

# 2165

SAN DIEGO AVENUE  
SAN DIEGO, CA 92110

**FOR SALE**  
**PRICE REDUCTION**



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 **INFINITY**  
INVESTMENT PROPERTIES

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San Diego Ave



# PROPERTY HIGHLIGHTS

~~\$6,250,000~~

**\$5,200,000**

Sale Price

**±9,230 SF**

Building Size

**± 0.60 AC**

Lot Size

**1972/2007**

Year Built/Renovated

**18-20 + Street Parking**

Parking Spaces

**Office/Development/  
Owner User**

Use

**CC-3-4**

Zoning

**451-711-38-00**

APN



# RENT ROLL

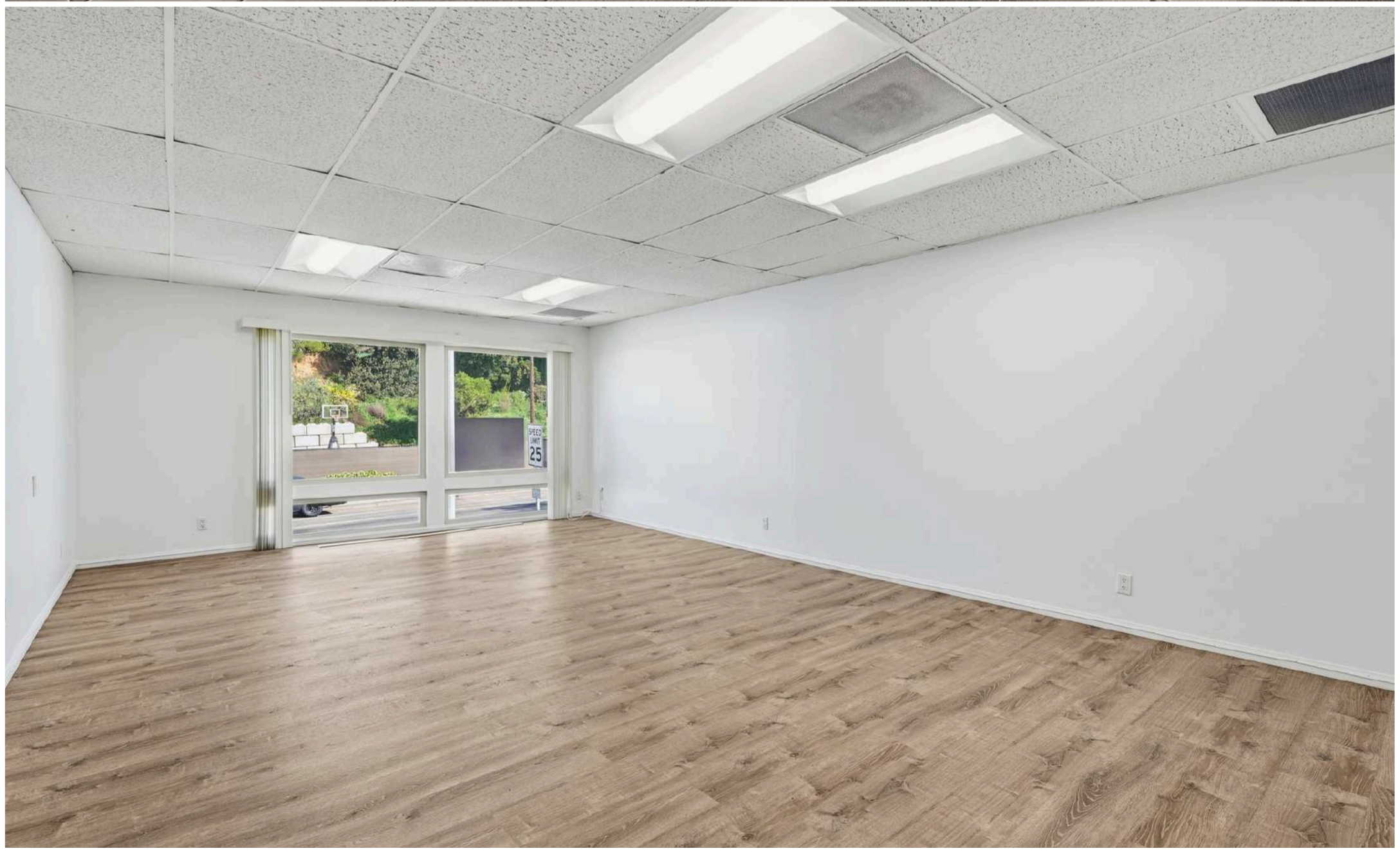
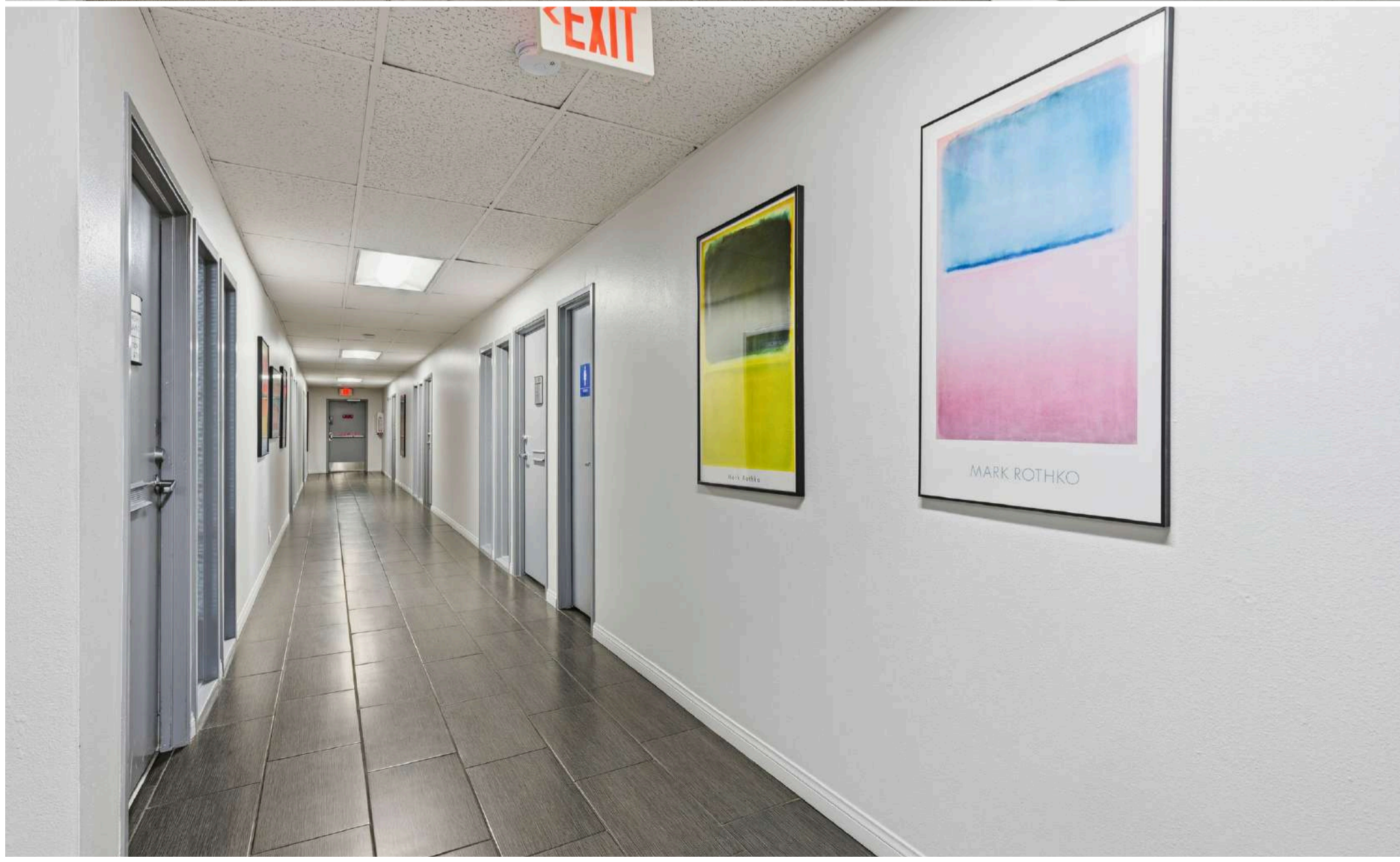


