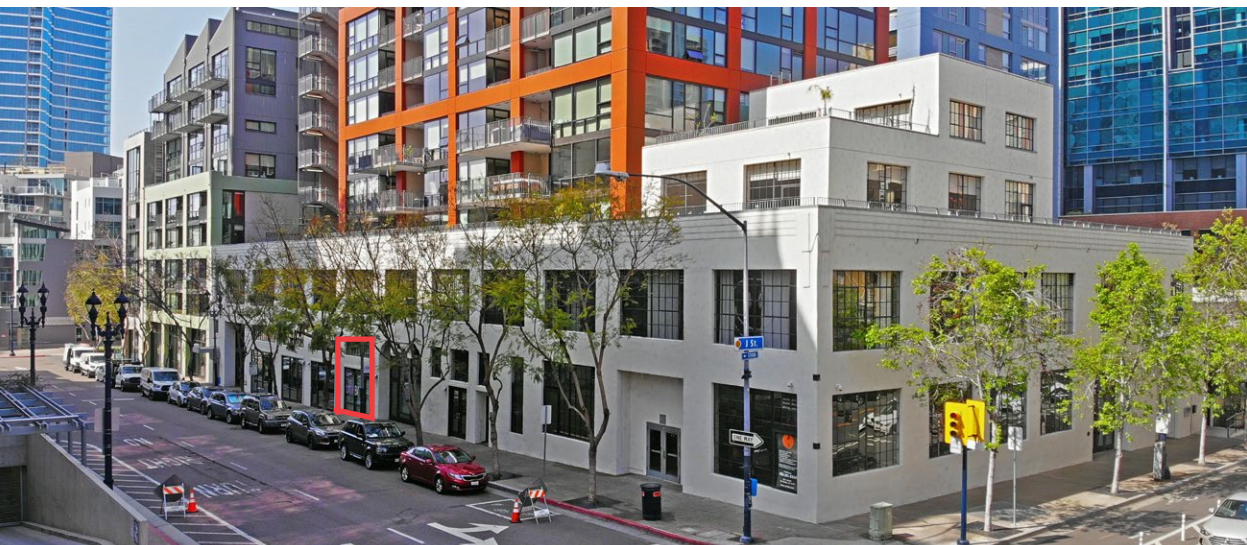


FOR SALE

350 11TH AVENUE, UNIT 131
SAN DIEGO, CA 92101



FOR SALE

OWNER USER OPPORTUNITY
1,290 SF COMMERCIAL UNIT IN THE ICON BLDG

Property Highlights

- Commercial Unit ideally located on the ground floor of the 327 unit Icon Building
- Favorable Mixed-Use Zoning: CCPD-BP
- The Icon Building is steps away from Petco Park & the San Diego Public Library
- Highly visible location with convenient access to the I-5, 94 & 163 Freeways

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2019)	43,406	186,387	481,424
AHH Income	\$95,055	\$97,883	\$87,282
Daytime Pop.	68,937	189,211	330,532

Tenants In Neighborhood



Listing Price: \$800,000

Vince Provenzano
+1 760 431 4212
Vince.Provenzano@cushwake.com
LIC #01926894

Phil Lyons, CCIM
+1 760 431 4210
Phil.Lyons@cushwake.com
LIC #01237235

Chad Iafrate, CCIM
+1 760 431 4234
Chad.Iafrate@cushwake.com
LIC #01329943

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011
T: +1 760 431 4200 F: +1 760 454 3869
cushmanwakefield.com

FOR SALE

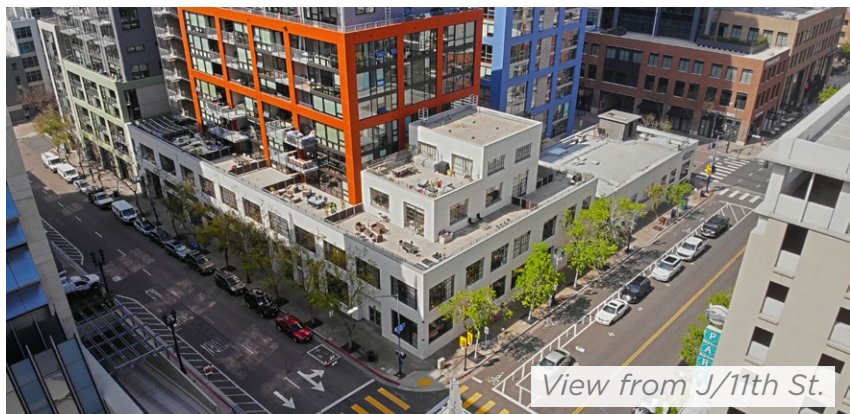
350 11TH AVENUE, UNIT 131
SAN DIEGO, CA 92101



