

3191 COMMERCIAL ST

SAN DIEGO, CA 92113

OWNER/USER OR INVESTOR OPPORTUNITY



OFFERING MEMORANDUM

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SAN DIEGO, CA 92113

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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Broker of Record

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3191 COMMERCIAL ST



\$3,395,000

LIST PRICE



±10,944 SF
SQUARE FOOTAGE



±0.44 AC
LOT SIZE



**OWNER/USER
OR INVESTOR OPPORTUNITY**



CN-1-4
ZONING



MASONRY
CONSTRUCTION

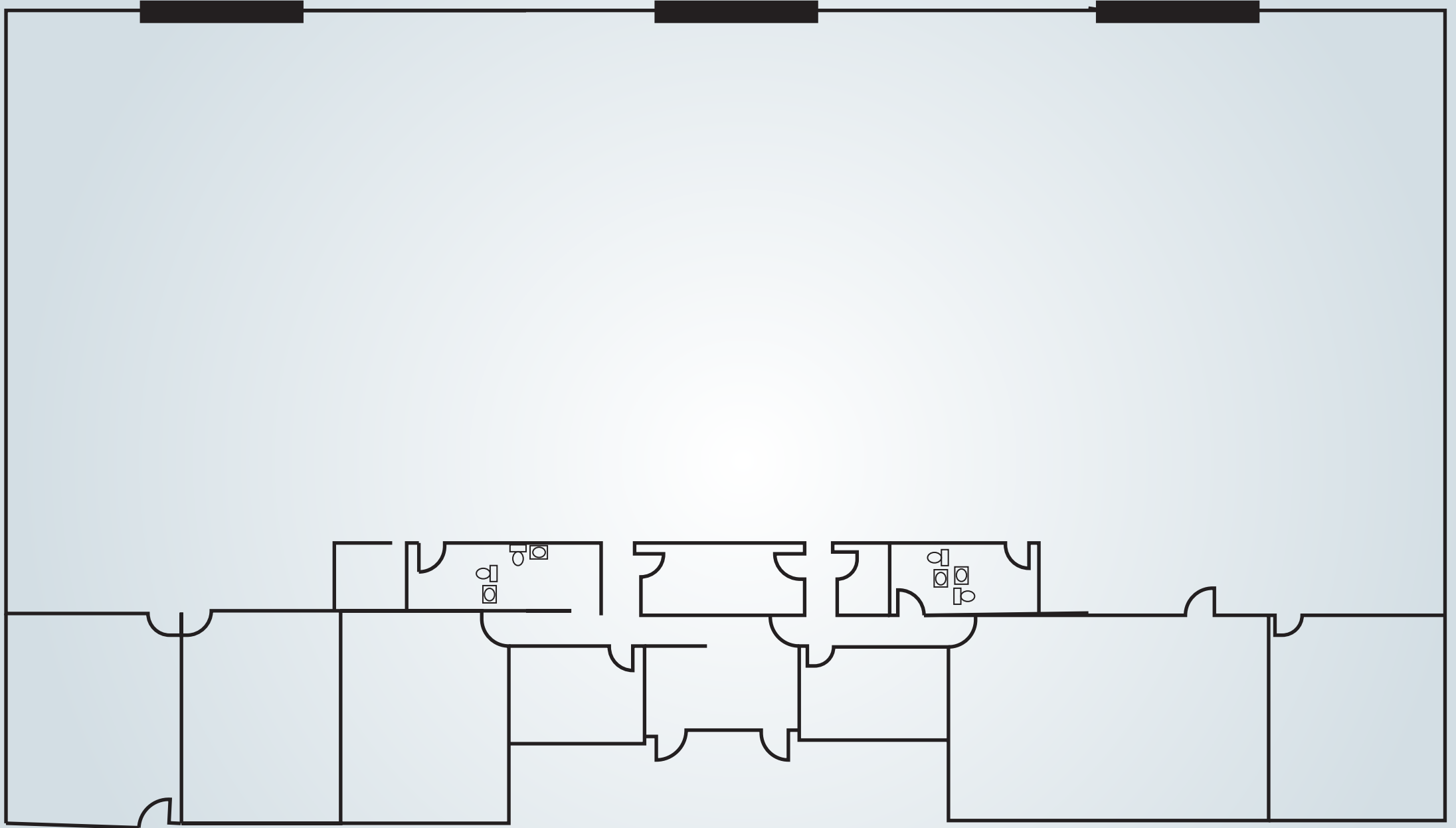


SECURED YARD



BONUS MEZZANINE

3191 COMMERCIAL ST





±260,000 VPD



DOWNTOWN SAN DIEGO
±2.6 MILES AWAY

KIMBROUGH ELEMENTARY
314 STUDENTS

±145,000 VPD

94

SUBJECT PROPERTY

15

±119,000 VPD



±173,000 VPD

BURBANK ELEMENTARY
330 STUDENTS

LOGAN MEMORIAL EDUCATIONAL CAMPUS
1,087 STUDENTS



GENERAL DYNAMICS
NASSCO



BAE SYSTEMS



NAVAL BASE SAN DIEGO PORT OPERATIONS
MILITARY BASE

MARKET OVERVIEW

SAN DIEGO, CA

San Diego's office and industrial real estate sectors reflect the region's diverse economy, strong innovation ecosystem, and strategic coastal location. The office market has been adjusting to evolving demand patterns, particularly as technology and life sciences firms continue to drive leasing in key submarkets like UTC, Sorrento Mesa, and Downtown. Vacancy rates have remained elevated in some traditional office nodes as hybrid work models persist, leading to selective tenant upgrades and an emphasis on flexible, amenity-rich space. Meanwhile, the industrial market remains highly competitive, fueled by limited supply, strong demand from logistics, biotech, and manufacturing users, and proximity to key transportation corridors and the border. Rents for industrial assets continue to show resilience, with modern facilities in Central San Diego and Otay Mesa drawing significant investor and occupier interest. Overall, both sectors are shaped by supply constraints, shifting tenant preferences, and San Diego's position as a regional innovation and distribution hub.

#2 BEST LARGE CITIES IN THE U.S.
(READER'S CHOICE AWARDS, 2023)

\$14.28B IN VISITOR SPENDING
(SAN DIEGO TOURISM, 2023)

OVER 30.5M VISITORS ANNUALLY
(SAN DIEGO TOURISM, 2023)

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	231,891	532,910	1,388,766
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Estimate	88,222	203,917	509,616
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$93,434	\$95,992	\$105,301

SAN DIEGO INDUSTRIAL



2.17M SF

**NEW INDUSTRIAL CONSTRUCTION
IN Q4 2024**



2.3M SF

Q3 LEASING ACTIVITY



230,500 JOBS

**TRANSPORTATION AND WAREHOUSING
JOBS AS OF NOV. 2024**

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3191 Commercial St San Diego CA 92113** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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