

7 MISSION

📍 810-70 W Washington St & 845 Stockton Dr

±25,353 SF Retail/Residential/Office +
Deeded Parking

FOR SALE

\$13,975,000

Asking Price

6.77%

Cap Rate

**STABILIZED MIXED-USE TROPHY
INVESTMENT OPPORTUNITY**



UPG URBAN
PROPERTY
GROUP EST. 1989

upgsocal.com
858 874 1989

A *Legacy* Asset

Urban Property Group is pleased to present the opportunity to acquire **810-70 W Washington St & 845 Stockton Dr - 1Mission**. The highly visible, stabilized mixed use-property offers stable in-place income, strong occupancy, and a strategic location with immediate access to I-5 and numerous nearby amenities, positioning the asset for both dependable cash flow and long-term value appreciation.

1Mission is prominently located at the corner of Goldfinch Street and West Washington Street in the heart of Mission Hills, one of San Diego's most sought-after neighborhoods. Surrounded by acclaimed restaurants, boutique retail, and established residential communities, the property offers exceptional visibility, convenient access to Downtown, the airport, and major freeways, and is well positioned for long-term success.

Pasquale Ioele

Pasquale@upgsocal.com
Lic No 01488187

Bill Shrader

Bill@upgsocal.com
Lic No 01033317

Andrew Shemirani

Andrew@upgsocal.com
Lic No 02038814



MISSION HILLS

Property Highlights

- Main & Main location at the highly trafficked intersection
- Excellent visibility with strong exposure to both local residents and passing traffic
- Highly visible location with prime signage on one of Mission Hill's most desired streets
- Surrounded by popular spots (Izakaya Masa, Communion, Le Puerta, Wild Child Ice Cream, Cardellino, Farmers Bottega, The Red Door, Yoga Box and more)
- Historic building has partial Mills Act designation, with reduced tax benefits available

Where Mission Hills Meets Opportunity

Investment Highlights

- Asset with strong mix of retail, office, and residential leases with multiple years of remaining term
- 50 parking spaces
- Historic building has partial Mills Act designation, with reduced tax benefits available (APN 444-414-12)
- 4033 Goldfinch features a separate condo – Buyer has the ability to sell individual condo at a premium
- Washington Street serves as Mission Hills’ primary corridor, connecting to Hillcrest, Downtown San Diego, and some of the city’s most affluent and active neighborhoods
- Easy access to numerous neighborhood amenities with a 95 Walk Score (walker’s paradise)

810-70 W Washington St & 845 Stockton Dr

\$13,975,000
Asking Price

6.77%
Cap Rate

\$945,918
NOI

Mixed-Use
Property Type

±25,353 SF
Total Building SF

444-414-12-00, 444-414-14-01
444-414-14-02, 444-414-14-03
APN

Contact Brokers for Financial Details

A unique chance for an investor looking to secure space in *Mission Hills*.

Seller makes no guarantees, representations or warranties of any kind, express or implied regarding the accuracy, authenticity, completeness, legality, or reliability of any information provided in connection with the Property, including, but not limited to, any information supplied by third parties. Any prospective buyer should undertake its own inquiries as to the accuracy of said information and acknowledges and agrees that Seller and Urban Property Group, Inc, shall not be liable for any errors, omission or inaccuracies of any said information provided. Buyer agrees that Seller or Urban Property Group, Inc, shall not be responsible for any unknown inaccuracies or errors with respect to particulars or other information supplied.



- 1 Retail/Condo
- 2 Office
- 3 Retail/Office
- 4 Residential





Mallari Optometry



Inochi Tea House



Lagree Red



Farmers Bottega

Tenant Mix

CARDELLINO

Cardellino

An Italian-American chophouse in Mission Hills, blending Midwest steakhouse classics with Italian trattoria flavors. Operated by Trust Restaurant Group, the restaurant features housemade pasta, truffle dishes, wood-grilled steaks, and Ciao, a hidden 32-seat cocktail bar. Trust Restaurant Group operates 13 total restaurant and culinary venues.

cardellinosd.com



Inochi Tea House

A high-end, late-night Japanese tea house and wine bar located in the Mission Hills neighborhood of San Diego. It offers imported matcha, slow-pour coffee, fine wine, and sake, providing a quiet space for wellness and relaxation.

inochiteahouse.com



Lagree Red

A boutique fitness studio. It combines intense, low-impact strength training on a Megaformer with infrared heat and a full suite of recovery treatments like cryotherapy, red light therapy, and infrared beds.

