OWNER/USER OPPORTUNITY 8,100 SF FORMER VETERINARY HOSPITAL & BOARDING FACILITY

OWNER/USER

INVESTMENT OPPORTUNITY

THIS SUBJECT PROPERTY OFFERS A RARE OPPORTUNITY FOR AN OWNER/USER OR VETERINARY OPERATOR TO OCCUPY A HIGHLY VISIBLE SITE ALONG I-5, WITH EXPOSURE TO OVER 209,000 VEHICLES PER DAY. THE EXISTING VETERINARY INFRASTRUCTURE PROVIDES A STRONG FOUNDATION FOR CONTINUED ANIMAL CARE USE OR ADAPTIVE RE-USE JUST MINUTES FROM DOWNTOWN SAN DIEGO.

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EXECUTIVE SUMMARY

INVESTMENT OPPORTUNITY

This vacant property presents a rare opportunity for an owner/user or investor to acquire a high-visibility site along San Diego Avenue, directly adjacent to Interstate 5, with exposure to over 209,000 vehicles daily.

The approximately 8,100-square-foot facility features existing veterinary infrastructure, making it ideally suited for a veterinary practice, pet care operator, or adaptive use such as office, medical, retail, light industrial, or multi-family.

Located just minutes from downtown San Diego, the San Diego International Airport, and surrounding affluent communities, the property combines a central location with exceptional freeway visibility and accessibility. The existing infastructure significantly reduces the time and cost to occupy or reposition the property, offering a compelling opportunity for immediate operations or long-term redevelopment.

$2,300,000
OFFERING PRICE

8,100
SQUARE FEET

.32 AC
LOT SIZE

15 STALLS
PARKING

CC-3-4
ZONING

CC-3-4 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area.

OPPORTUNITY HIGHLIGHTS

STRATEGIC LOCATION IN A HIGH-DEMAND CORRIDOR

Located just outside downtown San Diego with easy access to major thoroughfares, the property benefits from strong regional traffic, nearby amenities, and visibility to affluent, dense demographics.

FLEXIBLE OWNER/USER POTENTIAL

Zoned for a number of uses, the site is well-suited for a veterinary operator, medical office, or other owner/user looking to capitalize on a highly visibile facility with existing infrastructure.

PRIME FREEWAY VISIBILITY & BRANDING

The property offers unparalleled exposure to over 209,000 vehicles per day on I-5, with opportunities for exterior signage and branding that capture attention from one of San Diego's busiest corridors.

PET SERVICES GROWTH SECTOR

The pet care and veterinary sectors continue to demonstrate strong, recession-resistant demand, with significant industry tailwinds driven by increased pet ownership and spending.

LIMITED SUPPLY, HIGH-BARRIER MARKET

San Diego is recognized as one of the nation's most supply-constrained and desirable real estate markets, providing long-term value protection and income stability for landlords.

AFFLUENT, DENSE DEMOGRAPHICS

The property is surrounded by dense, affluent residential communities and benefits from close proximity to downtown San Diego and the airport, supporting demand for premium pet services.

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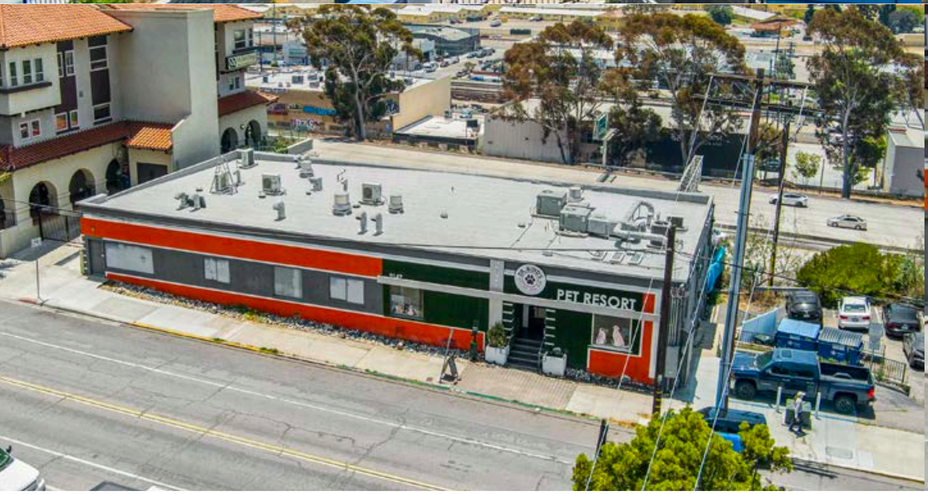
PROPERTY OVERVIEW

