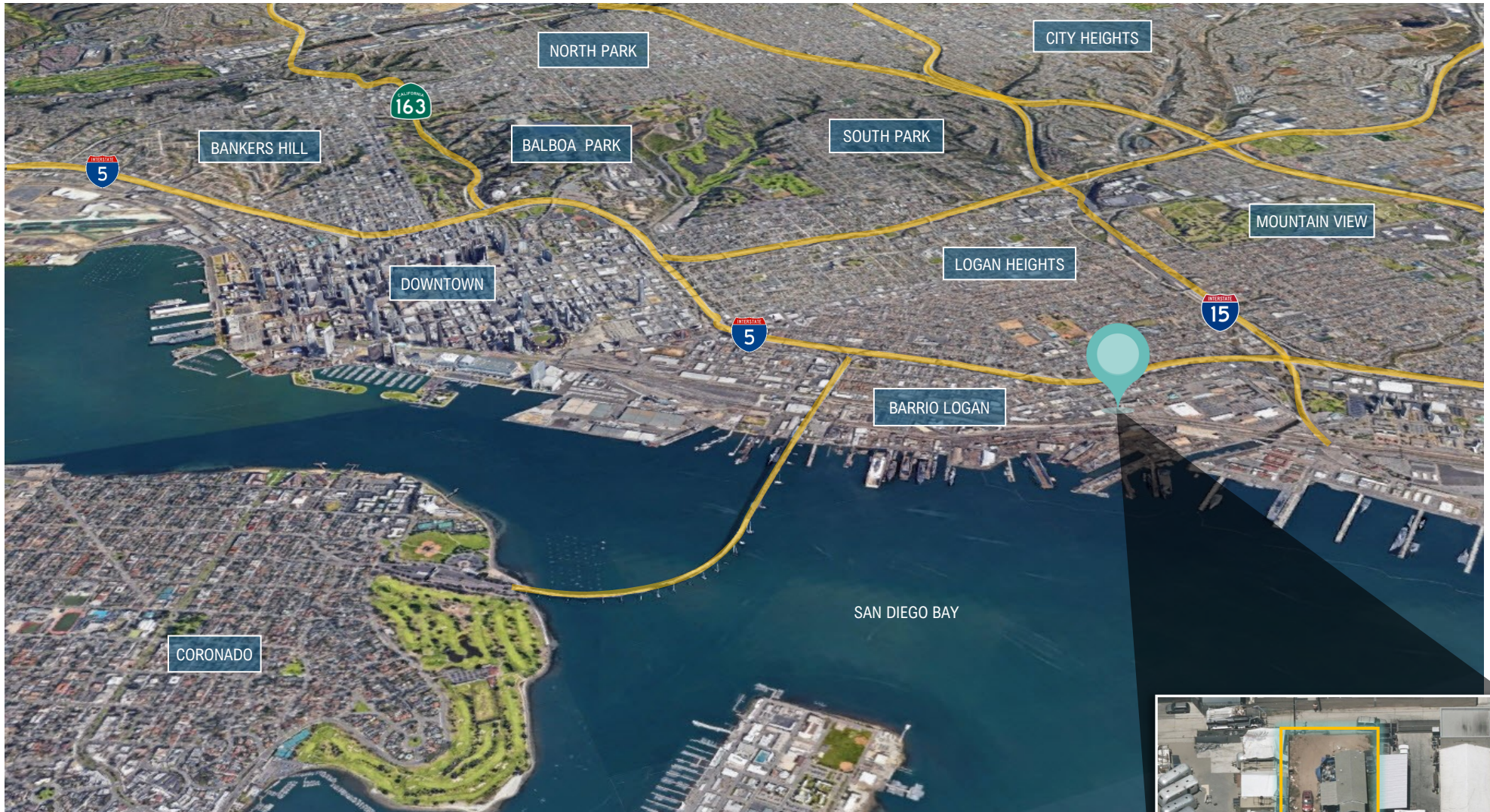


# 2740 & 2742 MAIN STREET

BARRIO LOGAN | SAN DIEGO

FOR SALE - DEVELOPMENT PROPERTY / OWNER-USER / INVESTMENT



**MARTIN F. ALFARO**  
Associate Vice President  
Direct (858) 598-2890  
Martin@PacificCoastCommercial.com  
Lic. 01230078

**PACIFIC COAST COMMERCIAL**  
Office (619) 469-3600  
10721 Trenea Street, Suite 200, San Diego, CA 92131  
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.





