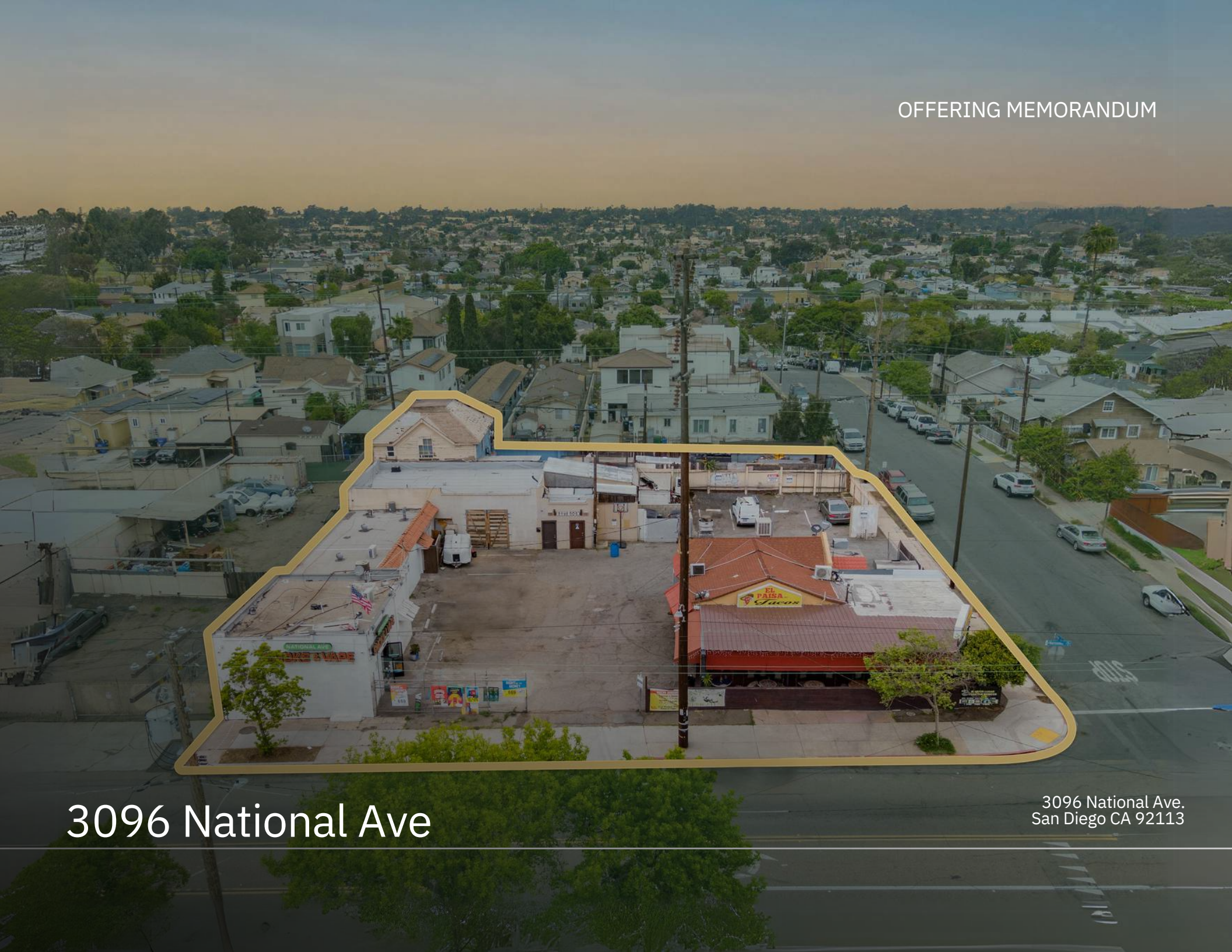


OFFERING MEMORANDUM



3096 National Ave

3096 National Ave.
San Diego CA 92113

3096 National Ave

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 - Investment Summary
- 02 Location
 - Location Summary
 - Locator Map
 - Regional Map
- 03 Property Description
 - Property Features
 - Property Images
- 04 Rent Roll
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- 05 Financial Analysis
 - Income & Expense Analysis
- 06 Demographics
 - Demographics

Exclusively Marketed by:

