

2326 INDIA ST.

LITTLE ITALY, CA 92101

FOR SALE

OWNER/USER OPPORTUNITY
DEVELOPMENT POTENTIAL



PRICE:
\$2,600,000

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

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



619.243.1244
www.stromcommercial.com

PROPERTY INFORMATION



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LITTLE ITALY
SAN DIEGO

TENANT INFORMATION

**Suite A - +/- 1,200 SF
office/retail/residential space
Vacant**

**Suite B - +/- 600 SF residential space
Vacant**

**Garage + Backyard - 1 car garage with
fenced yard able to accommodate 8-11
cars depending on configuration**

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

General Information:

Total Lot SF: 5,263 | Total Bldg SF: 1,828 | Parking: 8-11 Spaces
Price per SF (land): \$494 | APN#: 533-034-08-00 | Zoning: CCPD-MC

Building Summary

Originally constructed in 1932, the structure has seen a mix of residential and commercial tenants over the previous decades. Ownership has a preference to sell, while also considering both commercial and residential tenants in the interim. Property is primed for an owner/user with development potential now or in the future. CCPD-MC zoned for residential and commercial uses with 8-11 parking spaces, great signage, a garage, full (brand-new) HVAC, multiple restrooms, a new roof, and a full kitchen.

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.

FLOORPLAN

2326 INDIA ST



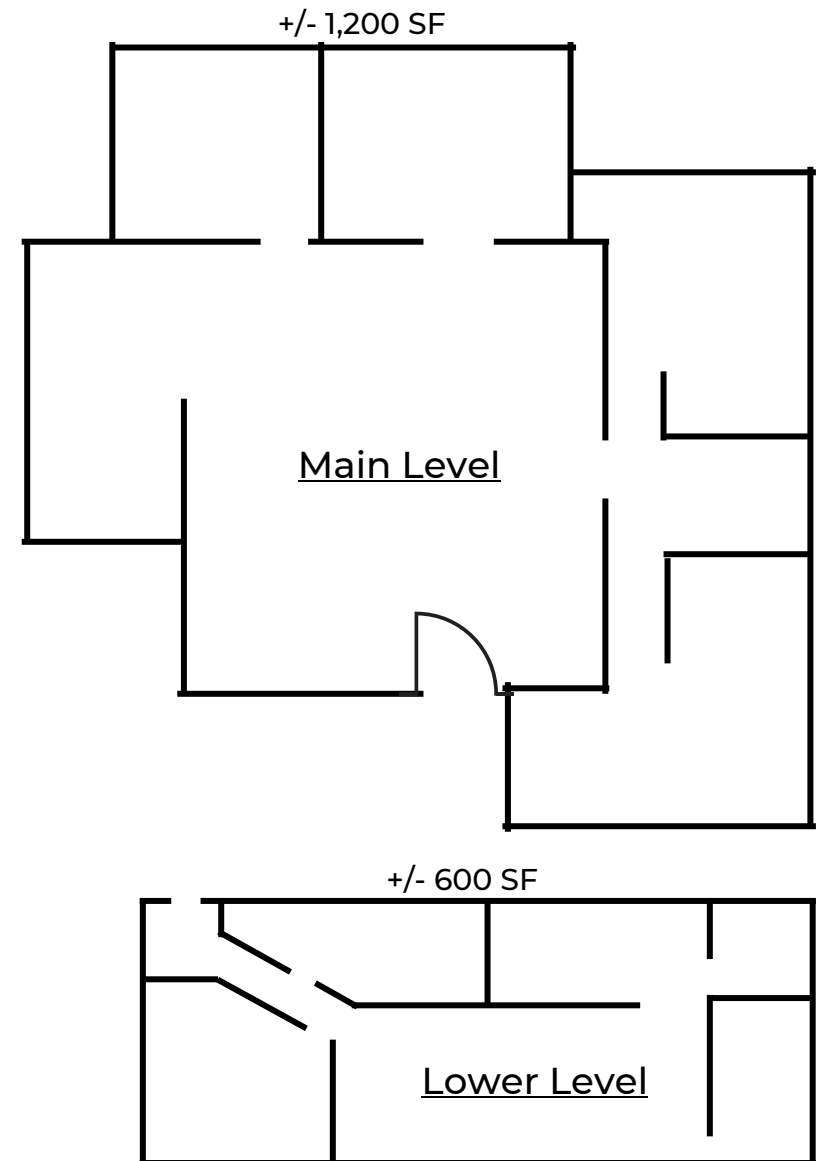
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Opportunity

The main level is $\pm 1,200$ SF with excellent street exposure and signage opportunities. The lower-level space is ± 600 SF. This can be one owner-user commercial tenant, or the potential for a full-building residency, or hybrid of the two.