# property features

2740 & 2742 MAIN STREET, SAN DIEGO, CA 92113

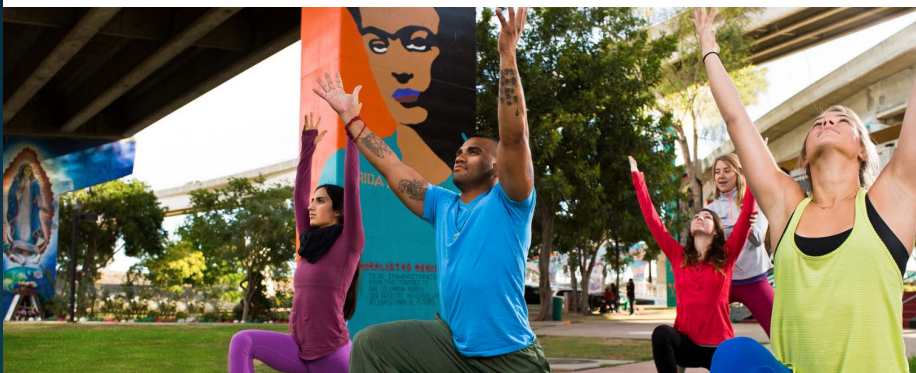
- located in the up-and-coming barrio logan district
- 5 minute drive to downtown san diego business district, petco park and the san diego convention center
- ± 7,150 sq. ft. lot with two small residential fixers with alley access
- a one bedroom property and two bedroom property on separate parcel numbers
- walking distance to ship yards
- incredible freeway access right off interstate 5 with easy access to interstate 15, 805 and highway 94
- zoned BLPD-SUBD-B, barrio logan planning subdistrict-b and non-residential users fall under HP-1-1
- potential office and yard for contractor
- APN's 538-821-22 & 538-821-21
- asking price \$900,000





# Barrio Logan

## *A Hidden Hub for Art*



### Massive Murals and Public Art Around Every Corner

Barrio Logan's transformation into an art-centric neighborhood began as far back as the 1960s. When the construction of the Coronado Bridge encroached on a local park, Barrio Logan residents re-claimed the park by painting enormous, colorful murals on the bridge's pillars. The murals depict the life and struggles of San Diego's Mexican community. Today, this art-filled park is known as Chicano Park, and it houses the largest collection of Chicano murals in the world.

### From Warehouse to Art Gallery

In recent years, formerly vacant warehouses have turned over into funky and creative spaces for art exhibitions, music performances, and much more.

