

For Sale/Lease: 1,650 SF Owner-User Retail/Office with Resi Duplex Income & 2,000 SF Contractor Yard



754 10th Street & 760-62 10th Street , Imperial Beach, CA 91932

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754 10th Street & 760-62 10th St



PROPERTY ADDRESS

754 10th Street
760-62 10th Street
Imperial Beach, CA 91932



AVAILABILITY

± 1,650 SF Available
Retail Space w/ ± 2,000 SF
of Secured Outdoor Storage



PROPERTY SIZE

± 2,468 SF Property
On a ± 8,827 SF Lot Size



LIST PRICE

Contact Agents for
Sale & Lease Details

SITE MAP



ZONING
C/MU-1

General Commercial and Mixed-Use

PROPERTY IS MIXED USE: TWO PARCELS

PROPERTY DETAILS

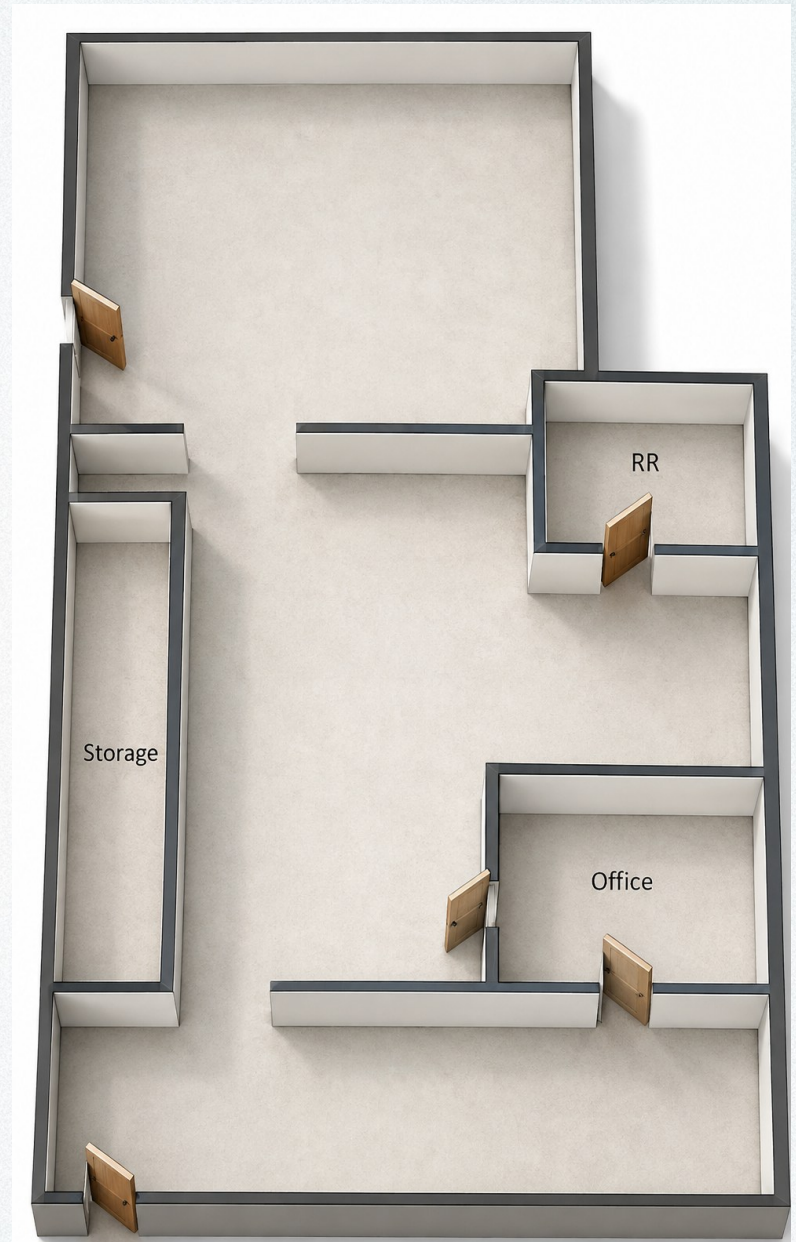
Address	754 10TH ST, Imperial	760-62 10TH ST, Imperial
Available SF	1,468 SF	1,000 SF
Type	Retail	Resi Duplex
Lot SF / AC	3,611 SF / 0.08 AC	5,216 SF / 0.12 AC
APN	626-282-15-00	626-282-14-00

