

2754

IMPERIAL AVE
SAN DIEGO, CA 92102

FOR SALE/LEASE

SINGLE TENANT
OFFICE/MEDICAL BUILDING



LEV MIZAN

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 INFINITY
INVESTMENT PROPERTIES

THE OPPORTUNITY

Infinity Investment Properties is pleased to present **2754 Imperial Avenue for sale or lease**. The property consists of a ±4,272 square foot commercial building situated on a ±5,497 square foot corner lot in the heart of San Diego. The property features multiple **private offices, four restrooms, a kitchenette, six on-site parking spaces, and excellent visibility** with convenient access to Interstates 5, 15, and 94. Available for sale or lease, the property is well-suited for a variety of office, medical, and professional users.

The property is zoned CN-1-3 (Commercial Neighborhood), allowing for a **wide range of retail, office, medical, financial, and professional uses**.

Located within both an Opportunity Zone and HUBZone, 2754 Imperial Avenue presents a rare opportunity for **owner-users, investors, and businesses seeking a flexible commercial asset** in a growing San Diego corridor.



Price

\$3,000,000

Lease Rate

Contact Agent

PROPERTY DESCRIPTION

± 4,272 SF
Building Size

± 5,497 SF
Lot Size

On-Site Fenced
Parking Lot

2009/2021
Year Built/Renovated

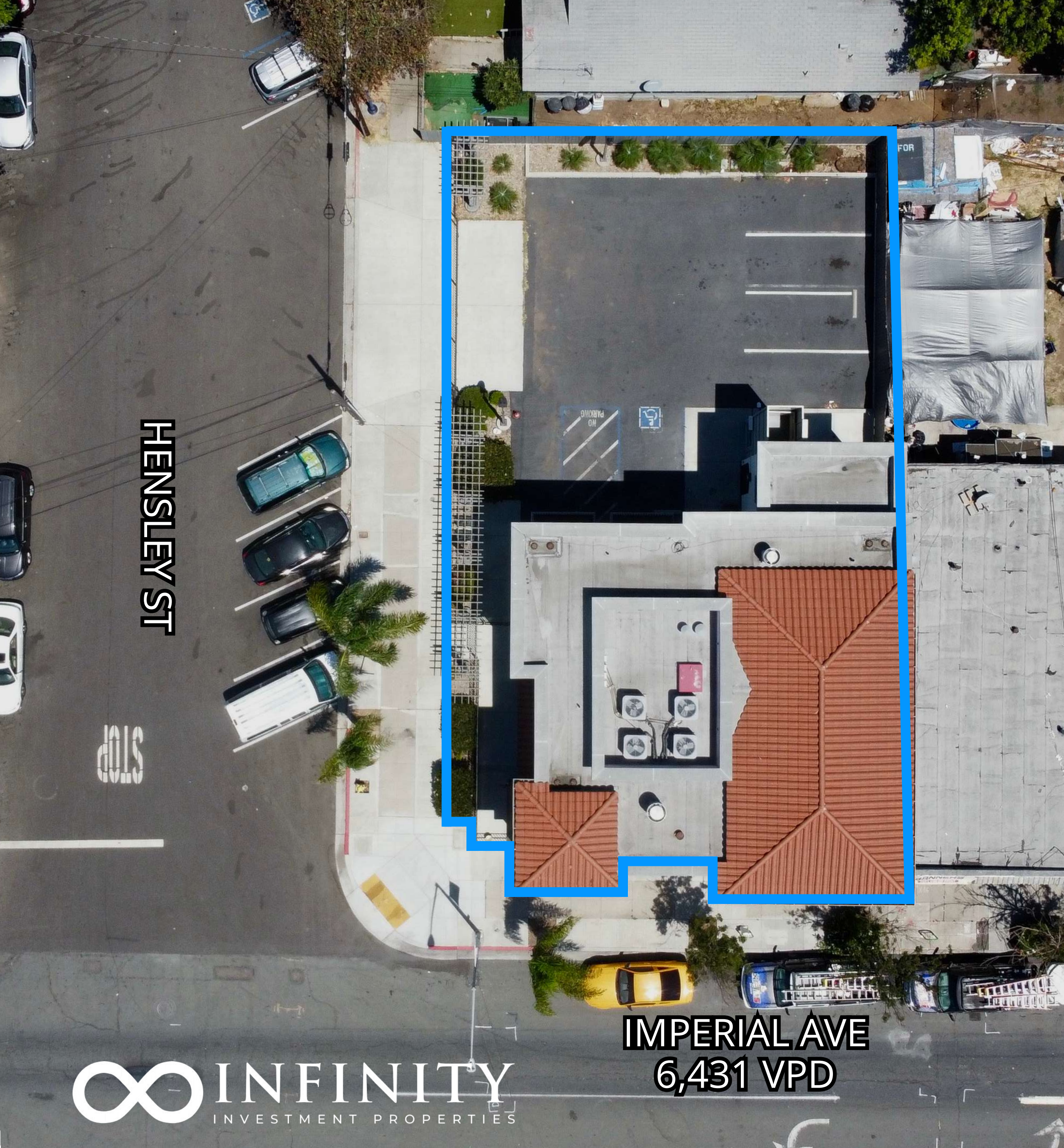
CN-1-3
Zoning Code

535-542-05-00
APN

Full Buildout

Highly Visible Corner Lot

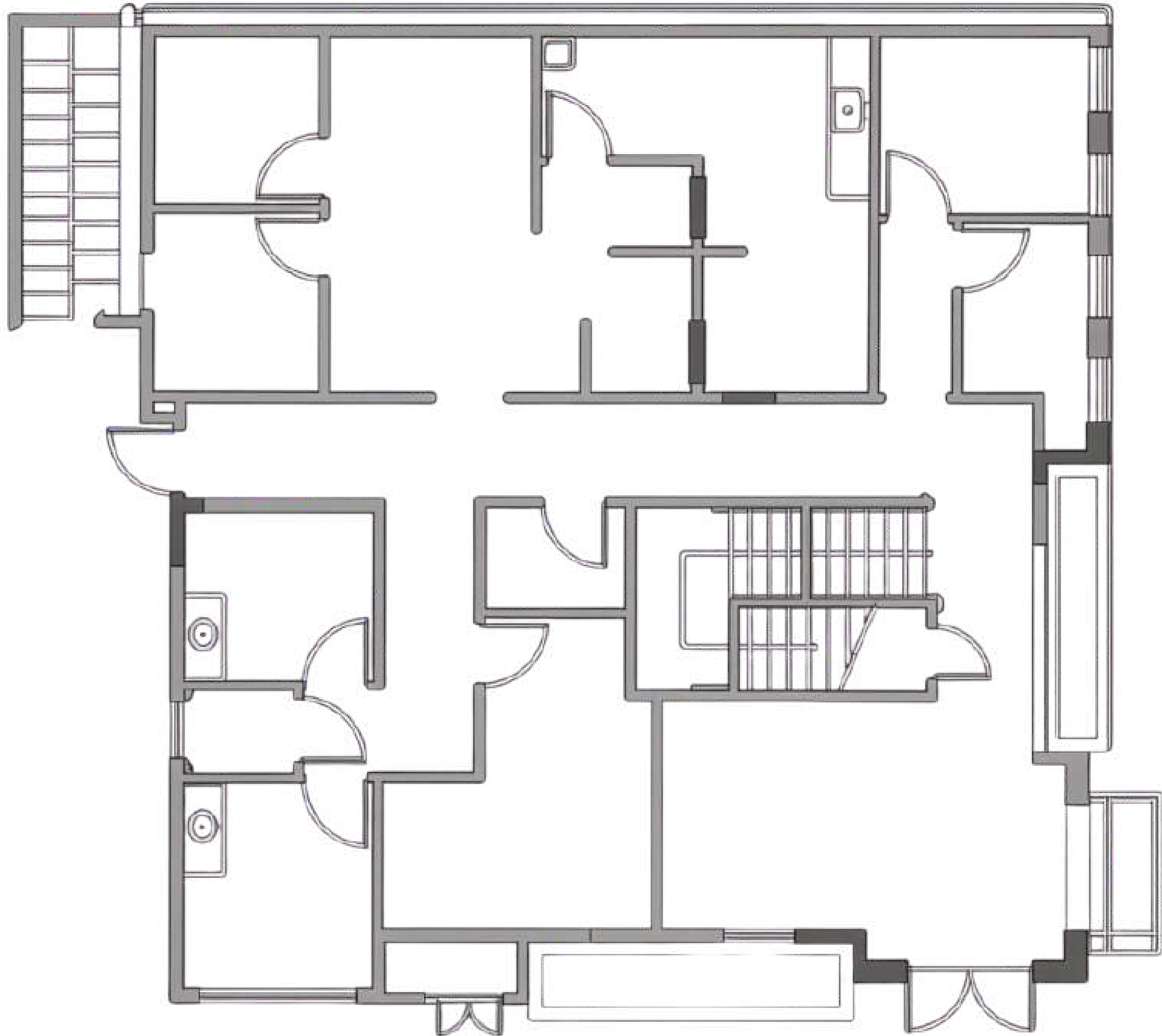
Four (4)
Restrooms



BUILDING FLOORPLAN

1ST FLOOR

STAIRS &
ELEVATOR



IMPERIAL AVE

ENTRY

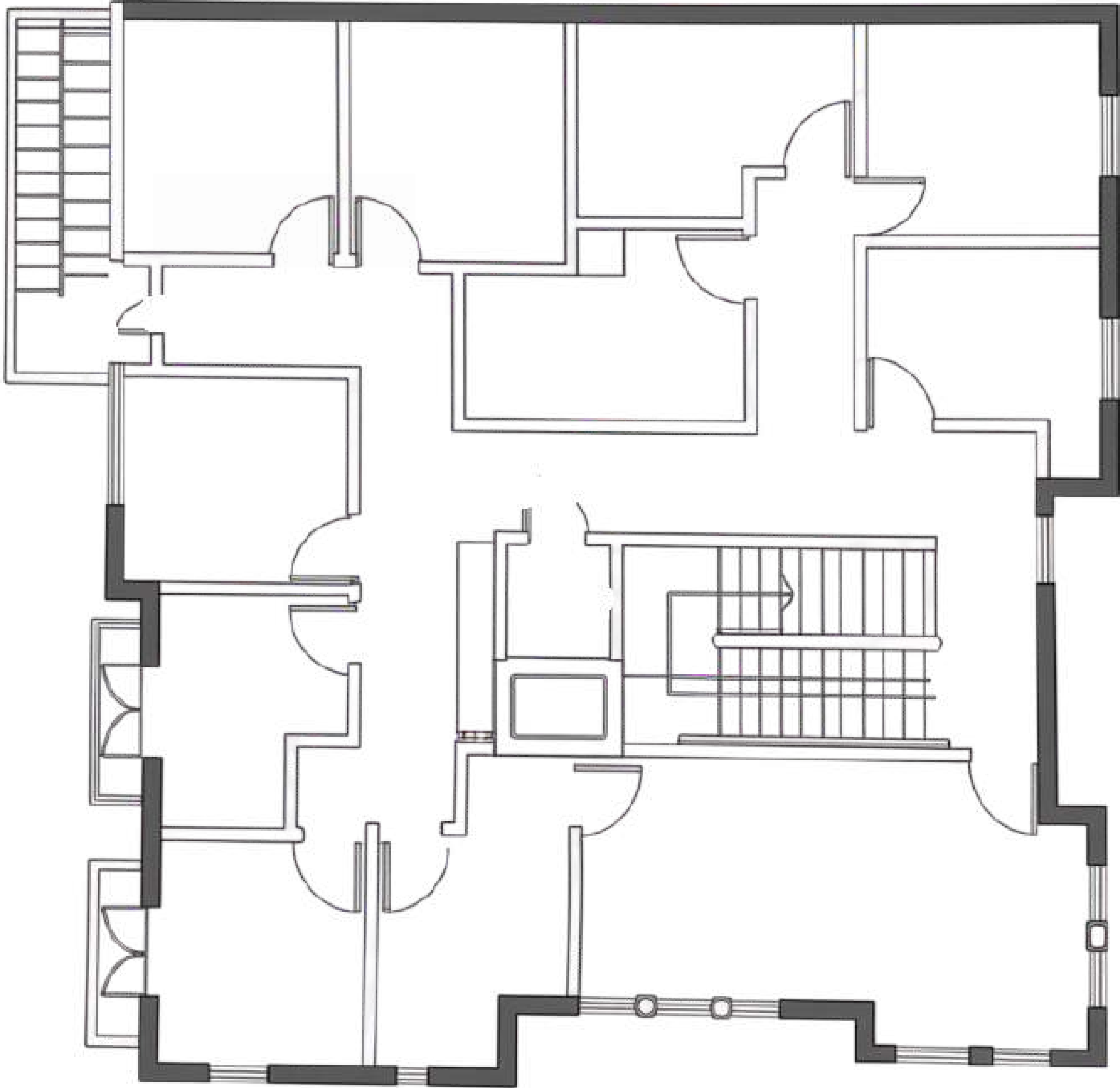
HENSLEY ST

ENTRY

BUILDING FLOORPLAN

2ND FLOOR

STAIRS &
