

FOR SALE



406 9TH AVE, SUITE 308
SAN DIEGO, CA 92101

 **ENDURING REAL ESTATE**
Lic #01977797

Exclusively Offered By:

KEVAN MCDUGAL
kevanm@enduringrealestate.com
Lic #01994492
619-884-8391



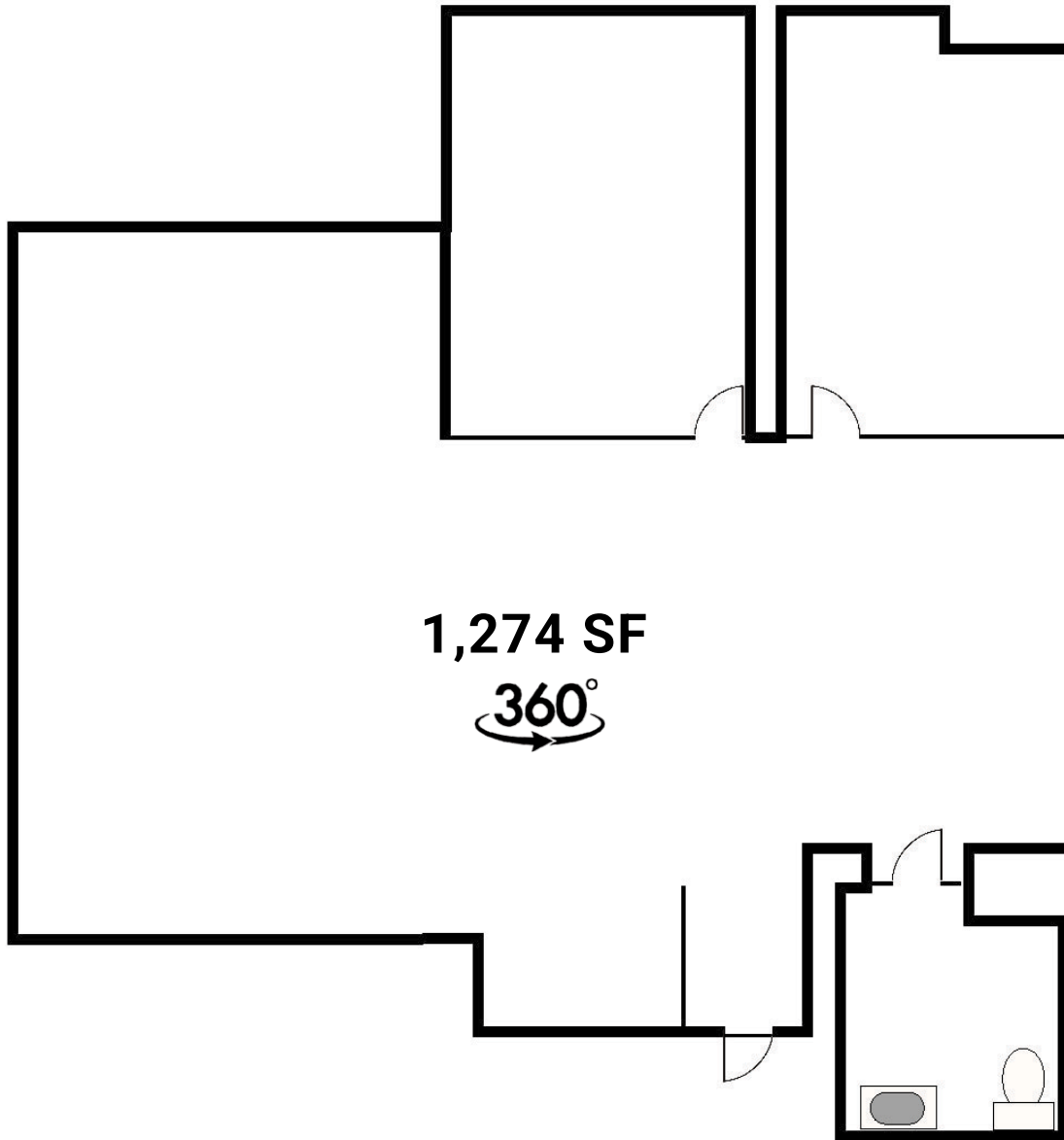
THE OFFERING

Enduring Real Estate is pleased to present this office condo for sale in the heart of San Diego's vibrant downtown. This 1,274 SF third-floor corner unit at **406 9th Avenue** features abundant natural light and an efficient layout ideal for a wide range of professional users. Located near the Gaslamp Quarter, Petco Park, courthouses, and major business amenities, this offering presents a rare opportunity to own in one of Downtown San Diego's most dynamic and walkable districts.



