

FOR SALE

\$1,995,000

**SIGNIFICANT
PRICE
REDUCTION**

731 9TH AVE

EAST VILLAGE CREATIVE OFFICE SPACE



OWNER/USER OR DEVELOPMENT OPPORTUNITY

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PROPERTY INFORMATION

LIVE/WORK UNITS OPPORTUNITY:

- HIGHEST & BEST USE:** Add 4 live/work lofts for 7 total units or Owner-User occupation for creative office or retail
- LAND USE DESIGNATION:** This district provides synergies between educational institutions and residential neighborhoods, or transition between the C District and residential neighborhoods. The ER district also encompasses Horton Plaza. A variety of uses are permitted in this district, including office, residential, hotel, research and development, educational, and medical facilities.
- EXISTING LEASE TERMS:** Mixed tenant-base can be found on following page
- OTHER DEVELOPMENT INCENTIVES:** Located adjacent to public transportation



**REDUCED PRICE:
\$1,995,000**



GENERAL INFORMATION:

Total Lot SF:	6,098 SF
Building SF:	8,751 SF
APN#:	533-196-13-00
Tenancy:	Multi-Tenant
Zoning:	CCPD-ER
FAR:	Unlimited

FINANCIAL SUMMARY

TENANT MIX: USE SUMMARY

RESIDENTIAL CONVERSION

UNIT	SIZE (SF)	USE	MONTHLY RENT	LEASE EXPIRATION
A (1)	900	Retail Live/Work	\$3,000	Hypothetical
B (2)	1,800	Retail Live/Work	\$5,000	Hypothetical
C (3)	900	Live/Work	\$2,400	Hypothetical
D (4)	900	Live/Work	\$2,400	Hypothetical
E	1,536	Clothing Company (Office)	\$3,000	February/2028
F	1,315	Live/Work	\$2,800	July/2026
G	1,400	Hair Salon	\$3,224	May/2027

