

# FOR SALE OR LEASE

OSHPD CERTIFIED OFFICE / MEDICAL BUILDING  
3630 ENTERPRISE ST, SAN DIEGO, CA 92110



SCAN ME



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DRE # 01476024



# PROPERTY SUMMARY

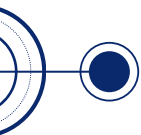
## THE PROPERTY

Nestled in a prime central San Diego location, this ± 3,334 SF single-tenant building offers a unique investment or owner/user opportunity for office, retail, or medical use. Fully remodeled in 2017, it blends modern amenities with the timeless charm of its original 1980s Spanish architecture. The property features ample secured parking, a roof-mounted solar array, and an **OSHPD 3 certification** potentially making it suitable for various medical purposes, including dialysis, surgical, rehab, primary care, and outpatient clinic services.

Currently being operated as a birth center, yet able to deliver vacant at close of escrow. Opportunity to take over birth center business and/or potentially lease the property.

*Contact advisor for details.*





# PROPERTY SUMMARY

## PROPERTY DETAILS

<b>ASKING PRICE</b>	Contact Listing Agent	<b>LOCATION</b>	San Diego, CA
<b>PROPERTY TYPE</b>	Office / Medical	<b>ZONING</b>	CC-3-6
<b>LOT SIZE</b>	± 15,433 SF*	<b>CEILING HT</b>	8-10' FT
<b>BUILDING SIZE</b>	± 3,334 SF*	<b>HVAC</b>	Yes*
<b>YEAR BUILT</b>	1980	<b>SOLAR</b>	Yes*
<b>YEAR RENOVATED</b>	2017	<b>PARKING</b>	Yes*
<b>CONDITION</b>	Excellent	<b>SECURITY SYSTEM</b>	Yes*
<b>TENANCY</b>	Single	<b>COMPLETE COMMUNITIES</b>	Yes

## ADDITIONAL INFORMATION

Fully renovated with all the following: LED lighting, motion sensors, and extensive medical storage inside and out, five bathrooms, with a clean storage room that can be converted to a sixth bathroom, two 75-gallon water heaters, a laundry room, and low-E vinyl double-pane windows with custom wood shutters, all rooms are voice and data-wired, with an IT closet, tile flooring with epoxy grout, meeting OSHPD 3 medical standards, and custom cabinetry is throughout, two large tubs, one shower, secure fencing, multiple keypad entrances, and an automated vehicle exit gate.

*\*Lot & Building Size: Building and land square footage from public record (Chicago Title)*

*\*HVAC: 2 - 4 ton AC condensers "Carrier Comfort", 2 - FAU - Comfort 80 gas furnace 80% AFUE (balancing cert. upon request)*

*\*Solar: 33 panels / IQ7 + (208 V) - fully paid*

*\*Parking: 12 spaces available including 1 ADA (seemingly room for more) additional street parking with more ADA spaces*

*\*Security System: Burglary Alarm System. Monitored by Platinum Security Systems (remote arming/disarming/monitored with central station)*



