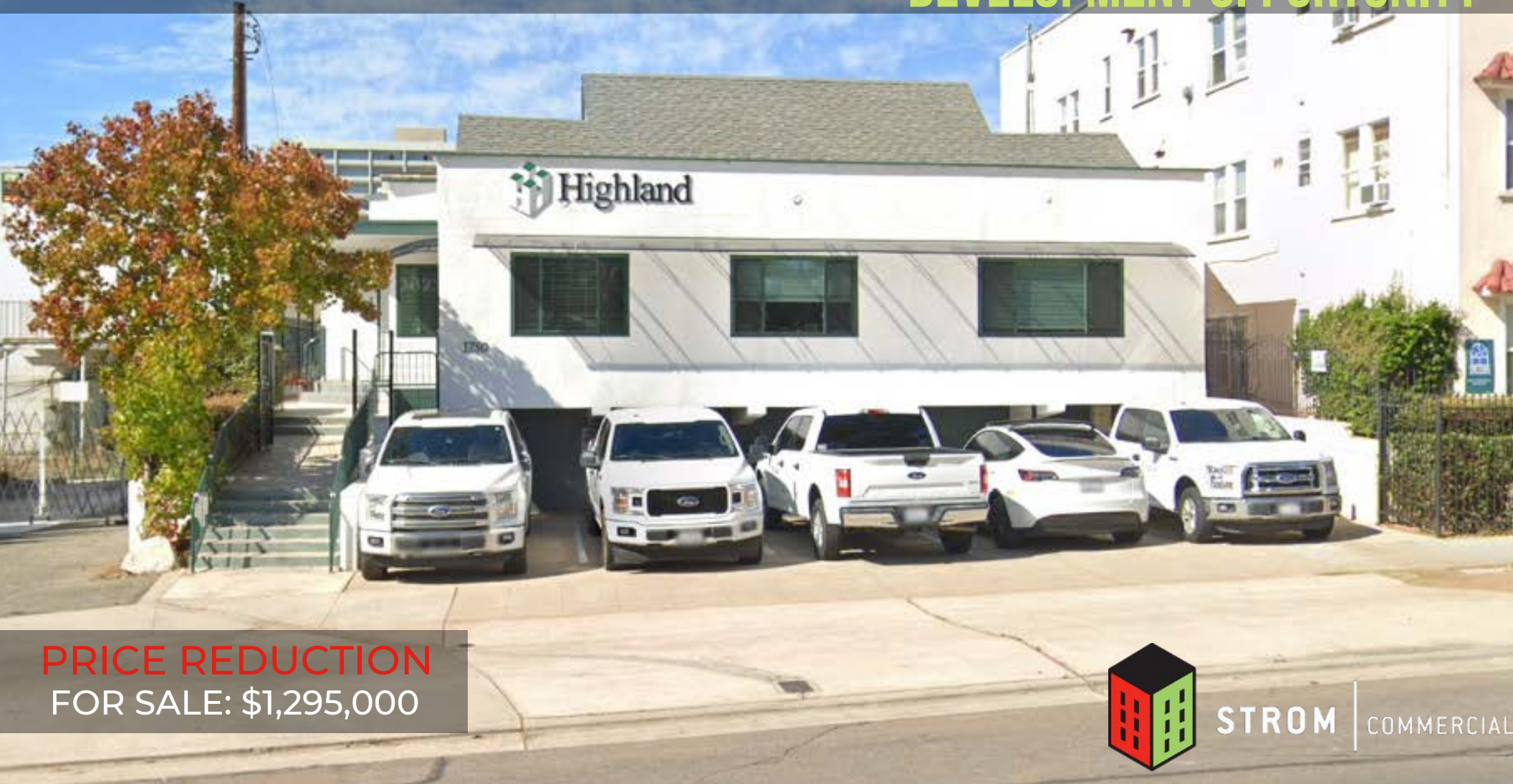


1750 6TH AVE.

BANKERS HILL, CA 92101

FOR SALE

OWNER / USER DEVELOPMENT OPPORTUNITY



PRICE REDUCTION
FOR SALE: \$1,295,000



STROM | COMMERCIAL

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PROPERTY INFORMATION



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TENANT INFORMATION

**Single Tenant (Owner/User)
Construction Company**

**The tenant will vacate upon the
completed purchase of the
property.**

**Market Rate for Space: \$2.45 Per
Square Foot**

Various Uses: Office, Quasi-retail

Please do not disturb the tenants

General Information:

Total Lot SF: 5,171 | Total Bldg SF: 2,150 | Parking: Off-Street

Price per SF (Land): \$250 | Zoning: CC-3-4

APN#: 533-303-04-00 | Tenancy: Single Tenant

Highest & Best Use

The current configuration is a single-tenant owner-user office building. The highest and best use is Multi-family development. Buyer to independently verify maximum number of units, parking, and zoning restrictions. Contact brokers for more information.

