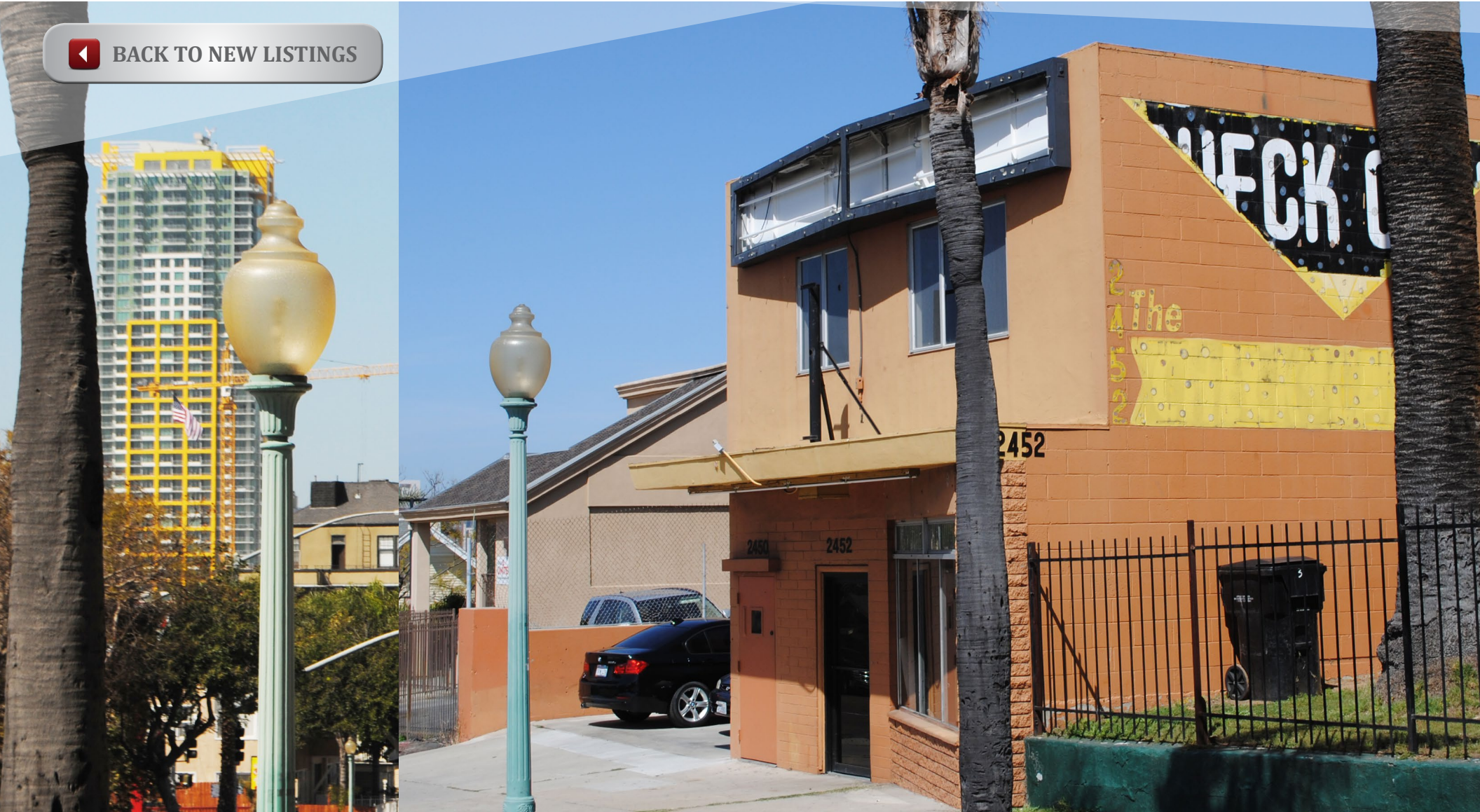


SHERMAN HEIGHTS MIXED USE FOR SALE

2450 -2452 MARKET STREET, SAN DIEGO, CA 92102

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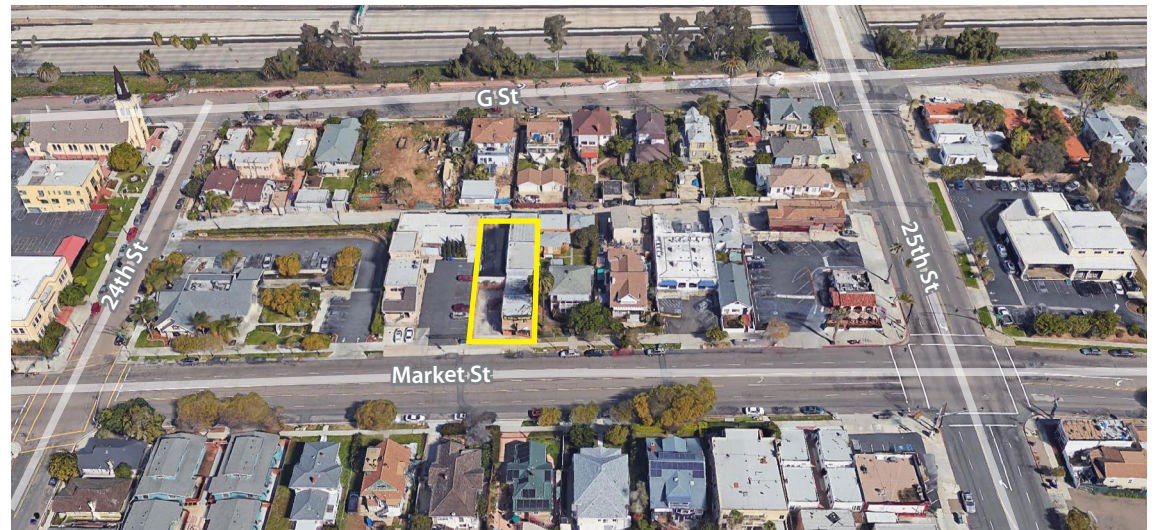
PROPERTY INFO