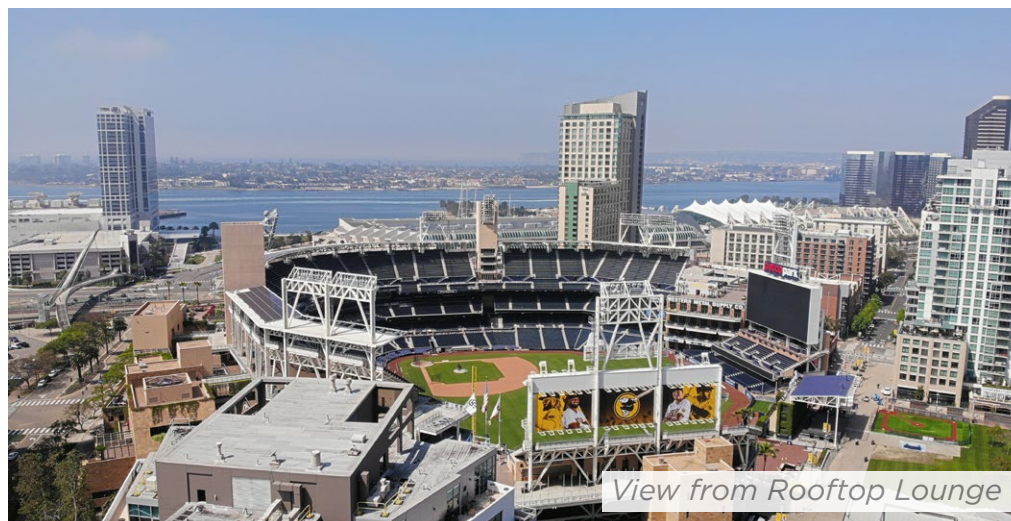
BUILDING HIGHLIGHTS:

- 327 Unit Complex
- Amenities Include: Gated Community, Rooftop Lounge overlooking Petco Park, Private Conference Rooms, Private Movie Theater, Private Gym.

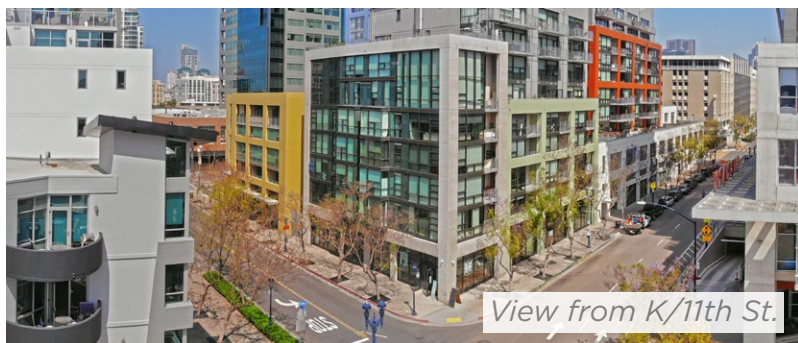
[CLICK HERE FOR DRONE VIDEO](#)



View from J/11th St.



View from Rooftop Lounge



View from K/11th St.



