

2165
SAN DIEGO AVENUE
SAN DIEGO, CA 92110

FOR SALE
PRICE REDUCTION



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 INFINITY
INVESTMENT PROPERTIES

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PROPERTY HIGHLIGHTS

~~\$6,250,000~~

\$5,200,000

Sale Price

±9,230 SF

Building Size

± 0.60 AC

Lot Size

1972/2007

Year Built/Renovated

18-20 + Street Parking

Parking Spaces

**Office/Development/
Owner User**

Use

CC-3-4

Zoning

451-711-38-00

APN

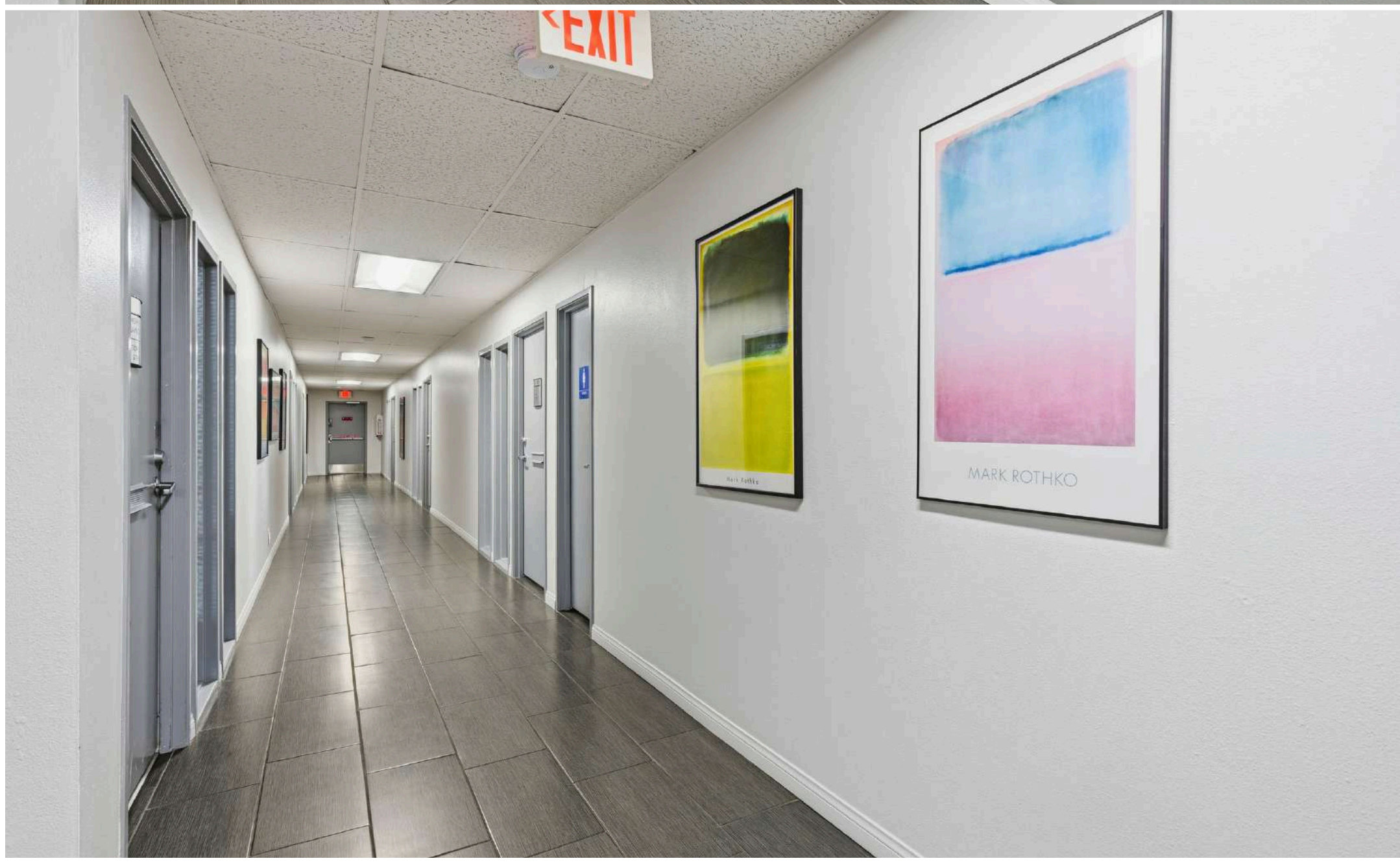
San Diego Ave



RENT ROLL



AVAILABLE UPON REQUEST



I-5 Visibility

Visibility matters, and this property offers something that is hard to find. Located directly above the I-5, the building and its signage are highly visible to the thousands of vehicles passing by each day. The steady flow of freeway traffic gives the business valuable daily exposure and a great opportunity to build brand awareness with people traveling throughout the area.

San Diego Ave

**183,000 - 189,000
VPD**



DEMOGRAPHICS

1 MILE

POPULATION
12,861

AVERAGE HH INCOME
\$140,111

HOUSEHOLDS
6,218

3 MILE

POPULATION
176,491

AVREAGE HH INCOME
\$112,310

HOUSEHOLDS
87,651



OLD TOWN SAN DIEGO

San Diego's cultural and historic heart

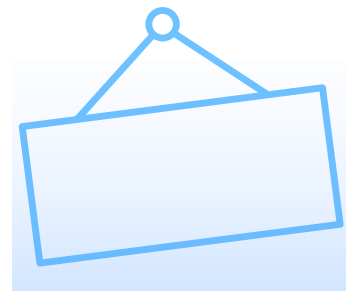
Old Town San Diego—widely recognized as the birthplace of California—blends rich history with a lively, walkable village atmosphere. Established in the early 1800s as the first permanent Spanish settlement on the West Coast, Old Town today is known for its preserved historic landmarks, vibrant cultural attractions, and steady stream of year-round visitors. The area's unique mix of museums, restaurants, specialty shops, and public transit access creates a dynamic environment that appeals to both tourists and locals alike. For investors, Old Town's consistent foot traffic, strong retail presence, and irreplaceable historical character present a compelling opportunity within one of San Diego's most visited and distinctive neighborhoods.



