

MIXED USE BUILDING IN SPORTS ARENA

2010 HANCOCK ST, SAN DIEGO, CA 92110

ZOOM ROOM
TRAIN. SOCIALIZE. SHOP.

FOR SALE



3990 Old Town Ave
Ste B-208
San Diego, CA 92110
BRE Lic #01977797

**Exclusively
Offered By:**

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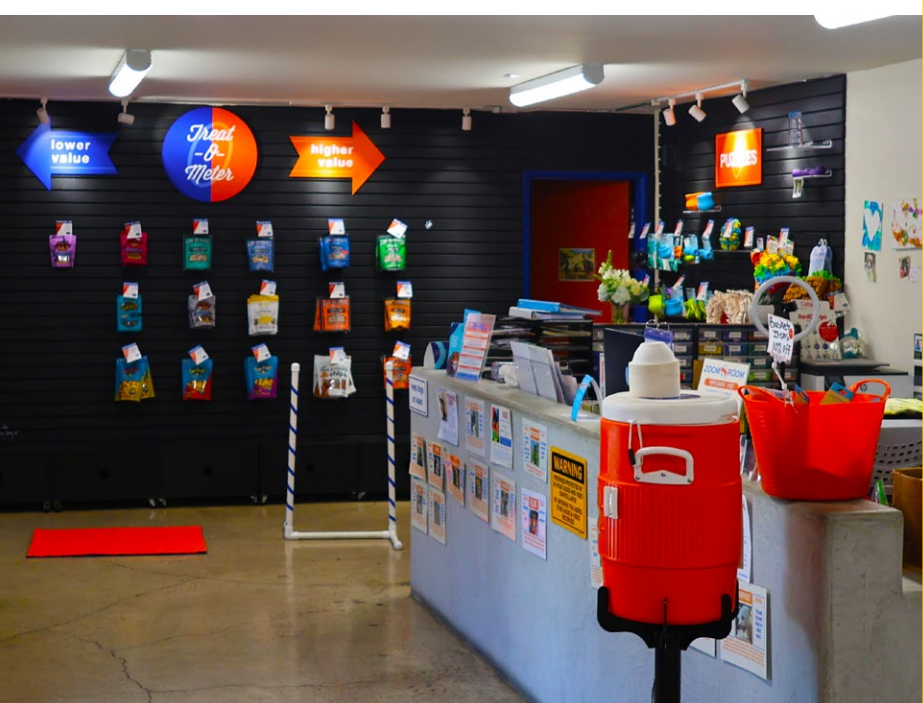
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EXECUTIVE SUMMARY



THE OFFERING

Enduring Real Estate is pleased to present 2010 Hancock Street, a two-story mixed-use building located in the dynamic Sports Arena (Midway District) of San Diego. The property totals 5,400 square feet, featuring 2,622 SF of ground-floor retail space and 2,778 SF on the second floor. The first-floor retail tenant is scheduled to vacate at the end of February 2026, creating flexibility for an investor or owner-user to reposition or occupy the space.

This property represents a prime value-add opportunity, ideal for enhancing income potential through renovation, re-tenanting, or adaptive reuse. Its location benefits from excellent visibility and accessibility, positioned near major arterials including Interstate 5 and Interstate 8, and just minutes from Downtown, Point Loma, and Mission Bay. The Sports Arena (Midway District) is one of San Diego's most active urban submarkets, currently undergoing significant revitalization with mixed-use redevelopment, new retail concepts, and residential projects transforming the area.