AS-IS

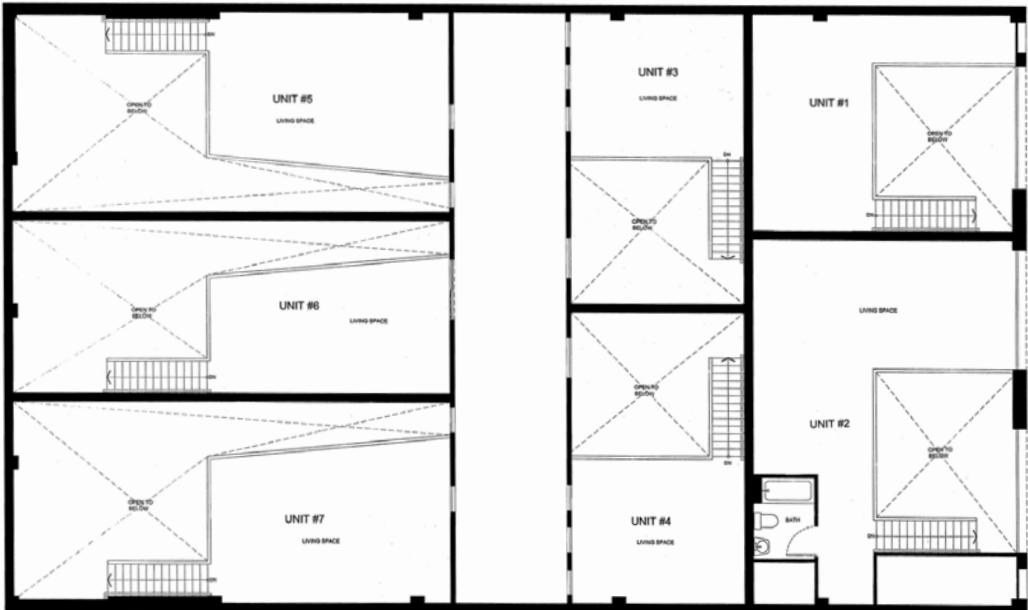
PRO-FORMA

PURCHASE PRICE	\$1,995,000
SUITE A CONVERSION	\$400,000
CAP RATE	7.11%
NOI	\$170,277

UNIT	SIZE (SF)	USE	MONTHLY RENT	LEASE EXPIRATION
A	4,500	Owners Unit (51.42% of Bldg.)	See Analysis	Available Now
E	1,536	Clothing Company (Office)	\$3,000	February/2028
F	1,315	Live/Work	\$2,800	July/2026
G	1,400	Hair Salon	\$3,224	May/2027

RESIDENTIAL FLOORPLANS

SECOND FLOOR



FIRST FLOOR



OWNER/USER SBA LOAN ANALYSIS

RENTABLE SF:	8,751
SALES PRICE:	**\$2,030,000**
DOWN PAYMENT %:	10%
DOWN PAYMENT \$:	\$199,500
LOAN AMOUNT:	\$1,830,500
INTEREST RATE:	6.9%
AMORTIZATION:	25 years
PAYMENT AMOUNT:	\$12,821.06

Purchase Price + Closing Costs