Eric Lowe, JD

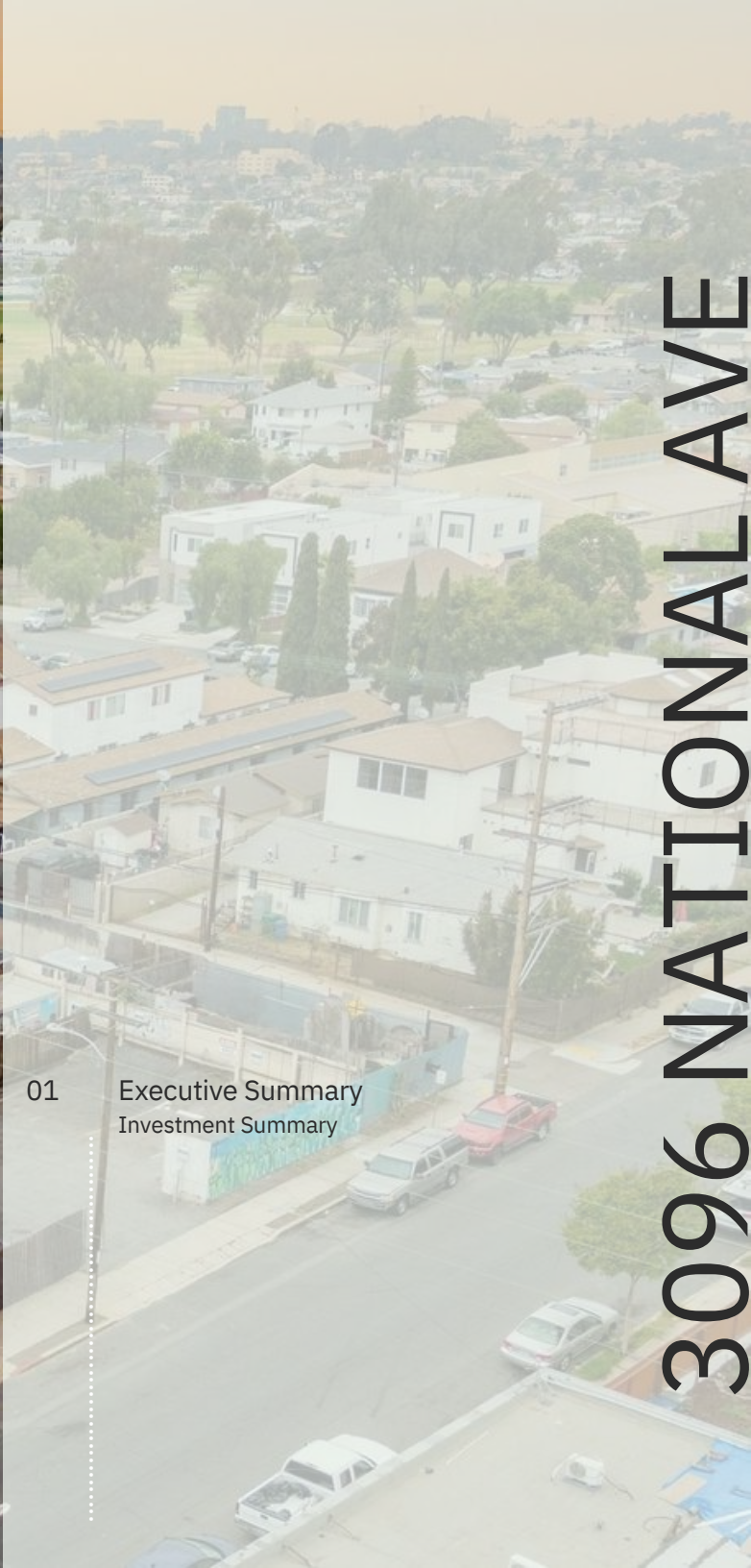
Starker West, Inc

(619) 776-2681

lowe@starkerwest.com

Lic: 01805453





01

Executive Summary
Investment Summary

3096 NATIONAL AVE

OFFERING SUMMARY

ADDRESS	3096 National Ave. San Diego CA 92113
COUNTY	San Diego
MARKET	San Diego
BUILDING SF	5,100 SF
LAND ACRES	.4
LAND SF	17,568 SF
APN	550-032-19-00
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,400,000
PRICE PSF	\$470.59
OCCUPANCY	100%
NOI (CURRENT)	\$118,000
NOI (Pro Forma)	\$120,380
CAP RATE (CURRENT)	4.92%
GRM (CURRENT)	16.67
GRM (PRO FORMA)	16.67

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	31,065	210,938	514,398
2025 Median HH Income	\$52,552	\$74,660	\$78,467
2025 Average HH Income	\$73,157	\$109,317	\$110,345

Prime Commercial Property with Exceptional Development Potential

- An excellent opportunity for a covered land play. Site is fully leased with \$118,000 annual NOI, yielding a cap rate of 4.92%, with huge development upside.



- With FAR of 6.5, mixed-use intent, and possible density bonuses, buyers could theoretically build up to 114,309 square feet of total floor space. In practice, potentially reaching 40+ units with retail or live-work setups on the ground floor.
- 17,586-square-foot lot zoned CC-3-6 and falls within the complete communities Tier 3 overlay

Property Highlights

- Lot Size: 17,586 sq ft (approximately 0.4 acres)
- Lease Terms: 1–2 years remaining on all lease agreements



02 Location
Location Summary
Locator Map
Regional Map

3096 NATIONAL AVE

Unbeatable Connectivity

- Immediate access to I-5 and CA-15, with on-ramps just minutes away
- 5 minutes to Downtown San Diego, the Gaslamp Quarter, and Petco Park
- 8 minutes to the Port of San Diego and Naval Base San Diego
- 10 minutes to San Diego International Airport

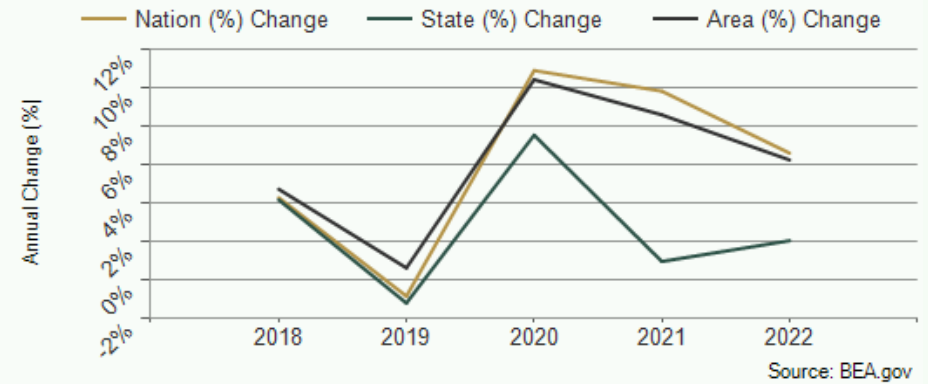
Urban Infill with Development Tailwinds

- Nearby emerging mixed-use and multifamily developments
- Located in a Transit Priority Area, with walkable access to public transportation
- Within a designated Opportunity Zone — potential tax advantages for redevelopment

