

FOR LEASE | 2ND GEN RESTAURANT



RI

2470 SAN DIEGO AVE

SAN DIEGO, CALIFORNIA 92110

IN THE HEART OF OLD TOWN

Old Town, San Diego is a high-traffic heritage district and one of the region's strongest experiential retail destinations, drawing steady year-round visitation from both locals and tourists. Known as the birthplace of California, Old Town combines authentic cultural appeal with a dynamic mix of shops, markets, galleries, tasting rooms, and specialty retailers that cater to experience-driven consumers.

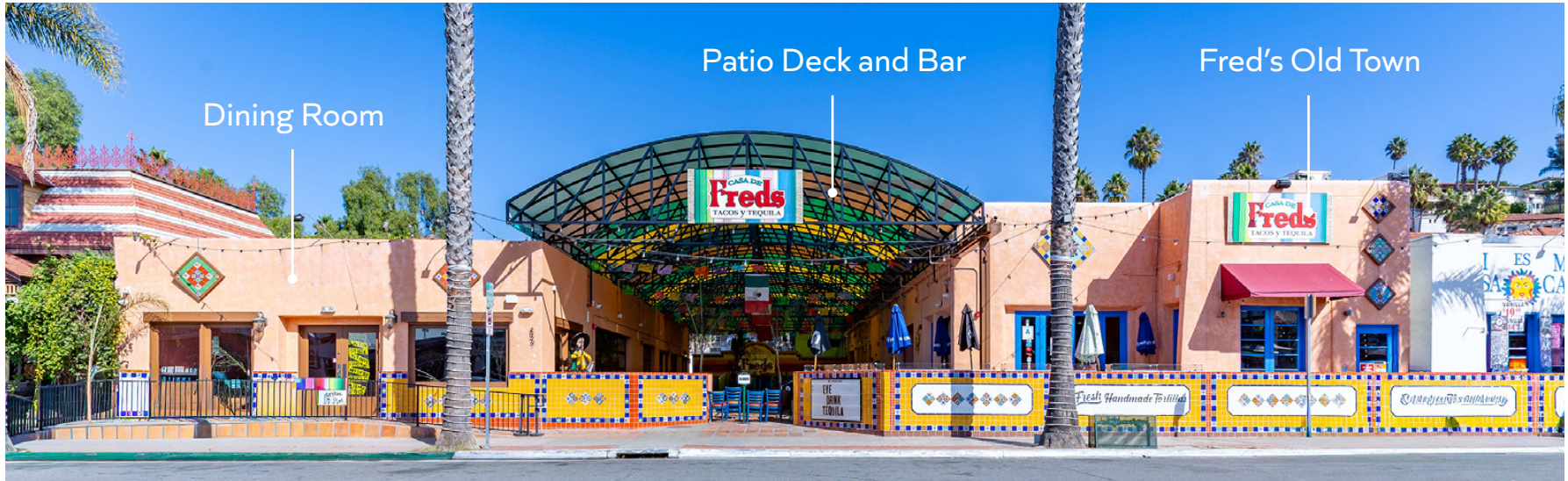
The district benefits from strong foot traffic generated by Old Town State Historic Park, top-performing Mexican restaurants, and nearby hospitality assets, including boutique hotels and guided tour operators. Retailers thrive here by leveraging Old Town's immersive atmosphere, walkable layout, and built-in tourism base, allowing concepts centered around artisan goods, curated home décor, fashion accessories, gourmet foods, and lifestyle brands to connect with shoppers seeking distinctive, story-rich products and hands-on experiences.

With its unique blend of historical charm and retail energy, Old Town continues to position itself as a premier destination for differentiated, place-making retail in coastal San Diego.