Locations: 2 | lagreered.com

Mallari Optometry

Mallari Optometry

An eye care practice in San Diego County led by Dr. Janel Mallari. The practice offers comprehensive eye exams, contact lens fittings, and advanced dry eye treatments.



Sotheby's International Realty

A luxury real estate brokerage founded in 1976 as a subsidiary of the historic Sotheby's fine art auction house. The global network includes over 1,000 offices in 72 countries, providing services for high-net-worth buyers and sellers worldwide.

Locations: +1,100 | sothebys.com

San Diego Funding

Mortgage Banker - A Direct Lender

San Diego Funding

A Southern California mortgage lender operating since 1981. Alternatively, "funding in San Diego" may refer to the numerous financial programs available for local businesses, nonprofits, and homebuyers in the area.

sdfunding.com



Paragon Management Company

Paragon is a real estate investment and development company focused on urban retail and mixed-use properties. Through strategic acquisitions, leasing, and asset management, the company creates long-term value in high-growth markets.

Locations: 2 | paragoncompany.com



Farmer's Bottega

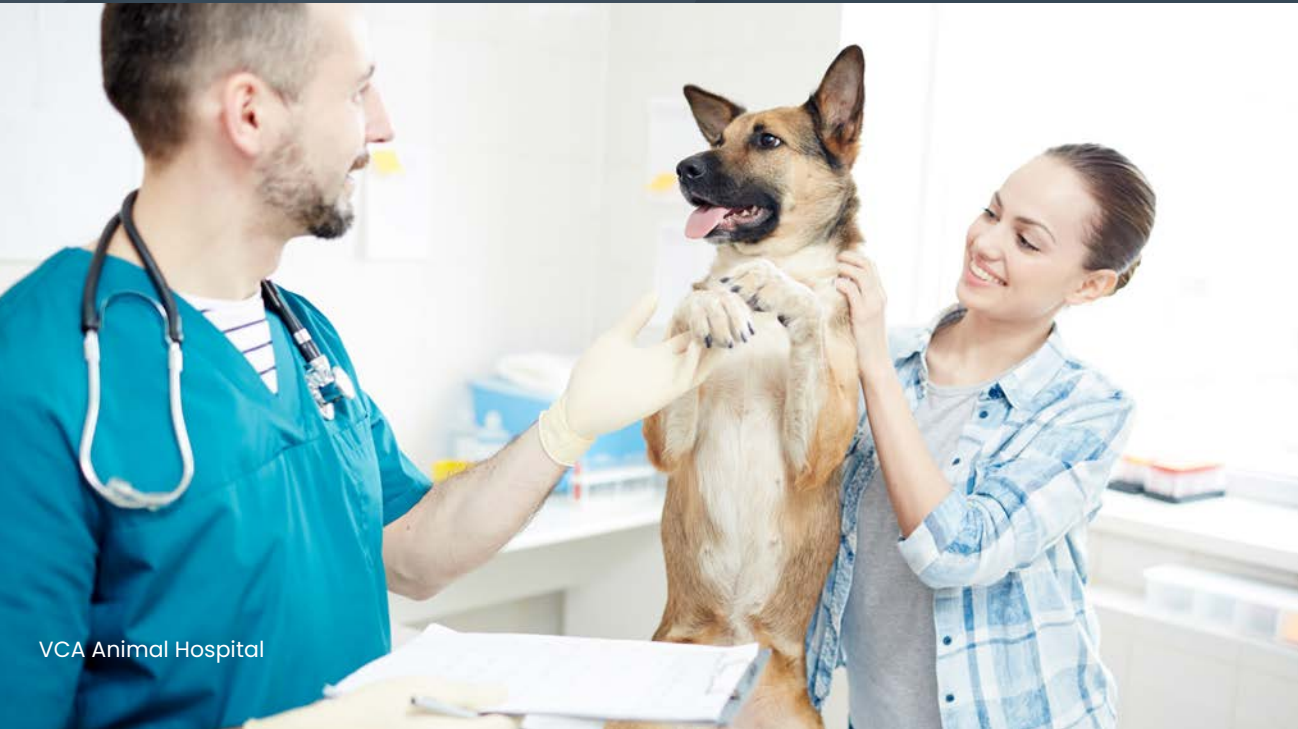
A popular farm-to-table restaurant. Founded by Chef Alberto Morreale, the restaurant offers rustic Italian and California-inspired dishes made with locally sourced, seasonal ingredients.

farmersbottega.com

What's Near By

A Curated Collection of Mission Hills Favorites

Home to an **exceptional mix** of dining, specialty retail, health and wellness, and neighborhood services, the property has become a daily destination for Mission Hills residents and visitors alike.