# PROPERTY IMAGES



3630 ENTERPRISE ST, SAN DIEGO, CA 92110





## LOCATION MAP

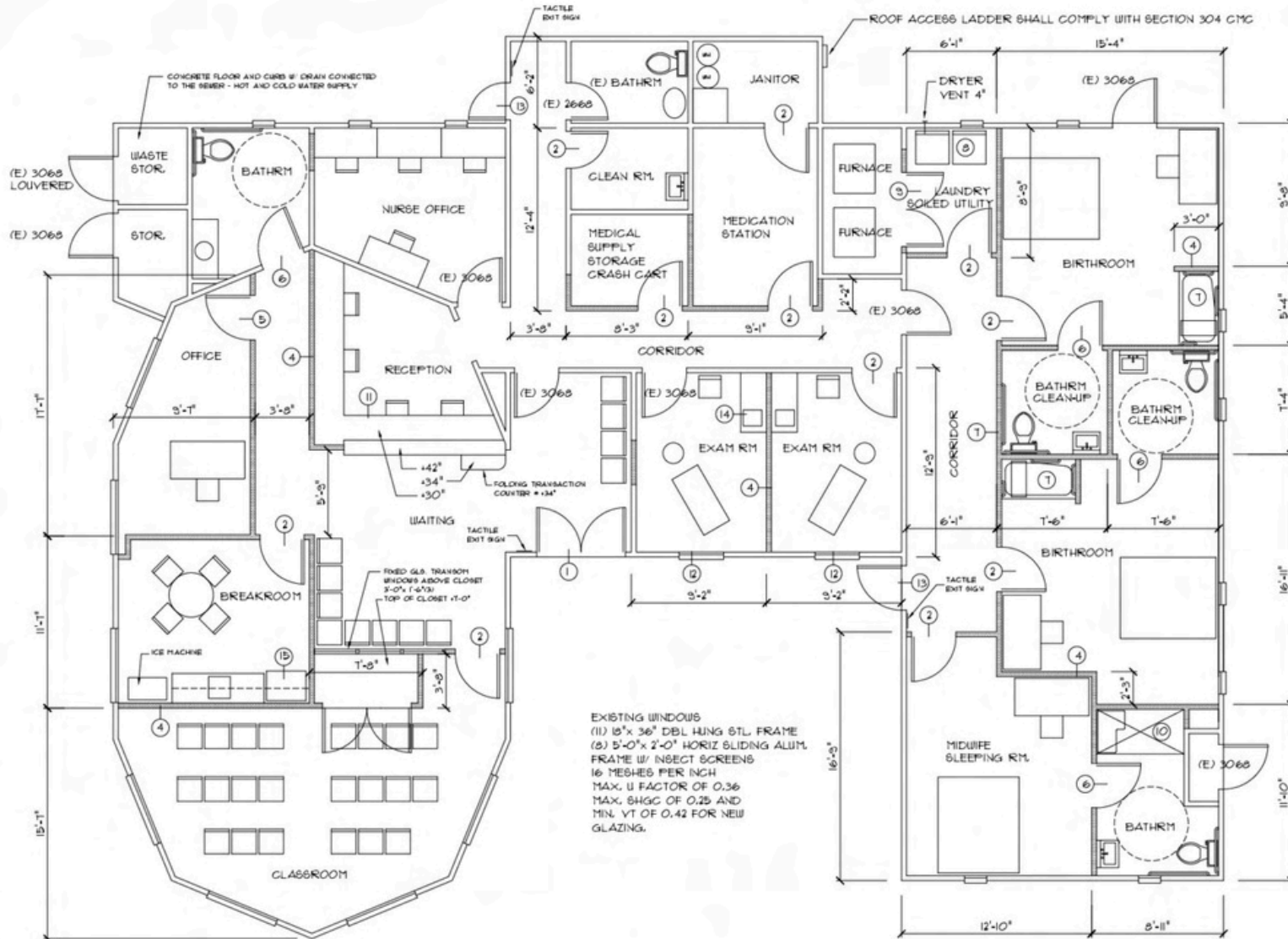








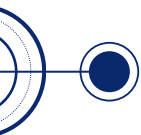
# FLOOR PLAN



NEW FLOOR PLAN







# SALES COMPARABLE

Sold Between 06-25-2022 to 07-20-2024  
2,000 - 5,000 SF

## SUBJECT PROPERTY



SALE DATE	TBD
ZIP CODE	92110
PROPERTY TYPE	Medical/Office
YEAR BUILT	1980
YEAR RENOVATED	2016
BUILDING SIZE	3,334 SF*
LAND SIZE	15,443.35 SF*

*\*Contact Listing Agent*

## 3604 4TH AVE



SALE DATE	5-16-2023
ZIP CODE	92103
PROPERTY TYPE	Office
YEAR BUILT	1960
YEAR RENOVATED	-
BUILDING SIZE	3,600 SF
LAND SIZE	6,747 SF
SALE PRICE	\$2,900,000
SALE PRICE / SF	\$805.56
SALE PRICE / SF LAND	\$429.82

