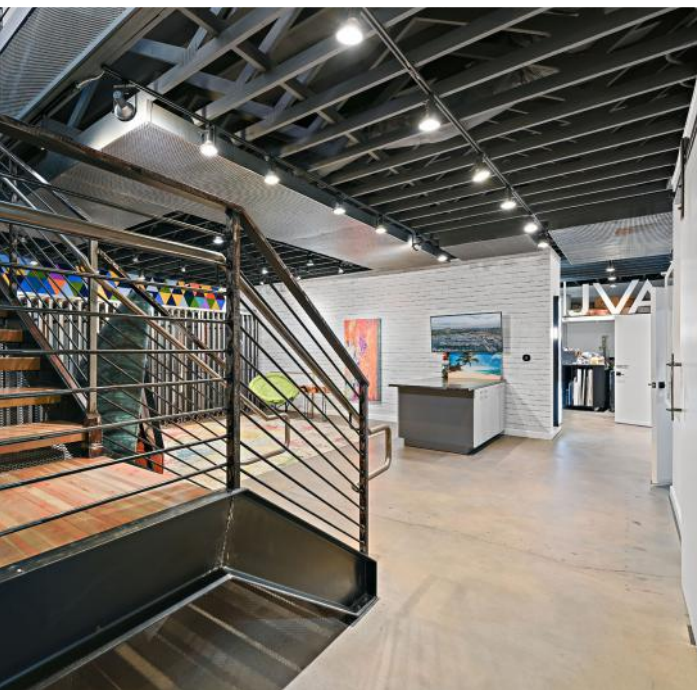




Creative Office / Flex

±4,322 SF FOR SALE

4151 TAYLOR STREET, SAN DIEGO, CA 92110



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Voit

REAL ESTATE SERVICES

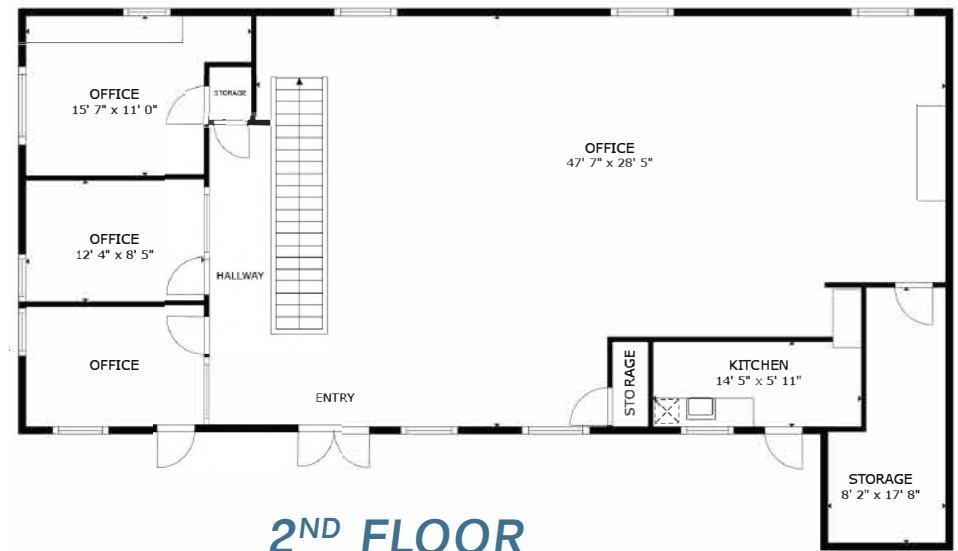
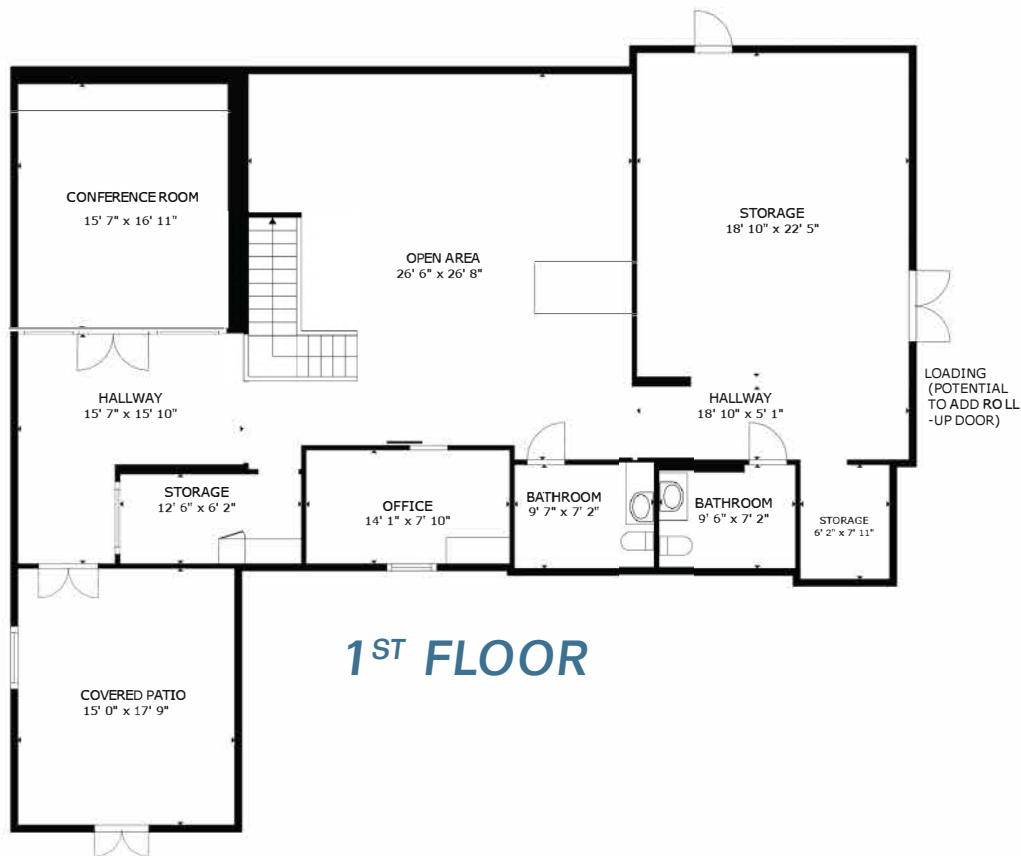
Creative