OLD TOWN IN FOCUS



Population Growth and Demographics: Old Town benefits from steady activity as one of San Diego's most visited historic districts, centrally located near Downtown, Mission Valley, and major job corridors. The area attracts residents and long-term tenants who value its walkability and transit access.



Rental Market Trends: The rental market in Old Town remains stable, supported by limited housing supply and consistent demand, with vacancy rates typically staying low.



Occupancy Rates: Multifamily properties in Old Town maintain strong occupancy, reflecting the area's desirability with limited housing and office supply.



Economic Indicators: San Diego's diverse economy—driven by tourism, healthcare, technology, and education—supports steady housing demand in Old Town.



Lifestyle and Amenities: Old Town offers a vibrant, walkable setting with restaurants, shops, museums, and exceptional trolley, bus, and freeway access.



NEARBY AMENITIES

Also Available For Sale

2165 San Diego Avenue

Hancock St

San Diego Ave

INTERSTATE CALIFORNIA 5

Amenity	Number
OLD TOWN ACADEMY	#1
Chevron	#2
Mobil Mart	#3
Lucha Libre	#4
BURGER DECK	#5
SHAKESPEARE PUB SAN DIEGO, CA	#6
JULEP VENUE	#7
Hertz	#8
Alamo	#9
The City of SAN DIEGO	#10
A-1 Self Storage	#11
VERTICAL HOLD	#12
StorQuest SELF STORAGE	#13
UNITED STATES POSTAL SERVICE	#14
SAN DIEGO INTERNATIONAL AIRPORT	#15

2165 San Diego Avenue

Hancock St

An aerial photograph of a multi-lane road, identified by a large, white, stylized text overlay as 'San Diego Ave'. The text is oriented diagonally across the frame. The road surface is light-colored with dark lane markings. A blue truck is visible on the right side of the road. The surrounding area includes sidewalks, some greenery, and utility poles.



#1



#3



#5

#6

#7



£10





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