ADDRESS:	406 Ninth Ave, Suite 308 San Diego, CA 92101
CONDO SIZE:	1,274 SF
FLOOR:	3rd
ASKING PRICE:	\$665,000
PRICE PSF:	\$522

FLOOR PLAN



***Not to Scale**

DOWNTOWN HOT SPOTS

RESTAURANT/BARS

- 1 BANDAR Restaurant & Operacaffe
- 2 Roma Mia
- 3 Gaslamp Tavern & Toxica Cantina
- 4 Trailer Park after Dark, Ghost Tacos & El After Social Club
- 5 Manna Heaven BBQ
- 6 The Rooftop at STK
- 7 Tajima Ramen
- 8 Lola 55 Tacos & Cocktails
- 9 Mimoza Mediterranean & J'S BBQ Taphouse
- 10 Taste & Thirsty
- 11 Topsy Crow, Bang San Diego & Mystic Lounge
- 12 Osteira Panevino & Whiskey Girl
- 13 Tacos El Gordo
- 14 Cowboy Cantina
- 15 Coin-Op
- 16 Good Night John Boy & GARAGE Kitchen + Bar
- 17 Greystone Prime Steakhouse & Seafood
- 18 American Junkie
- 19 Barleymash
- 20 Ghirardelli & The Melt
- 21 Fogo de Chão
- 22 Breakfast Republic
- 23 Neighborhood
- 24 Bestibachi
- 25 Bootlegger
- 26 The Knotty Brewing Co.
- 27 Lotus Thai Cuisine
- 28 Cowboy Star
- 29 BESHOCK Ramen
- 30 Taqueria Los Chuchys
- 31 El Chingon, Havana 1920, Prohibition & The Field Irish Pub
- 32 Blarney Stone Pub
- 33 Taka, Rustic Toot & Swing Social
- 34 Gaslamp BBQ
- 35 Tivoli Bar & Grill
- 36 Table 509 Bar & Kitchen
- 37 La Puerta, Freddy's Chophouse & Tacos El Cabron
- 38 Buca di Beppo
- 39 LionFish & Provisional Kitchen
- 40 The Nolan, Landshark & Margaritaville
- 41 Villains Brewing
- 42 La Charcuterie Bar
- 43 Storyhouse Spirits & The Mission
- 44 Izola
- 45 Morton's Steakhouse

RESTAURANT/BARS CONT.

- 46 Fleming's Prime Steakhouse & Wine Bar
- 47 Happy Does Bar & Hasta Mañana Cantina
- 48 Union Kitchen
- 49 Water Grill, Broken Yolk, Mezor & The Deck & Moonshine Flats
- 50 Latitude Lounge
- 51 Bulb's at the Ballpark
- 52 Tom's Watch Bar
- 53 Lou & Mickey's
- 54 The Old Spaghetti Factory
- 55 The Mission Brewing
- 56 Baja Rick's Cantina