Price: \$1,600,000



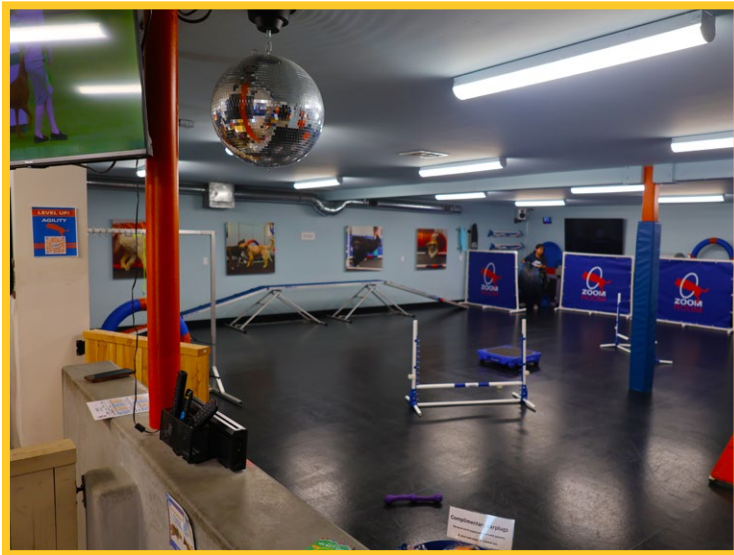
TERMS

PRICE:	\$1,600,000
# OF FLOORS:	2
TOTAL SQUARE FOOTAGE:	5,400 SF
PRICE PER SQUARE FOOT:	\$296
LOT SIZE:	3,728 SQ. FT. / 0.086 acres
ZONING:	CC-3-8

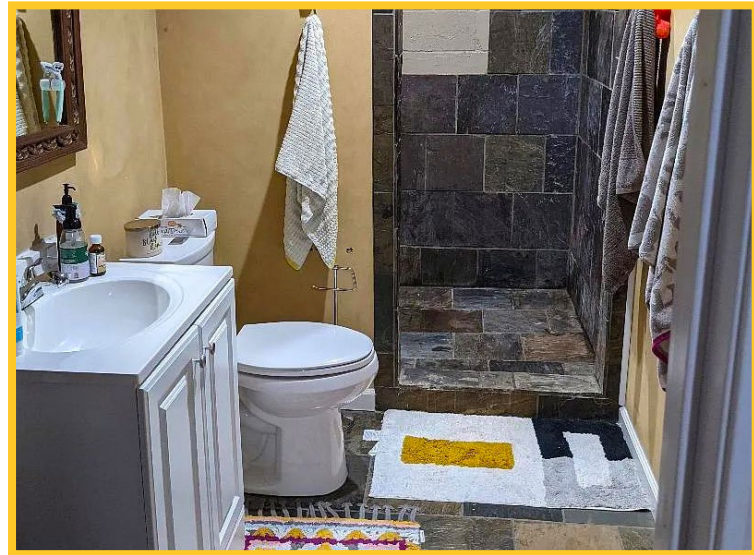
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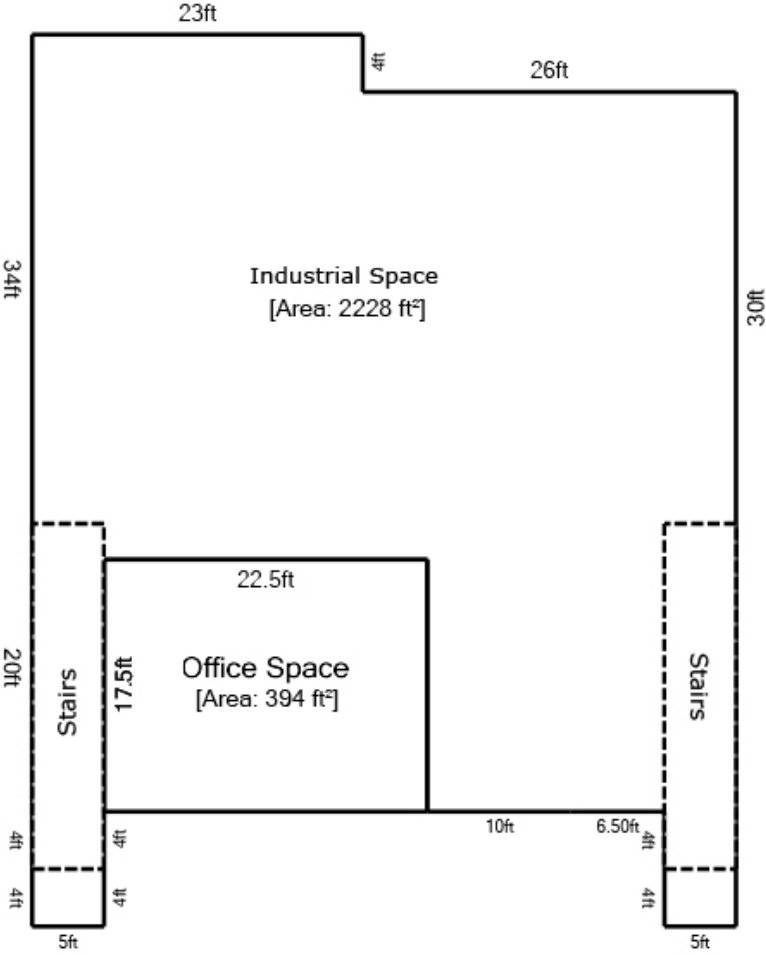
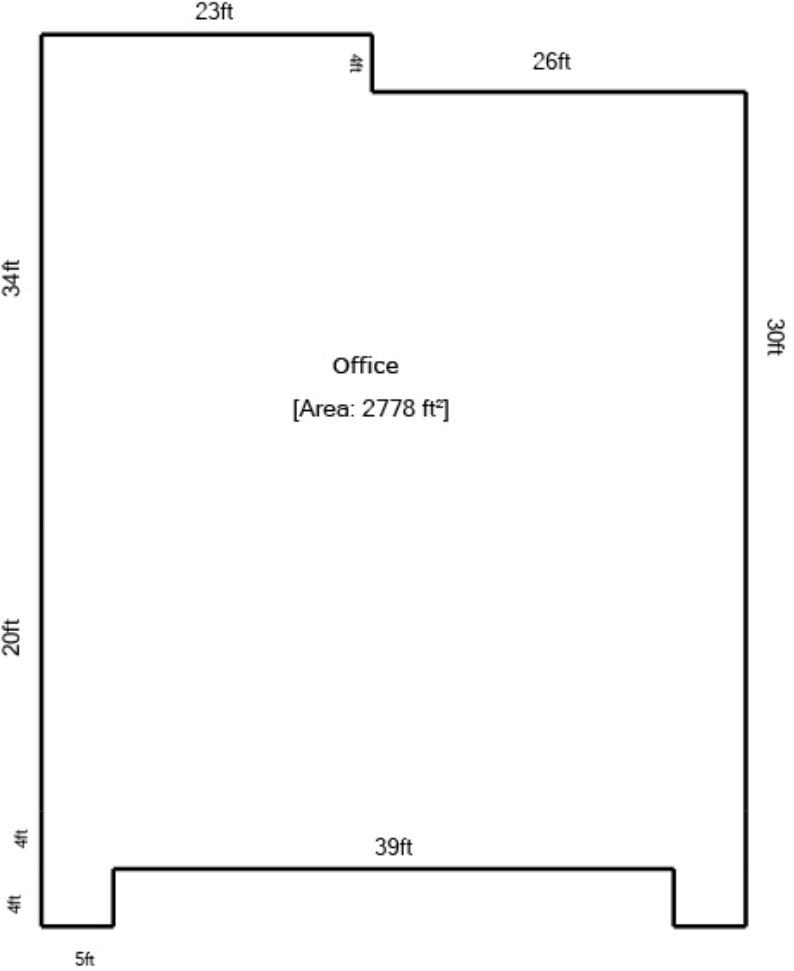
FIRST FLOOR 2,622 SF



