

FOR SALE

±24,508 SF THREE-STORY  
MULTI-TENANT RETAIL/OFFICE BUILDING

# 2110 HANCOCK STREET

SAN DIEGO, CA 92110

- ✓ CENTRAL LOCATION NEAR OLD TOWN,  
SPORTS ARENA & SAN DIEGO AIRPORT
- ✓ EXCELLENT VISIBILITY  
ADJACENT TO INTERSTATE 5
- ✓ GROUND-LEVEL SECURED  
PARKING GARAGE
- ✓ ELEVATOR SERVED



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SAN DIEGO, CA 92110

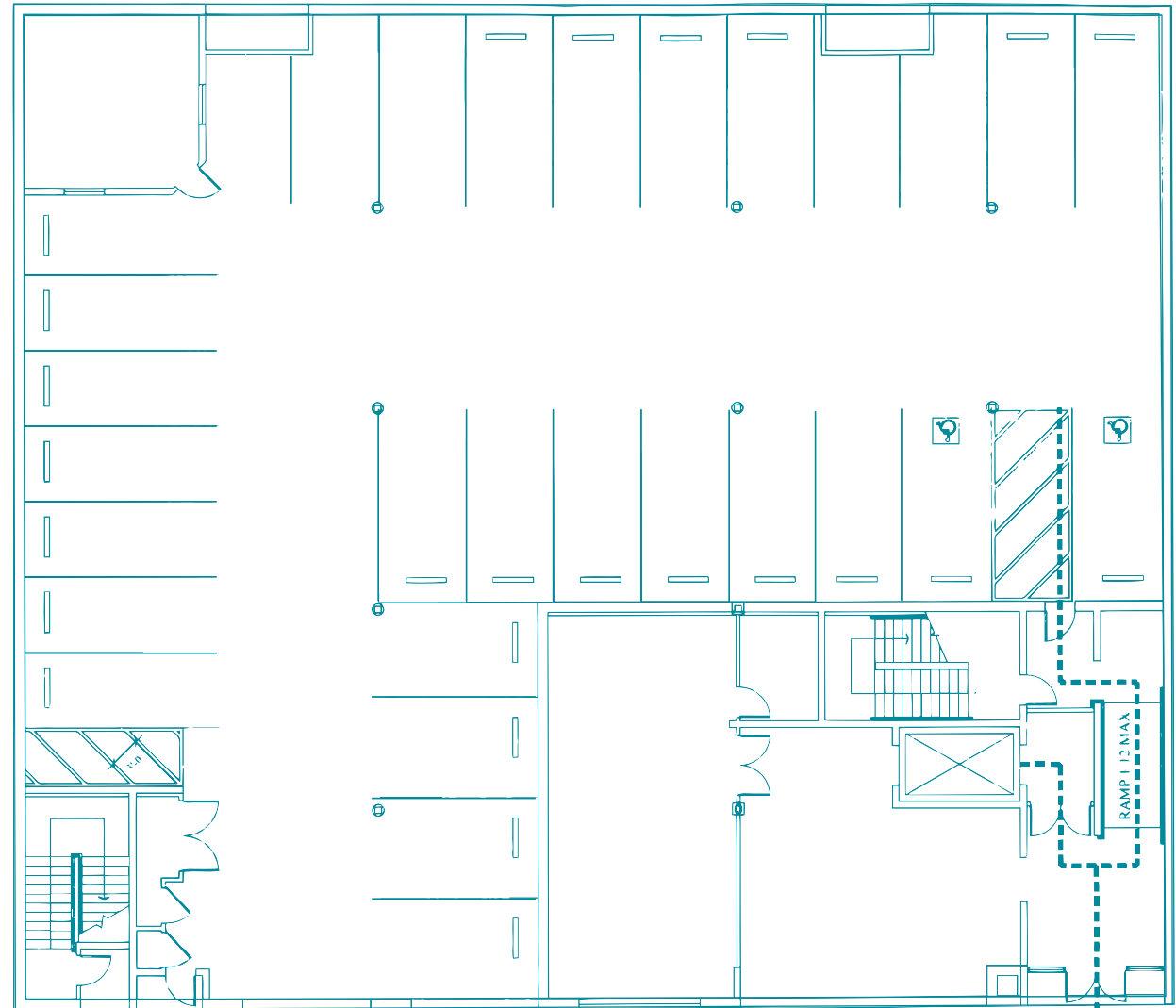
OFFERED AT: \$4,000,000 (\$163.21/SF)