COMBINED TWO-PARCEL

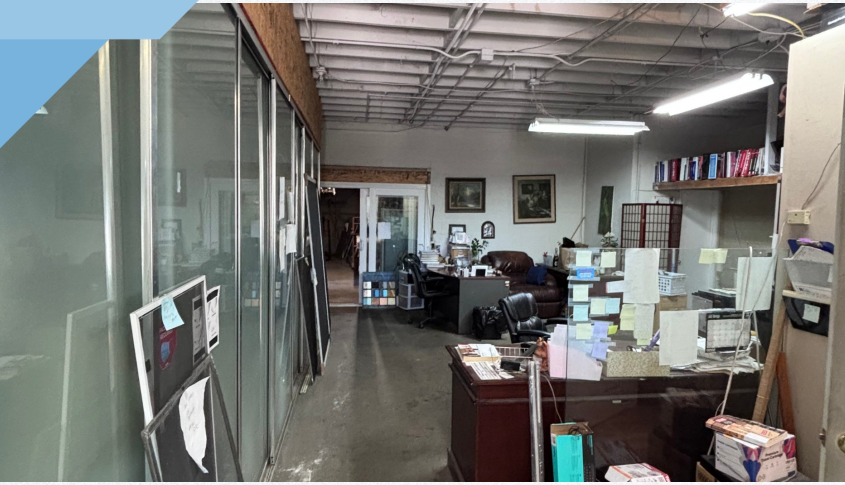
2,468 SF	8,827 SF	2 PARCEL	0.20 AC
TOTAL BUILDING	TOTAL LAND AREA	RETAIL +	COMBINED LAND

Prime Retail/Office Space Available

- **±1,650 SF of office/retail space** with a functional, flexible layout
- Well-suited for showroom, office, retail, or service-oriented users
- **±2,000 SF of fenced outdoor yard/storage area**
- Covered exterior storage for equipment, materials, or inventory
- Flexible indoor/outdoor configuration for a variety of business operations
- **Excellent street visibility** with convenient customer access
- Opportunity for prominent exterior signage in a high-visibility Imperial Beach location
- **Best Use:** Contractors, auto-related, landscaping, plumbers, glass shop, or general retail



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Property Square Footage 1,650 sf

 Own	
Purchase Price	\$1,395,000
Improvements	\$0
Other	\$0
Total Project Cost	\$1,395,000
Total Price per Sq. Ft.	\$845.45 PSF

Start-Up Costs

Cash Down Payment	10%	\$139,500
Estimated Bank Fees	0.50%	\$3,488
Estimated Appraisal & Environmental		\$6,000
Estimated Escrow & Title		\$1,800
Other Fees		\$0
Total Cash Required		\$150,788

Monthly Costs

Mortgage Payment (monthly)	\$5.03	\$8,306
Taxes	\$0.00	\$1,302
Insurance	\$0.15	\$250
Other Expenses	\$0.00	\$0
Other Expenses	\$0.00	\$0
Total Monthly Payment		\$9,858

Total Adjusted Monthly Costs

Total Monthly Payment	\$0.00	\$9,858
Less Depreciation	(\$1.45)	-\$2,385
Less Resi Duplex Income	\$3,000.00	-\$3,000

\$4,473.31**\$2.71 PSF****Forecasted Ownership Benefits**

Monthly Mortgage Payment in 10 years	\$8,306
Cash Savings After 10 Years	-\$21,041
Equity After 10 Years	\$698,098

Assumptions: Depreciation est. at 80% allocation of purchase price.