Size	4,709 SF
Lot Size	6,995 SF
Zoning	City of San Diego CC 3-4
Pricing	\$1,200,000

OFFERING

Rare opportunity to invest and/or occupy in a two building mixed use property located less than ½ miles from San Diego's future Marker's Quarter and East Village communities. The property contains a total of 4,709 Square Feet of retail, office, warehouse, and residential space. The front building contains appx. 1,100 square feet of ground floor retail space, along with an upstairs studio apartment unit. The back building includes a mix of warehouse and office space, with an outdoor courtyard that can be used for parking or as outdoor space.

The rear building is currently occupied by City of Refuge, which is a local non-profit company. Income generated from the City of Refuge is currently below market at \$1,800 per month. Zoning is CC-3-4, per City of San Diego



Alex Weiss (760) 448-2452
aweiss@lee-associates.com
CalBRE #01893865

Greg Pieratt (760) 929-7837
gpieratt@lee-associates.com
CalBRE #01438576

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POPULATION

1 Mile	3 Miles	5 Miles
48,324	234,223	533,642



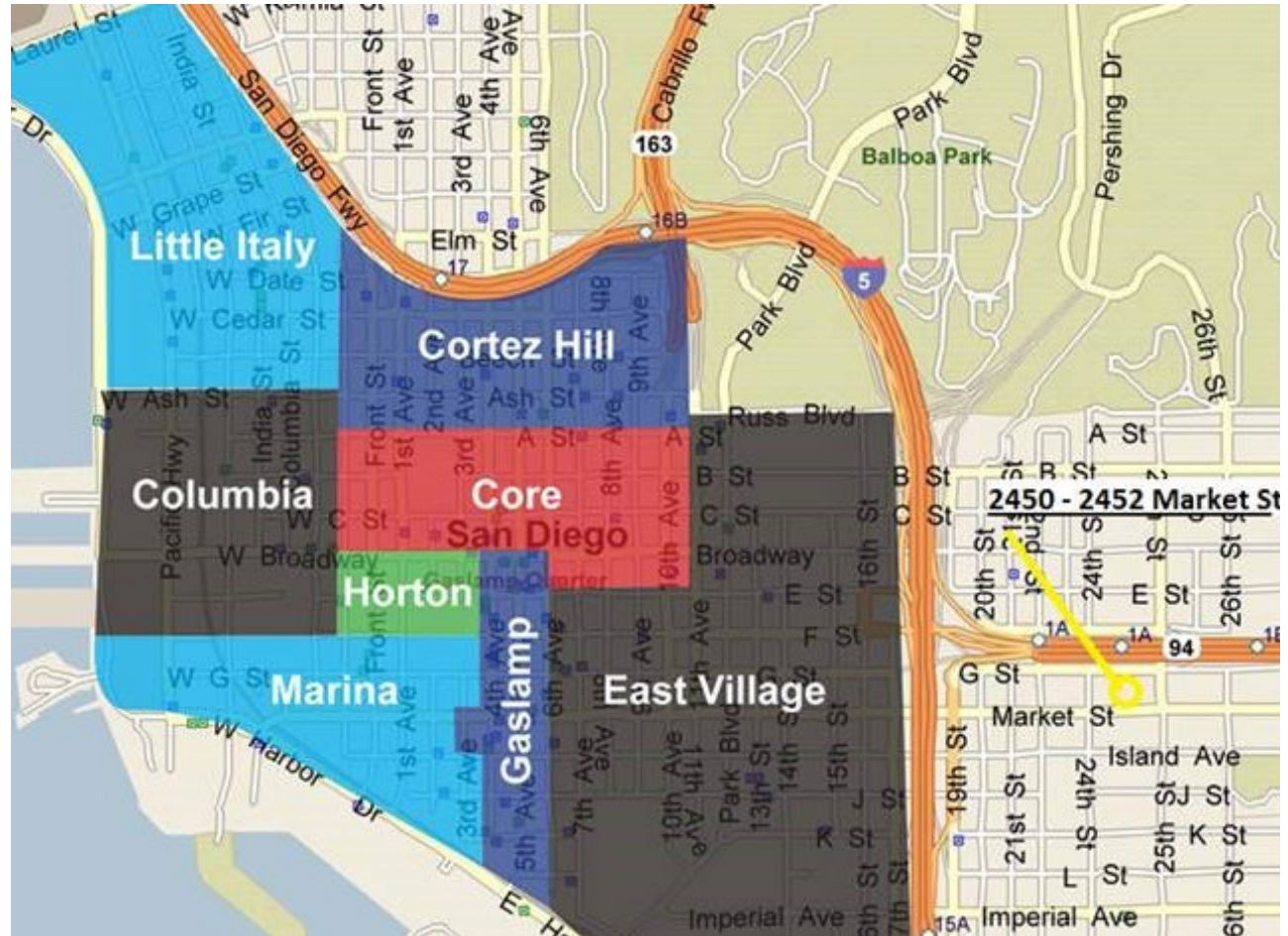
AVERAGE HH INCOME

1 Mile:	\$59,611
3 Miles:	\$77,927
5 Miles:	\$72,814



DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
20,707	191,172	337,078

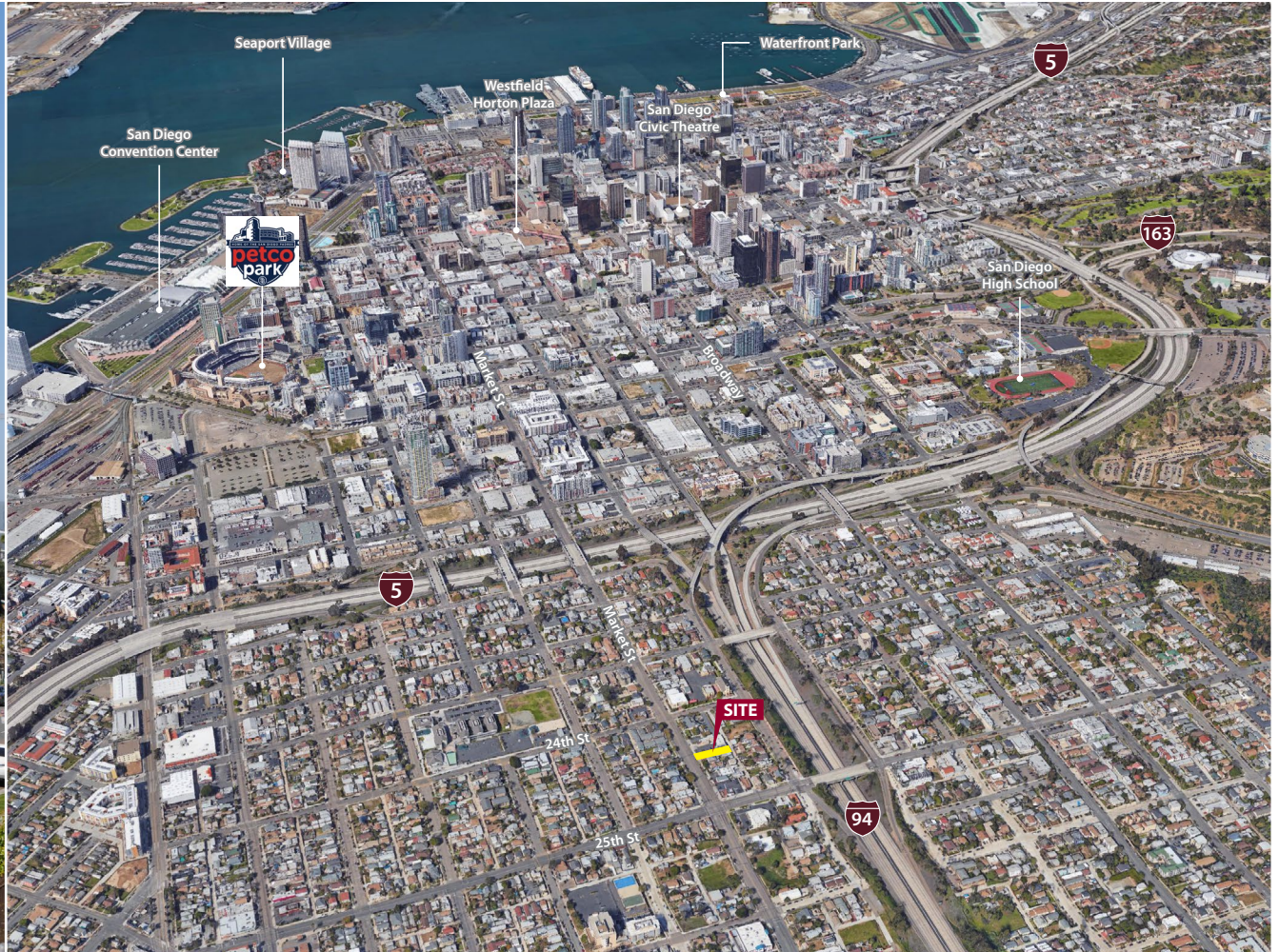


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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Alex Weiss (760) 448-2452
aweiss@lee-associates.com
CalBRE #01893865

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