PROPERTY DETAILS

PROPERTY DETAILS

Address	2147 San Diego Ave, San Diego, CA 92110
Potential Use	Office, Retail, Light Industrial, Medical or Multi-Family
Parcel Size	0.32 Acres
Parking	15 Stalls / 1.85 per Thousand
Building Size	8,100 SF
Year Built	1936 / 2011
Zoning	Commercial-Community Zone (CC-3-4)

PROPERTY PHOTOS



PROPERTY PHOTOS

SITE PLAN


4,200 VPD
SAN DIEGO AVENUE
NAP
SUBJECT PROPERTY
NAP
209,000 VPD
5
SAN DIEGO FREEWAY

San Diego, a vibrant coastal city, boasts a strong economy driven by defense, biotech, healthcare, and tourism, anchored by top universities like UCSD, a growing life sciences sector, and a high quality of life with year-round sunshine and outdoor recreation.

DEMOGRAPHICS WITHIN A 5-MILE RADIUS OF THE SUBJECT PROPERTY.

438,928
TOTAL POPULATION

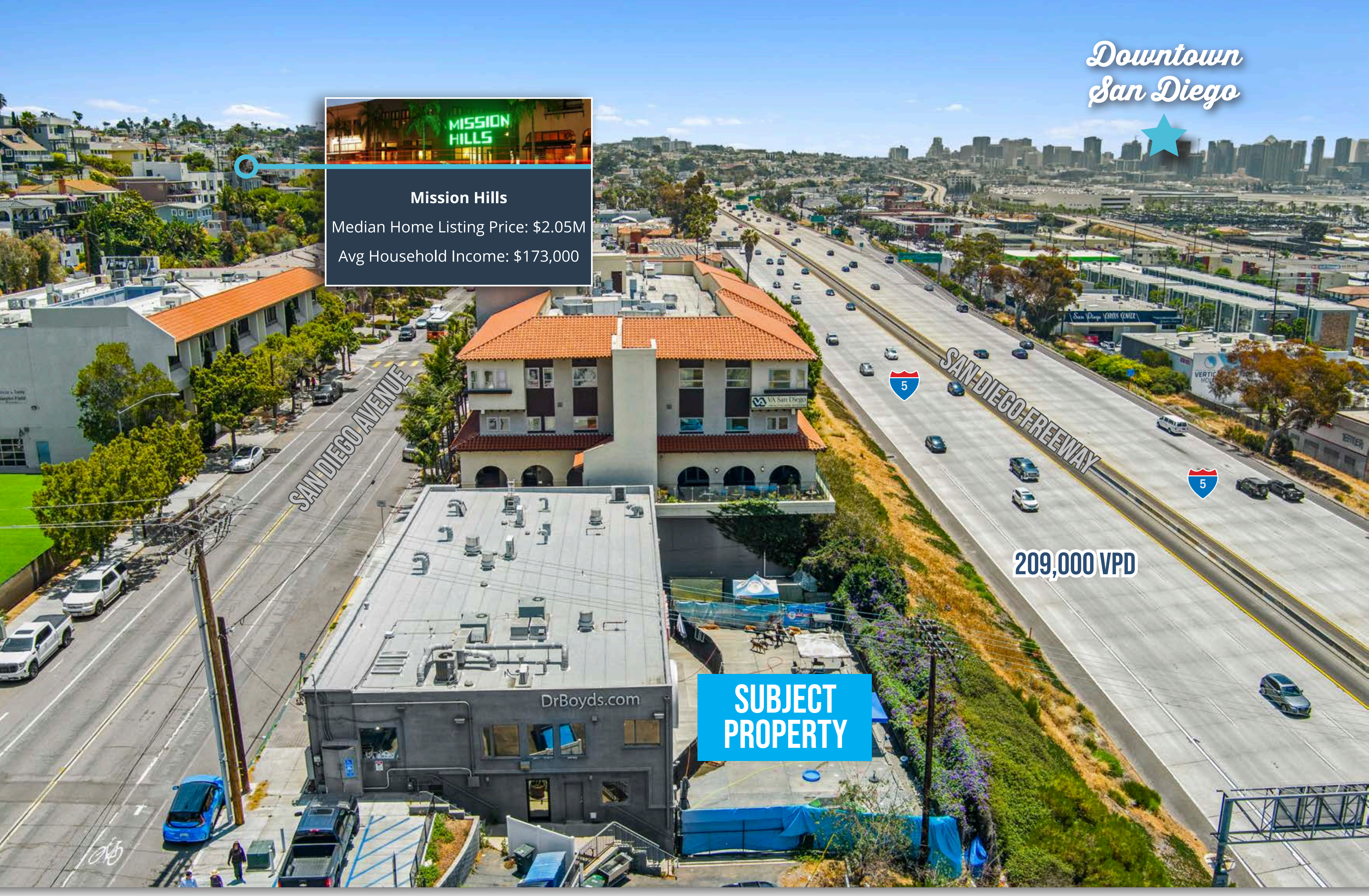
538,958
DAYTIME POPULATION

$125,177
AVERAGE HOUSEHOLD INCOME

29,978
BUSINESSES

0.22%
POPULATION GROWTH RATE

203,874
HOUSEHOLDS


Downtown San Diego
MISSION HILLS
Mission Hills
Median Home Listing Price: $2.05M
Avg Household Income: $173,000
SAN DIEGO AVENUE
SAN DIEGO FREEWAY
5
209,000 VPD
DrBoyds.com
SUBJECT PROPERTY


Point Loma
NAVWAR
209,000 VPD
SUBJECT PROPERTY
SAN DIEGO AVENUE
5
5
PET RESORT

MARKET OVERVIEW

AREA OVERVIEW

San Diego is a vibrant coastal city of 1.4 million, known for its strong, diversified economy led by defense, biotech, healthcare, and tourism.

Major employers include the U.S. Navy, Qualcomm, Scripps Health, and UC San Diego—one of several top-tier universities fueling the city's innovation ecosystem. UCSD, San Diego State, and the University of San Diego all contribute to a highly educated workforce and cutting-edge research, particularly in life sciences and technology. UCSD alone invests over $1.4 billion annually in R&D and ranks among the top biomedical and engineering institutions in the country, while SDSU recently earned R1 research status.

The region's life-sciences corridor—centered around La Jolla and Sorrento Valley—is home to leading institutions like Scripps Research, Sanford Burnham Prebys, Genentech, and Illumina. San Diego's healthcare landscape is equally robust, anchored by nationally ranked systems such as UC San Diego Health and Rady Children's Hospital. Despite a recent slowdown in tech hiring, the life sciences sector continues to grow, with average salaries near $120,000 and a talent pool that's among the most educated in the nation.

