



National Avenue - Retail / Development Opportunity

2989-95 National Avenue, San Diego

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Exclusively Marketed by:

Eric Lowe

Starker West, Inc

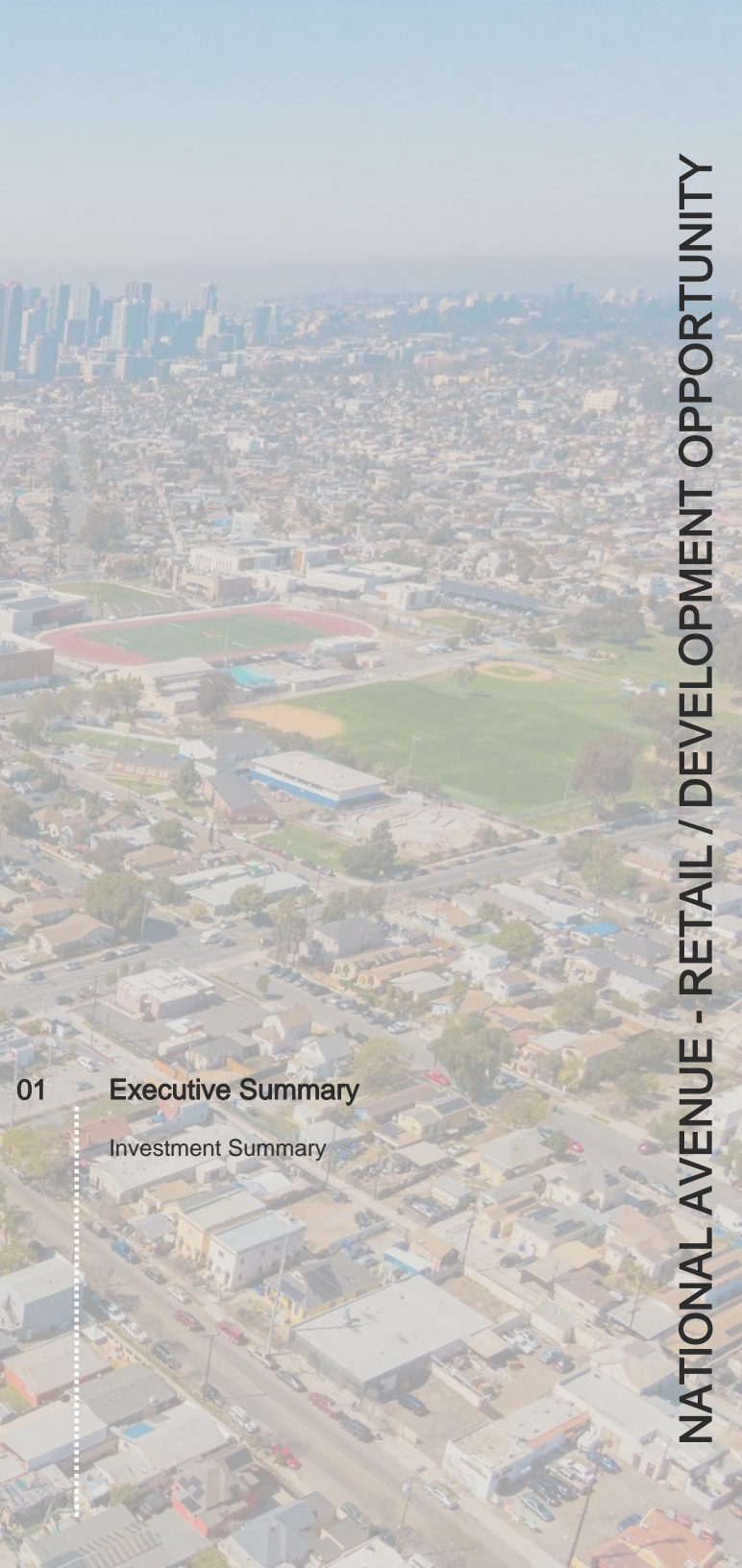
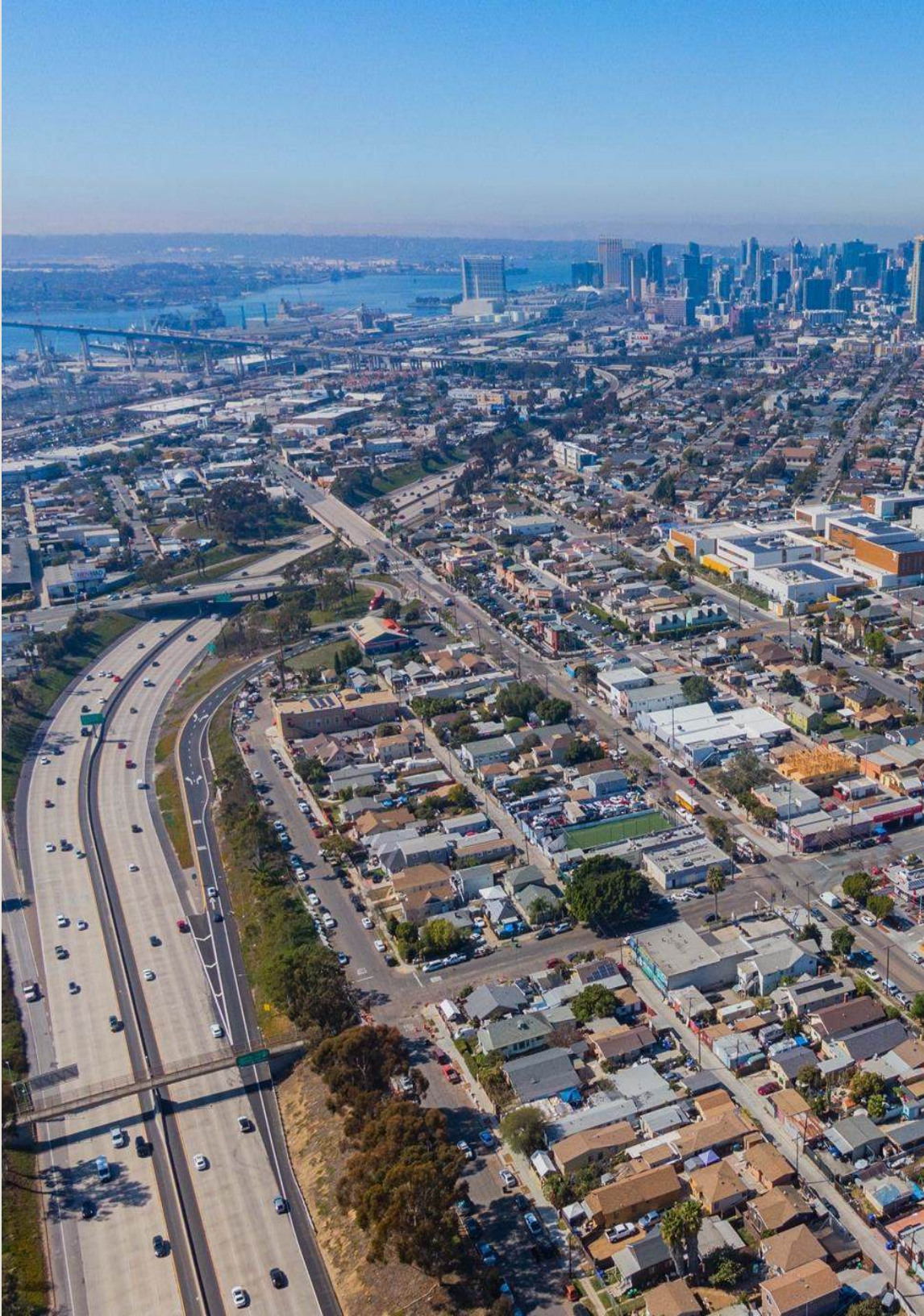
(619) 776-2681

Lowe@starkerwest.com

Lic: 02231420



STARKER WEST, INC.