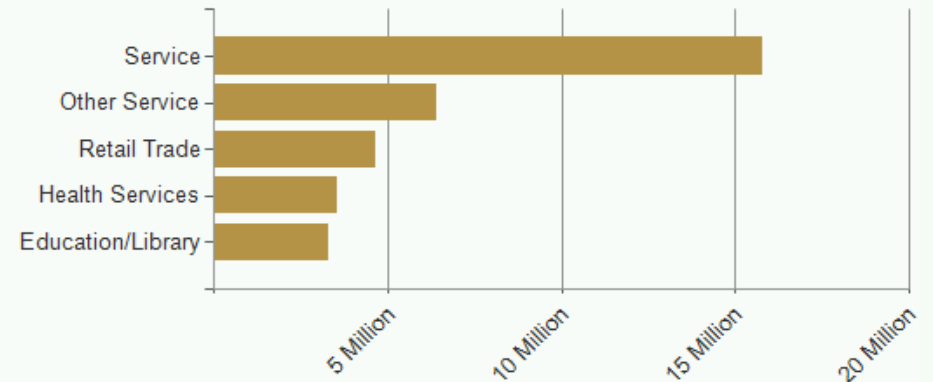
Ideal for Visionary Investors & Developers

- Logan Heights is rapidly evolving from an industrial corridor into a vibrant mixed-use district. 3096 National Ave sits at the crossroads of opportunity and infrastructure, making it a standout site for long-term investment or immediate repositioning.