AVAILABLE UPON REQUEST

# INTERIOR PHOTOS



| 2165 SAN DIEGO AVE.                          |     |
|--|-----|
| FIRST FLOOR                                  |     |
| CHEVAL ECC INC. DRAGONFLY COUNSELING         | 101 |
|  | 102 |
|  | 103 |
| BRIDGEWAY GROUP                              |     |
| VACANT                                       | 105 |
| PACIFIC COAST PROPERTIES MANAGEMENT          | 106 |
| FARMERS INSURANCE AGENCY                     | 107 |
| TSC EYEWEAR                                  |     |
| SECOND FLOOR                                 |     |
| DREAM HOMES TEAM COMPASS / TOP LEVEL STAGING | 201 |
| NOW STAFFING                                 | 202 |
| MOUNT INDIE                                  | 203 |
| JF WEB DESIGN & F+L MEDIA                    | 204 |
| CONSULTING GROUP                             | 205 |
| MACDONALD CPA                                | 206 |
| ANK PROPERTY MANAGEMENT                      | 207 |
| For Leasing Information Call 619-971-1666    |     |



# DEMOGRAPHICS

1 MILE

POPULATION  
12,861

AVERAGE HH INCOME  
\$140,111  
HOUSEHOLDS  
6,218

3 MILE

POPULATION  
176,491

AVREAGE HH INCOME  
\$112,310  
HOUSEHOLDS  
87,651



# OLD TOWN SAN DIEGO

*San Diego's cultural and historic heart*

Old Town San Diego—widely recognized as the birthplace of California—blends rich history with a lively, walkable village atmosphere. Established in the early 1800s as the first permanent Spanish settlement on the West Coast, Old Town today is known for its preserved historic landmarks, vibrant cultural attractions, and steady stream of year-round visitors. The area's unique mix of museums, restaurants, specialty shops, and public transit access creates a dynamic environment that appeals to both tourists and locals alike. For investors, Old Town's consistent foot traffic, strong retail presence, and irreplaceable historical character present a compelling opportunity within one of San Diego's most visited and distinctive neighborhoods.

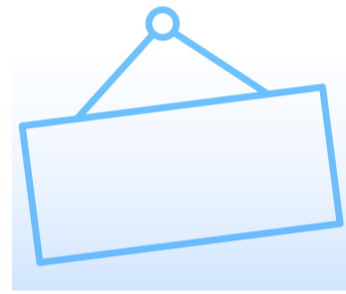
**OLD TOWN**  
**SAN DIEGO**  
**STATE HISTORIC PARK.**



# OLD TOWN IN FOCUS



**Population Growth and Demographics:** Old Town benefits from steady activity as one of San Diego's most visited historic districts, centrally located near Downtown, Mission Valley, and major job corridors. The area attracts residents and long-term tenants who value its walkability and transit access.



**Rental Market Trends:** The rental market in Old Town remains stable, supported by limited housing supply and consistent demand, with vacancy rates typically staying low.



**Occupancy Rates:** Multifamily properties in Old Town maintain strong occupancy, reflecting the area's desirability with limited housing and office supply.



**Economic Indicators:** San Diego's diverse economy—driven by tourism, healthcare, technology, and education—supports steady housing demand in Old Town.



**Lifestyle and Amenities:** Old Town offers a vibrant, walkable setting with restaurants, shops, museums, and exceptional trolley, bus, and freeway access.





# NEARBY AMENITIES

Also Available For Sale

2165 San Diego Avenue

Hancock St

San Diego Ave



-  #1
-  #2
-  #3
-  #4
-  #5
-  #6
-  #7
-  #8
-  #9
-  #10
-  #11
-  #12
-  #13
-  #14
-  #15



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