Equity assumes 2% annual building appreciation

 Lease	
Monthly Lease Rate	\$3,800
Rented Sq. Ft.	1,650 sf
Lease Rate per Sq. Ft. (Base only)	\$2.30 PSF

Start-Up Costs

Prepaid Lease	1 Months Rent	\$3,800
Security Deposit		\$3,800

Total Cash Required	\$7,600
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Monthly Costs

Lease Payment	\$2.30	\$3,800
NNN	\$0.60	\$990

Total Monthly Payment	\$2.90 PSF	\$4,790
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Total Adjusted Monthly Costs

Total Monthly Payment	\$2.90	\$4,790
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\$4,790.00**\$2.90 PSF****Forecasted Cost of Continuing to Lease**

Monthly Lease Payment in 10 years	\$6,250
Cash Savings After 10 Years	\$0
Equity in 10 Years	\$0

Assumes annual lease rate increase of 3%

90% Financing Example

Financing Package	%	Loan Size	Term	Amortization	Rate	Monthly Pymt
Bank 1st Mortgage	50%	\$697,500	10 Yrs	25 Years	6.25%	\$ 4,601
SBA 504 2nd Mortgage	40%	\$575,000	25 Yrs	25 Years	6.00%	\$ 3,705

*Includes financed SBA fee of \$17,000

• SBA Fee is estimated at 1.15% plus a \$2,500 legal fee. All SBA fees are financed in the 504 loan.

SOLD COMPARABLES—MULTI-FAMILY



Address:	751 Harris Ave San Diego CA 92154	895 Riverlawn Ave Chula Vista CA 91911	1084-86 7th St Imperial Beach CA 91932	278-80 Daisy Ave Imperial Beach CA 91932	557-59 Florida St Imperial Beach CA 91932
Property Type:	Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family
Sq Ft Lot:	5,059 SF	6,098 SF	4,513 SF	4,588 SF	6,166 SF
Sq Ft:	1,620 SF	1,212 SF	1,125 SF	1,466 SF	1,620 SF
Price/Sq Ft:	\$441.36	\$606.44	\$613	\$595.74	\$480.25
Units:	2	2	2	2	2
Bed:	3	3	2	3	4
Bath:	3	2	2	2	2
Year Built:	1925	1952	1951	1950	1972
Sold Price:	\$715,000	\$735,000	\$690,000	\$873,350	\$778,000
Sold Date:	April 2026	February 2026	June 2024	July 2026	November 2025
Notes:	House + ADU	2 blocks from the beach		2/1 + 1/1	Needs TLC

SOLD COMPARABLES—RETAIL

					
Address:	1079 3rd Avenue Chula Vista CA 91911	2910 Coronado Ave San Diego CA 92154	1249 3rd Ave Chula Vista CA 91911	1144-1146 13th St Imperial Beach CA 91932	538 12th St Imperial Beach CA 91932
Property Type:	Strip Center	Veterinarian/Kennel	Freestanding	Freestanding	Veterinarian/Kennel
Sq Ft Lot:	18,174 SF	14,810 SF	7,841 SF	4,588 SF	17,302 SF
GLA:	6,754 SF	2,884 SF	3,042 SF	1,466 SF	3,800 SF
Sale Price:	\$1,663,549	\$1,125,000	\$500,500	\$1,700,000	\$1,505,000
Price/Sq Ft:	\$246	\$390	\$165	\$239	\$396
Sale Date:	6/30/2026	11/4/2025	6/11/2025	5/30/2025	9/20/2024
Year Built:	1969	1972	1963	2006	1953

DEMOGRAPHIC



62,791

5-Mile Employees



239,887

5-Mile Total Population



\$99,508

5-Mile Avg. HH Income



\$676,338

5-Mile Median Home Value



\$2.4B

5-Mile Consumer Spending

	1 MILE	3 MILE	5 MILE
2025 Population	27,391	90,465	239,887
2030 Population	27,405	90,233	239,548
Median Age	36.7	37.1	37.3
Avg HH Income	\$103,062	\$96,780	\$99,508
Median HH Income	\$77,624	\$74,377	\$79,052
Consumer Spending	\$301.3M	\$911.8M	\$2.4B
2025 Households	9,289	28,517	73,040
Owner Occupied	3,223	11,547	32,400
Renter Occupied	6,061	16,884	40,490
Median Home Value	\$765,250	\$670,946	\$676,338
Median Year Built	1971	1975	1972
Businesses	675	3,069	8,768
Employees	4,362	21,762	62,791