View from Petco Park

Vince Provenzano
+1 760 431 4212
Vince.Provenzano@cushwake.com
LIC #01926894

Phil Lyons, CCIM
+1 760 431 4210
Phil.Lyons@cushwake.com
LIC #01237235

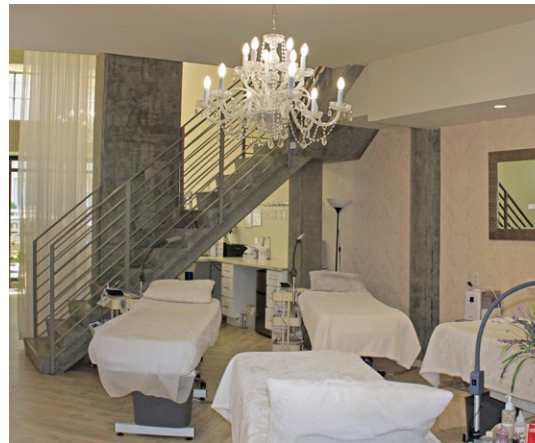
Chad Iafrate, CCIM
+1 760 431 4234
Chad.Iafrate@cushwake.com
LIC #01329943

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011
T: +1 760 431 4200 F: +1 760 454 3869
cushmanwakefield.com

UNIT HIGHLIGHTS:

- 2 story live/work loft with soaring 19 foot ceilings. A rare opportunity to own a property where you can live, and operate your business.
- Full Access to Building Amenities
- 2 Restrooms
- Assigned Underground Parking

Existing Business Photos



Vince Provenzano
+1 760 431 4212
Vince.Provenzano@cushwake.com
LIC #01926894

Phil Lyons, CCIM
+1 760 431 4210
Phil.Lyons@cushwake.com
LIC #01237235

Chad Iafrate, CCIM
+1 760 431 4234
Chad.Iafrate@cushwake.com
LIC #01329943

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011
T: +1 760 431 4200 F: +1 760 454 3869
cushmanwakefield.com

Demographics

350 11th Ave, San Diego, California, 92101 Ring: 1 mile radius		Prepared by Esri Latitude: 32.70891 Longitude: -117.15597				
Summary	Census 2010	2019	2024			
Population	36,028	43,406	50,455			
Households	17,970	22,297	26,498			
Families	4,860	5,870	6,898			
Average Household Size	1.67	1.68	1.68			
Owner Occupied Housing Units	4,280	5,646	6,033			
Renter Occupied Housing Units	13,690	16,651	20,465			
Median Age	35.8	37.4	37.7			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	3.06%	0.67%	0.77%			
Households	3.51%	0.62%	0.75%			
Families	3.28%	0.62%	0.68%			
Owner HHs	1.33%	0.79%	0.92%			
Median Household Income	4.77%	2.99%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	4,023	18.0%	3,901	14.7%		
\$15,000 - \$24,999	2,426	10.9%	2,436	9.2%		
\$25,000 - \$34,999	1,824	8.2%	1,766	6.7%		
\$35,000 - \$49,999	1,811	8.1%	1,986	7.5%		
\$50,000 - \$74,999	2,896	13.0%	3,431	12.9%		
\$75,000 - \$99,999	2,126	9.5%	2,814	10.6%		
\$100,000 - \$149,999	3,043	13.6%	4,119	15.5%		
\$150,000 - \$199,999	1,693	7.6%	2,549	9.6%		
\$200,000+	2,454	11.0%	3,496	13.2%		
Median Household Income	\$57,316		\$72,368			
Average Household Income	\$95,055		\$112,300			
Per Capita Income	\$49,358		\$59,348			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,200	3.3%	1,426	3.3%	1,763	3.5%
5 - 9	863	2.4%	1,164	2.7%	1,349	2.7%
10 - 14	826	2.3%	1,004	2.3%	1,175	2.3%
15 - 19	1,203	3.3%	1,272	2.9%	1,428	2.8%
20 - 24	3,428	9.5%	3,603	8.3%	4,105	8.1%
25 - 34	9,947	27.6%	11,190	25.8%	12,840	25.4%
35 - 44	5,909	16.4%	7,356	16.9%	8,775	17.4%
45 - 54	5,082	14.1%	5,450	12.6%	6,022	11.9%
55 - 64	3,968	11.0%	4,931	11.4%	5,331	10.6%
65 - 74	2,068	5.7%	3,601	8.3%	4,403	8.7%
75 - 84	1,189	3.3%	1,804	4.2%	2,508	5.0%
85+	347	1.0%	606	1.4%	756	1.5%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,836	63.4%	26,179	60.3%	29,597	58.7%
Black Alone	3,486	9.7%	4,510	10.4%	5,481	10.9%
American Indian Alone	352	1.0%	412	0.9%	476	0.9%
Asian Alone	2,319	6.4%	3,247	7.5%	4,083	8.1%
Pacific Islander Alone	102	0.3%	133	0.3%	162	0.3%
Some Other Race Alone	5,256	14.6%	6,582	15.2%	7,725	15.3%
Two or More Races	1,677	4.7%	2,343	5.4%	2,931	5.8%
Hispanic Origin (Any Race)	11,808	32.8%	15,039	34.6%	18,106	35.9%