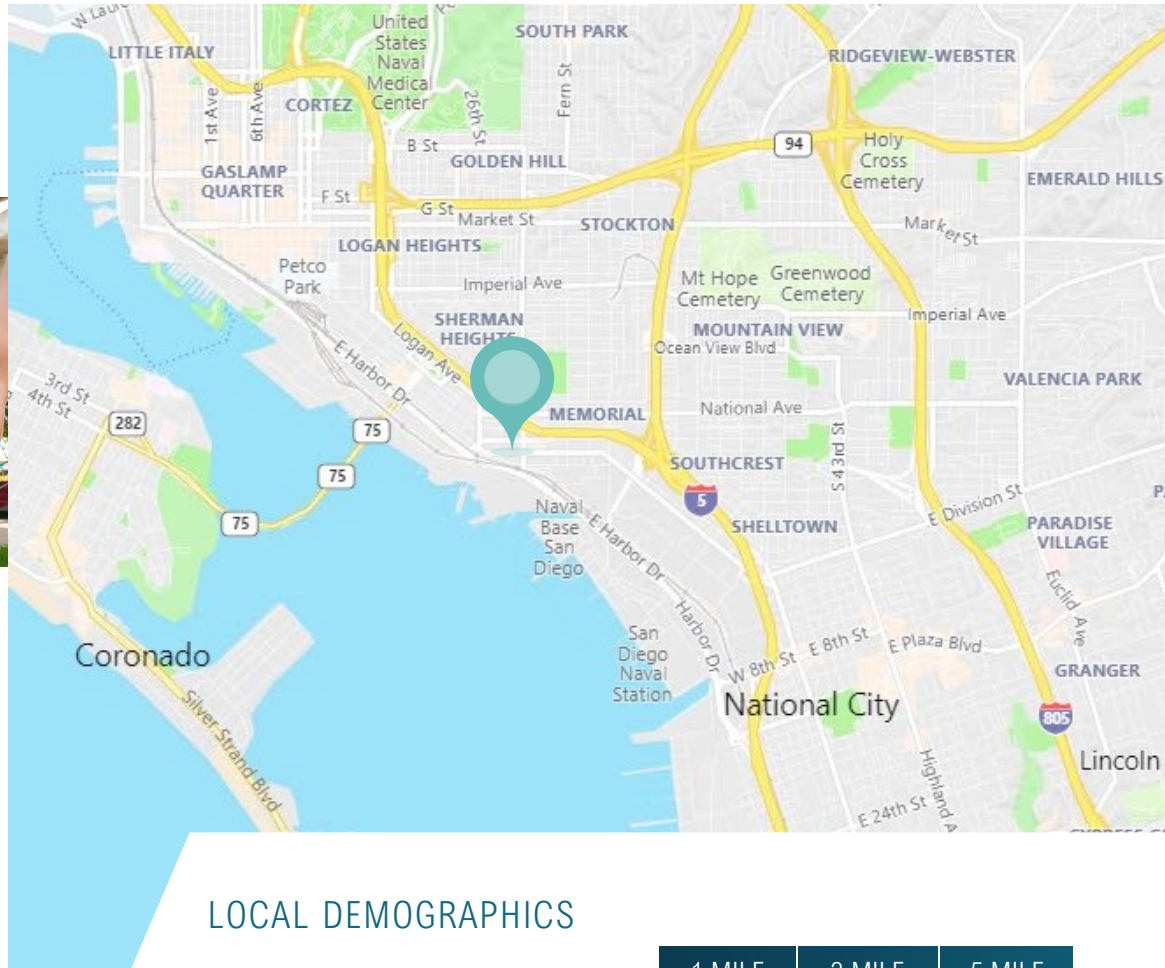
### Authentic Culinary Delights

If the culinary arts are more your speed, Barrio Logan has a lot to offer diners as well. Las Quatros Milpas has been a local favorite for years, serving up some of the most authentic homestyle Mexican food you can find north of the border. And, of course, Barrio Logan features venues that serve another of San Diego's most popular brews: craft beer.

### California Cultural District Designation

Based on its richly vibrant and authentic concentrations of art, culture and creativity, Barrio Logan has been designated as one of 14 California Cultural Districts, which showcase some of the unique artistic identities that drive California's culture. The districts help promote authentic grassroots arts and cultural opportunities, increasing the visibility of local artists and community participation in local arts and culture. Balboa Park and Oceanside are also official California Cultural Districts.

With new galleries, breweries, restaurants and more popping up every day in Barrio Logan, it won't be long before San Diego's best kept secret neighborhood is known world-wide as a destination for art lovers and cultural explorers alike. [\(Read More\)](#)



## LOCAL DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population (2019)	26,767	202,212	484,068
Projected Population (2024)	27,413	208,801	495,323
Projected Pop. Growth (2019-2024)	2.41%	3.26%	2.33%
Total Daytime Employment	56,066	172,572	276,367
Total Households	5,035	71,308	172,672
Avg. Household Size	3.90	2.50	2.60
Avg. Household Income	\$42,107	\$78,713	\$75,303



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