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.

LOCAL COMPARABLES



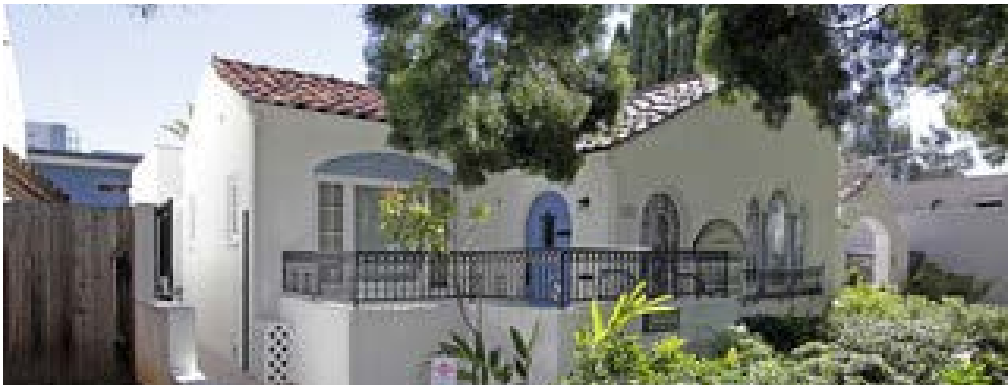
Address: 3115 4th Ave. Price: \$2,150,000
Land (SF): 4,792 Building (SF): 2,650
\$/SF Land: \$449 \$/SF Building: \$811



Address: 2140 4th Ave. Price: \$1,500,000
Land (SF): 4,792 Building (SF): 2,150
\$/SF Land: \$313 \$/SF Building: \$698



Address: 3130 4th Ave. Price: \$3,375,000
Land (SF): 14,375 Building (SF): 2,029
\$/SF Land: \$235 \$/SF Building: \$1,670