350 11th Ave, San Diego, California, 92101 Ring: 3 mile radius		Prepared by Esri Latitude: 32.70891 Longitude: -117.15597				
Summary	Census 2010	2019	2024			
Population	170,376	186,387	198,240			
Households	68,703	77,017	83,423			
Families	28,206	30,662	32,575			
Average Household Size	2.16	2.13	2.11			
Owner Occupied Housing Units	21,445	24,025	25,212			
Renter Occupied Housing Units	47,258	52,992	58,211			
Median Age	33.3	34.8	35.4			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	1.24%	0.67%	0.77%			
Households	1.61%	0.62%	0.75%			
Families	1.22%	0.62%	0.68%			
Owner HHs	0.97%	0.79%	0.92%			
Median Household Income	4.05%	2.99%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	8,864	11.5%	7,938	9.5%		
\$15,000 - \$24,999	7,173	9.3%	6,409	7.7%		
\$25,000 - \$34,999	6,307	8.2%	5,658	6.8%		
\$35,000 - \$49,999	8,038	10.4%	7,504	9.0%		
\$50,000 - \$74,999	12,414	16.1%	12,592	15.1%		
\$75,000 - \$99,999	8,440	11.0%	9,527	11.4%		
\$100,000 - \$149,999	11,767	15.3%	14,633	17.5%		
\$150,000 - \$199,999	5,933	7.7%	8,334	10.0%		
\$200,000+	8,079	10.5%	10,826	13.0%		
Median Household Income	\$64,252		\$78,362			
Average Household Income	\$97,883		\$115,529			
Per Capita Income	\$42,574		\$50,607			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,705	5.1%	8,820	4.7%	9,371	4.7%
5 - 9	7,347	4.3%	8,112	4.4%	8,086	4.1%
10 - 14	7,437	4.4%	7,594	4.1%	7,745	3.9%
15 - 19	9,072	5.3%	8,663	4.6%	8,674	4.4%
20 - 24	19,730	11.6%	20,266	10.9%	20,860	10.5%
25 - 34	38,866	22.8%	40,444	21.7%	43,007	21.7%
35 - 44	25,775	15.1%	28,821	15.5%	30,945	15.6%
45 - 54	20,965	12.3%	21,732	11.7%	22,717	11.5%
55 - 64	15,951	9.4%	19,077	10.2%	19,744	10.0%
65 - 74	8,566	5.0%	13,218	7.1%	15,280	7.7%
75 - 84	5,528	3.2%	6,634	3.6%	8,560	4.3%
85+	2,435	1.4%	3,005	1.6%	3,252	1.6%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	106,999	62.8%	113,335	60.8%	118,627	59.8%
Black Alone	13,355	7.8%	14,800	7.9%	15,817	8.0%
American Indian Alone	1,424	0.8%	1,491	0.8%	1,567	0.8%
Asian Alone	7,778	4.6%	10,010	5.4%	11,678	5.9%
Pacific Islander Alone	521	0.3%	572	0.3%	608	0.3%
Some Other Race Alone	32,765	19.2%	36,918	19.8%	39,513	19.9%
Two or More Races	7,533	4.4%	9,261	5.0%	10,430	5.3%
Hispanic Origin (Any Race)	67,260	39.5%	76,666	41.1%	83,726	42.2%

Vince Provenzano
+1 760 431 4212
Vince.Provenzano@cushwake.com
LIC #01926894

Phil Lyons, CCIM
+1 760 431 4210
Phil.Lyons@cushwake.com
LIC #01237235

Chad Iafate, CCIM
+1 760 431 4234
Chad.Iafate@cushwake.com
LIC #01329943

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011
T: +1 760 431 4200 F: +1 760 454 3869
cushmanwakefield.com