SECOND FLOOR 2,778 SF



FLOOR PLAN



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FINANCIAL & MARKET

RENT ROLL I PRO FORMA

RENT ROLL - 2010 HANCOCK ST

Lease	Type	Area	% Total	Actual Monthly Rent	Annual Rent
Zoom Room (Lease Expires 2/2026)	1st Floor	2,622	49%	\$4,150.00	\$49,800.00
Tenant A	2nd Floor	800	15%	\$1,600.00	\$19,200.00
Tenant B	2nd Floor	600	11%	\$1,795.00	\$21,540.00
Tenant C	2nd Floor	1,000	19%	\$2,450.00	\$29,400.00
Common Area		378	7%	\$0.00	\$0.00
Total Current		5,400	100%	\$9,995.00	\$119,940.00

PRO FORMA - 2010 HANCOCK ST

Lease	Type	Area	% Total	Actual Monthly Rent	Annual Rent
Tenant (New Lease at \$2.50 PSF Gross)	1st Floor	2,622	49%	\$6,555.00	\$78,660.00
Tenant A	2nd Floor	800	15%	\$2,000.00	\$24,000.00
Tenant B	2nd Floor	600	11%	\$1,800.00	\$21,600.00
Tenant C	2nd Floor	1,000	19%	\$2,450.00	\$29,400.00
Common Area		378	7%	\$0.00	\$0.00
Total Pro Forma		5,400	100%	\$12,805.00	\$153,660.00

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ANALYSIS

SUMMARY

Price	\$1,600,000
Down Payment	\$800,000
Number of Units	4
Price per Sq. Ft.	\$296.00
Gross Sq.Ft.	5,400
Rentable Sq. Ft.	2,700
Lot Size	3,728