RETAIL

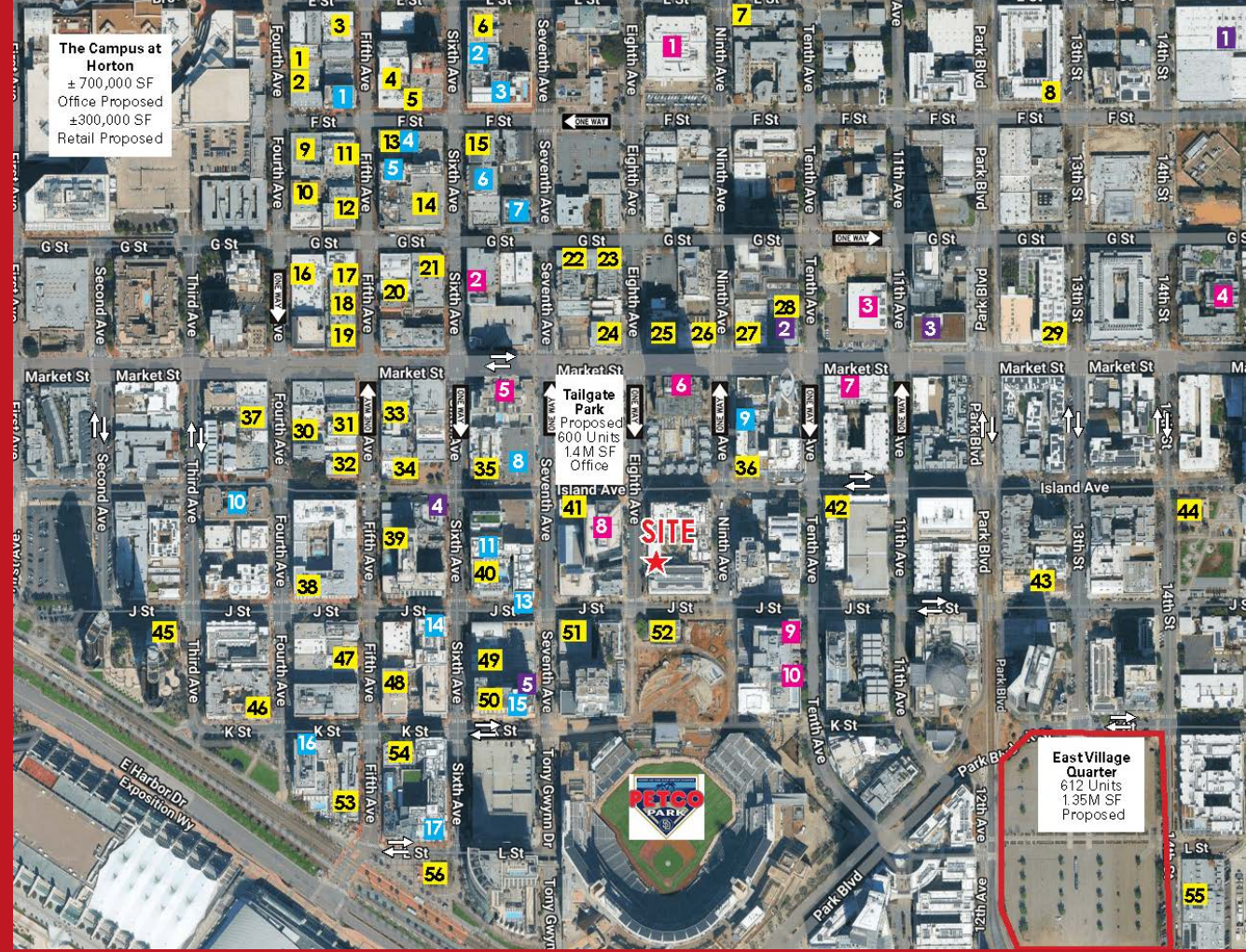
- 1 USPS
- 2 Ace's Hardware
- 3 Grocery Outlet
- 4 Albertsons
- 5 CVS
- 6 Starbucks, Supercuts & UPS
- 7 U.S. Bank, Floyd's Barbershop
- 8 Sempra Energy Tower
- 9 Comerica
- 10 Fit Athletic club

ENTERTAINMENT

- 1 Punchbowl Social
- 2 Eastlake Village Tavern & Bowl
- 3 UC San Diego Park & Market
- 4 Omnia Nightclub
- 5 Altitude Sky Lounge