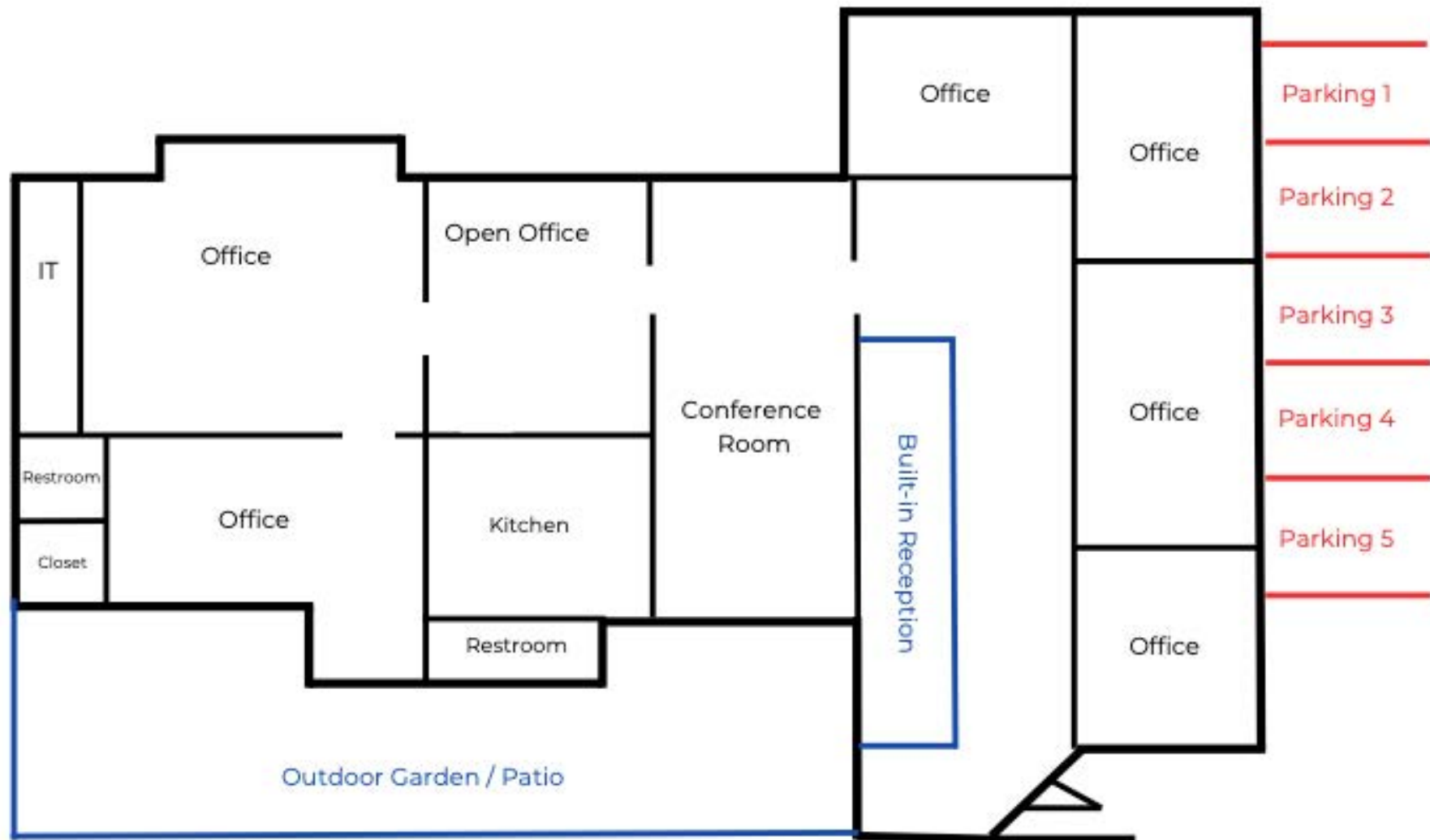


Address: 3411 3rd Ave. Price: \$1,610,000
Land (SF): 5,700 Building (SF): 1,523
\$/SF Land: \$282 \$/SF Building: \$1,057

FLOORPLAN



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Floorplan is hand-sketched, do not quote

DEMOGRAPHICS



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Radius	3 Mile		5 Mile		10 Mile	
Population						
2028 Projection	209,910		494,344		1,200,513	
2023 Estimate	210,527		499,695		1,218,226	
2010 Census	188,676		469,147		1,168,200	
Growth 2023 - 2028	-0.29%		-1.07%		-1.45%	
Growth 2010 - 2023	11.58%		6.51%		4.28%	
2023 Population by Hispanic Origin	77,775		209,508		471,878	
2023 Population	210,527		499,695		1,218,226	
White	164,850	78.30%	366,214	73.29%	881,281	72.34%
Black	18,133	8.61%	49,452	9.90%	106,419	8.74%
Am. Indian & Alaskan	2,966	1.41%	7,369	1.47%	16,334	1.34%
Asian	14,129	6.71%	51,834	10.37%	145,378	11.93%
Hawaiian & Pacific Island	913	0.43%	2,802	0.56%	8,593	0.71%
Other	9,536	4.53%	22,025	4.41%	60,222	4.94%
U.S. Armed Forces	9,201		22,372		36,534	
Households						
2028 Projection	96,579		193,096		449,889	
2023 Estimate	96,700		194,886		456,301	
2010 Census	85,474		180,701		435,249	
Growth 2023 - 2028	-0.13%		-0.92%		-1.41%	
Growth 2010 - 2023	13.13%		7.85%		4.84%	
Owner Occupied	27,295	28.23%	63,450	32.56%	193,896	42.49%
Renter Occupied	69,405	71.77%	131,436	67.44%	262,405	57.51%
2023 Households by HH Income	96,699		194,885		456,301	
Income: <\$25,000	17,013	17.59%	33,953	17.42%	68,447	15.00%
Income: \$25,000 - \$50,000	15,476	16.00%	36,282	18.62%	78,601	17.23%
Income: \$50,000 - \$75,000	15,483	16.01%	31,844	16.34%	73,685	16.15%
Income: \$75,000 - \$100,000	11,956	12.36%	24,095	12.36%	60,299	13.21%
Income: \$100,000 - \$125,000	10,045	10.39%	20,593	10.57%	50,039	10.97%
Income: \$125,000 - \$150,000	7,134	7.38%	13,530	6.94%	36,306	7.96%
Income: \$150,000 - \$200,000	7,545	7.80%	14,445	7.41%	39,152	8.58%
Income: \$200,000+	12,047	12.46%	20,143	10.34%	49,772	10.91%
2023 Avg Household Income	\$103,249		\$96,790		\$102,278	
2023 Med Household Income	\$75,789		\$71,067		\$78,075	

CONTACT:

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LOCATION



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