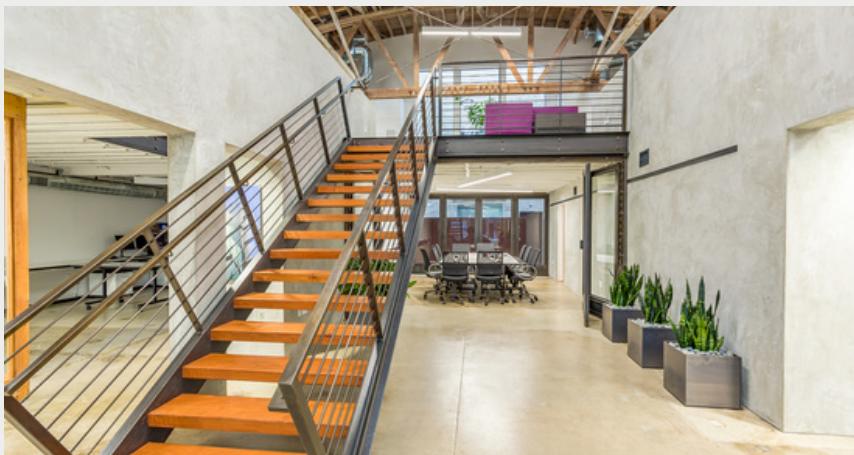
1. Assumes 90% LTV financing based at an average rate of 6.9%
2. Assumes a 39 year depreciation schedule – with the commercial building at 65% of sales price
3. Principal reduction is based on a 5 year average
4. Assumes applicable 35% effective tax rate (combined state and federal)

Note: Consult with your tax advisor. This scenario does not include operating expenses such as real estate taxes, maintenance, and insurance. *Cost PSF is calculated on a net basis*

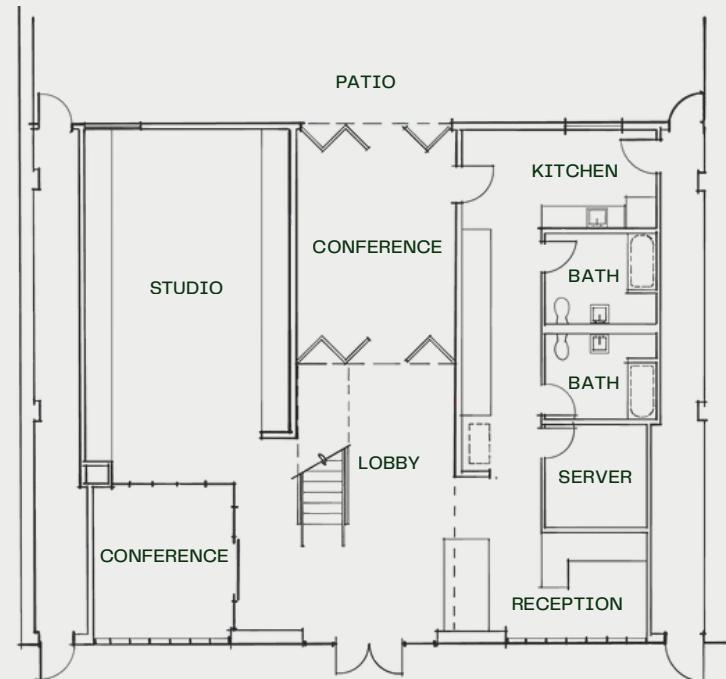
Strom Commercial makes no representations, recommendations or warranties as to the validity of this information or the impact of the sale. **Buyer should not rely on this information**