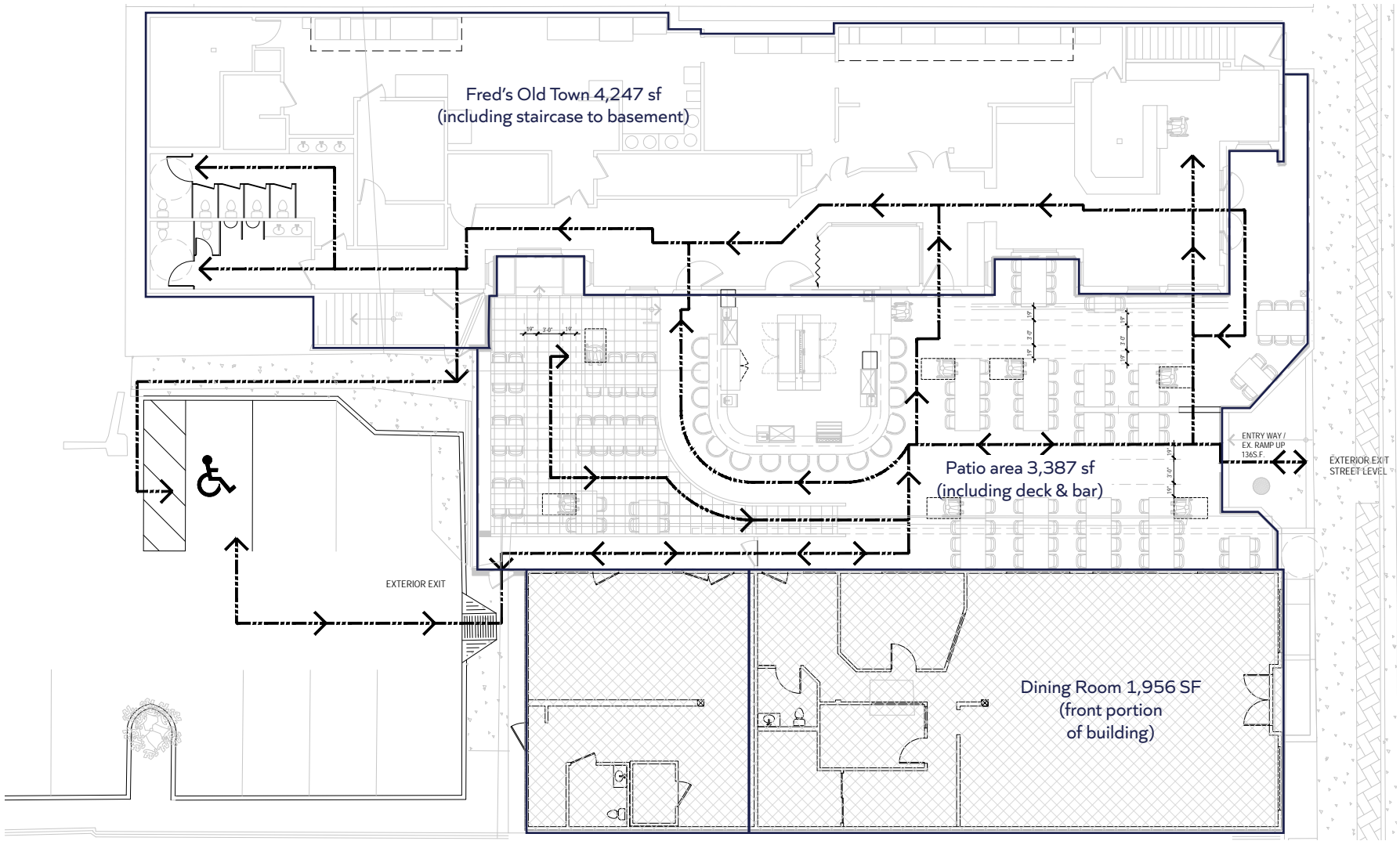


THE OPPORTUNITY

- Unique 2nd gen restaurant
- Situated in the heart of Old Town San Diego near multiple high-performing restaurants
- Old Town SD caters to both locals and tourists
- Property offers rare outside parking and underwent recent remodel
- Kitchen infrastructure included
- 3–4 million visitors per year visit Old Town San Diego
- 22 parking spaces
- Size is approximately 9,590 sf
 - Plus 4,161 sf basement with second kitchen



SITE PLAN



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

MISSION HILLS

DOWNTOWN

Home & Away

AIRPORT

SAN DIEGO BAY

(PROPOSED REDEV)
NAVWAR
70 ACRES

SUSHI
TADOKORO



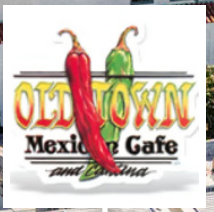
TAHONA
THE SPIRIT OF AGAVE



SOCIETE
BREWING COMPANY

210,836 CPD

MIGUEL'S
COCINA



SAN DIEGO AVE 4,700 CPD

SITE



OLD TOWN AERIAL



OLD TOWN AERIAL

SITE

PARKING

SAN DIEGO AVE 4,700 CPD

COLD STONE CREAMERY

IN THE NEIGHBORHOOD



GUADALAJARA MEXICAN RESTAURANT



OLD TOWN MEXICAN CAFE



SUSHI TADOKORO



CAFE COYOTE



MIGUEL'S



HARNEY SUSHI



OLD TOWN URBAN MARKET





PROPERTY PHOTOS

Exterior





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