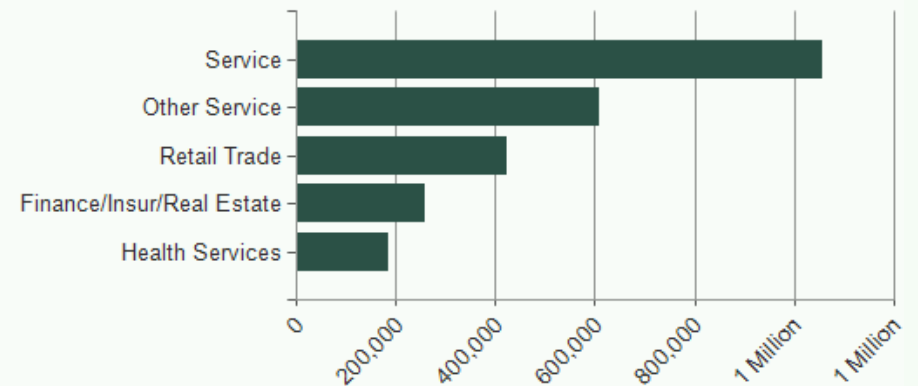
San Diego County GDP Trend



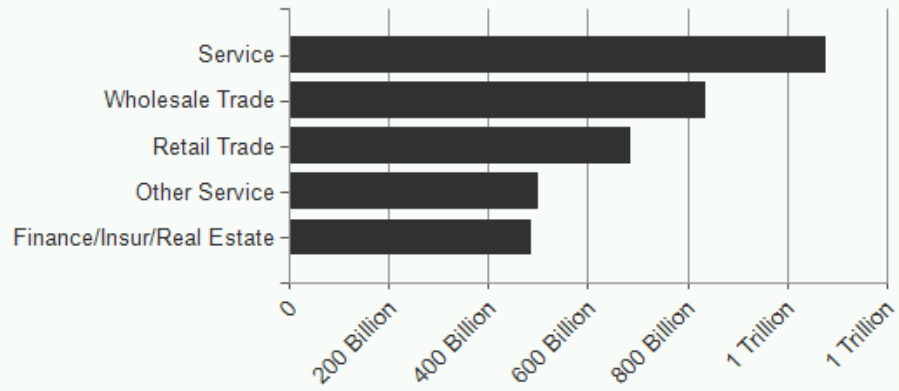
Major Industries by Employee Count

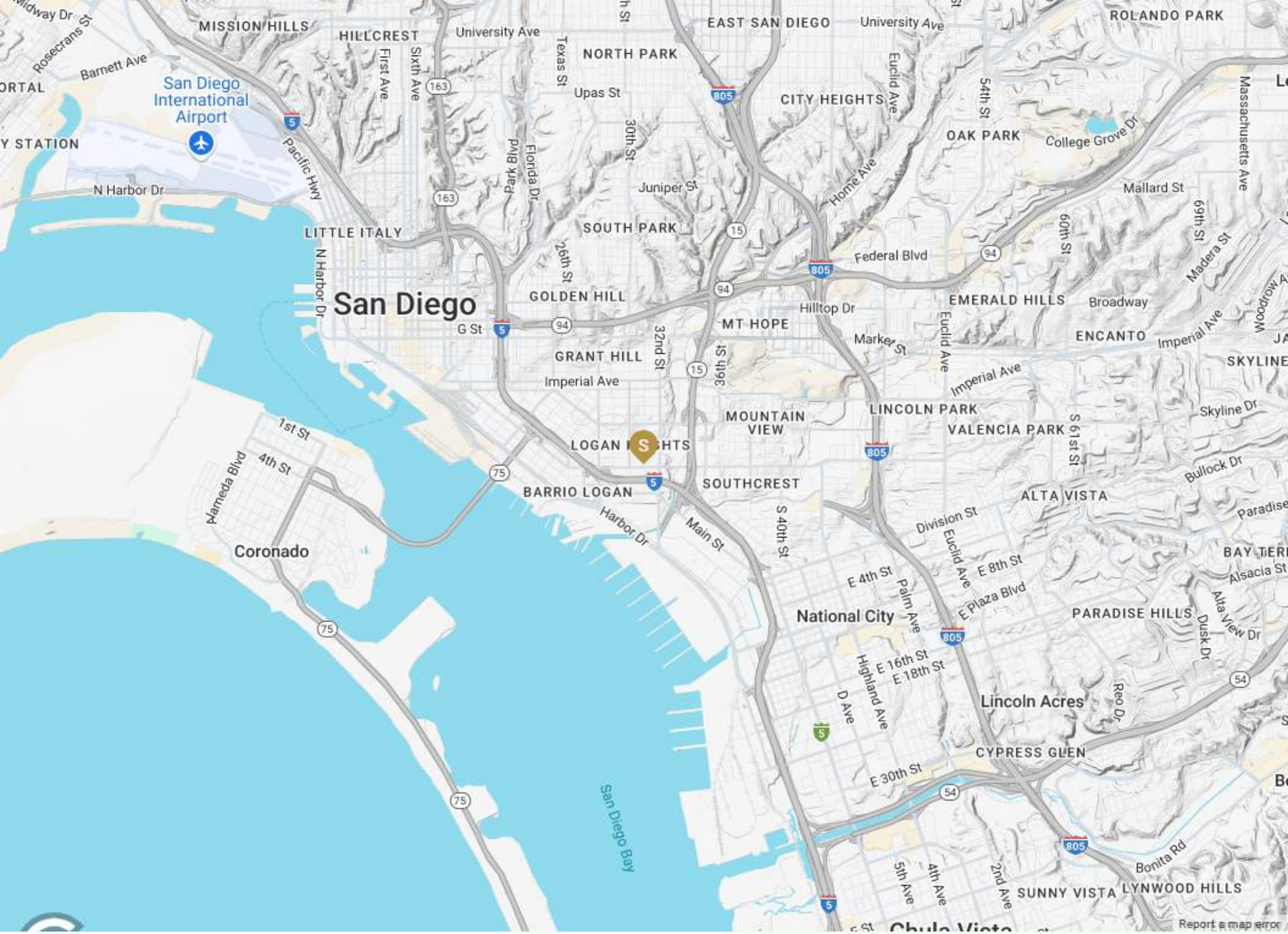


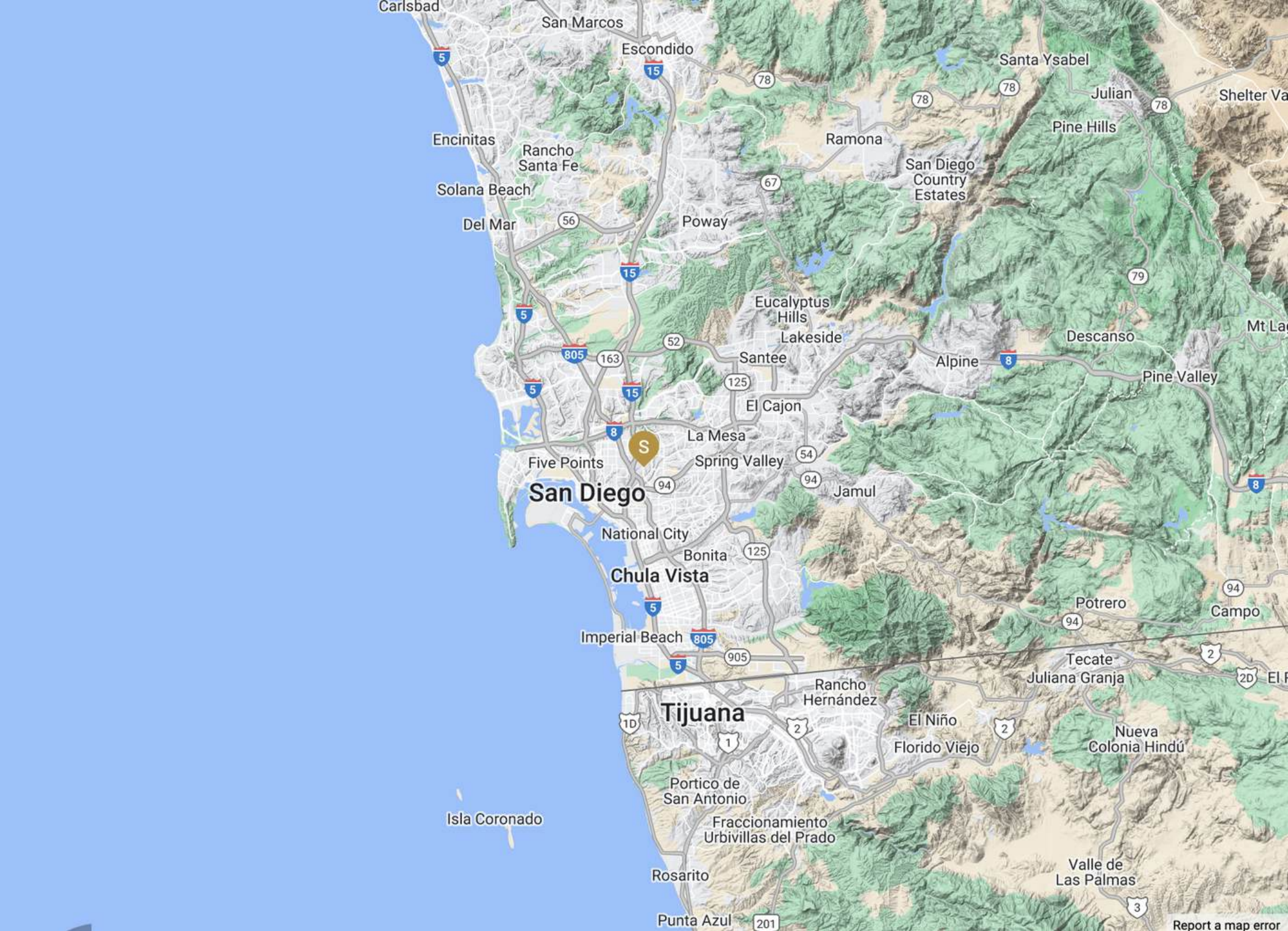
Major Industries by Business Count



Major Industries by Sales Amount







[Report a map error](#)



03 Property Description
Property Features
Property Images

GLOBAL

BUILDING SF	5,100
LAND SF	17,568
LAND ACRES	.4
# OF PARCELS	1
ZONING TYPE	Mixed Use
BUILDING CLASS	Commercial

