

Reduced Price w/ Upcoming Rent Increase!
Premium Hillcrest Drive-Thru Restaurant Location



Reduced Sales Price: \$3.849MM

Building Size: 1,394

Lot Size: 9.200 s/f *

Year Built: 1950

Zoning: CC-3-8

APN: 444-621-04 & 05-00

Feb-2027 NOI: \$181,500

Feb-2027 Cap Rate: 4.7%

Asking \$3.849MM - Submit All Reasonable Offers

719 W. Washington St., & 3976 Eagle St., San Diego, CA 92103

Tenant is on long-term lease, but contractually obligated to vacate within six months if requested by the new buyer. Call broker for details.

**This 1,394 s/f building, constructed in 1950, is situated on two parcels totaling approximately 9,200 s/f with a CC-3-8 zoning designation that you can investigate further at this [link](#).
Premium location for future redevelopment.**

On-site parking spaces: 10+ (Off-site parking also available)

*** Title Records show a larger combined lot size.
Buyer to independently verify everything**



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