## 3115 4TH AVE



SALE DATE	1-31-2023
ZIP CODE	92103
PROPERTY TYPE	Office
YEAR BUILT	1980
YEAR RENOVATED	-
BUILDING SIZE	2,650 SF
LAND SIZE	4,986 SF
SALE PRICE	\$2,150,000
SALE PRICE / SF	\$811.32
SALE PRICE / SF LAND	\$431.21

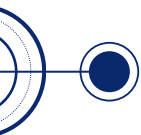
## 3131 4TH AVE



SALE DATE	5-15-2023
ZIP CODE	92103
PROPERTY TYPE	Office
YEAR BUILT	1951
YEAR RENOVATED	-
BUILDING SIZE	2,238 SF
LAND SIZE	5,002 SF
SALE PRICE	\$2,100,000
SALE PRICE / SF	\$938.34
SALE PRICE / SF LAND	\$419.83

*\*Subject property building and land square footage from public record (Chicago Title)*





# SALES COMPARABLE

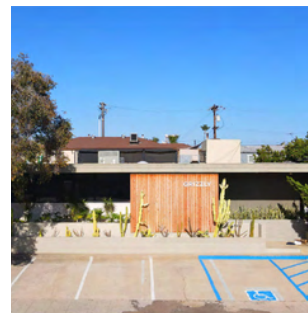
Sold Between 06-25-2022 to 07-20-2024  
2,000 - 5,000 SF

## 4711 MONROE AVE



<b>SALE DATE</b>	11-14-2022
<b>ZIP CODE</b>	92115
<b>PROPERTY TYPE</b>	Medical/Dental
<b>YEAR BUILT</b>	1945
<b>YEAR RENOVATED</b>	-
<b>BUILDING SIZE</b>	2,732 SF
<b>LAND SIZE</b>	8,542 SF
<b>SALE PRICE</b>	\$2,350,000
<b>SALE PRICE / SF</b>	\$860.18
<b>SALE PRICE / SF LAND</b>	\$275.11

## 3861 FRONT ST



<b>SALE DATE</b>	9-14-2022
<b>ZIP CODE</b>	92103
<b>PROPERTY TYPE</b>	Office
<b>YEAR BUILT</b>	1953
<b>YEAR RENOVATED</b>	-
<b>BUILDING SIZE</b>	3,361 SF
<b>LAND SIZE</b>	7,296 SF
<b>SALE PRICE</b>	\$2,790,000
<b>SALE PRICE / SF</b>	\$830.11
<b>SALE PRICE / SF LAND</b>	\$382.40

## 2398 SAN DIEGO AVE



<b>SALE DATE</b>	7-15-2024
<b>ZIP CODE</b>	92110
<b>PROPERTY TYPE</b>	Office
<b>YEAR BUILT</b>	1970
<b>YEAR RENOVATED</b>	1987
<b>BUILDING SIZE</b>	4,270 SF
<b>LAND SIZE</b>	12,197 SF
<b>SALE PRICE</b>	\$3,400,000
<b>SALE PRICE / SF</b>	\$796.25
<b>SALE PRICE / SF LAND</b>	\$278.76



# LOCATION SUMMARY



## MIDWAY DISTRICT, CALIFORNIA

The Midway District in San Diego is historically a hub for shopping, dining, and entertainment. The district is located near Old Town Historic Park, the Midway District, Pechanga Arena and the Sports Arena Shopping Center. This property benefits from a thriving commercial market and ongoing redevelopment. With easy access to I-5, I-8, and major hospitals like UC San Diego Medical Center and Scripps Mercy Hospital, **3630 Enterprise St** ensures convenient connectivity for employees and clients.