COMMERCIAL VITALS

CURRENT OCCUPANCY	100.00%
-------------------	---------

CONSTRUCTION

FRAMING	Wood Frames
EXTERIOR	Stucco
ROOF	Composite
LANDSCAPING	Mature







Coronado Island

Downtown San Diego

Barrio Logan

Logan Memorial Educational Campus



S31st St



Rodriguez Elementary School

National Ave

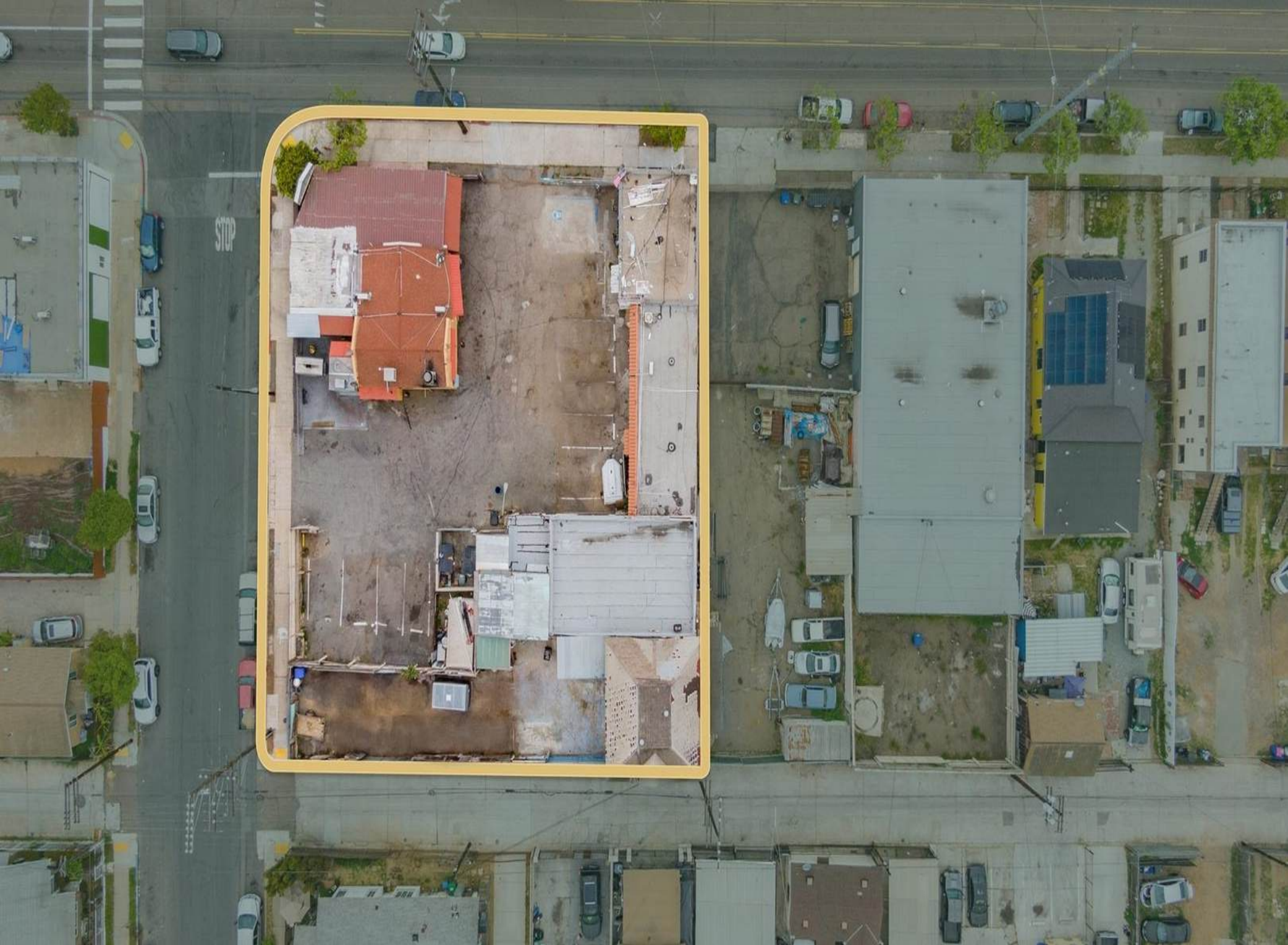
















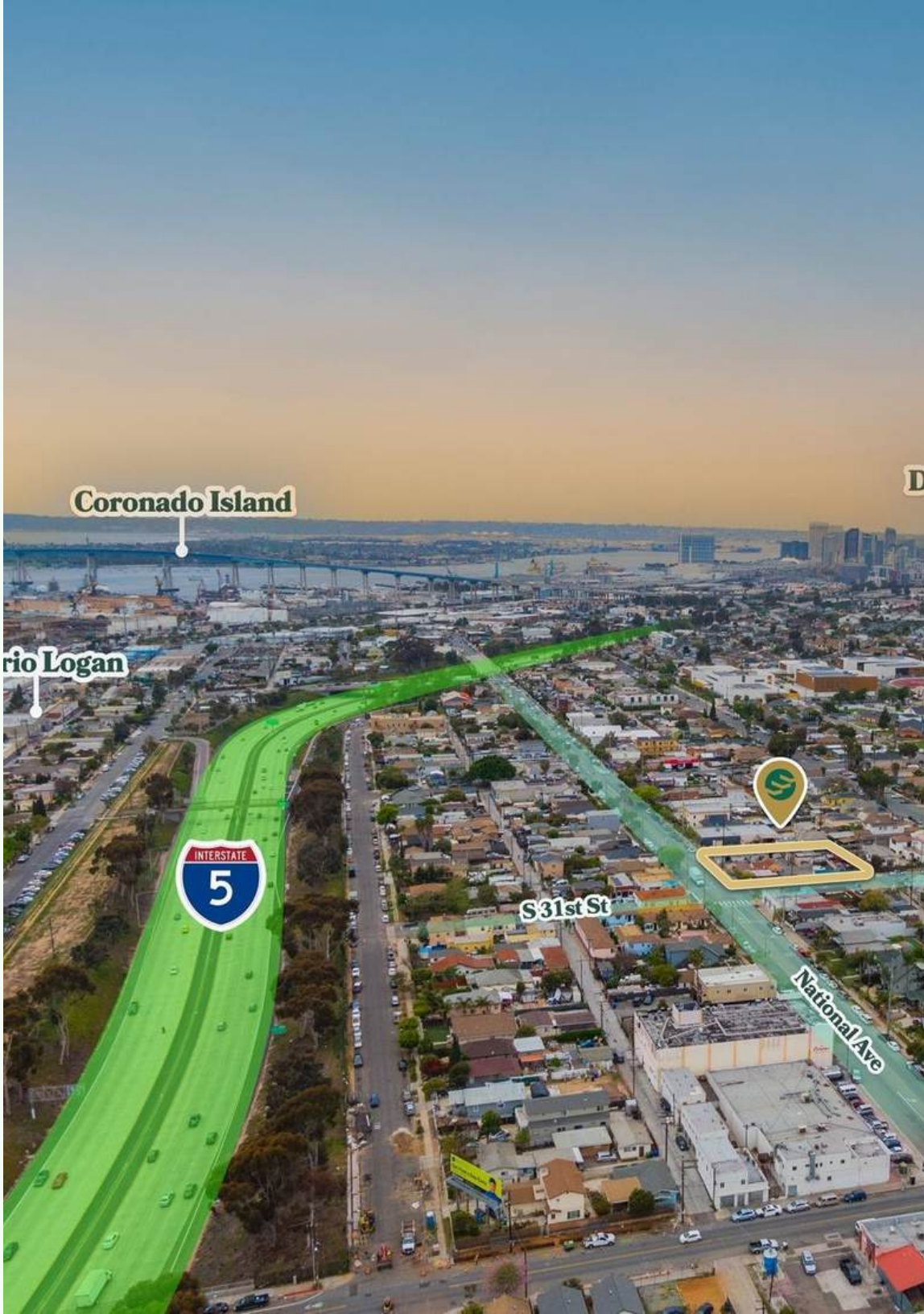












Downtown San Diego

Logan Memorial Educational Campus

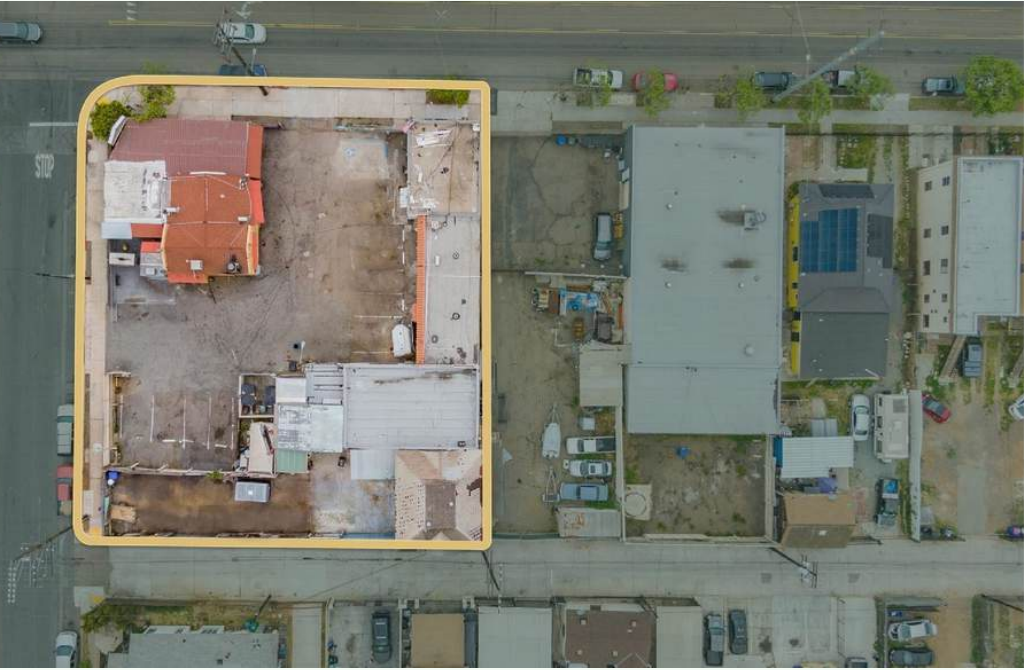
Rodriguez Elementary School

04 Rent Roll
Rent Roll

3096 NATIONAL AVE

COMMERCIAL

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Begin Date	Rental Rates				CAM Lease Revenue Type Annual	Options/Notes
				Lease Start	Lease End		Monthly	PSF	Annual	PSF		
	El Paisa, Inc.	2,500	49.02%	01/01/22	12/31/26	CURRENT	\$7,100	\$2.84	\$85,200	\$34.08		National Ave. Smoke & Vape is a sublessee of El Paisa, Inc.
	Private Party	3,600	70.59%	03/01/22	02/28/27	CURRENT	\$4,900	\$1.36	\$58,800	\$16.33		Private Party has two direct leases with the property owner: one leasing the warehouse in the restaurant parking lot, and another leasing the 2-story structure.
Totals:		6,100					\$12,000		\$144,000			

