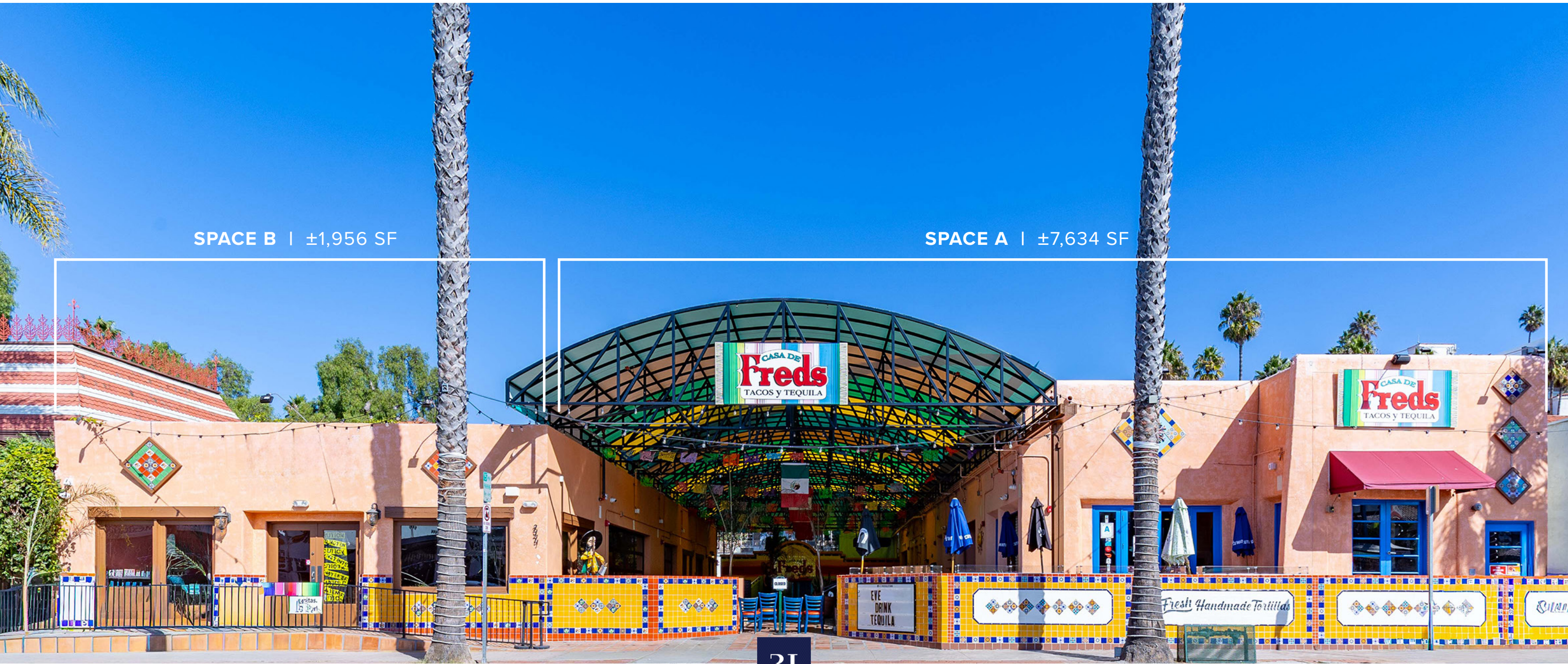


FOR LEASE | 2ND GEN RESTAURANT

SPACE B | ±1,956 SF

SPACE A | ±7,634 SF



2470 SAN DIEGO AVE

SAN DIEGO, CALIFORNIA 92110

IN THE HEART OF OLD TOWN

Old Town, San Diego is a high-traffic heritage district and one of the region's strongest experiential retail destinations, drawing steady year-round visitation from both locals and tourists. Known as the birthplace of California, Old Town combines authentic cultural appeal with a dynamic mix of shops, markets, galleries, tasting rooms, and specialty retailers that cater to experience-driven consumers.

