

CORTEZ HILL PORTFOLIO

712 & 740 CEDAR ST, 1602-1620 8TH AVE

20,000 SF LAND DEVELOPMENT SITE



PRICE: \$16,995,000
\$850 PSF LAND
\$531,000 PER UNIT (32)



DEVELOPMENT OPPORTUNITY

Strom Commercial is pleased to present three multi-family buildings available for sale between The Park & Downtown San Diego, on the top of Cortez Hill.

Totaling $\pm 20,000$ SF of land, the portfolio is a fantastic investment opportunity to develop or own this iconic area of Downtown San Diego.

CORTEZ HILL OVERVIEW

Cortez Hill is one of the oldest residential communities in San Diego. Here you'll find homes among newer complexes and condominiums, and a mix of families and professionals looking for the convenience of Downtown without the noise and congestion.

With easy access to the Waterfront, Downtown amenities, and freeways, Cortez Hill continues to grow commercially and residentially, while still providing an invaluable sense of community.



712 CEDAR STREET

BUILDING OVERVIEW

- Unit Mix: 16 units
[thirteen 1 bedrooms & three 2 bedrooms]
- Income: Inquire with Brokers
- Land: 10,000 SF
- Building: 12,000 SF
- Built: 1952
- Bonus: ±5,000 SF Penthouse with private elevator



740 CEDAR STREET

BUILDING OVERVIEW

- Unit Mix: 6 units
- Currently rented as monthly Airbnb's
- Land: 5,600 SF
- Building: 3,367 SF
- Built: 1915



1602-1620 8TH AVENUE

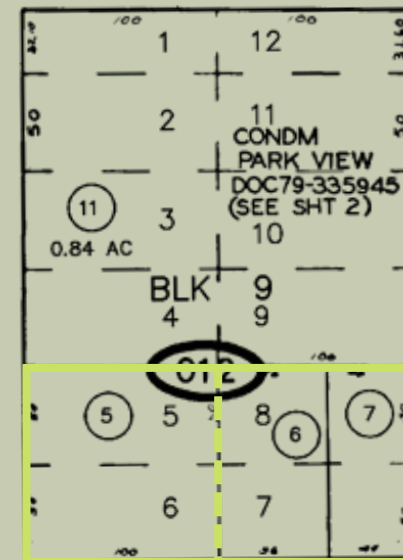
BUILDING OVERVIEW

- Unit Mix: 10 units [four 1 bedrooms & six studios]
- Income: Inquire with Brokers
- Land: 4,400 SF
- Building: 4,096 SF
- Built: 1968
- Four off-street parking spaces



DEMOGRAPHICS

2025 Population	499,466
2025 Households	201,930
Renter Occupied Households	139,804
Avg Household Income	\$116,567
Total Consumer Spending	\$6.5B
Median Age	37



CEDAR ST

8TH AVE

SAN DIEGO AMENITY MAP