DRIVE TIMES



9 MIN

BAYFRONT PARK



8 MIN

CHULA VISTA CENTER



12 MIN

SD COUNTRY CLUB



14 MIN

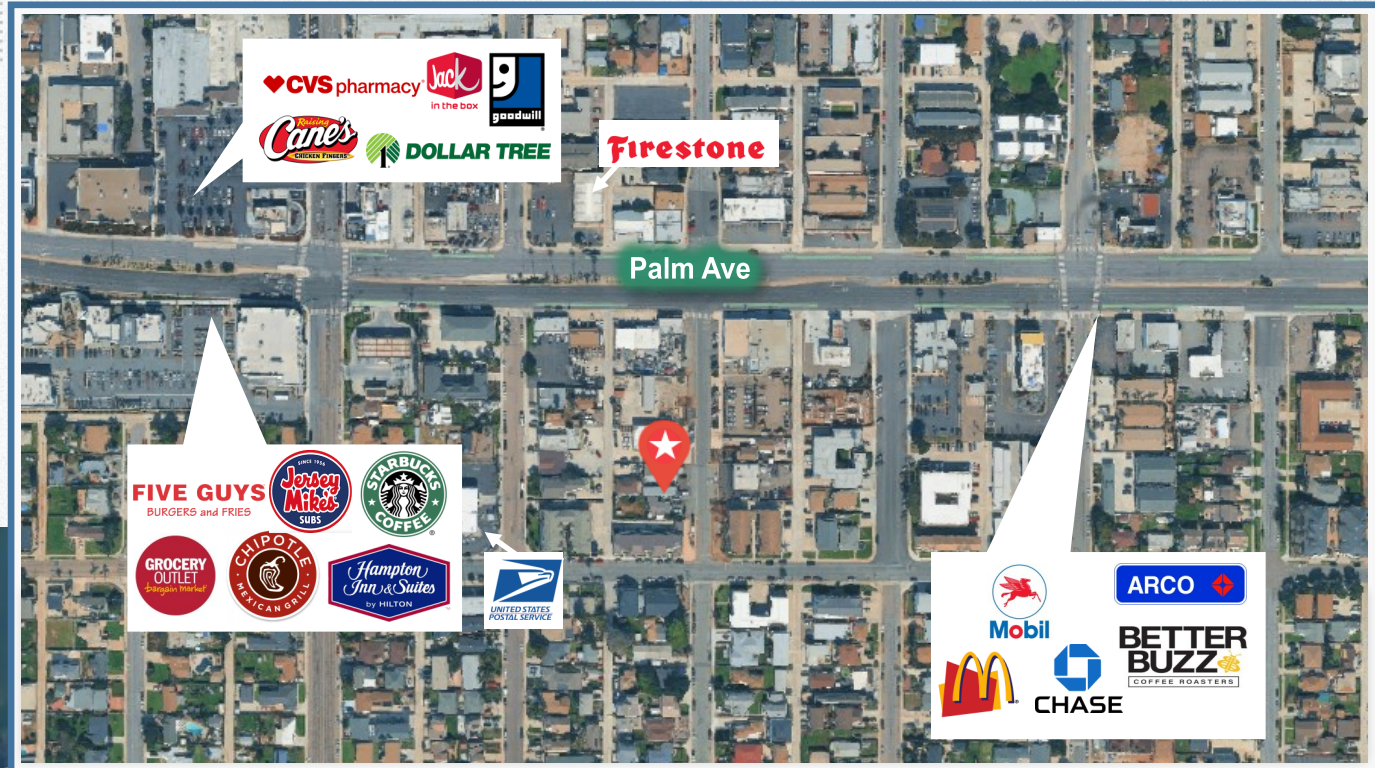
SAN YSIDRO BORDER



20 MIN

DOWNTOWN SAN DIEGO

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