VCA Animal Hospital



Fort Oak



Lefty's Pizza



The Red Door



Communion



Izakaya Masa

Mission Hills: An Established Neighborhood Retail Destination



The *Best* of Mission Hills

W. Washington Street is **the commercial heart of Mission Hills**, one of San Diego’s most established and desirable neighborhoods. The corridor blends historic character with modern neighborhood energy, offering a highly walkable environment lined with independent restaurants, cafés, boutiques, and neighborhood-serving retail. Its central location provides convenient access to Downtown San Diego, Hillcrest, Mission Valley, and Interstate 5, attracting a loyal local customer base along with visitors from across the region.

Mission Hills is **known for its tree-lined streets, historic architecture, affluent demographics, and vibrant dining scene**, with notable destinations including Farmer’s Bottega, Communion Mission Hills, The Red Door, and Venissimo Cheese. Annual events such as the Taste of Mission Hills celebrate the neighborhood’s thriving business community, while the area’s strong sense of place, pedestrian-friendly atmosphere, and mix of residential and commercial uses continue to make W. Washington Street one of Uptown San Diego’s premier retail and restaurant corridors.

810-70 W Washington St & 845 Stockton Dr

Restaurant/Bar

- | | |
|--------------------------|-----------------------------|
| Fort Oak | RK Sushi |
| La Puerta | Jack in the Box |
| Communion | Mediterranean Cafe |
| The Lamplighter | Bronx Pizza |
| The Huddle | Crest Taco |
| Izakaya Masa | Panda Express |
| What De Health Thai | Fried Chicken House |
| The Red Door | Los Panchos Tacos & Cantina |
| Lefty’s Chicago Pizzeria | Snooze |
| Sushi Deli 1 | Burger Lounge |

Coffee/Cafe

- | | |
|---------------------|---------------------|
| Paradis | Kona Coffee |
| Heartwork Coffee | Peet’s Coffee |
| Donut Star | Figaro Dessert Cafe |
| Starbucks | Pink Rose Cafe |
| Five Pillars Coffee | Crest Cafe |

Retail

- | | |
|------------------------|-------------------------|
| Howlistic | Stacy Himmel Stationary |
| M-Theory Music | US Bank |
| Folk Art International | Wells Fargo |
| Aesthetic Arts MD | Floyd’s 99 Barbershop |
| Casa Salon | VCA Hillcrest |

Fitness

- | | |
|-------------------------|-----------------|
| Ativa Pilates & Fitness | Renegade |
| Lagree Red | Anytime Fitness |
| The Gym | Barre3 |
| Yoga Box | Prime Fitness |

*Partial List



Sales Comparables

1



902 W Washington

Sale Date:	Dec 2025
Building SF:	2,500 SF
Sale Price:	\$2,700,000
Price Per SF:	\$1,080
Sale Type:	Owner-User

2



910 W Washington

Sale Date:	Jan 2026
Building SF:	2,300 SF
Sale Price:	\$1,910,000
Price Per SF:	\$830
Sale Type:	Owner-User

3



4010 Goldfinch

Sale Date:	May 2025
Building SF:	5,050 SF
Sale Price:	\$3,200,000
Price Per SF:	\$634
Sale Type:	Investment

4



930 W Washington St

Sale Date:	July 2025
Building SF:	11,320 SF
Sale Price:	\$5,030,000
Price Per SF:	\$444
Sale Type:	Investment

5



301 University Ave

Sale Date:	April 2023
Building SF:	11,847 SF
Sale Price:	\$7,630,000
Price Per SF:	\$644
Sale Type:	Investment

6



3785 6th Ave

Sale Date:	Nov 2021
Building SF:	11,000 SF
Sale Price:	\$4,080,000
Price Per SF:	\$371
Sale Type:	Investment

7



3751-57 6th Ave

Sale Date:	Nov 2021
Building SF:	17,000 SF
Sale Price:	\$6,300,000
Price Per SF:	\$371
Sale Type:	Investment

8



1223 Cleveland Ave

Sale Date:	Aug 2021
Building SF:	16,750 SF
Sale Price:	\$6,110,000
Price Per SF:	\$365
Sale Type:	Investment

9



777 Camino del Rio S

Sale Date:	Nov 2025
Building SF:	36,245 SF
Sale Price:	\$19,000,000
Price Per SF:	\$524
Sale Type:	Owner-User

10



825-845 Camino De La Reina

Sale Date:	July 2023
Building SF:	10,123 SF
Sale Price:	\$10,570,000
Price Per SF:	\$1,044
Sale Type:	Investment