01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	2989-95 National Avenue San Diego CA 92113
MARKET	San Diego
SUBMARKET	Logan Heights
GLA (SF)	3,300 SF
LAND SF	7,025 SF
YEAR BUILT	1927
APN	550-130-01-00
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,100,000
PRICE PSF	\$333.33

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	29,669	208,819	506,098
2025 Median HH Income	\$52,199	\$75,646	\$78,534
2025 Average HH Income	\$74,283	\$110,832	\$110,517

Property Overview

- This offering presents a unique opportunity to acquire a 3,300 SF vacant retail building situated on a high-visibility corner lot along National Avenue. Located within a mixed-use zoning area, the property offers multiple redevelopment and repositioning possibilities, making it an attractive asset for both investors, owner-occupants, and developers. This property offers a compelling opportunity for those seeking value-add potential through either ground-up multifamily development or repurposing the existing improvements.



Investment Highlights

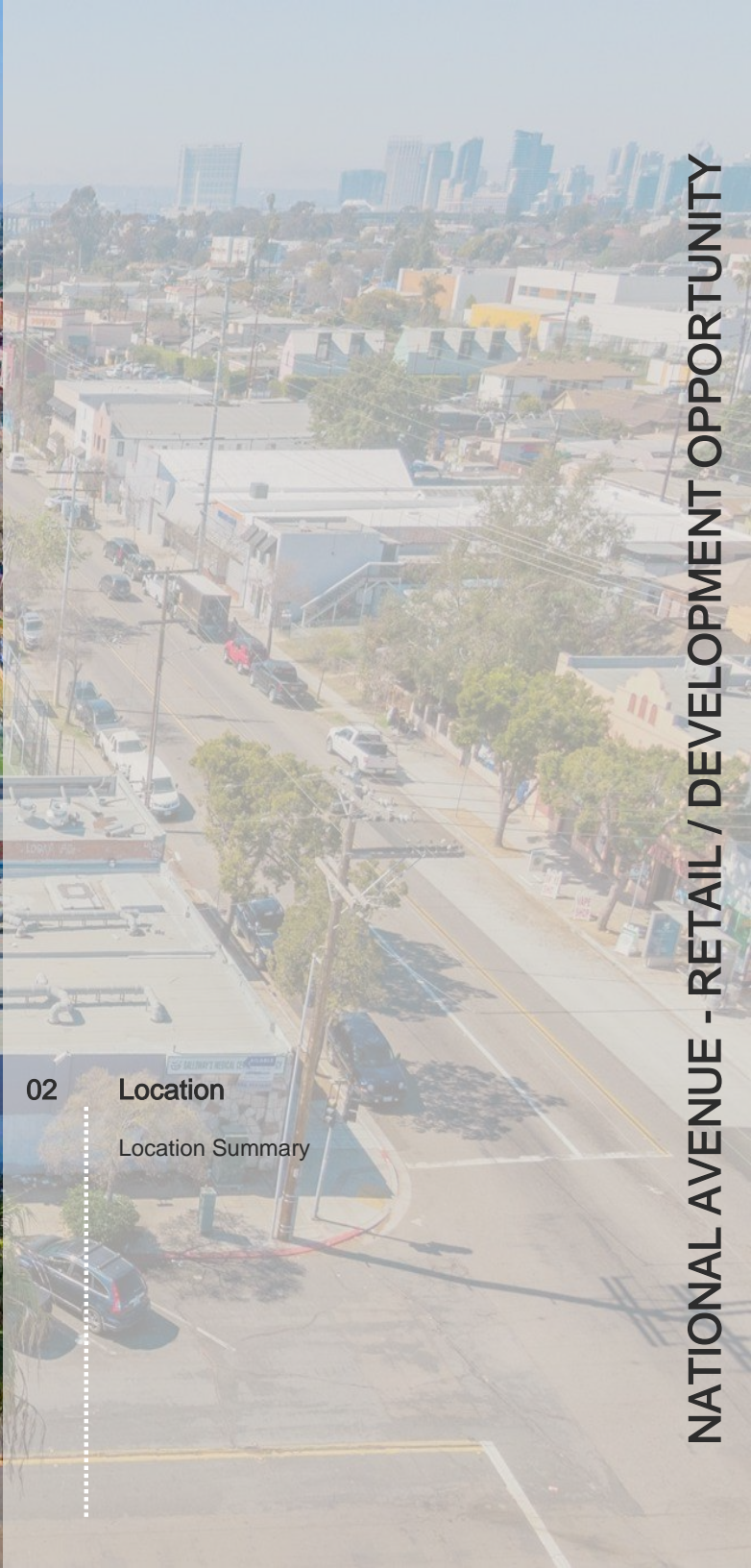
- Prime Location – Strategically positioned with high traffic exposure and excellent signage visibility along National Avenue. Easy access to major freeways including I-15 and I-5, enhancing accessibility for both retail and residential use.
- Multifamily Development Opportunity – Favorable mixed-use zoning combined with Complete Communities Tier 3 Overlay (FAR 6.5) allows for high-density residential development, making it an excellent candidate for an apartment or mixed-use project.
- Repositioning Potential – Re-purpose the existing structure into a convenience store, restaurant, or updated retail space, leveraging the on-site parking and corner lot advantage.
- Growth Market – Located in a rapidly evolving neighborhood with strong demand for housing and commercial amenities, ensuring long-term value appreciation.