RETURNS

	CURRENT	PROFORMA
CAP Rate	4.50%	6.61%
Cash on cash	1.61%	5.82%
Debt Coverage Ratio	1.22	1.79

FINANCING

	1ST LOAN
Loan Amount	\$800,000
Loan Amount	New
Interest Rate	6.25%
Amortization	30
Year Due	N/A

PRICING DETAILS

INCOME	CURRENT	PROFORMA
Gross Scheduled Rent	\$ 119,940.00	\$ 153,660.00
Less Expenses (estimated)	\$ 47,977.00	\$ 49,663.00
Net Operating Income	\$ 71,963.00	\$ 103,997.00
Debt Service	\$ 59,109.00	\$ 59,108.88
Net Cash Flow After Debt Service	\$ 12,854.12	\$ 44,888.12
Principal Reduction	\$ 9,374.40	\$ 9,374.40
ROI	\$ 22,228.52	\$ 54,262.52

EXPENSES	CURRENT	PROFORMA
RE Taxes*	\$ 19,360.00	\$ 19,360.00
Insurance	\$ 3,500.00	\$ 3,500.00
Utilities (Water and Sewer)	\$ 3,600.00	\$ 3,600.00
Electricity (1 Meter)	\$ 12,000.00	\$ 12,000.00
Trash	\$ 1,020.00	\$ 1,020.00
Repairs and Maintenance	\$ 2,500.00	\$ 2,500.00
Landscaping	\$ -	\$ -
MGMT Fee (5% of Gross Income)	\$ 5,997.00	\$ 7,683.00
Total Expenses	\$ 47,977.00	\$ 49,663.00
Expenses/SF	\$ 8.88	\$ 9.20

*Based upon New Sales Price.

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AERIAL



DEMOGRAPHICS

2010 HANCOCK ST, SAN DIEGO, CA 92110

POPULATION	1 Mile	3 Miles	5 Mile
2025 Estimated Population	15,057	176,371	466,343
2030 Projected Population	16,288	188,979	482,118
2020 Census Population	12,327	153,982	441,112
2010 Census Population	13,321	143,058	419,618
Projected Annual Growth 2025 to 2030	1.6%	1.4%	0.7%
Historical Annual Growth 2010 to 2025	0.9%	1.6%	0.7%
2025 Median Age	38.3	38.2	36.7
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2025 Estimated Households	5,650	88,222	212,799
2030 Projected Households	5,974	94,346	220,474
2020 Census Households	4,962	76,578	195,209
2010 Census Households	4,810	70,089	182,286
Projected Annual Growth 2025 to 2030	1.1%	1.4%	0.7%
Historical Annual Growth 2010 to 2025	1.2%	1.7%	1.1%
RACE AND ETHNICITY	1 Mile	3 Mile	5 Mile
2025 Estimated White	63.1%	60.6%	56.3%
2025 Estimated Black or African American	7.1%	6.1%	6.4%
2025 Estimated Asian & Pacific Islander	7.7%	10.6%	10.1%
2025 Estimated American Indian & Native Alaskan	1.0%	0.8%	1.0%
2025 Estimated Other Races	21.1%	21.8%	26.1%
2025 Estimated Hispanic	23.7%	24.8%	30.2%
INCOME	1 Mile	3 Mile	5 Mile
2025 Estimated Average Household Income	\$195,450	\$146,064	\$141,216
2025 Estimated Median Household Income	\$127,105	\$112,517	\$109,393
2025 Estimated Per Capita Income	\$78,259	\$74,260	\$65,478

EDUCATION (AGE 25+)	1 Mile	3 Mile	5 Mile
2025 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.9%	4.5%
2025 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.6%	3.7%
2025 Estimated High School Graduate	13.6%	11.5%	13.1%
2025 Estimated Some College	20.1%	18.1%	18.1%
2025 Estimated Associates Degree Only	5.6%	6.3%	7.2%
2025 Estimated Bachelors Degree Only	32.7%	34.1%	31.6%
2025 Estimated Graduate Degree	23.8%	24.4%	21.7%
BUSINESS	1 Mile	3 Mile	5 Mile
2025 Estimated Total Businesses	1,128	17,156	30,382
2025 Estimated Total Employees	10,702	160,831	263,279
2025 Estimated Employee Population per Business	9.5	9.4	8.7
2025 Estimated Residential Population per Business	13.3	10.3	15.3

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



CONTACT INFORMATION

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