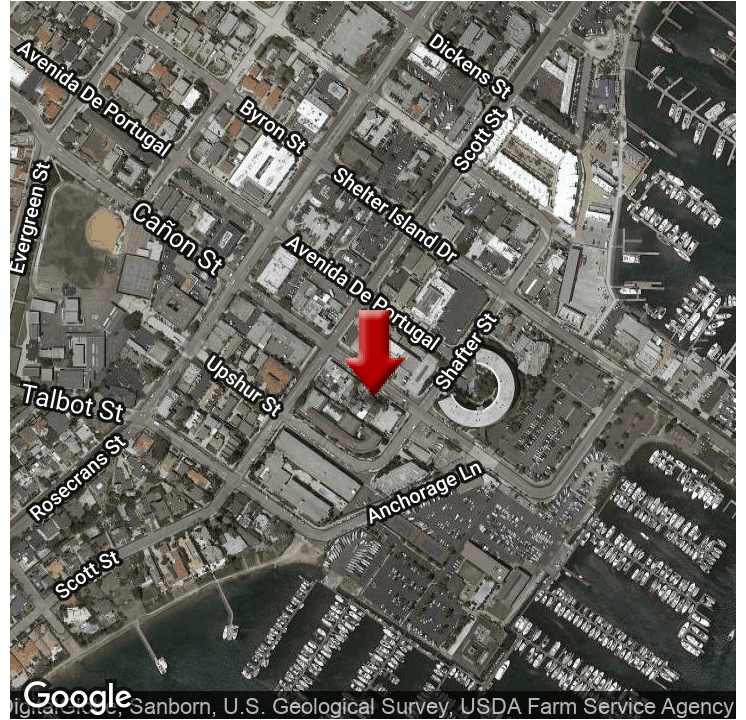


CC-4-2 COMMERCIAL USE ZONING

2815 Cañon Street, San Diego, CA 92106



OFFERING SUMMARY

SALE PRICE:	\$850,000
LOT SIZE:	2,643 SF
ZONING:	CC-4-2
MARKET:	Point Loma
FAR:	2.0
HEIGHT MAX:	30'

PROPERTY OVERVIEW

KW Commercial is pleased to present for sale 2815 Canon Street in Point Loma, San Diego, CA. The Property is an exceptional urban-infill re-development opportunity in one of San Diego's best neighborhoods. This level site is approximately 2,643 square feet, measuring 27' by 98' feet. Zoning is CC-4-2 which allows for commercial development of retail, office, mixed use and owner/residential, with a FAR of 2.0 and a 30' maximum height limit.

Currently, the Property has a vacant structure approximately 1,500 square feet in size. The structure may be renovated for use as an office, retail or light industrial business, or demolished for a new commercial/residential building. The land is close to the San Diego Bay and the San Diego Yacht Club and Marina. The Property offers an excellent location for a developer or owner/User.

Fantastic location for an owner/user or developer looking to build a downstairs commercial space with a residential unit above.

PROPERTY HIGHLIGHTS

- One block from the Bay and San Diego Yacht Club and Marina
- Zoning Allows Numerous Commercial Uses and mixed residential
- Located in an Affluent Residential and Business Community
- Walk Score: 79 (Very Walkable)

KW COMMERCIAL
680 Fletcher Parkway
El Cajon, CA 92020

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INFILL DEVELOPMENT IN POINT LOMA FOR SALE

CC-4-2 COMMERCIAL USE ZONING

2815 Cañon Street, San Diego, CA 92106



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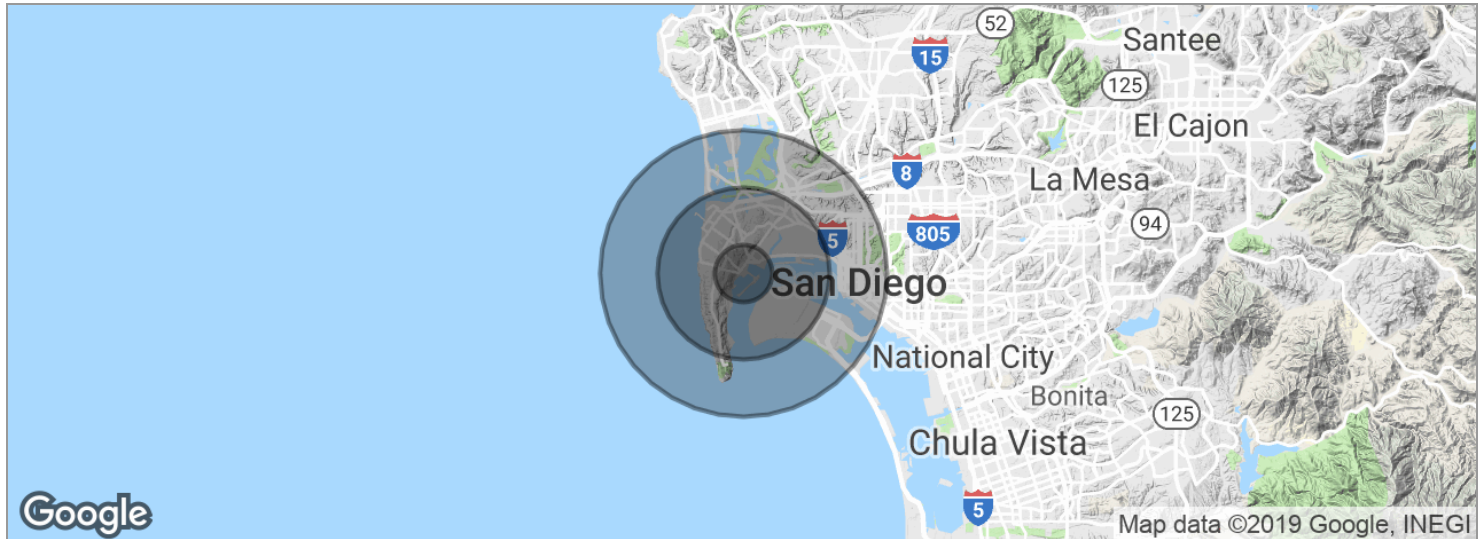
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INFILL DEVELOPMENT IN POINT LOMA FOR SALE

CC-4-2 COMMERCIAL USE ZONING

2815 Cañon Street, San Diego, CA 92106



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,331	71,615	155,221
Median age	43.7	33.2	35.9
Median age (male)	42.7	32.9	35.8
Median age (Female)	45.2	33.8	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,006	28,359	70,692
# of persons per HH	2.3	2.5	2.2
Average HH income	\$122,824	\$85,280	\$88,454
Average house value	\$852,826	\$700,535	\$691,066

* Demographic data derived from 2010 US Census

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