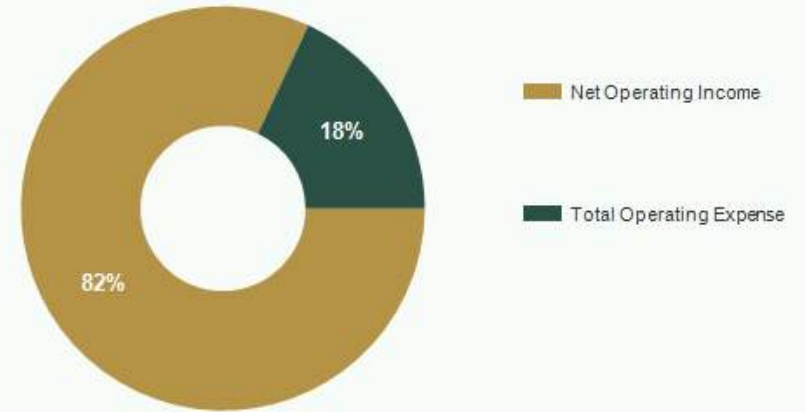




05 Financial Analysis
Income & Expense Analysis

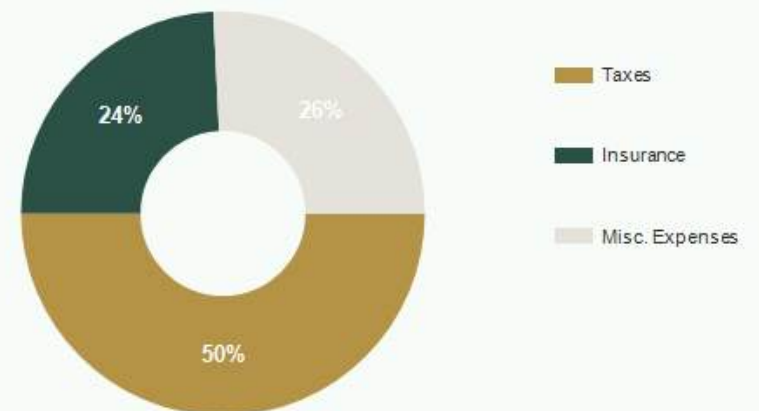
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Commercial Revenue	\$144,000	\$144,000
Gross Potential Income	\$144,000	\$144,000
General Vacancy		-3.00%
Effective Gross Income	\$144,000	\$139,680
Less Expenses	\$26,000 18.05%	\$19,300 13.82%
Net Operating Income	\$118,000	\$120,380



EXPENSES	CURRENT	PRO FORMA
Insurance	\$6,300	\$6,300
Taxes	\$13,000	\$13,000
Misc. Expenses	\$6,700	
Total Operating Expense	\$26,000	\$19,300
Expense / SF	\$5.10	\$3.78
% of EGI	18.05%	13.82%

DISTRIBUTION OF EXPENSES CURRENT





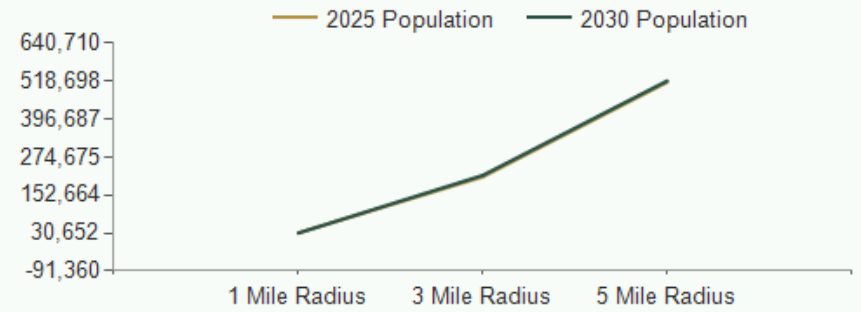
06

Demographics
Demographics

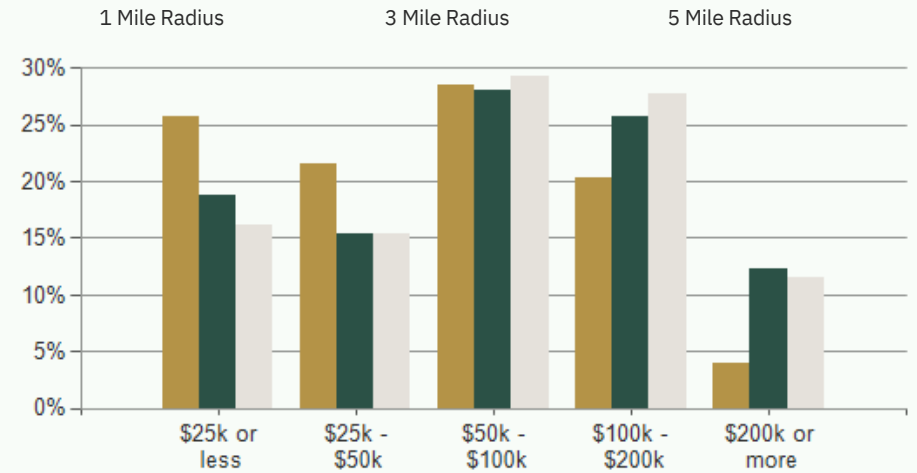
POPULATION				1 MILE	3 MILE	5 MILE
2000	Population	2010	Population	32,206	190,096	498,047
2025	Population	2030	Population	32,543	203,089	508,930
2025-2030: Population: Growth Rate				31,065	210,938	514,398
				30,652	215,795	518,698
				-1.35%	2.30%	0.85%

2025 HOUSEHOLD INCOME				1 MILE	3 MILE	5 MILE
less than \$15,000				779	8,827	18,642
\$15,000-\$24,999				1,323	5,857	13,293
\$25,000-\$34,999				773	5,594	13,802
\$35,000-\$49,999				993	6,404	16,557
\$50,000-\$74,999				1,551	12,609	32,086
\$75,000-\$99,999				779	9,333	25,643
\$100,000-\$149,999				1,192	13,536	36,797
\$150,000-\$199,999				474	6,562	18,094
\$200,000 or greater				331	9,615	22,899
Median HH Income				\$52,552	\$74,660	\$78,467
Average HH Income				\$73,157	\$109,317	\$110,345