OFFICE/RETAIL FOR SALE

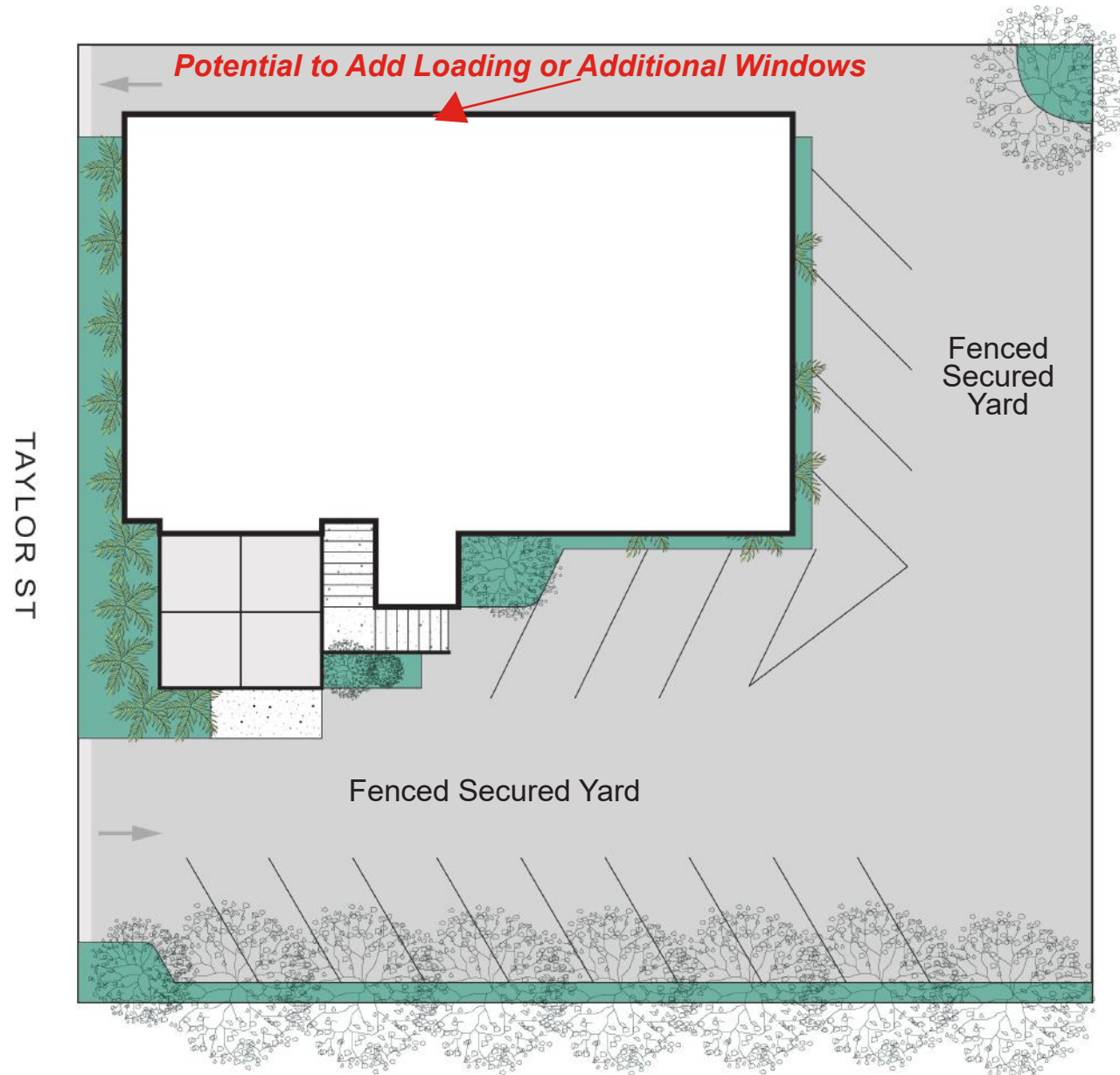
PROPERTY FEATURES

ADDRESS	4151 Taylor Street, San Diego, CA 92110
BUILDING SIZE	±4,322 SF
LAND ACREAGE	±0.23 Acres
YEAR BUILT	1981
# OF STORIES	Two (2)
PARKING	±3.15/1,000 SF
ADDITIONAL FEATURES	Fenced, Secured Parking Lot
ZONING	OTCC-2-2
STREET FRONTAGE	62' on Taylor Street (with 2 curb cuts)
WALK SCORE	74 (Very Walkable)