Locals enjoy a laid-back lifestyle centered around year-round sunshine, outdoor recreation, and a strong sense of community. From the beaches of La Jolla to the nightlife of the Gaslamp Quarter, the city offers a balance of natural beauty and urban convenience. For property buyers, San Diego offers stable job markets, excellent healthcare, top schools, and a high quality of life—making it one of California's most desirable places to live and invest.

AREA AT A GLANCE

POPULATION	1-MILE	3-MILE	5-MILE
2030 Projection	13,787	168,595	450,046
2025 Estimate	11,853	160,612	438,845
2020 Census	11,860	155,223	434,756

INCOME	1-MILE	3-MILE	5-MILE
2025 Average Household Income	$172,280	$126,060	$125,177

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AREA REDEVELOPMENT

13,150
APARTMENT HOMES

16,000
SEAT ENTERTAINMENT CENTER

130K+ SF
OF SHOPS AND RESTAURANTS

14.5 ACRES
PARKS AND PUBLIC SPACE

MIDWAY RISING

Midway Rising is set to breathe new life into San Diego's Midway District by transforming nearly 50 acres around the aging Pechanga Sports Arena into a vibrant mixed-use hub. The project, selected by the City Council in September 2022, envisions a modern 16,000-seat arena alongside approximately 4,250 new homes—with about 2,000 designated as affordable—integrated within shops, dining, cultural venues, and a sprawling 14–15 acre central park. Anchored by a team including Legends, Zephyr, Chelsea Investment Corporation, Safdie Rabines Architects, and backed by the Kroenke Group (majority investors since mid-2023), the plan emphasizes community-driven amenities and transit-oriented design.

NAVWAR

Located near the Naval Base Point Loma Old Town Campus, the NAVWAR revitalization project will transform the Midway District. The 70-acre redevelopment will replace aging infrastructure with cutting-edge facilities to support the Navy's cybersecurity and information warfare missions. With plans for 8,900 residential units, retail, commercial space, and hotels, the project will drive significant economic growth. This area's transformation presents a unique investment opportunity, benefiting from NAVWAR's $3.3 billion annual economic impact.