11



925 Camino De La Reina

Sale Date:	July 2023
Building SF:	11,155 SF
Sale Price:	\$10,000,000
Price Per SF:	\$896
Sale Type:	Investment

12



5080 Mission Center Rd

Sale Date:	July 2023
Building SF:	16,850 SF
Sale Price:	\$13,880,000
Price Per SF:	\$824
Sale Type:	Investment

The Numbers Tell The Story

\$595 Avg. Sale Price PSF

1 MISSION
For Sale
810-70 W Washington St
& 845 Stockton Dr

Powered by *people* & more than great *real estate.*



Demographics

	1 Mile	2 Mile	3 Mile
Population	23,588	88,533	210,633
Total Daytime Employment	32,224	104,188	220,776
Total Households	12,880	42,467	98,180
Median Household Income	\$107,203	\$102,044	\$99,610

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

WITHIN 3 MILES

\$125,203 AVG. HOUSEHOLD INCOME
201,633 POPULATION

810-70 W Washington St & 845 Stockton Dr

CONVENIENT CONNECTIVITY



5 Mins

to i-5, hwy 163



5 Mins

to Trolley Station Old Town



6 Mins

Balboa Park



9 Mins

San Diego International



9 Mins

Fashion Valley



12 Mins

to Petco Park



13 Mins

to Snapdragon Stadium

In the midst of all the action,
there's *convenient access* to just about anywhere.

TRAVEL+
LEISURE



Built for *growth*: San Diego's emerging development.

By 2050, the region is **expected to grow by roughly 1 million residents**, 500,000 jobs and 330,000 housing units (SANDAG). As the population increases, new growth and development will continue to cluster around and concentrate within the existing urbanized areas.

San Diego is currently experiencing significant development and has **earned a reputation for its dynamic and diverse culture**, as well as its trendy atmosphere, attracting both locals and tourists. The area is witnessing a wave of new businesses, including stylish cafes, boutiques, and restaurants, making it a go-to spot for food enthusiasts and innovators. Adjacent communities have also taken on roles as both regional employment hubs and burgeoning epicenters for innovative startups, all while advancing public transportation hubs.

As Mission Hills and **adjacent neighborhoods continue to evolve**, the identity remains strong while embracing a more modern and progressive outlook. This continuous growth strengthens it's status as one of San Diego's most up-and-coming neighborhoods, promising an exciting future for the neighborhood and property.

34.9M	25M+	3.3M	14M+
Visitors to San Diego	Annual Air Passengers at San Diego International Airport	Population of San Diego County	Annual visitors to Balboa Park & the San Diego Zoo

Economic Drivers

EMPLOYMENT

Naval Base San Diego
San Diego Central Courthouse
UCSD
San Diego County
Sharp Healthcare
Qualcomm
Scripps
Illumnia

TOURISM

San Diego International Airport
Port of San Diego
15,894 Hotels
San Diego Zoo
San Diego Safari Park
Balboa Park

ENTERTAINMENT

Petco Park
Gaslamp Quarter
Convention Center
Seaport Village
Embarcadero
Balboa Theatre

EDUCATION & ARTS

University of San Diego
UC San Diego
San Diego State University
Point Loma Nazarene
USS Midway Museum
Maritime Museum
San Diego Military Advisory
National Defense



RIVERWALK

4,300 Residential Units
1M SF Class A Office
97 Acres Open Space

1 MISSION For Sale

810-70 W Washington St
& 845 Stockton Dr

SDSU MISSION VALLEY

1.6M SF Research Space
4,600 Units
Snapdragon Stadium
95,000 Retail Space



THE POST

230,000 SF Office



UCSD HILLCREST

250,000 SF
Medical Facility



SD INTERNATIONAL AIRPORT

Terminal & Gate Addition





RADD

1.7M SF Lab/Office/Retail



TAILGATE PARK

1.4M SF Office/R&D
600 Units

Contact Us

Pasquale Ioele

Pasquale@upgsocal.com

Lic No 1488187

Bill Shrader

Bill@upgsocal.com

Lic No 01033317

Andrew Shemirani

Andrew@upgsocal.com

Lic No 02038814

STABILIZED MIXED-USE TROPHY INVESTMENT OPPORTUNITY



upgsocal.com
858 874 1989

This document has been prepared by Urban Property Group, Inc. for advertising and general information only. Urban Property Group, Inc. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Urban Property Group, Inc. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Urban Property Group, Inc. and/or its licensor(s). ©2026. All rights reserved.