SUBMARKET	Old Town
AVAILABILITY	Available Now
SALE PRICE	Contact Broker





SITE PLAN







SITE



Sports Arena Shopping Center

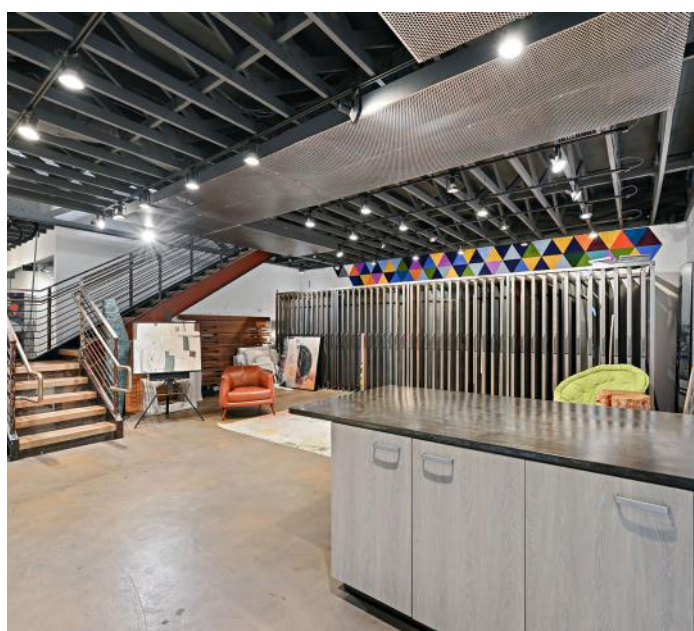
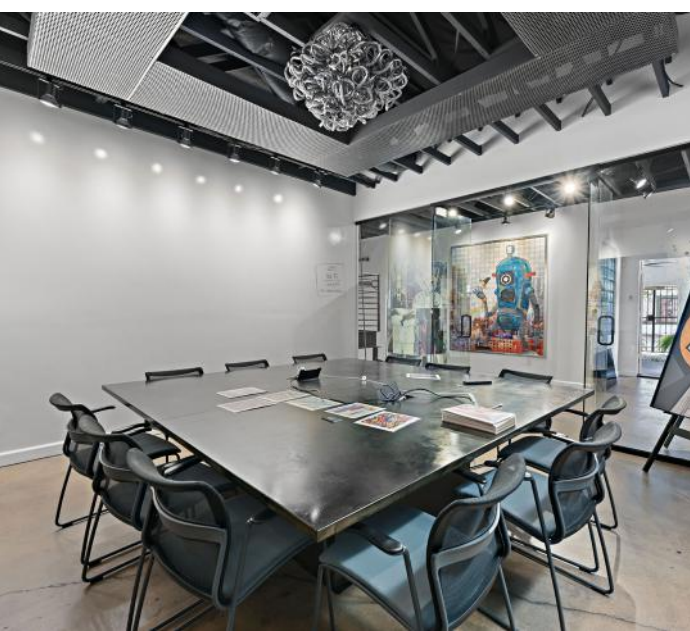
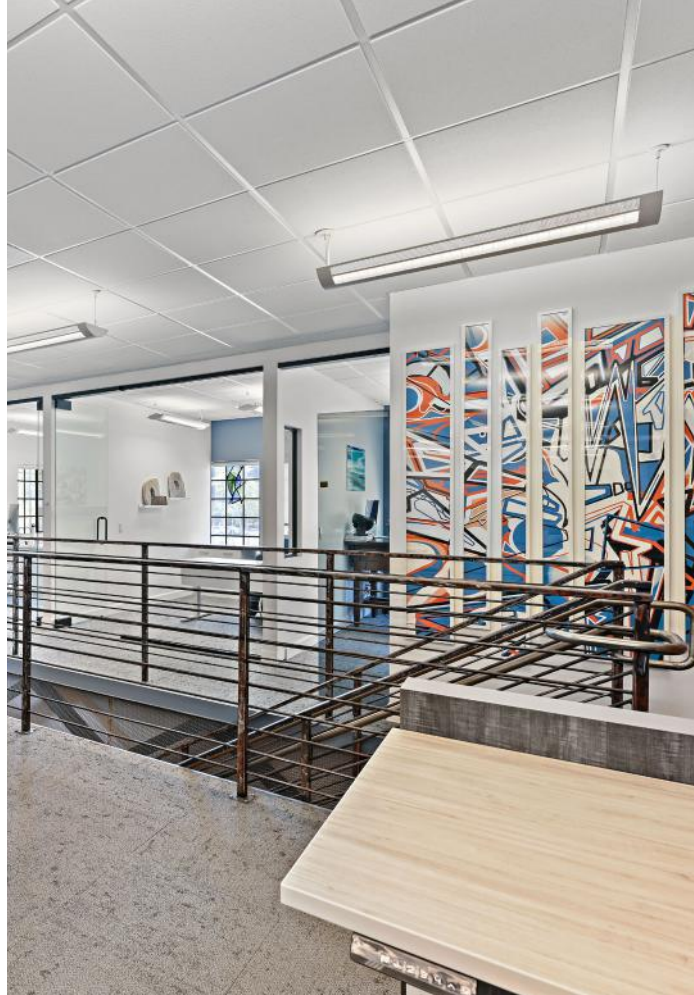
THE HOME DEPOT	TARGET	Ralphs
DICK'S SPORTING GOODS	petco	OLD NAVY
WELLS FARGO	usbank	the Habit BURGER GRILL

