

OFFERING MEMORANDUM



# Mission Valley Land For Sale

2349 Hotel Circle South  
San Diego, CA 92018

**FLOCKE & AVOYER**  
Commercial Real Estate

# Investment Highlights

This unique development opportunity in Mission Valley is approximately 1.6 AC and comes with a wide range of permitted uses. The subject site is situated off I-8 (ADT 208,881) which allows for unmatched visibility. The site is undeveloped land.

<b>ADDRESS</b>	2349 Hotel Circle South, San Diego CA 92018
<b>LOT SIZE</b>	71,438 SF (1.639 AC)
<b>APN</b>	443-040-41-00
<b>SALE PRICE</b>	\$1,600,000

**HOTEL CIRCLE S** 11,358 CPD

**I-8** 208,881 CPD





# Location

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**Mission Valley** is a bustling region located in the heart of San Diego and is known for its central location, making it a popular destination for both tourists and locals. Mission Valley is a hub for hotels, dining, entertainment, car dealerships and outdoor activities. The Mission Valley area is also home to a broad spectrum of successful shopping centers like Fashion Valley Mall and Mission Valley Mall. Its central location allows for easy access to many of San Diego's

major attractions, including the San Diego Zoo, Balboa Park, Snapdragon Stadium, Sports Arena, SeaWorld, downtown San Diego and the beach. Additionally, the presence of over 5 million SF of office space solidifies Mission Valley's position as a vital economic center within the city. Mission Valley benefits from a scenic natural environment, with rolling hills surrounding the valley, providing a picturesque backdrop to the urban landscape.



**CROWNE PLAZA**  
HOTELS & RESORTS

**6**

**Access From Exit  
Hotel Circle North**

Hotel Circle North



Interstate 8 - 208,881 CPD

**PROPERTY**

Hotel Circle South

**Access From Exit  
Hotel Circle South**

**Access From Exit  
Mission Center Rd.**

**VCA**

**A-1**  
Self Storage

**HOMEWOOD**  
SUITES by Hilton

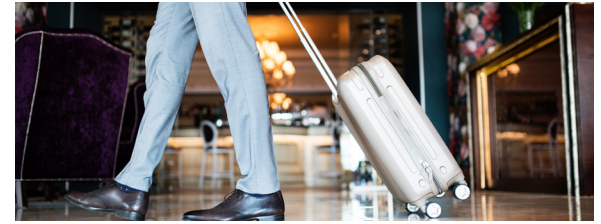
**Hampton**  
by Hilton

**extended**  
STAY AMERICA

# Zoning

## CO-2-2

The CO-2-2 zone provides a variety of permitted uses, including hotels, office use, childcare facilities, assisted living and medical facilities (some requiring a conditional use permit or a neighborhood use permit).



### PERMITTED USES

- Vocational trade school
- Food, beverages groceries
- Consumer goods, furniture, appliance
- Financial institutions
- Visitor accommodations / hotel
- Offices - business & professional
- Eating and drinking establishments with a drive-in or drive-through component

### PERMITTED WITH LIMITATIONS

(Which may include location limitations or the requirement for a use or development permit)

- Assembly of entertainment uses, including place of religious
- Childcare facilities

### PERMITTED WITH CONDITIONAL USE PERMIT REQUIRED

- School, kindergarten to 12th grade
- College / university
- Hospitals, intermediate care facilities & nursing facilities
- Cannabis outlets
- Nightclub and bar over 5,000 SF
- Automobile service stations

### PERMITTED WITH A NEIGHBORHOOD USE PERMIT

- Boarding kennels / pet day care
- Urgent care facilities
- Vet clinics and animal hospitals

#### DIVERSE ACCOMMODATION OPTIONS

Mission Valley offers a wide range of accommodation options, from luxury hotel to budget-friendly motels, providing choices to suit various budgets and preferences.

#### AMENITIES AND FACILITIES

Hotels in Mission Valley often prioritize providing comprehensive amenities, including swimming pools, fitness centers, spa services, on-site restaurants, and bars. These amenities enhance the overall experience for guests.

#### CONVENIENCE FOR TOURISTS

Being centrally located in San Diego, Mission Valley's hotel offer easy access to popular tourist attractions like Balboa Park, Old Town San Diego State Historic Park, San Diego Zoo, and SeaWorld San Diego.

#### SHOPPING

Mission Valley is known for its shopping options, with numerous shopping centers and malls. Fashion Valley Mall, one of the premier shopping destinations in San Diego, offers high-end retailers and dining options.

#### OUTDOOR RECREATIONS

The San Diego River runs through Mission Valley, providing opportunities for outdoor activities such as hiking, biking, and picnicking along its scenic trails. Nearby attractions like Mission Trails Regional Park offer even more outdoor recreational opportunities.

#### GOLFING

Golf enthusiasts can enjoy a round of golf at the Riverwalk Golf Club, an 18-hole course located in Mission Valley with picturesque views of the San Diego River.

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# San Diego's Hotel Hub

**Mission Valley** is known for its central location and accessibility in San Diego, making it a convenient nexus for visitors. The area offers a collection of hotels and accommodations particularly along Hotel Circle, ranging from budget-friendly motels to upscale resorts. This concentration of lodging options makes it a convenient area for travelers seeking a place to stay in San Diego.