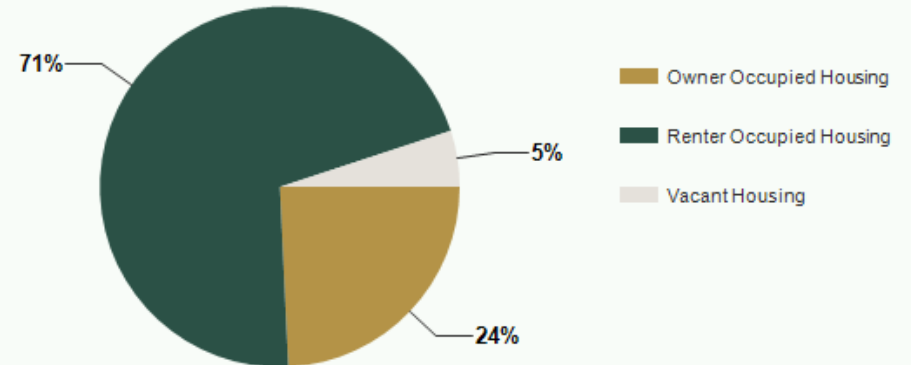
HOUSEHOLDS				1 MILE	3 MILE	5 MILE				
2000	Total	Housing	2010	Total	7,543	60,824	179,074			
Households				2025	Total	Households	7,226	65,823	179,379	
2030				Total	Households	2025	Average	8,197	78,347	197,822
Household				Size	2025-2030:	8,260	83,716	206,002		
Households: Growth Rate				3.41	2.48	2.48				
				0.75%	6.65%	4.05%				



2025 Household Income

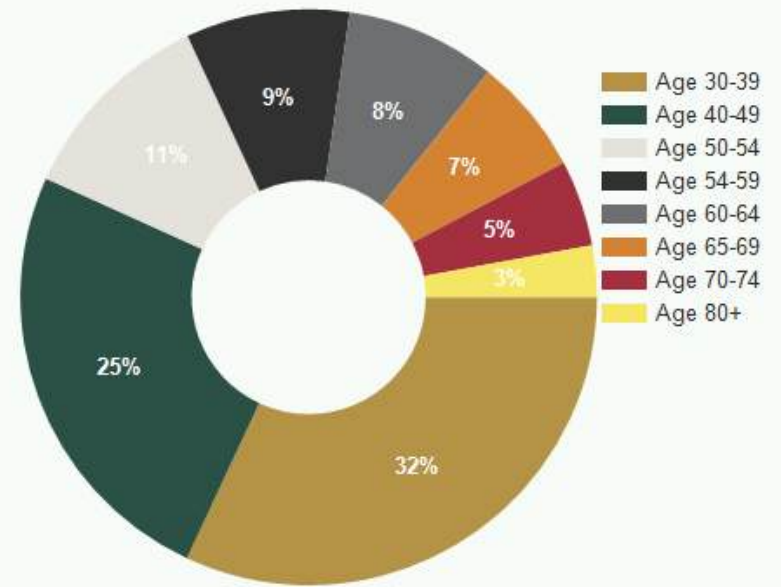


2025 Own vs. Rent - 1 Mile Radius

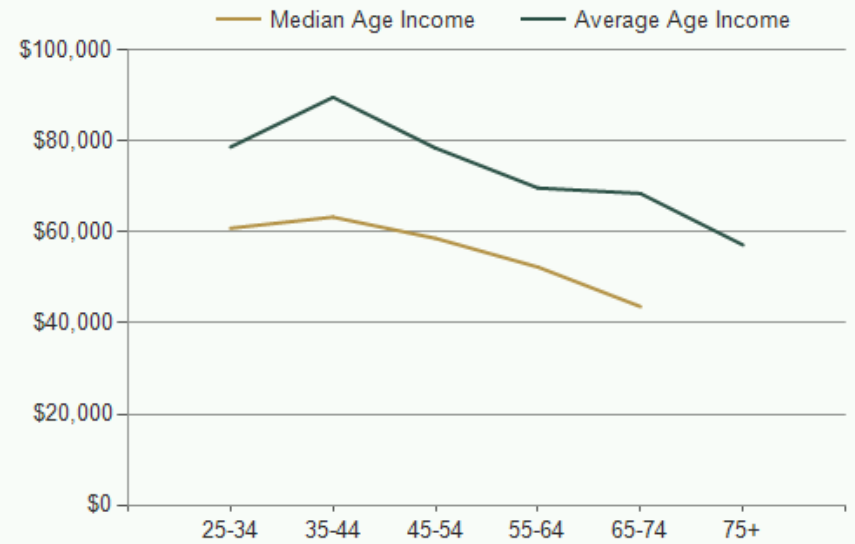


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,593	21,014	53,324
2025 Population Age 35-39	2,163	17,459	43,627
2025 Population Age 40-44	1,993	14,958	36,935
2025 Population Age 45-49	1,702	12,347	30,333
2025 Population Age 50-54	1,687	12,355	29,965
2025 Population Age 55-59	1,368	11,563	28,283
2025 Population Age 60-64	1,256	10,952	27,022
2025 Population Age 65-69	976	9,331	23,245
2025 Population Age 70-74	720	6,917	18,079
2025 Population Age 75-79	431	5,012	13,262
2025 Population Age 80-84	271	2,922	7,706
2025 Population Age 85+	289	3,117	8,075
2025 Population Age 18+	23,799	173,230	423,329
2025 Median Age 2030	30	35	36
Median Age	30	37	38



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,86	\$82,411	\$83,358
Average Household Income 25-34	1	\$109,505	\$109,517
Median Household Income 35-44	\$78,72	\$89,057	\$92,049
Average Household Income 35-44	5	\$127,769	\$126,674
Median Household Income 45-54	\$63,30	\$85,348	\$90,247
Average Household Income 45-54	9	\$123,488	\$125,110
Median Household Income 55-64	\$89,65	\$73,008	\$79,962
Average Household Income 55-64	8	\$113,492	\$116,621
Median Household Income 65-74	\$58,63	\$58,564	\$64,019
Average Household Income 65-74	4	\$98,314	\$98,874
Average Household Income 75+	\$78,48	\$76,131	\$75,527



0
\$52,31
2
\$69,69

3096 National Ave



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Lic: 01805453



STARKER WEST, INC.