LOAN AMOUNT	\$1,830,500
ANNUAL DEBT SERVICE EXPENSE (1)	\$153,853
ANNUAL DEPRECIATION EXPENSE (2)	\$33,551
AVG. ANNUAL PRINCIPAL PAYDOWN	\$23,853
NET PRE-TAX EXPENSE	\$163,551
APPLICABLE ANNUAL TAX SAVINGS	\$57,243
EFFECTIVE ANNUAL CASH EXPENSE	\$106,308
EFFECTIVE MONTHLY EXPENSE (COST)	\$8,859
EFFECTIVE MONTHLY NET COST PSF	\$1.01

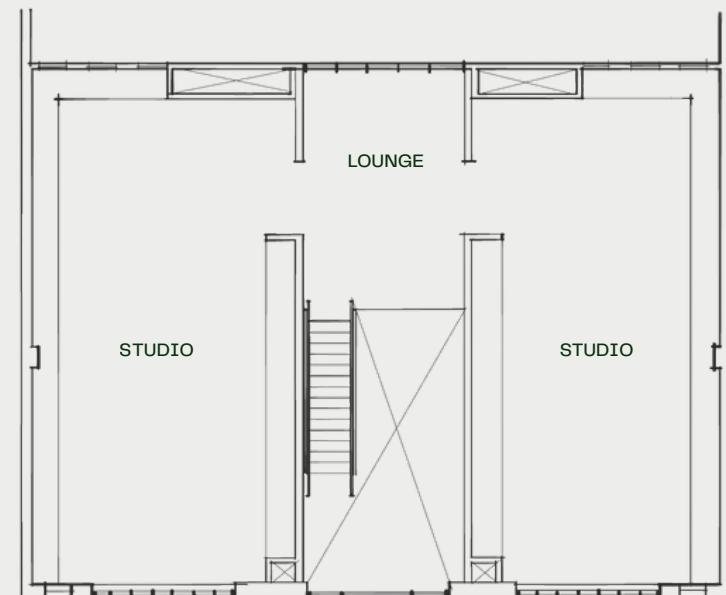
SUITE A - 4,500 SF AVAILABLE NOW



FIRST FLOOR



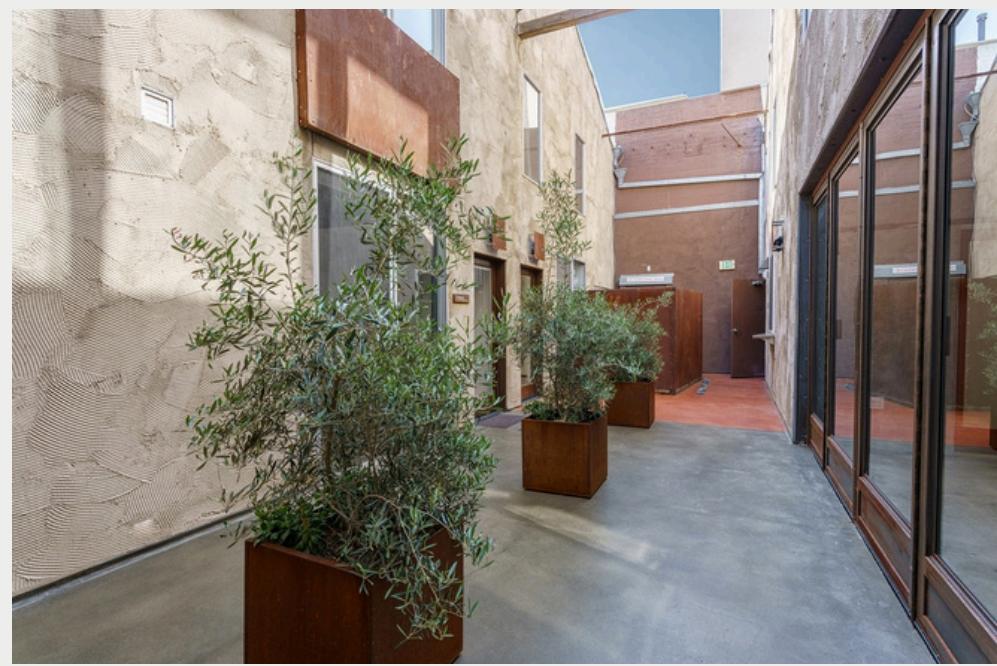
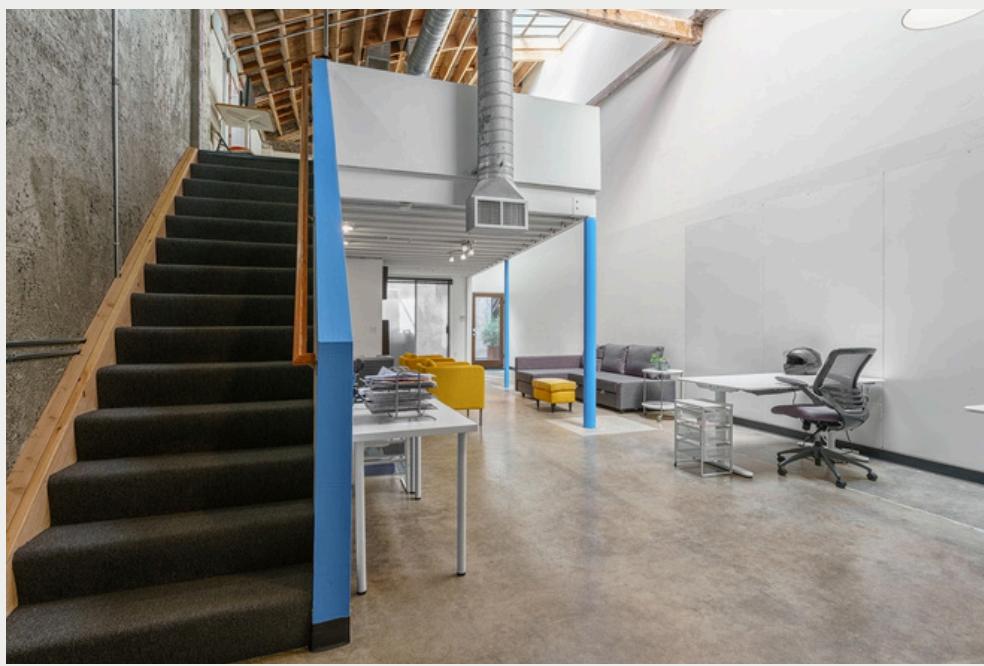
SECOND FLOOR



SUITE E - 1,536 SF

EXPIRES FEB/2028

\$3,000/MO (3% ANNUAL INCREASES)