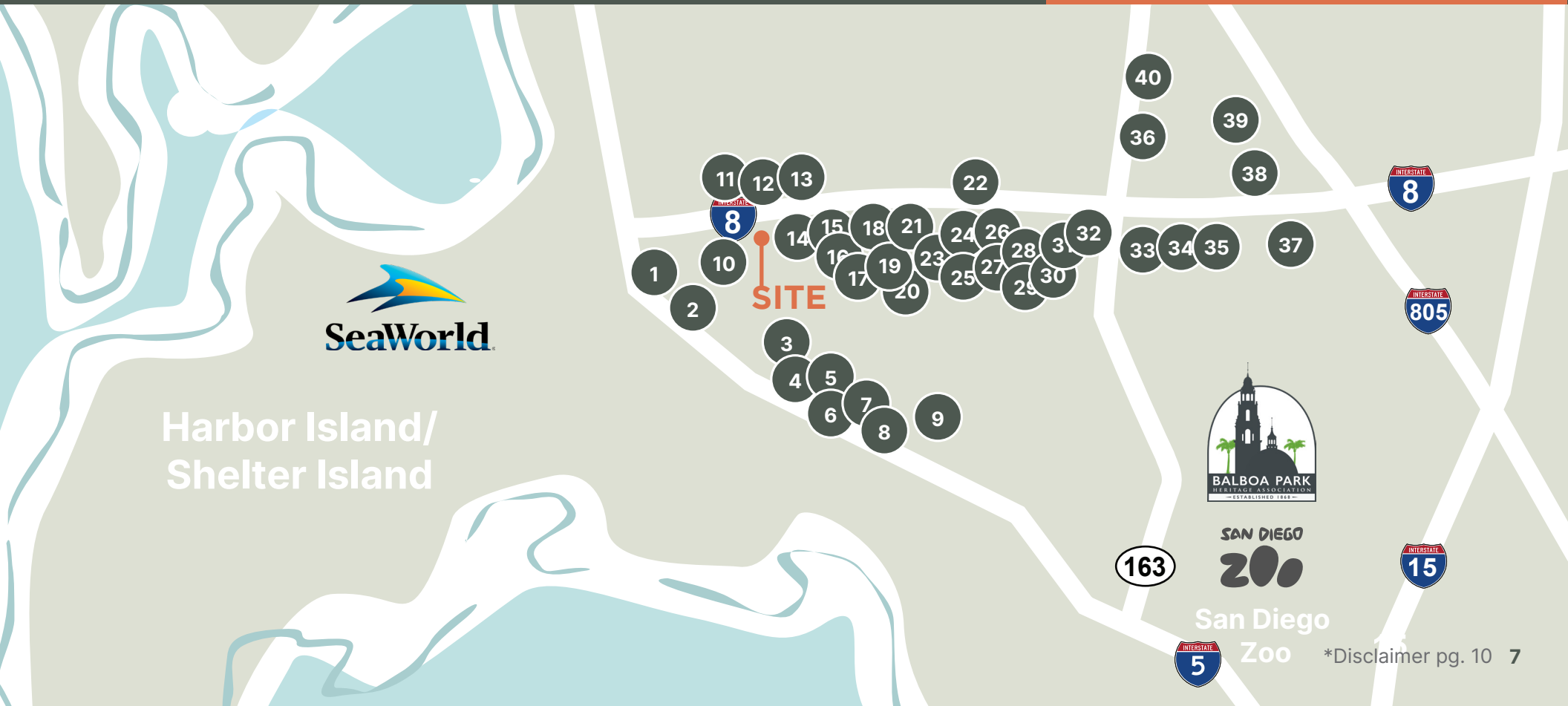


		TOTAL ROOMS
1	EZ 8 Motel Old Town	127
2	Cosmopolitan Hotel	10
3	Best Western Old Town	200
4	Courtyard by Marriott	350
5	Western Inn - Old Town	35
6	La Quinta Inn & Suites by Wyndham	166
7	Comfort Inn San Diego Old Town	79
8	Fairfield Inn & Suites by Marriott	123
9	Hilton Garden Inn	178
10	Riverleaf Inn	110
11	Best Western Seven Seas	307
12	Motel 6	206
13	Crown Place Hotel & Resorts	416
14	Homewood Suites by Hilton	118
15	Hampton by Hilton	184

		TOTAL ROOMS
16	Extended Stay America	140
17	Howard Johnson by Wyndham	80
18	Double Tree by Hilton	300
19	Candlewood Suites	50
20	King's Inn	138
21	Handlery Hotel	217
22	The Atwood Hotel	100
23	Legacy Resort Hotel & Spa	127
24	Mission Valley Resort	202
25	Hotel Iris	79
26	Holiday Inn Express	104
27	Courtyard	317
28	Days Inn	280
29	Town and Country Resort	127
30	Super 8	10

		TOTAL ROOMS
31	Best Western	200
32	Homewood Suites by Hilton	350
33	Worldmark San Diego Mission Valley	35
34	Ramada Suites by Wyndham	79
35	La Quinta Inn & Suites	123
36	Hilton	178
37	Sheraton	110
38	Double Tree by Hilton	307
39	San Diego Marriott	206
40	Extended Stay America	206

**TOTAL HOTEL ROOMS 7,871**





±208,000  
cars per day  
on I-8

**Across the freeway from  
Riverwalk Golf Club,  
Westfield Mission Valley,  
and Fashion Valley Mall.**

# Demographics



3 MILE RADIUS



TOTAL POPULATION

158,426



AVG. HOUSEHOLD INCOME

\$139,513



HOUSEHOLDS

76,390



MEDIAN AGE

36.6



TOTAL BUSINESSES

13,545



DAYTIME POPULATION

163,994

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