02

Location

Location Summary



Why Invest in Logan Heights & National Avenue?

- Logan Heights is emerging as one of San Diego’s most promising value-add investment submarkets, offering a rare combination of affordability, location, and growth potential. Positioned along National Avenue, this corridor is at the heart of economic transformation, fueled by public and private investment, zoning incentives, and increased demand for urban living and retail services.

Key Drivers of Economic Growth

- Proximity to Downtown San Diego, the Port of San Diego, and Barrio Logan, making it an attractive option for both residents and businesses. Excellent access to major freeways (I-5, I-15, and SR-94), facilitating commuter convenience and increased consumer traffic for retail businesses.

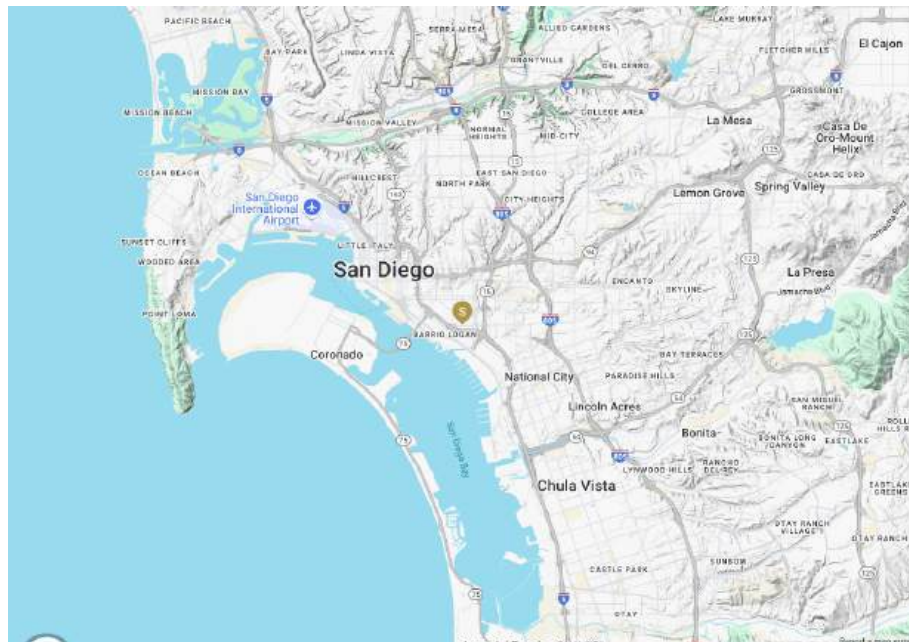
Zoning & Development Incentives

- Complete Communities Tier 3 Overlay (FAR 6.5) allows for significantly higher-density development, enabling developers to maximize land use potential. Mixed-use zoning fosters a vibrant live-work-play environment, encouraging the creation of both multifamily housing and retail destinations.

