



Shelter Cove Marina  
2240 Shelter Island Drive, San Diego, CA, 92106  
Price: \$27,000,000

## Premier Coastal Marina

Highly desirable wet slip  
rental income in one of  
the best urban locations



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## Offering Overview

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Class-A wet slip marina for sale in a prime West Coast MSA

Shelter Cove Marina is an iconic fixture on North San Diego Bay's America's Cup Harbor. This is a once in a lifetime opportunity to acquire a marina in one of the most desirable boating markets in the United States.

Shelter Cove Marina is a first-class wet slip marina that is absentee owned and turnkey. The marina derives nearly all of its income from slip rentals and multiple commercial tenants. This is a rare, truly passive, marina investment opportunity.





## Offering Highlights

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- ✓ Gross income is primarily from slip lease and commercial tenant
- ✓ 6,100' +/- linear feet of dockage
- ✓ 161-170 slips depending on use of side-ties
- ✓ Facilities handle vessels from 20' to 200'
- ✓ Slip occupancy is estimated at 98% with a waiting list for certain slip types
- ✓ 12,000 sq. ft. commercial building (6,000 sq. ft. leasable)
- ✓ Commercial business tenants
- ✓ The commercial space in the building is 100% occupied
- ✓ Absentee owned and operated. Requires minimal oversight The
- ✓ marina has an electronic key security system
- ✓ Located within the America's Cup Harbor, San Diego Bay One of the
- ✓ premiere waterfront facilities in San Diego
- ✓ The building was designed by award winning architect Bruce Peeling, AIA
- ✓ Shelter Cove Marina holds ownership of the master lease with the San Diego Unified Port District. There is no fee simple land associated with the sale.
- ✓ Water area is 311,550 square feet (7.32 acres)  
Land area is 16,386 square feet
- ✓ Certified "Clean Marina"



# Marina Photos



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# CONTACT INFORMATION



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