HOTEL

- | | |
|----------------------------|---------------------|
| 1 The Keating Hotel | 14 Residence Inn |
| 2 Moxy Hotel | 15 Gaslamp Marriott |
| 3 Andaz Hotel | 16 Hilton Gaslamp |
| 4 William Penn Hotel | 17 Hard Rock Hotel |
| 5 AC Hotel | 18 Omni San Diego |
| 6 6th & G Hotel (Proposed) | |
| 7 Comfort Inn | |
| 8 Hotel Z-A Staypineapple | |
| 9 Hotel Indigo | |
| 10 Horton Grand Hotel | |
| 11 Courtyard Marriott | |
| 12 The Pendry Hotel | |
| 13 Margaritaville Hotel | |



DEMOGRAPHICS

406 9TH AVE
SAN DIEGO, CA 92101

POPULATION	0.25 Mile	0.50 Mile	0.75 Mile	1 Mile
2025 Estimated Population	7,897	26,416	44,457	60,094
2030 Projected Population	8,348	29,642	50,667	67,494
2020 Census Population	6,281	21,085	35,059	48,845
2010 Census Population	4,839	13,455	25,285	38,094
Projected Annual Growth 2025 to 2030	1.1%	2.4%	2.8%	2.5%
Historical Annual Growth 2010 to 2025	4.2%	6.4%	5.1%	3.9%
2025 Median Age	36.9	38.6	38.7	39.0

HOUSEHOLDS	0.25 Mile	0.50 Mile	0.75 Mile	1 Mile
2025 Estimated Households	5,217	14,978	23,839	32,709
2030 Projected Households	5,354	16,644	27,195	36,708
2020 Census Households	4,434	11,804	17,645	24,962
2010 Census Households	2,762	7,216	12,654	19,192
Projected Annual Growth 2025 to 2030	0.5%	2.2%	2.8%	2.4%
Historical Annual Growth 2010 to 2025	5.9%	7.2%	5.9%	4.7%

RACE AND ETHNICITY	0.25 Mile	0.50 Mile	0.75 Mile	1 Mile
2025 Estimated White	60.7%	54.7%	52.7%	53.1%
2025 Estimated Black or African American	7.6%	10.3%	9.7%	8.9%
2025 Estimated Asian & Pacific Islander	11.1%	9.7%	9.4%	9.5%
2025 Estimated American Indian & Native Alaskan	0.9%	1.3%	1.4%	1.4%
2025 Estimated Other Races	19.8%	24.0%	26.7%	27.1%
2025 Estimated Hispanic	23.7%	26.4%	29.6%	30.8%

INCOME	0.25 Mile	0.50 Mile	0.75 Mile	1 Mile
2025 Estimated Average Household Income	\$148,808	\$128,236	\$126,040	\$128,926
2025 Estimated Median Household Income	\$123,238	\$107,750	\$105,831	\$106,950
2025 Estimated Per Capita Income	\$98,625	\$74,791	\$69,898	\$72,023

EDUCATION (AGE 25+)	0.25 Mile	0.50 Mile	0.75 Mile	1 Mile
2025 Estimated Elementary (Grade Level 0 to 8)	3.1%	3.6%	5.2%	5.7%
2025 Estimated Some High School (Grade Level 9 to 11)	2.7%	4.6%	6.4%	5.5%
2025 Estimated High School Graduate	9.7%	12.1%	14.3%	13.5%
2025 Estimated Some College	17.6%	19.0%	19.1%	18.3%
2025 Estimated Associates Degree Only	6.5%	7.3%	6.5%	6.4%
2025 Estimated Bachelors Degree Only	39.4%	32.5%	28.9%	29.9%
2025 Estimated Graduate Degree	20.9%	21.0%	19.8%	20.7%

BUSINESS	0.25 Mile	0.50 Mile	0.75 Mile	1 Mile
2025 Estimated Total Businesses	1,006	2,342	4,506	6,864
2025 Estimated Total Employees	7,104	21,804	47,350	65,841
2025 Estimated Employee Population per Business	7.1	9.3	10.5	10.2
2025 Estimated Residential Population per Business	7.8	11.3	9.9	9.3

Sites, USA, 2000 - 2020 Census, 2025 Estimates & 2030 Projections Calculated using Proportional Block Groups