ELEVATOR



IMPERIAL AVE

HENSLEY ST

DEMOGRAPHICS

1 MILE

POPULATION
31,807

AVERAGE HH INCOME
\$84,984

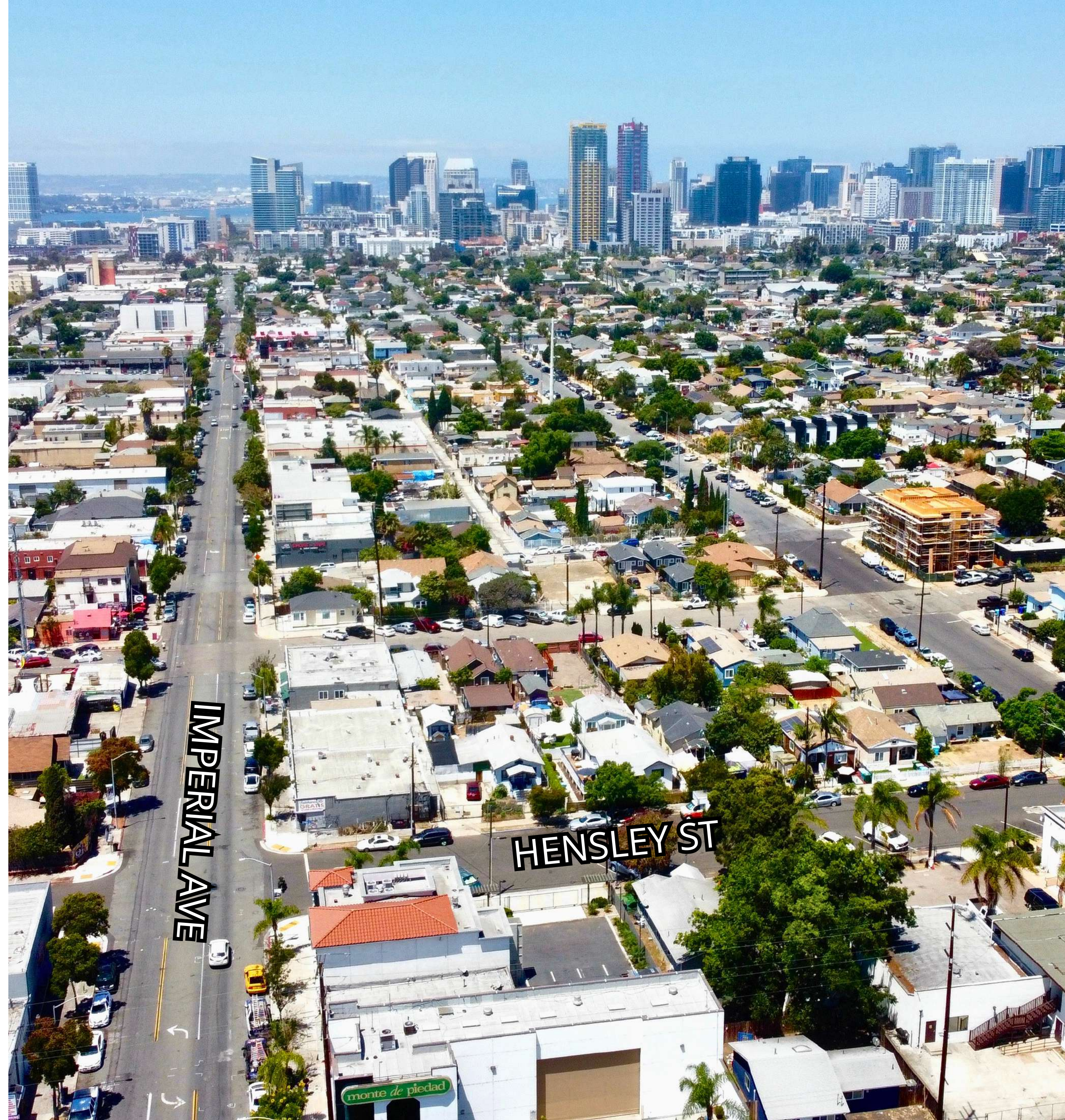
HOUSEHOLDS
10,149

3 MILE

POPULATION
223,881

AVREAGE HH INCOME
\$94,593

HOUSEHOLDS
81,029





6

Market St

Albert Einstein
Academy Charter
School

7

Grant Hill
Park

Kimbrough
Elementary
School

San Diego
Community
Academy



#1



#2



#3



#4



#5



#6



#7

25th St

4 3

2

1

2754
Imperial Ave

28th St

Imperial Ave

Commerical St



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