

FULLY BUILT OUT RESTUARANT IN THE HEART OF
OLD TOWN SAN DIEGO



FOR SALE OR LEASE

2836 JUAN STREET

SAN DIEGO, CA 92110

CBRE

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AFFILIATED BUSINESS DISCLOSURE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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EXECUTIVE SUMMARY

OFFERING PRICE	\$2,400,000
SIZE	± 3,744 SF BUILDING ± 18,157 SF LOT ON 3 PARCELS
OWNERSHIP TYPE	FEE SIMPLE
PARKING SPACES	37 OFF-STREET PARKING SPACES
ZONING	OTCC-2-2: COMMERCIAL EMPLOYMENT, RETAIL AND SERVICES - COMMUNITY COMMERCIAL, RESIDENTIAL PERMITTED.
PARCEL'S	442-490-06-00 442-490-07-00 442-490-08-00



Located in the heart of Old Town San Diego, across the street from the newly developed San Diego State Historic Park.



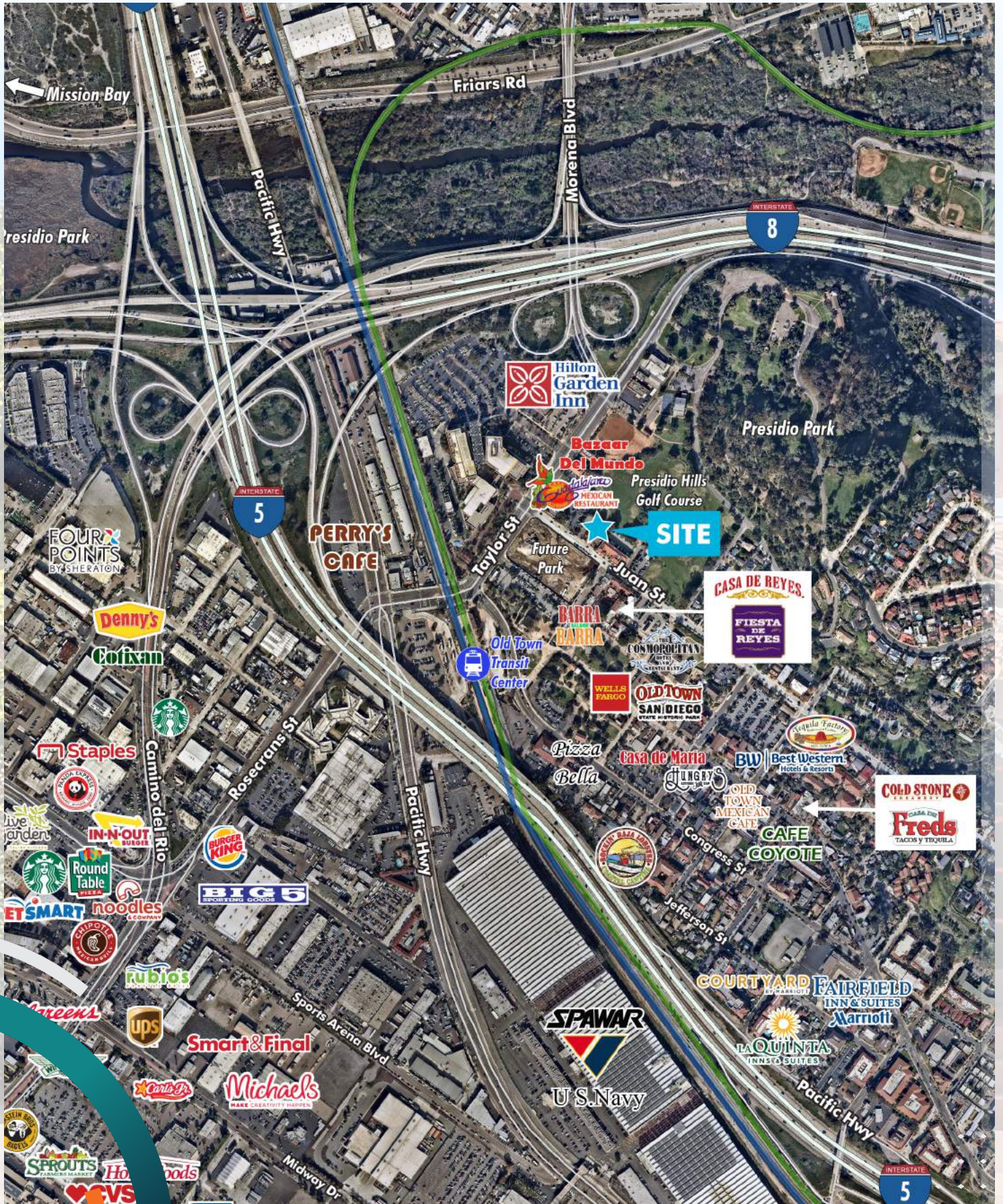
OLD TOWN is the historic heart of San Diego. Created in 1769, Old Town San Diego was California's first settlement with only a mission and a fort. Old Town now features several historic parks, dozens of restaurants, 100+ specialty shops and approximately 6 million visitors per year.