CAP RATE: 5.3%

- ☑ ±24,508 SF three-story multi-tenant retail / office building
- ☑ 100% leased
- ☑ Building located right off of Interstate 5 near Old Town, Sports Arena, and Mission Valley
- ☑ Prime signage opportunity with excellent visibility from Interstate 5
- ☑ ±208,627 cars per day on Interstate 5
- ☑ Immediate freeway access
- ☑ Close proximity to Downtown San Diego and San Diego International Airport
- ☑ Ground level secured parking garage
- ☑ Excellent street parking
- ☑ Brand new roof
- ☑ 100% HVAC
- ☑ Elevator served

# 2110 HANCOCK STREET

- ☑ ±24,508 SF retail / office building
- ☑ Seven total retail / office suites
- ☑ 100% leased
- ☑ Ground level secured parking garage with ±30 parking spaces
- ☑ Excellent street parking
- ☑ Elevator served



GROUND LEVEL PARKING GARAGE



 2110 HANCOCK STREET

CENTRAL SAN DIEGO LOCATION | ADJACENT TO I-5 WITH IMMEDIATE FREEWAY ACCESS  
HIGH-PROFILE SIGNAGE OPPORTUNITY | NEAR AN ABUNDANCE OF RETAIL AMENITIES

ONE MILE

THREE MILES

FIVE MILES

8,533

2023 POPULATION  
1 MILE RADIUS

28,432

DAYTIME EMPLOYEES  
1 MILE RADIUS

154,497

2023 POPULATION  
3 MILE RADIUS

198,758

DAYTIME EMPLOYEES  
3 MILE RADIUS

442,399

2023 POPULATION  
5 MILE RADIUS

324,155

DAYTIME EMPLOYEES  
5 MILE RADIUS

\$139,683

AVERAGE HH INCOME  
1 MILE RADIUS

\$154M+

CONSUMER SPENDING  
1 MILE RADIUS

\$110,475

AVERAGE HH INCOME  
3 MILE RADIUS

\$2.44B+

CONSUMER SPENDING  
3 MILE RADIUS

\$105,690

AVERAGE HH INCOME  
5 MILE RADIUS

\$6.40B+

CONSUMER SPENDING  
5 MILE RADIUS

44.4

MEDIAN AGE  
1 MILE RADIUS

\$1.02M

MEDIAN HOME VALUE  
1 MILE RADIUS

40.5

MEDIAN AGE  
3 MILE RADIUS

\$750,160

MEDIAN HOME VALUE  
3 MILE RADIUS

38.9

MEDIAN AGE  
5 MILE RADIUS

\$757,960

MEDIAN HOME VALUE  
5 MILE RADIUS

DEMOGRAPHICS

# SAN DIEGO

AMERICA'S FINEST CITY

Located on the coast of the Pacific Ocean in Southern California, San Diego is widely known as "America's Finest City." Famous for its miles and miles of white-sand beaches and amazing weather, the city offers an abundance of fun attractions for visitors of all ages.

Boasting a citywide population of more than 1.3 million and more than 3 million residents countywide, San Diego is California's second largest city and the United States' eighth largest. San Diego County is made up of 18 incorporated cities and towns along with other charismatic neighborhoods and communities, such as Downtown San Diego's Gaslamp Quarter, Little Italy, Point Loma, Old Town, La Jolla, Pacific Beach, North Park, Coronado, and Del Mar.

San Diego is renowned for its incredible climate, which is characterized as warm, dry summers and mild winters with most of the annual precipitation

falling between the months of December and March. The average yearly temperature measures above 70 degrees, with an average of just 42 rainy days per year.

America's Finest City also showcases many popular attractions for the whole family to enjoy. Some of these include Sea World San Diego, LEGOLAND California, the world-famous San Diego Zoo, the Cabrillo National Monument, Balboa Park, several casinos, and many historic parks and museums.

Another attraction of San Diego is its immediacy to Mexico. Because they share an international border, Tijuana and San Diego are grouped together as an international metropolitan area. Many visitors make their way south to enjoy luxury spas, beachfront resorts, golf courses, festivals and celebrations, colorful neighborhoods, and the vibrant nightlife.



3,276,208

2022 POPULATION  
SAN DIEGO COUNTY



6.6%

POPULATION GROWTH  
2010-2020

2

LARGEST  
CITY

IN CALIFORNIA

8

LARGEST  
CITY

IN UNITES STATES



70'

AVERAGE  
TEMPERATURE



80%

SUNNY  
DAYS



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MULTI-TENANT RETAIL/OFFICE BUILDING

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SAN DIEGO, CA 92110

For more information or property tour,  
please contact:

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