The district is poised for significant changes due to the approval of Measure E, which lifts the longstanding 30-foot building height limit. This will allow for the construction of taller buildings, including new residential units, commercial spaces, parks, and a potential 12,000-seat soccer stadium. These developments are expected to attract new businesses and residents, transforming the district into a more vibrant urban area. (San Diego Gov)



# NAVWAR REDEVELOPMENT

## NAVWAR Revitalization Project Overview [Learn More](#)

Located nearby, 3630 Enterprise St stands to benefit from the NAVWAR revitalization, with increased foot traffic and heightened demand for office and medical spaces. The property's strategic location offers convenient access to the redeveloped area, making it an ideal choice for businesses seeking to capitalize on the project's economic uplift.

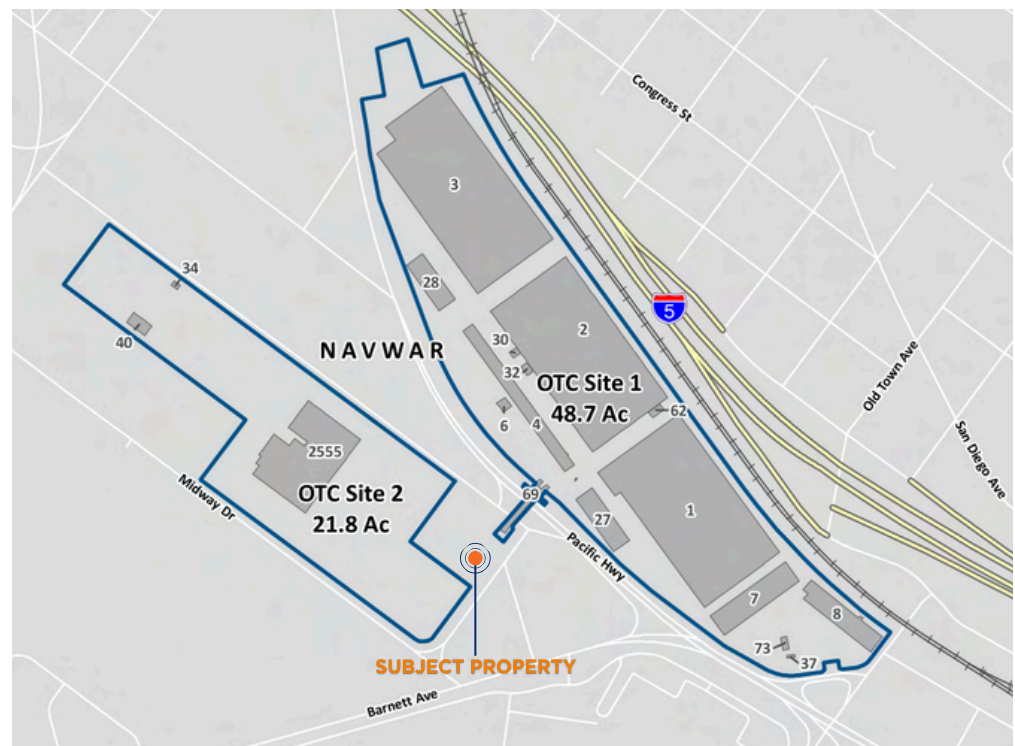
The Naval Information Warfare Systems Command (NAVWAR) is a critical part of the U.S. Navy's operations, focusing on delivering information warfare solutions to the fleet. Situated in the Midway District, adjacent to Old Town Historic Park, the NAVWAR facilities have been a cornerstone of military operations and a significant presence in the San Diego area for decades.

### PROJECT SCOPE AND OBJECTIVES

**Redevelopment Area:** The project involves the redevelopment of the NAVWAR facilities and surrounding areas, covering approximately 70.3 acres.

**Project Phases:** The revitalization project is planned in multiple phases, including the modernization of existing buildings, infrastructure improvements, and the construction of new facilities.

**Key Features:** The project aims to enhance the operational capabilities of NAVWAR, improve energy efficiency, and incorporate sustainable design practices.