Point Loma Plaza

VONS	Marshalls
Massage Envy	BUFFALO WILD WINGS GRILL & BAR
BLICK art materials	

Loma Square

SPROUTS FARMERS MARKET	ULTA BEAUTY
TJ-maxx	DOLLAR TREE
HomeGoods	CVS pharmacy
ENSTEIN BAGELS	STARBUCKS COFFEE



DEMOGRAPHIC COUNTS

	1 MILE	3 MILES	5 MILES
2024 Population	13,301	137,083	443,416
2029 Population Projection	13,345	137,131	444,162
Annual Growth 2024-2029	1.0%	0.8%	1.0%
Median Age	32.5	38.4	37.9
2024 Households	4,416	62,244	204,579
2029 Household Projection	4,445	62,236	205,032
Annual Growth 2024-2029	0.1%	0%	0%
Avg Household Size	2.1	2	2
Total Specified Consumer (\$)	\$148.4M	\$2.1B	\$6.9B
Median Home Value	\$977,430	\$876,582	\$877,312
Median Year Built	1978	1973	1974



TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	CARS/DAY
Taylor Street	Calhoun Street	17,974
Taylor Street	Sunset Street	17,391
Taylor Street	Presidio Drive	15,007
Morena Boulevard	Taylor Street	10,884
San Diego Avenue	Taylor Street	9,116
Juan Street	Taylor Street	7,402



Old Town Overview

Old Town is a neighborhood in San Diego. It contains 230 acres and is bounded by Interstate 8 on the north, Interstate 5 on the west, Mission Hills on the east and south. It is the oldest settled area in San Diego and is the site of the first European settlement in present-day California.

Old Town San Diego features acres of Mexican heritage, historical sites, colorful shops, and a theater. Known for its authentic Mexican cuisine, Old Town's dining is lively and vibrant.

The Old Town San Diego State Historic Park maintains a collection of 19th-century homes and businesses that provide a glimpse into colonial life in San Diego. There are also numerous rumors of ghost sightings in the area—most persistently at the old Whaley House Museum on San Diego Avenue.

In addition to the history and the attraction of three unique parks that make up Old Town there are many festivals and art shows that are held in the streets and parks. There is also live theatre and daily entertainment around Old Town which is why millions of visitors are attracted to this historic area of San Diego each year.



MORENA BOULEVARD

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