HEALTHCARE REAL ESTATE ADVISORS

VET MARKET OVERVIEW

Veterinary healthcare is an integral part of the US economy and has shown consistent annual growth. In 2024 alone, total pet industry expenditures reached $152 billion.

Nationwide, an increase in the number of pet owners is driving the need for better access to care and improved treatment options for companion animals, resulting in more pet health spending and market growth. According to the American Pet Products Association (APPA), millennials are the largest pet-owning demographic in the country; these consumers are willing to pay more for quality products and services to improve their pets' health and well-being. More than ever, pet owners see their animals as members of the family, further increasing demand for veterinary care.

While demand is growing, the delivery of care is changing; incoming veterinarians are less apt to be trained in specialized care and more likely to refer complex cases to specialty or referral centers. As a result, specialized veterinary facilities are experiencing increasing volumes. Simultaneously, the increasing costs of practice ownership are pushing new veterinarians to seek employment versus business ownership. The result is an influx of private equity capital and corporate operators, capitalizing on the growth in demand for veterinary services while also creating job security for providers.

VETERINARY CARE IS A

$50 BILLION MARKET

SUBSTANTIALLY UNCONSOLIDATED, "HEALTHCARE" WITH NO REIMBURSEMENT RISK, RECESSION RESISTANT

7.5%

2022-2023 REVENUE GROWTH

50+

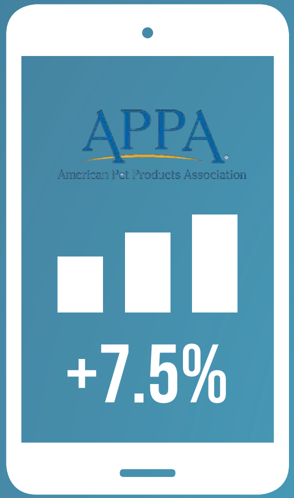
PROMINENT CORPORATE OPERATORS

66%

OF US HOUSEHOLDS OWN A PET

$2,524

ANNUAL EXPENSE | DOG OWNERS



ACCORDING TO THE APPA...

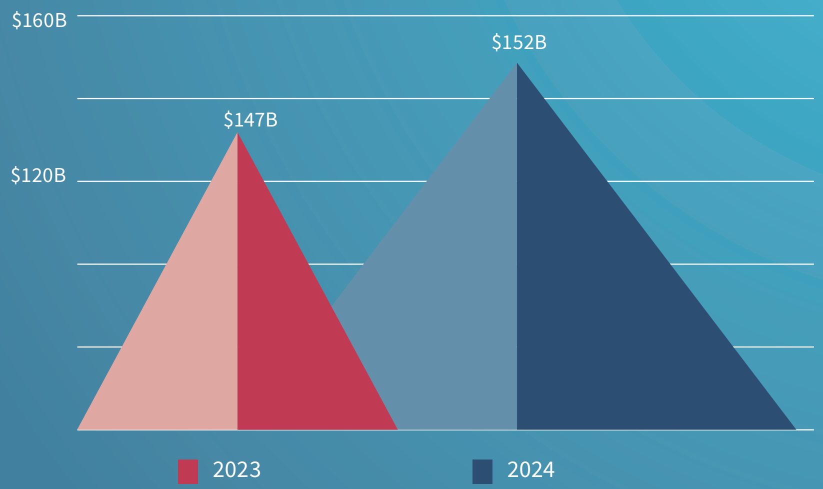
- From 2022 to 2023 veterinary spending nationwide increased 7.5%, maintaining its pace of strong annual growth.
- The major increase in pet adoption through the pandemic has resulted in veterinarians being busier than ever.

RELOCATION UNLIKELY

As a healthcare business with highly specialized improvements, veterinary operations are difficult to relocate. Additionally, veterinary clinic clients typically live within a five-mile radius of their clinic; moving a care center to a different market or submarket risks alienating their patient base.

U.S. PET INDUSTRY SPENDING TREND

An increase in the number of pet owners is driving the need for better access to care and improved treatment options for companion animals, resulting in more pet health spending and market growth



MILLENNIALS ARE THE LARGEST PET-OWNING DEMOGRAPHIC

As of 2024, 66 percent of households in the U.S. owned a pet, equating to approximately 86.9 million homes. This percentage has increased by 19.6 percent since 1988, where only 56 percent of households in the U.S. owned a pet.

2024
66%

1988
56%

OWNER/USER

INVESTMENT OPPORTUNITY

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