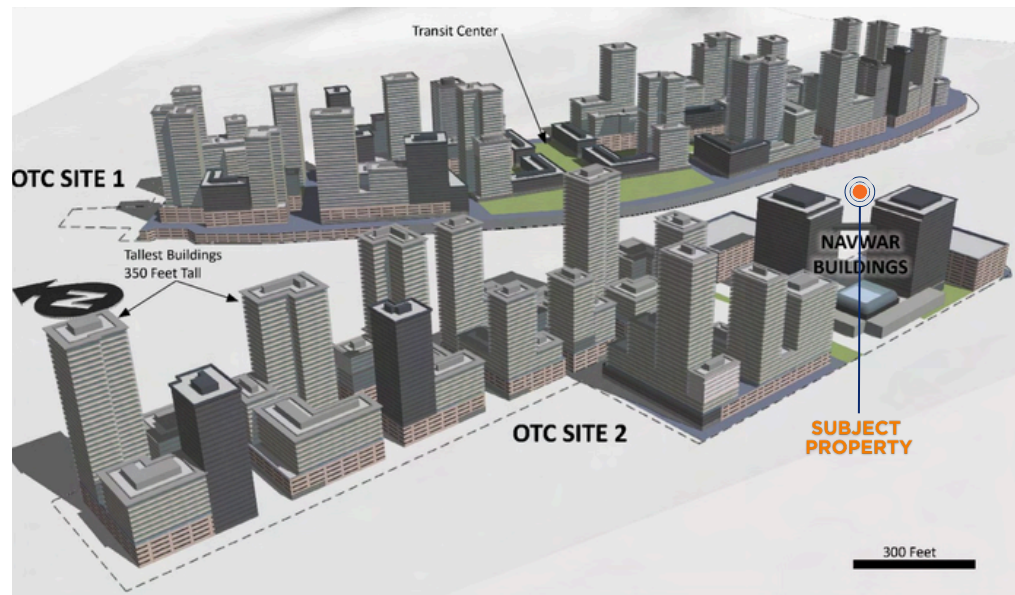
# **NAVWAR REDEVELOPMENT**

## COMMUNITY AND ECONOMIC IMPACT

**Job Creation:** The project is expected to create thousands of jobs during the construction phase and in long-term operational roles, providing a significant economic boost to the local community.

**Commercial Development:** The redevelopment will include commercial spaces, potentially attracting new businesses and fostering a vibrant mixed-use environment. Including the development of public parks, recreational areas, and pedestrian-friendly spaces, enhancing the quality of life for residents and visitors.

**Regional Connectivity:** The project will improve connectivity to major transportation routes, including I-5 and I-8, benefiting both military and civilian traffic.



(NavWar) (OB Rag) (Navy MIL)

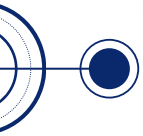
## STRATEGIC IMPORTANCE

**Defense and Security:** The upgraded facilities will support advanced cybersecurity and information warfare capabilities, ensuring the U.S. Navy remains at the forefront of technological advancements.

## FUTURE OUTLOOK

The NAVWAR revitalization project is a key component of San Diego's ongoing efforts to modernize and revitalize urban areas, offering a promising future for the Midway District





# MIDWAY RISING REDEVELOPMENT

The Midway District's Sports Arena in San Diego, led by the Midway Rising team, is making significant progress. The project aims to transform the existing site with a new 16,000-seat arena, replacing the current venue from 1966. Additionally, the redevelopment will include 4,250 new homes, with 2,000 designated as affordable housing, 250 as middle-income, and 2,000 as market-rate units. A 200-room hotel and various commercial spaces are also part of the plan.

Recently, the project has faced some delays, partly due to environmental reviews and ongoing legal challenges. The latest updates suggest that these issues are being addressed, with the project's environmental studies expected to proceed throughout 2024. The team is working on finalizing a long-term lease and development agreement with the city, which is hoped to be presented to the City Council for approval by late next year. The Kroenke Group, a significant investor, is backing the project, adding credibility and financial support to the development ([OB Rag](#)) ([The Stadium Business](#)) ([San Diego Gov](#)).