Tremendous visibility in the heart of Old Town. The site offers off-street parking in the parking constrained trade area.



RETAIL MAP



PARCEL MAP



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MM 40 - OLD SAN DIEGO
ROS 11357

DOWNTOWN SAN DIEGO

OLD TOWN SAN
DIEGO HISTORICAL

PRESIDIO HILLS
GOLF COURSE

2836 JUAN
STREET



OLD TOWN SAN DIEGO



6M
Annual Visitors



250 Acres
Size



52+
Restaurants



100+
Specialty Shops



256,596
Population in a 5
Mile Radius

OLD TOWN SAN DIEGO
PARK

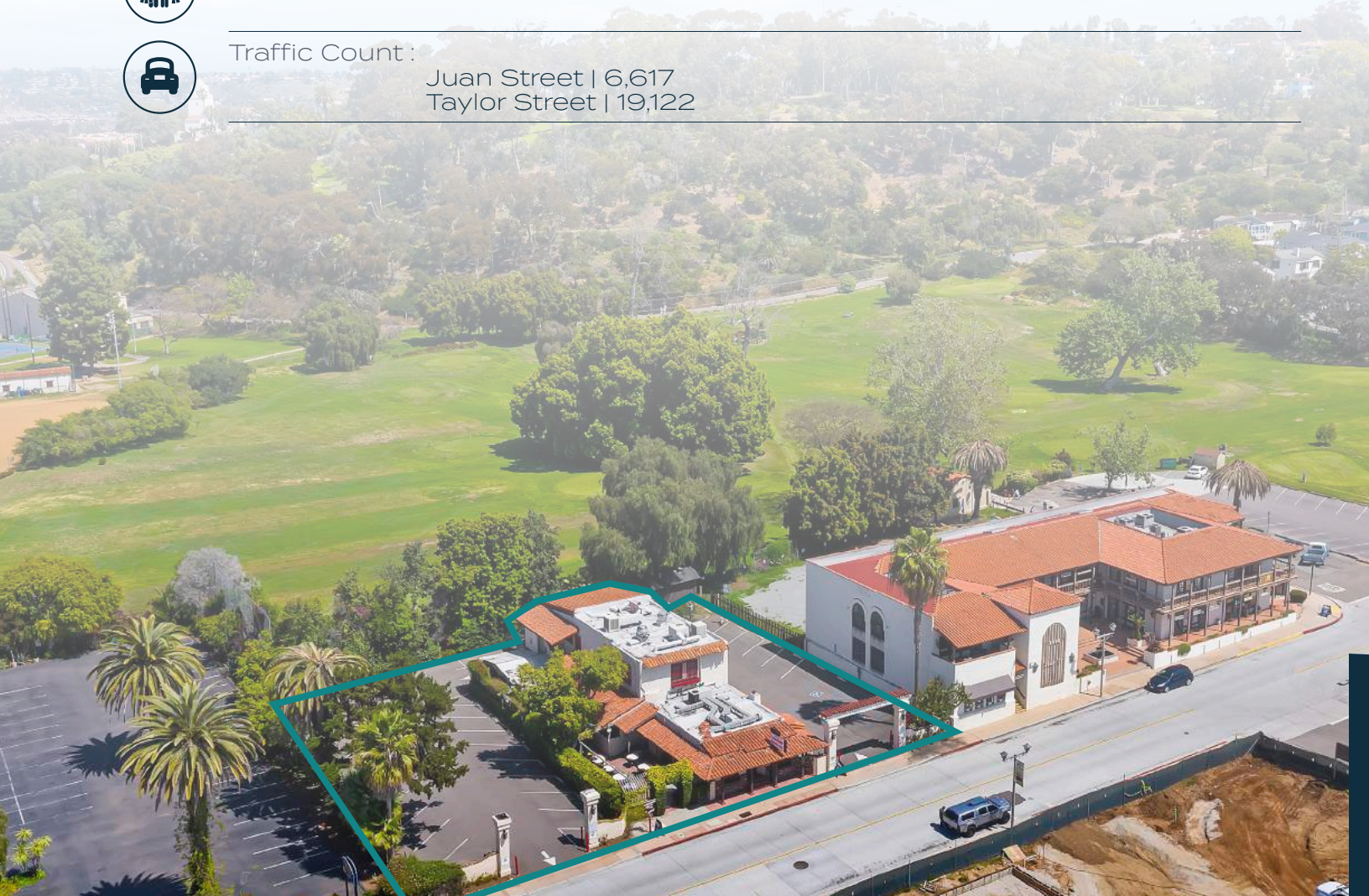


NEW OLD TOWN PARK



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Household Income	\$114,437	\$106,244	\$101,430
 Household Units	4,241	22,768	53,526
 Average Household Value	\$1,136,946	\$802,581	\$805,557
 Population	9,413	140,668	436,596
 Income	\$74,403	\$100,927	\$108,074
 Place of Work (Employees/Business)	32,228	143,629	342,351
 Daytime Population	44,528	215,837	528,611
 Traffic Count :	Juan Street 6,617 Taylor Street 19,122		



2836 JUAN STEET



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SAN DIEGO, CA 92110

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