

FOR SALE

4711 FEDERAL BOULEVARD | SAN DIEGO, CA 92102



**GREAT
OWNER/USER OR
INVESTOR
OPPORTUNITY**

± 2,432 SF FREESTANDING RETAIL BUILDING



**COMMERCIAL
ASSET
ADVISORS**

GINO KALASHO Gino@caacre.com
Senior Vice President | DRE Lic # 02046687
858. 285. 3764 | caacre.com

PROPERTY

OVERVIEW

BUILDING SIZE | 2,432 SF

LOT SIZE | 6,037 SF

ZONING | CC-5-3 (Buyer to Confirm)

APN | 541-330-01-00

PRICE | \$1,950,000



Trevi Ristorante

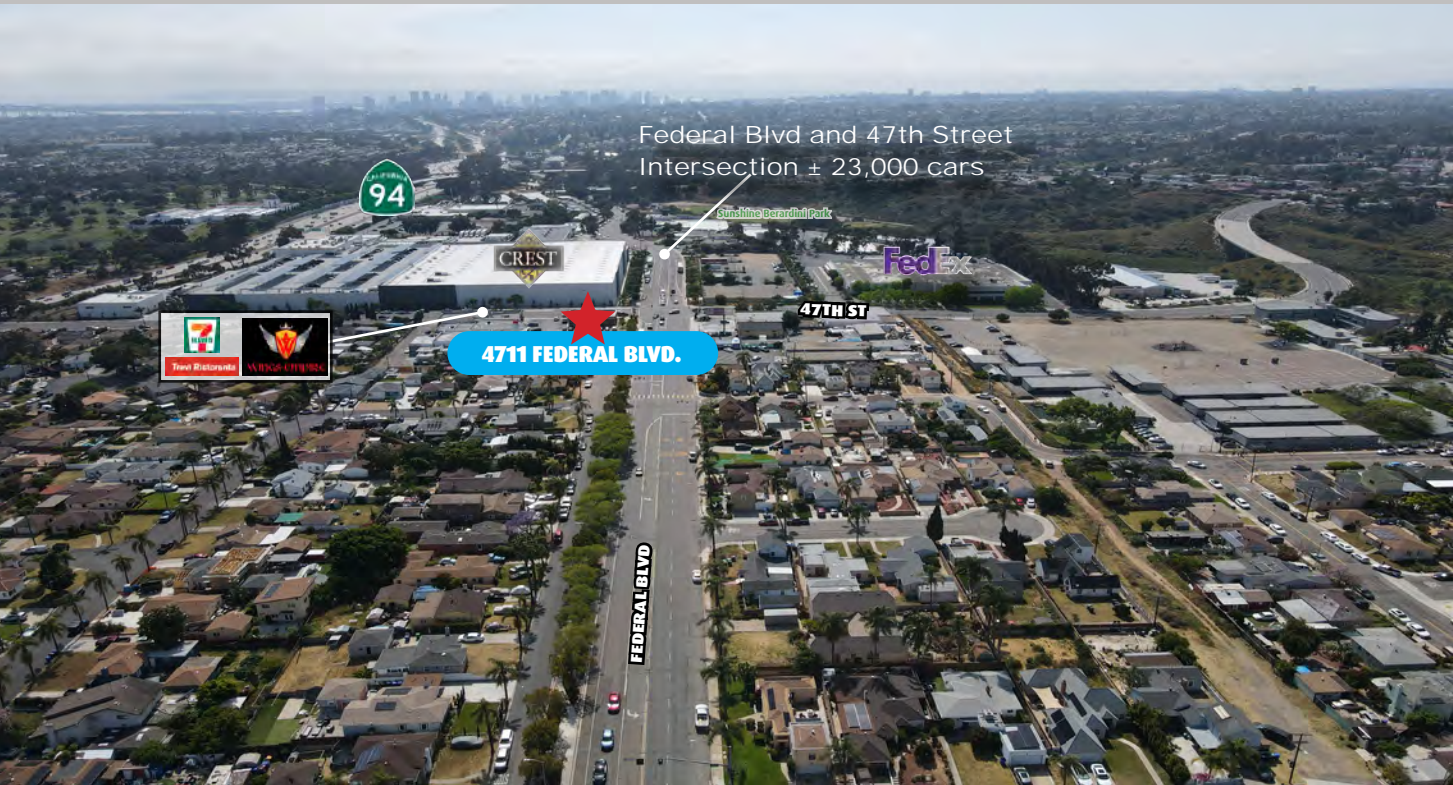


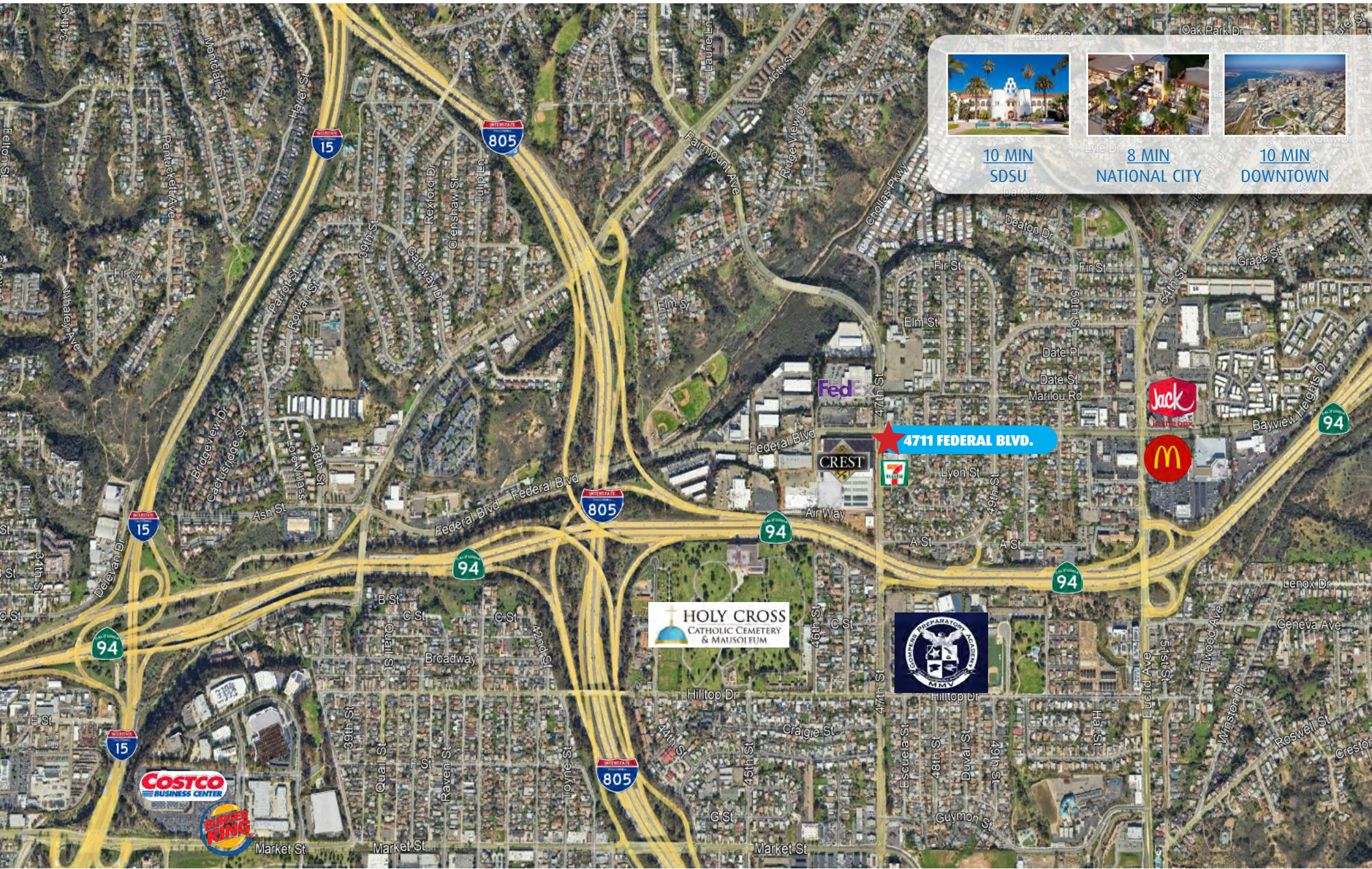
LOCATION



HIGHLIGHTS

- Located on the corner of Federal Boulevard and 47th Street Intersection (+/- 23,000 cars per day)
- Easy access to the 805 and 94 Freeways
- Minutes away from San Diego State University, Downtown and National City





10 MIN
SDSU



8 MIN
NATIONAL CITY



10 MIN
DOWNTOWN

4711 FEDERAL BLVD.

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.



DEMOGRAPHICS

 **292,996**
Total Population Within 3 Mile Radius

 **\$79,149**
Average Household Income within
3 Mile Radius

 **88,049**
Total Households in 3 Mile Radius

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