



2908–2920 COMMERCIAL STREET

LOGAN HEIGHTS | SAN DIEGO, CALIFORNIA

VALUE-ADD MULTI-TENANT AUTO-RELATED INVESTMENT & REDEVELOPMENT OPPORTUNITY

\$1,950,000

ASKING PRICE

18,816 SF

APPROX. LOT AREA

\$10,705

CURRENT MONTHLY GROSS

6.59%

GROSS INCOME YIELD*

THE OPPORTUNITY

Four auto-related tenants, three on month-to-month leases, provide current cash flow while offering flexibility to pursue rent growth, repositioning, or a longer-term redevelopment strategy.

JOSH BROWAR

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*Gross income yield is based on current gross scheduled rent and is not a capitalization rate or NOI yield.

INVESTMENT OVERVIEW

IN-PLACE INCOME
\$128,460
ANNUAL GROSS RENT

LEASE FLEXIBILITY
3 of 4
TENANTS MONTH-TO-MONTH

LONG-TERM UPSIDE
CN-1-4
MIXED-USE / RESIDENTIAL POTENTIAL



- **Four-Tenant Income Stream:** 100% occupied by four auto-related users.
- **Below-Market Rents:** Current gross rent of \$10,705/month creates an attractive value-add component.
- **Lease Flexibility:** Three tenants are month-to-month; one lease extends through 11/1/2027.
- **Urban Infill Site:** Approximately 18,816 SF of land in an established Logan Heights commercial corridor.
- **Transit-Oriented Location:** Near the 32nd & Commercial Trolley Station with access to major transportation routes.
- **Redevelopment Optionality:** CN-1-4 zoning provides a potential path toward mixed-use residential redevelopment, subject to City review.

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FINANCIAL & REDEVELOPMENT PROFILE

Asking Price	\$1,950,000	Approx. Land Area	18,816 SF
Monthly Gross Income	\$10,705	Annual Gross Income	\$128,460
Gross Income Yield	6.59%	Gross Rent Multiplier	15.18x
Price / Approx. Land SF	\$104	Base Density	44 DU / Acre

REDEVELOPMENT POTENTIAL

- **CN-1-4 Zoning:** Commercial Neighborhood zoning with potential for mixed-use residential development.
- **Preliminary Density:** At 44 dwelling units per acre, the approximately 0.43-acre site equates to roughly **19 base-density units** before any applicable bonus or incentive programs.
- **Transit Advantage:** Proximity to the 32nd & Commercial Trolley Station enhances the site's long-term housing and redevelopment story.
- **Flexible Timing:** Existing month-to-month leases provide an investor with flexibility while evaluating the property's highest and best use.
- **Additional Upside to Investigate:** Buyer should evaluate Complete Communities, density-bonus provisions and other applicable housing incentives with qualified land-use counsel.

TENANCY SUMMARY

Tenant	Use	Lease Status
Tenant 1	Auto-related	Month-to-month
Tenant 2	Auto-related	Month-to-month
Tenant 3	Auto-related	Month-to-month
Tenant 4	Auto-related	Expires 11/1/2027

Tenant names, individual rents, expenses, deposits and complete lease terms should be confirmed through seller due diligence.

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PROPERTY, LOCATION & DUE DILIGENCE



LOCATION HIGHLIGHTS

- | | |
|--|--|
| • Logan Heights infill location along Commercial Street | • Near 32nd & Commercial Orange Line Trolley |
| • Convenient access to I-5, SR-94 and Downtown San Diego | • Established auto / commercial environment |
| • Opportunity Zone identified in public property records | • Strong long-term repositioning story |

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The information contained herein is from sources believed reliable but is not guaranteed. Buyer and Buyer's representatives shall independently verify all information, including zoning, development potential, square footage, lease terms, income, expenses, environmental conditions and property boundaries. Preliminary development discussion is for marketing purposes only and does not represent a guaranteed permitted unit count or entitlement.