SUITE F - 1,315 SF

EXPIRES JULY/2026

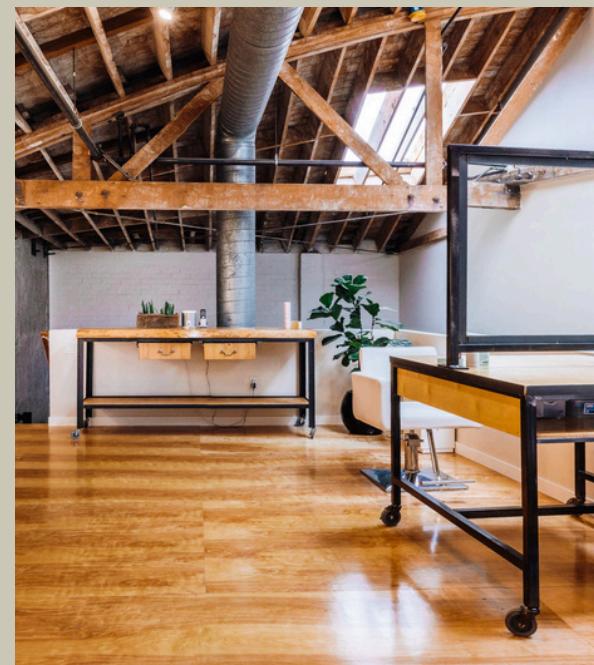
\$2,800/MO



SUITE G - 1,400 SF

MONTHLY THRU MAY/2027

\$3,130/MO (3% ANNUAL INCREASES)



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	52,750	203,921	501,037
2022 Estimate	51,238	201,900	498,282
2010 Census	40,553	181,328	460,489
Growth 2022 - 2027	2.95%	1.00%	0.55%
Growth 2010 - 2022	26.35%	11.35%	8.21%
2022 Population By Race			
White	38,198 74.55%	160,206 79.35%	364,104 73.07%
Black	5,487 10.71%	17,241 8.54%	50,712 10.18%
Am. Indian & Alaskan	744 1.45%	2,808 1.39%	7,347 1.47%
Asian	4,283 8.36%	12,412 6.15%	52,119 10.46%
Hawaiian & Pacific Island	202 0.39%	801 0.40%	2,901 0.58%
Other	2,324 4.54%	8,433 4.18%	21,100 4.23%
Population by Hispanic Origin			
Non-Hispanic Origin	35,000 68.31%	123,023 60.93%	279,520 56.10%
Hispanic Origin	16,239 31.69%	78,877 39.07%	218,762 43.90%
Households			
2027 Projection	27,166	85,420	188,530
2022 Estimate	26,343	84,459	187,335
2010 Census	20,672	75,571	172,816
Growth 2022 - 2027	3.12%	1.14%	0.64%
Growth 2010 - 2022	27.43%	11.76%	8.40%
2022 Households by HH Income			
<\$25,000	6,109 23.19%	14,893 17.63%	35,239 18.81%
\$25,000 - \$50,000	3,912 14.85%	14,449 17.11%	36,481 19.47%
\$50,000 - \$75,000	3,518 13.35%	12,576 14.89%	30,328 16.19%
\$75,000 - \$100,000	3,006 11.41%	10,862 12.86%	23,947 12.78%
\$100,000 - \$125,000	2,505 9.51%	8,391 9.94%	18,037 9.63%
\$125,000 - \$150,000	1,724 6.54%	6,133 7.26%	12,550 6.70%
\$150,000 - \$200,000	2,157 8.19%	7,145 8.46%	13,227 7.06%
\$200,000+	3,412 12.95%	10,009 11.85%	17,523 9.35%
2022 Avg Household Income			
	\$100,965	\$102,111	\$92,583
2022 Med Household Income			
	\$72,096	\$75,716	\$67,694

CONTACT

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DOWNTOWN SAN DIEGO AMENITY MAP



Four blocks from Petco Park,
Three minute walk to Gaslamp,
Nearby Transit, close proximity
to Freeway

WALK SCORE OF 99

WALKERS PARADISE
LOCATED IN EAST VILLAGE,
PARCEL IS SURROUNDED BY MULTI-
FAMILY, HOTELS, RESTAURANTS,
NIGHT CLUBS AND MUCH MORE