1784 San Diego Ave
and adjacent lot
CA 92110

DEVELOPMENT OPPORTUNITY

What will you create?

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FOR SALE - The Chapman Building plus adjacent lot

At the start of San Diego Avenue and near Old Town.

Property Highlights

Improvements Two story building +/- 3480 SF
Parcel Number 451-726-06 Site 3096
451-726-07 Site 3826
Zoning CC-3-4
Community Plan Uptown
Sub-Market Five Points, Old Town, Middle Town, Mission Hills, Little Italy, San Diego International Airport.
Previous Use Office, warehouse, service/part sales for appliances service
Condition Good/not a modern facility.
Electrical Service 120/240
Parking 5 parking spaces total
3 parking spaces in front of building
2 tandem spaces in gated driveway
Adjacent lot - Gated up to +/- 10 cars
Price $2,500,000
Location of the Chapman Building

Immediate proximity to San Diego International Airport, Old Town, Mission Hills, Little Italy, and convenient freeway access to I-5, I-8 and Hwy 163. Less than 20 minutes to Mexico Border.
FIVE POINTS
Located at the base of Washington Street and San Diego Avenue with a prominent property signage visible from highway

Single Two-Story Building:
- Front entrance with lobby.
- 1st floor large open space plus offices with a roll-up door to open work area.
- Second floor two separate working areas. Light Bright working area/office area facing west, service kitchen, and full bathroom.
- Five parking spaces on site.
- Small lot next door also available for sale.
  (Additional storage or Parking 10 +/- more parking spaces)
First Floor Highlights

- Approximately 1740 SF
- Natural light throughout
- Separate front Lobby
- First floor is above street level
- Two offices, plus open office area and large open work area
- 2 bathrooms
- Roll-up door on side entrance-ground level 8’ height opening
- Interior rooms 9’ Open exposed ceilings/duct work
- Cement floors
- Dual pane windows
- Heat/AC
Second Floor Highlights

- Views to the west and towards downtown
- Approximately 1740 SF
- Natural light through-out
- Large private office/work area with western views towards downtown
- Open work area
- Full bathroom with/shower
- 8' Ceilings w/insulation
- Service kitchen
- Large Storage Room
- Heat/AC
Traffic Count Nearby

- Traffic Count: 6,000 Vehicles
  - Traffic Type: Daily Traffic
  - Traffic Year: 2013
  - Nearest Cross Street: Noell St, 0.02 mi, NW

- Traffic Count: 13,700 Vehicles
  - Traffic Type: Daily Traffic
  - Traffic Year: 2013
  - Nearest Cross Street: McKee St, 0.03 mi, NW

- Traffic Count: 200,000 Vehicles
  - Traffic Type: Annual Daily Traffic
  - Traffic Year: 2018
  - Nearest Cross Street: W Washington St, 0.03 mi, NW
Demographic Summary

Key Facts
- Population: 15,678
- Median Age: 39.9
- Median Disposable Income: $91,017

Education
- No High School Diploma: 2%
- High School Graduate: 11%
- Some College: 23%
- Bachelor's/Grad/Prof Degree: 64%

Employment
- White Collar: 84%
- Blue Collar: 8%
- Services: 11%
- Unemployment Rate: 2.7%

Income
- Median Household Income: $111,112
- Per Capita Income: $68,944
- Median Net Worth: $184,497

Annual Household Spending
- Apparel & Services: $3,701
- Computers & Hardware: $305
- Eating Out: $6,736
- Groceries: $9,148
- Health Care: $9,460

Business
- Total Businesses: 1,346
- Total Employees: 18,917

Source: Esri, Esri-Data Axle, Esri-U.S. BLS, Esri-MRI-Simmons. The vintage of the data is 2022, 2027.

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Business exposure is assured with the building clearly visible from North bound highway I5.

Only short minutes away from popular locations like Little Italy in one direction and Old Town the other way.

This lot is not far from the airport and many of its ancillary businesses, as well as some of Metro San Diego’s most desirable neighborhoods (e.g. Mission Hills, Hillcrest, Downtown).

The location as well as the property’s other features (e.g. lot size, zoning) make for a unique entrepreneurial opportunity to create a value-added real estate development.
The Neighborhood

Till the ‘20 and ‘30 the commercial heart of the area was more or less where today Washington meets I-5. At the time, the neighborhood was called Five Points because of five intersecting roads. Because of the highway construction these roads have either been renamed or do not even exist anymore. Today, the area is officially part of Uptown, which includes the neighborhoods of Bankers Hill/Park West, Five Points/Middletown, Mission Hills, the Medical Complex, Hillcrest, and University Heights.
1ST LEVEL

NOTES:
1. ALL EXTERIOR WALLS HAVE R-13 INSULATION
2. ROOF HAS R-19 INSULATION
3. NO PART OF THIS BUILDING WILL BE RENTED, SOLD OR OTHERWISE USED AS HABITABLE SPACE
4. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH
5. EXIT SIGNS SHALL BE LOCATED TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL (1003.2.9.2)

- Illuminated Exit Sign
2ND LEVEL

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NEW METAL STUD WALL

EXISTING WALL