Demographics

350 11th Ave, San Diego, California, 92101 Ring: 5 mile radius		Prepared by Esri Latitude: 32.70891 Longitude: -117.15597				
Summary	Census 2010	2019	2024			
Population	448,430	481,424	502,612			
Households	166,240	180,822	190,682			
Families	84,347	90,109	93,945			
Average Household Size	2.48	2.46	2.44			
Owner Occupied Housing Units	53,521	57,471	60,250			
Renter Occupied Housing Units	112,719	123,351	130,432			
Median Age	32.1	33.5	34.1			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	0.87%	0.67%	0.77%			
Households	1.07%	0.62%	0.75%			
Families	0.84%	0.62%	0.68%			
Owner HHs	0.95%	0.79%	0.92%			
Median Household Income	3.82%	2.99%	2.70%			
Households by Income		2019	2024			
		Number	Percent	Number	Percent	
<\$15,000		19,994	11.1%	17,027	8.9%	
\$15,000 - \$24,999		17,315	9.6%	14,692	7.7%	
\$25,000 - \$34,999		16,812	9.3%	14,924	7.8%	
\$35,000 - \$49,999		22,415	12.4%	20,799	10.9%	
\$50,000 - \$74,999		31,525	17.4%	31,842	16.7%	
\$75,000 - \$99,999		20,965	11.6%	23,521	12.3%	
\$100,000 - \$149,999		26,033	14.4%	32,715	17.2%	
\$150,000 - \$199,999		11,621	6.4%	16,368	8.6%	
\$200,000+		14,134	7.8%	18,787	9.9%	
Median Household Income		\$58,721		\$70,820		
Average Household Income		\$87,282		\$103,404		
Per Capita Income		\$34,225		\$40,643		
Population by Age	Census 2010	2019		2024		
	Number	Percent	Number	Percent	Number	Percent
0 - 4	28,443	6.3%	28,228	5.9%	29,547	5.9%
5 - 9	24,943	5.6%	26,019	5.4%	25,802	5.1%
10 - 14	24,840	5.5%	24,857	5.2%	24,691	4.9%
15 - 19	31,341	7.0%	29,834	6.2%	29,234	5.8%
20 - 24	48,142	10.7%	50,132	10.4%	50,835	10.1%
25 - 34	89,934	20.1%	95,244	19.8%	99,874	19.9%
35 - 44	65,233	14.5%	69,159	14.4%	73,439	14.6%
45 - 54	54,278	12.1%	54,833	11.4%	56,040	11.1%
55 - 64	40,399	9.0%	47,971	10.0%	49,073	9.8%
65 - 74	21,213	4.7%	32,240	6.7%	36,720	7.3%
75 - 84	13,718	3.1%	15,883	3.3%	19,936	4.0%
85+	5,946	1.3%	7,025	1.5%	7,422	1.5%
Race and Ethnicity	Census 2010	2019		2024		
	Number	Percent	Number	Percent	Number	Percent
White Alone	242,084	54.0%	252,446	52.4%	260,304	51.8%
Black Alone	44,472	9.9%	46,188	9.6%	46,883	9.3%
American Indian Alone	3,762	0.8%	3,844	0.8%	3,953	0.8%
Asian Alone	41,281	9.2%	47,700	9.9%	52,094	10.4%
Pacific Islander Alone	2,138	0.5%	2,212	0.5%	2,259	0.4%
Some Other Race Alone	93,521	20.9%	104,131	21.6%	109,975	21.9%
Two or More Races	21,172	4.7%	24,903	5.2%	27,143	5.4%
Hispanic Origin (Any Race)	190,712	42.5%	213,060	44.3%	228,318	45.4%

Vince Provenzano
+1 760 431 4212
Vince.Provenzano@cushwake.com
LIC #01926894

Phil Lyons, CCIM
+1 760 431 4210
Phil.Lyons@cushwake.com
LIC #01237235

Chad Iafate, CCIM
+1 760 431 4234
Chad.Iafate@cushwake.com
LIC #01329943

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011
T: +1 760 431 4200 F: +1 760 454 3869
cushmanwakefield.com