The district benefits from strong foot traffic generated by Old Town State Historic Park, top-performing Mexican restaurants, and nearby hospitality assets, including boutique hotels and guided tour operators. Retailers thrive here by leveraging Old Town's immersive atmosphere, walkable layout, and built-in tourism base, allowing concepts centered around artisan goods, curated home décor, fashion accessories, gourmet foods, and lifestyle brands to connect with shoppers seeking distinctive, story-rich products and hands-on experiences.

With its unique blend of historical charm and retail energy, Old Town continues to position itself as a premier destination for differentiated, place-making retail in coastal San Diego.

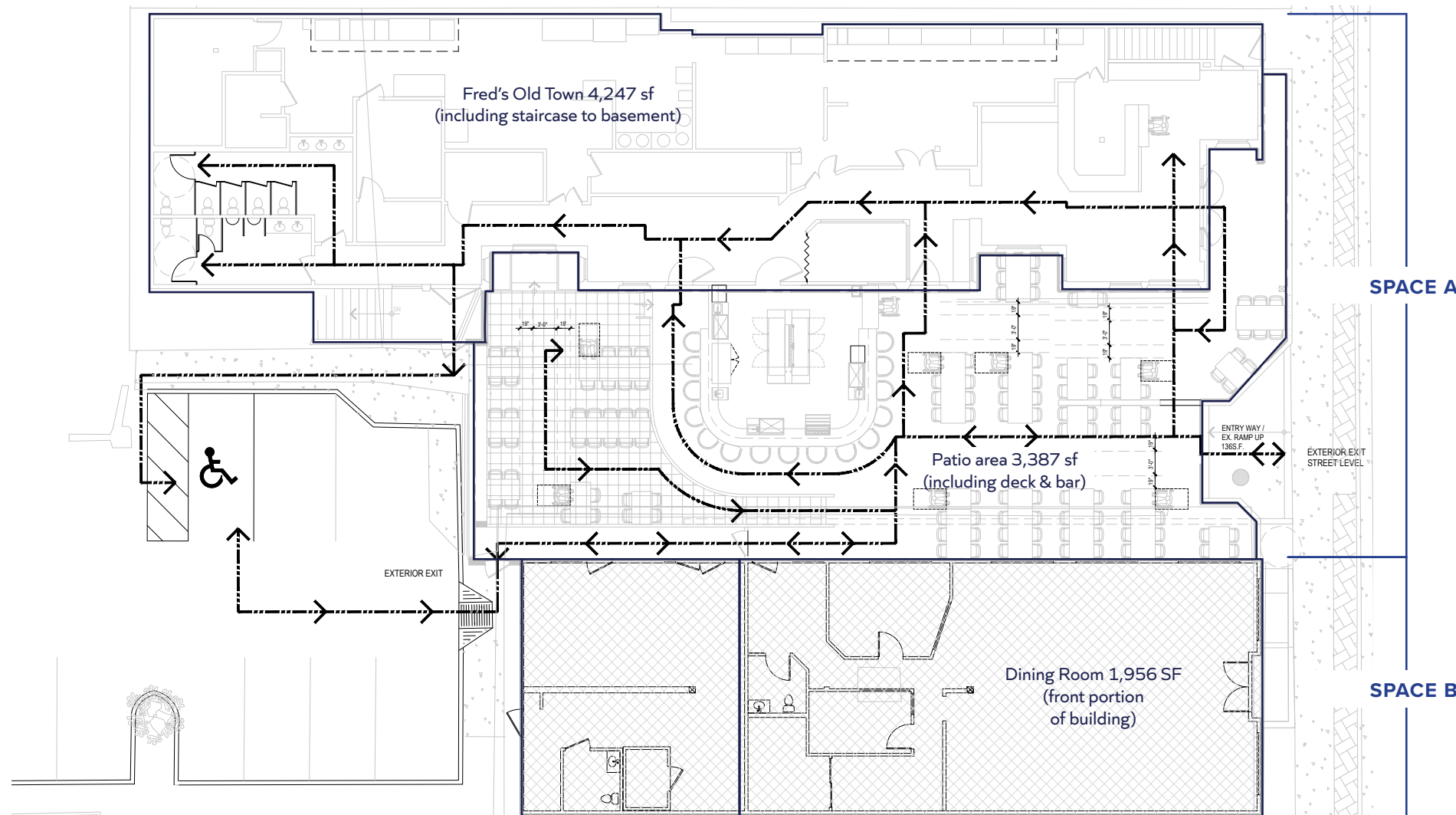


THE OPPORTUNITY



- Unique 2nd gen restaurant
- Situated in the heart of Old Town San Diego near multiple high-performing restaurants
- Old Town SD caters to both locals and tourists
- Property offers rare outside parking and underwent recent remodel
- Kitchen infrastructure included
- 3–4 million visitors per year visit Old Town San Diego
- 22 parking spaces
- Size is approximately 9,590 SF
 - Plus 4,161 SF basement with second kitchen
 - **SPACE A:** ±7,634 SF
 - **SPACE B:** Front dining room of ±1,956 SF can be leased out separately