In the rear of the property there is a garage with upgraded electricity and HVAC. There is secured space to park up to 11 vehicles.

The building features great architectural style in-line with Northern Little Italy.



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PROPERTY 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

CONTACT:

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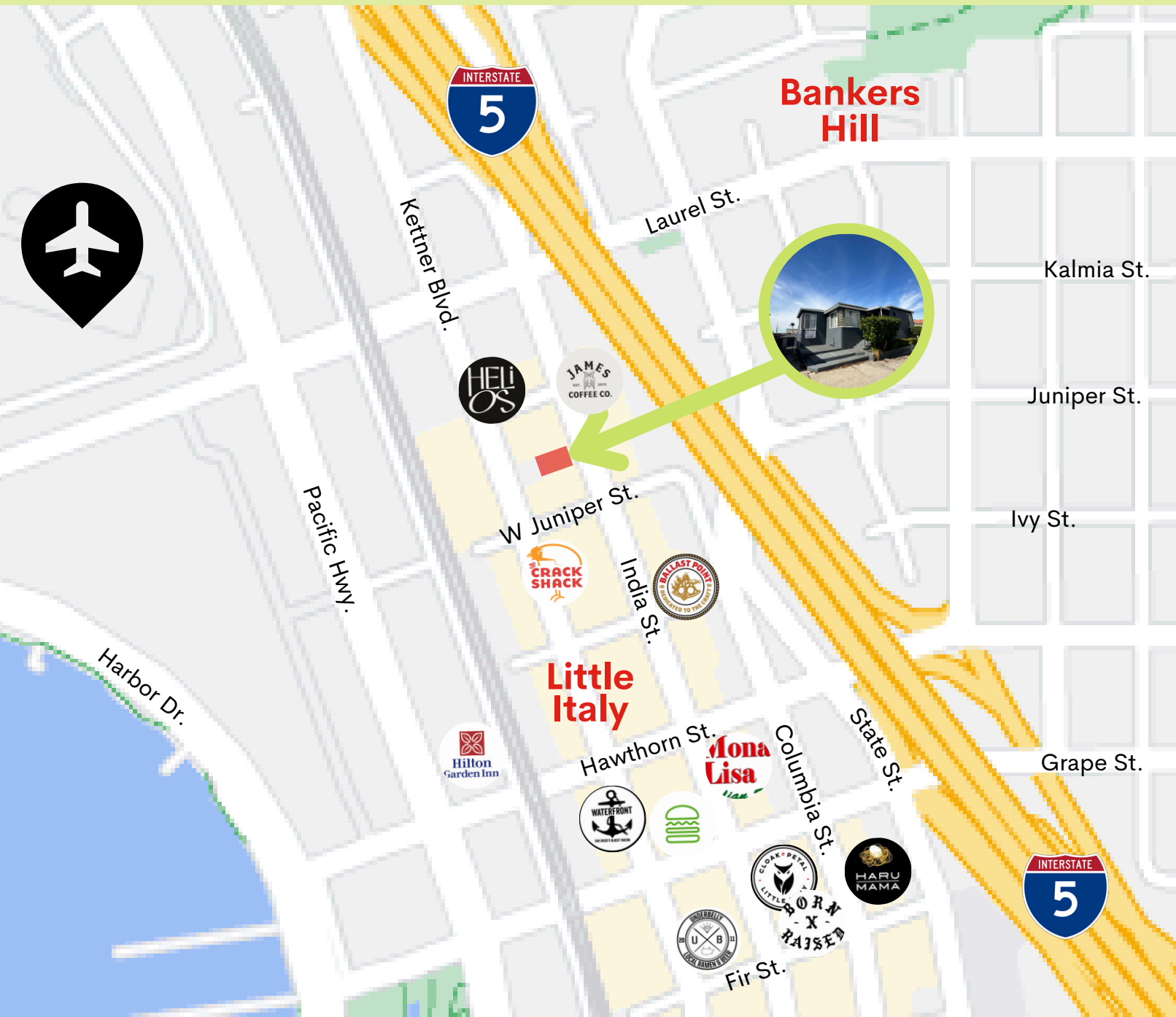
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LOCATION



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Amenity List