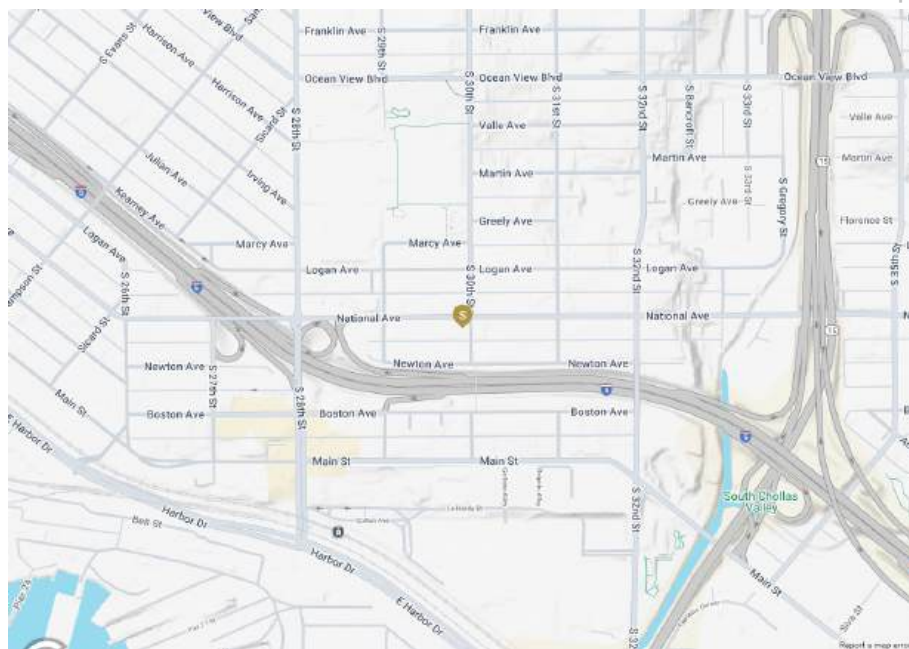
Gentrification & Increasing Demand

- A wave of new multifamily and commercial projects is reshaping Logan Heights into a highly desirable area for urban living. As housing prices continue to rise in neighboring Downtown and Golden Hill, Logan Heights is attracting young professionals, artists, and entrepreneurs seeking more affordable options close to employment hubs.

Regional Map



Locator Map



Rising Rental & Property Values

- Strong rental demand due to the area's affordability compared to other parts of central San Diego. Property values in Logan Heights have seen steady appreciation, with investors capitalizing on the neighborhood's upward trajectory.

Conclusion

- With rising property values, favorable zoning, and a surge in development activity, Logan Heights and National Avenue are prime locations for investors looking to capitalize on San Diego's next wave of urban renewal. Whether through ground-up multifamily development or strategic retail repositioning, this area presents a compelling opportunity for long-term appreciation and strong cash flow potential.





03 Property Description

Property Features

Property Images

PROPERTY FEATURES

LAND SF	7,025
GLA (SF)	3,300
YEAR BUILT	1927
ZONING TYPE	CC-3-6
BUILDING CLASS	Retail
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	8
STREET FRONTAGE	50' on National Avenue