SITE PLAN



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

MISSION HILLS

DOWNTOWN

SAN DIEGO BAY

(PROPOSED REDEV)
NAVWAR
70 ACRES

Flame & Away

AIRPORT

SUSHI
TADOKORO



TAHONA
THE SPIRIT OF AGAVE



MIGUEL'S
COCINA

SOCIETE
BREWING COMPANY

210,836 CPD



SAN DIEGO AVE 4,700 CPD

SITE

OLD TOWN AERIAL

OLD TOWN AERIAL

San Diego
Old Town Market

MAMA ANTONIA
RESTAURANT

THE
WHALEY
HOUSE
MUSEUM
AMERICA'S MOST HAUNTED HOUSE™

SITE

OLD TOWN
Mexican Cafe
and Bar

PARKING

Cafe
Coyote
AUTHENTIC MEXICAN FOOD
IN THE HEART OF HISTORIC OLD TOWN

SAN DIEGO AVE 4,700 CPD

COLD STONE
CREAMERY



IN THE NEIGHBORHOOD



GUADALAJARA MEXICAN RESTAURANT



OLD TOWN MEXICAN CAFE



SUSHI TADOKORO



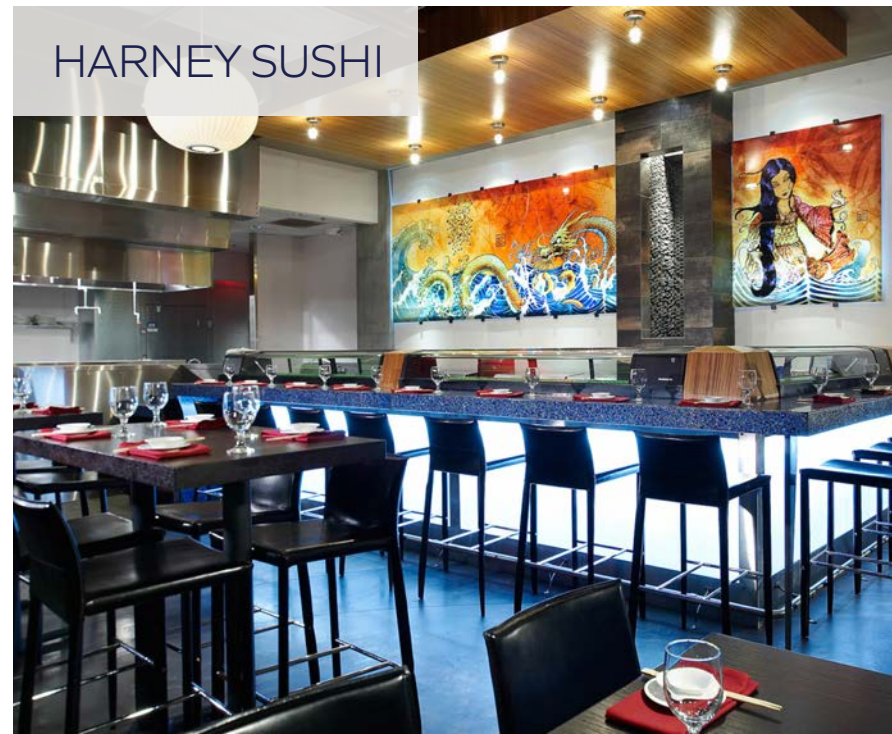
CAFE COYOTE



MIGUEL'S



HARNEY SUSHI



OLD TOWN URBAN MARKET

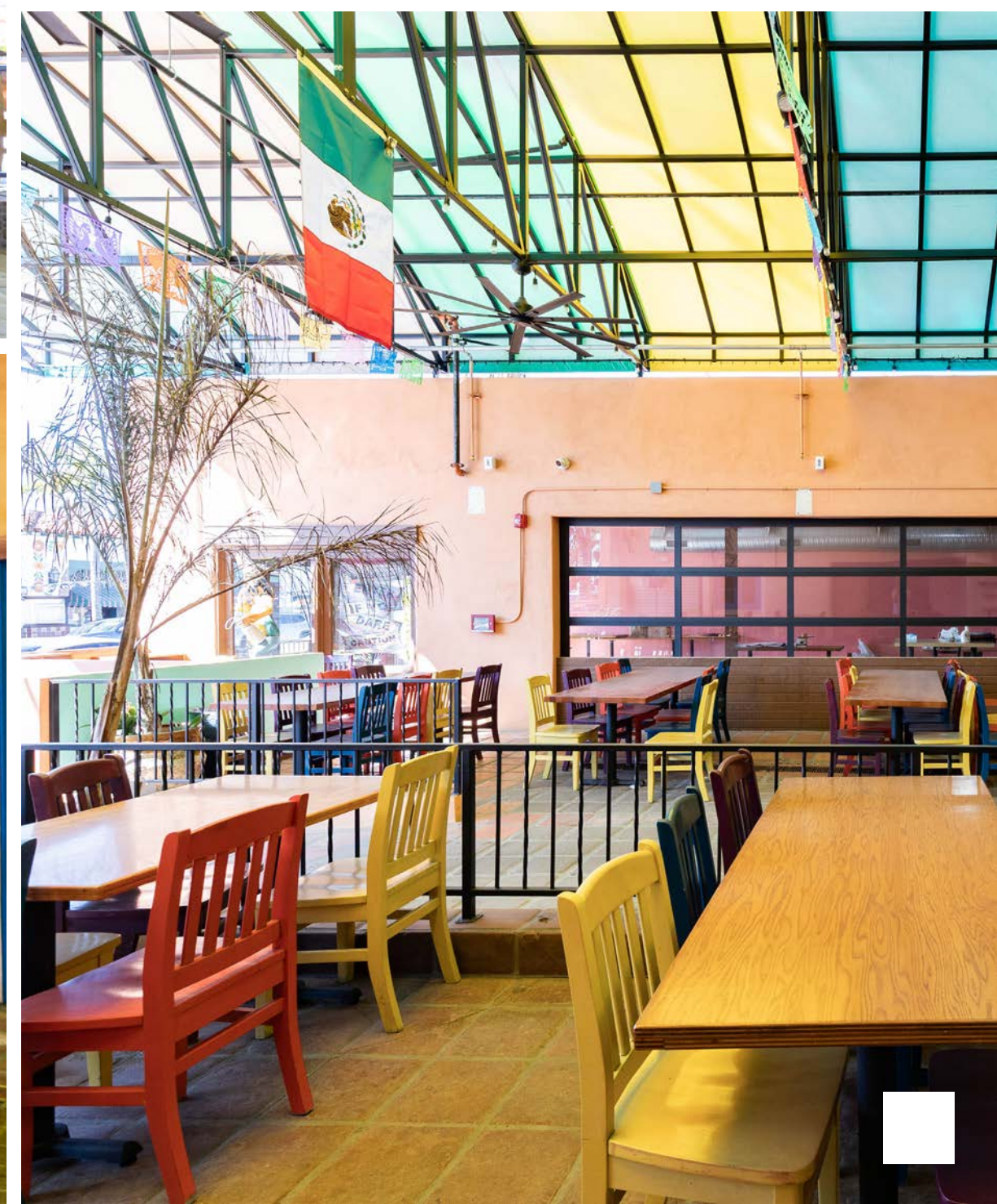




PROPERTY PHOTOS

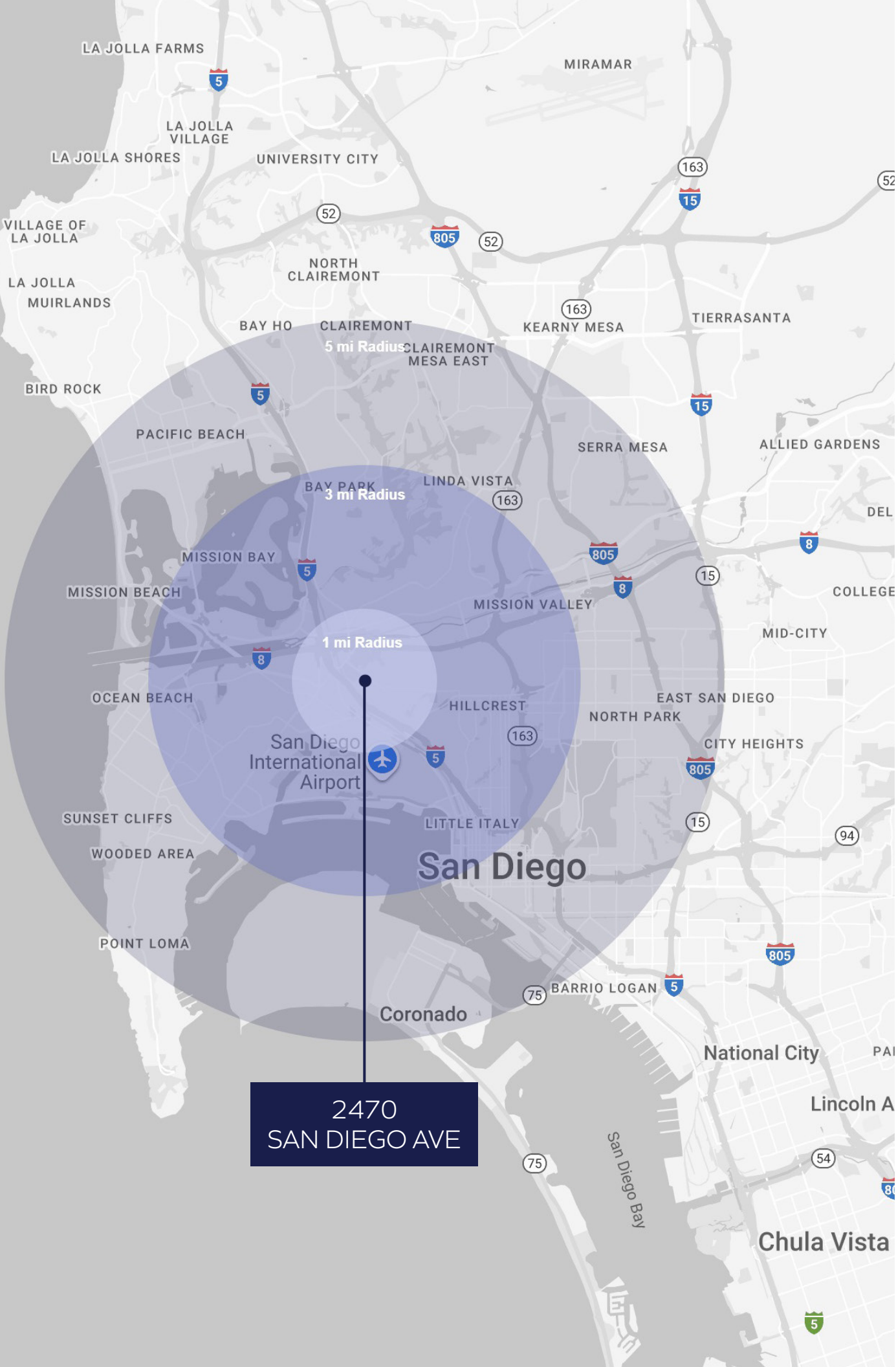
Exterior





AREA DEMOGRAPHICS

// SAN DIEGO, CA



2470
SAN DIEGO AVE

	1 MILE	3 MILE	5 MILE
Total Population	14,393	160,390	467,763
Projected Pop. (2030)	16,211	170,277	487,093
Total Businesses	1,440	14,262	31,723
Total Employees	15,999	125,333	265,502
Average Household Income	\$185,937	\$149,010	\$113,207
Median Household Income	\$129,657	\$113,871	\$113,207
Total Households	4,893	76,642	70,547
Median Age	35.2	38.1	37.2

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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