

Sports Arena/Liberty Station Area For Lease

3045-3054 Rosecrans Street San Diego CA 92110



RENDERING

Highlights

- +/- 27,477 SF property campus (100% of the property can be made available)
- 10,403 SF clear span building with 20' ceilings available
- Major Remodel Potential

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SAN DIEGO INTL AIRPORT

CORONADO



LIBERTY STATION

DOWNTOWN SAN DIEGO



Lytton Street



Rosecrans Street





No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



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CONCEPTUAL PLAN



A - Social
 Built Area: 5,502 SF
 Footprint: 2,751 SF
 Total Levels: 2

B - Work Loft
 Built Area: 16,506 SF
 Footprint: 5,628
 Storage Area: 5,628 SF
 Total Levels: 3

C - Work Loft
 Built Area: 8,302 SF
 Footprint: 4,151 SF
 Total Levels: 2

D - Co-working
 Built Area: 10,403 SF
 Footprint: 7,587 SF
 Total Levels: 2

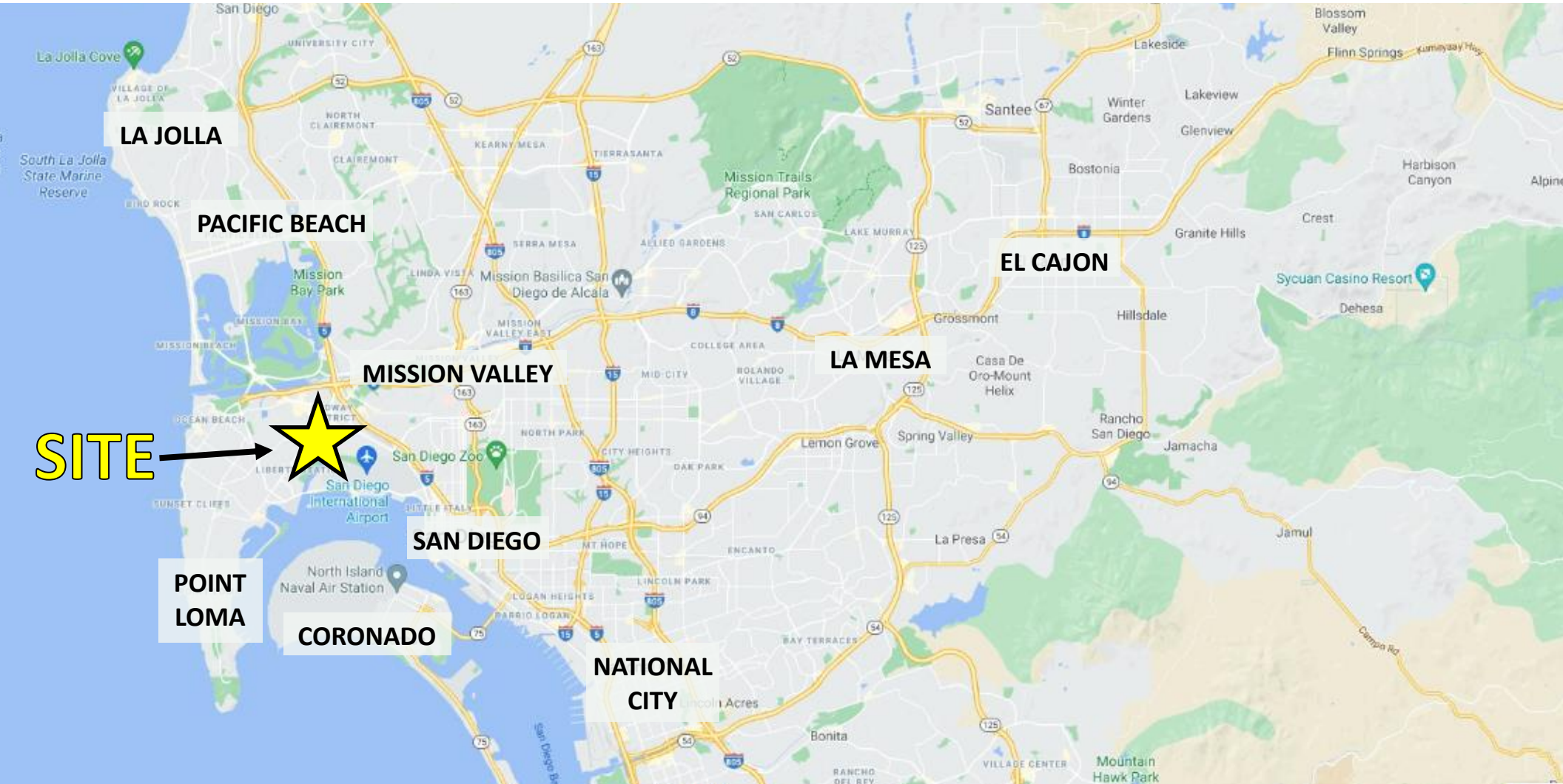
Parking
 Area: 16,524 SF



AERIAL



MAP



PROPERTY INFORMATION

3045-3054 Rosecrans Street, San Diego, CA 92110

Jurisdiction:

City of San Diego

APN:

450-420-01-00

Acreage:

1.05 Acres

Existing Improvements:

Approx. 27,477 SF in Multiple Commercial Buildings

Zoning:

CN-1-6 (Commercial-Neighborhood)

Community:

Midway-Pacific Highway Community Plan

Overlay Zones:

Coastal

Proposed Use:

Retail, Residential, Live-Work, Mixed-Use, or Office

Max. Density:

1 Dwelling Unit per 800 SF of Lot Area

Max. Height:

30' (Coastal Overlay Zone)

Max F.A.R.:

1.0 | Residential Mixed Use - 1.2 Bonus for a Total of 2.2

School District:

San Diego Unified School District

Services:

Water/Sewer City of San Diego

Gas/Electricity SDG&E

Fire San Diego Fire-Rescue Department

Police San Diego Police Department



DEMOGRAPHICS

3045-3054 Rosecrans Street, San Diego, CA 92110

	1 Mile	3 Mile	5 Mile
Population			
2021 Estimate	14,150	114,911	348,807
2026 Projection	14,240	116,118	354,456
Median Age	35.70	37.40	37.7
2021 Population By Race			
White	11,047 78.07%	96,490 88.51%	280,149 88.88%
Black	1,182 8.35%	5,298 4.61%	20,194 6.40%
Am. Indian & Alaskan	138 0.98%	1,030 0.90%	3,843 0.12%
Asian	906 6.40%	6,709 5.84%	27,680 8.78 %
Hawaiian & Pacific Island	73 0.52%	446 0.39%	1,508 0.47%
Other	805 5.69%	4,938 4.30%	15,434 4.89%
Population by Hispanic Origin			
Non-Hispanic Origin	11,154 78.83%	96,122 83.65%	270,622 77.58%
Hispanic Origin	2,996 21.17%	18,789 16.35%	78,185 22.41%
Households			
2021 Estimate	5,829	50,588	161,663
2026 Projection	5,852	51,040	164,084
2010 Census	13,560	107,445	315,165
2021 Average Household Size	2.3	2	2
2021 Avg Household Income	\$107,732	\$119,126	\$109,903
2021 Occupied Housing			
Owner Occupied	4,178 23.99%	17,994 43.03%	54,011 45.79%
Renter Occupied	13,240 76.01%	23,828 56.97%	63,940 54.21%
2020 Median Home Value	\$856,789	\$858,512	\$797,200



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