CONSTRUCTION

FRAMING	Wood Frames
EXTERIOR	Stucco
ROOF	Composite
LANDSCAPING	Mature



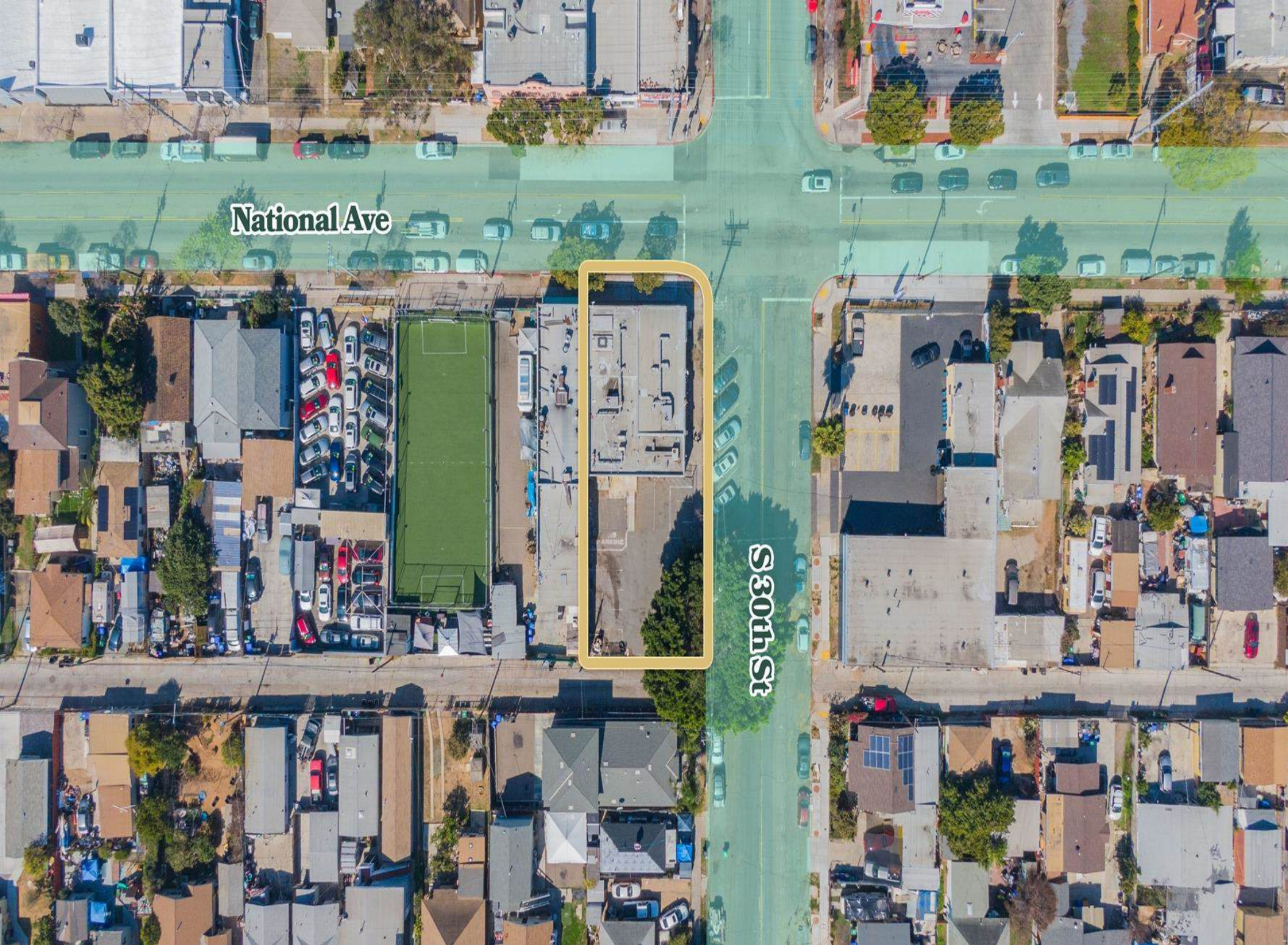












National Ave

S 30th St













GALLOWAY'S MEDICAL CENTER PHARMACY

LEADER

Pharmacy

GALLOWAY'S
MEDICAL
CENTER
PHARMACY

2995

Pharmacy

LEADER

ATTENTION
THIS AREA IS
UNDER 24 HOUR
SURVEILLANCE

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