Learn More



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# MIDWAY RISING REDEVELOPMENT



## INCREASED RESIDENTIAL DENSITY

The program will promote the construction of new housing units, particularly affordable housing, which will attract a more diverse population to the area.



## ENHANCED EMPLOYMENT OPPORTUNITIES

The Midway Rising program aims to create new jobs in the district, particularly in the innovation and creative sectors, which will draw young professionals and families to the area.



## IMPROVED PUBLIC SPACES + AMENITIES

The program will enhance the district's public spaces, parks, and recreational facilities, making it a more attractive place to live, work, and play.



## TRANSPORTATION AND CONNECTIVITY

The program will improve the district's transportation infrastructure, making it easier for people to get around and connect to other parts of the city.



[midwayrising.info](http://midwayrising.info)

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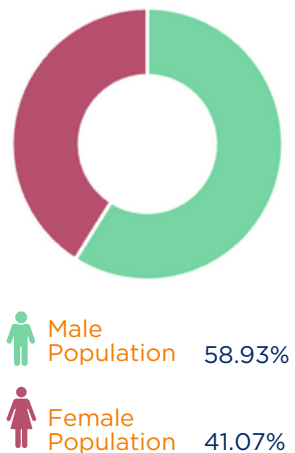


# DEMOGRAPHICS

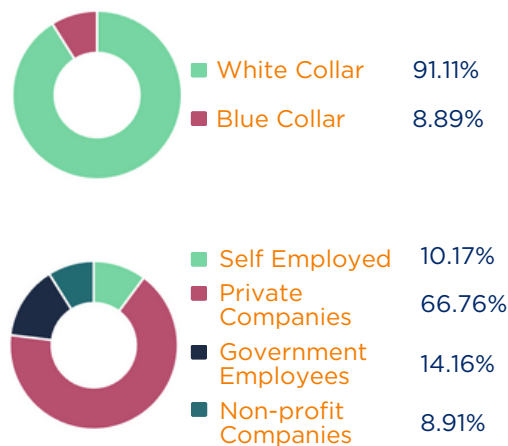
## MIDWAY DISTRICT

There are 25,366 residents in Midway, with a median age of 34.2. Of this, 58.93% are males and 41.07% are females. US-born citizens make up 83.44% of the resident pool in Midway, while non-US-born citizens account for 9.81%. Additionally, 6.75% of the population is represented by non-citizens. A total of 17,402 people in Midway currently live in the same house as they did last year.

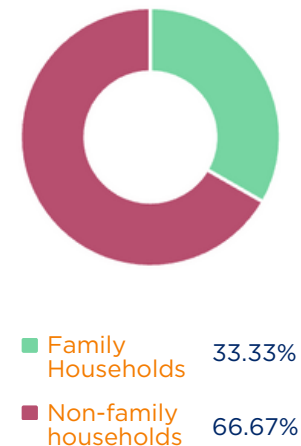
### POPULATION



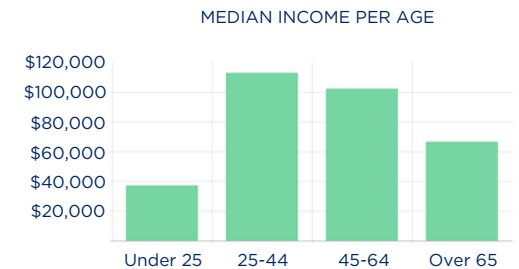
### EMPLOYMENT



### HOUSEHOLDS



### INCOMES



[Learn More](#)

These demographic and economic factors make the Midway District an attractive location for commercial real estate investments, particularly given the anticipated revitalization and infrastructure improvements.

By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.





MARINE CORPS  
RECRUITMENT DEPOT

SAN DIEGO AIRPORT

BEVEL APTS  
(253 UNITS)



BOWEN APTS  
(405 UNITS)



NEW APARTMENT  
DEVELOPMENT

BARNETT AVE

MIDWAY DR

ENTERPRISE ST

SUBJECT  
PROPERTY





# DISCLAIMER

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