



DRE: 01848565

OCEAN BEACH
RETAIL BUILDING

FOR SALE

\$2,250,000

4975 NEWPORT AVE
SAN DIEGO, CA 92107

APN: 448-182-23-00

SunShine
DayDreams

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FOR SALE | \$2,250,000



EXECUTIVE SUMMARY

Palisade Commercial Realty is pleased to present a **rarely available retail opportunity** at **4975 Newport Avenue**, ideally located just steps from the beach in **Ocean Beach, San Diego**. Positioned **one street north of the iconic Ocean Beach Pier**, the property sits in the heart of Ocean Beach's vibrant downtown corridor.

The offering features a **1,916 SF retail building plus a bonus studio with off-street parking** situated on a **3,352 SF lot** along **Newport Avenue**, the neighborhood's main commercial thoroughfare. The property benefits from **dual access via Newport Avenue and the rear alley**, enhancing functionality for retail, service, or food-and-beverage users. Surrounded by a dense mix of **restaurants, bars, and boutiques**, the location captures consistent pedestrian traffic year-round.

Just **one block from the beach and OB Pier**, the property is within immediate proximity to premier local and national destinations including **OB Noodle House, Hodad's, the Ocean Beach Farmer's Market, Breakfast Republic, and Target**.

Zoned **Commercial-Community (CC-4-2)**, the site supports a **wide range of commercial uses**, making it an exceptional opportunity for owner-users or investors seeking premier coastal retail in one of San Diego's most walkable and dynamic beach communities.

PROPERTY OVERVIEW

4975 NEWPORT AVE, SAN DIEGO, CA 92107



BUILDING SIZE:

1,916 SQ. FT.

LOT SIZE:

3,352 SQ. FT.

OCCUPANCY:

OWNER OCCUPIED

SALE PRICE:

\$2,250,000



SELLING PRICE

FOR SALE AT \$2,250,000



LOCATION

LOCATED IN OCEAN BEACH, SAN DIEGO COUNTY, CALIFORNIA



APNS AND ZONING

APN: 448-182-23-00

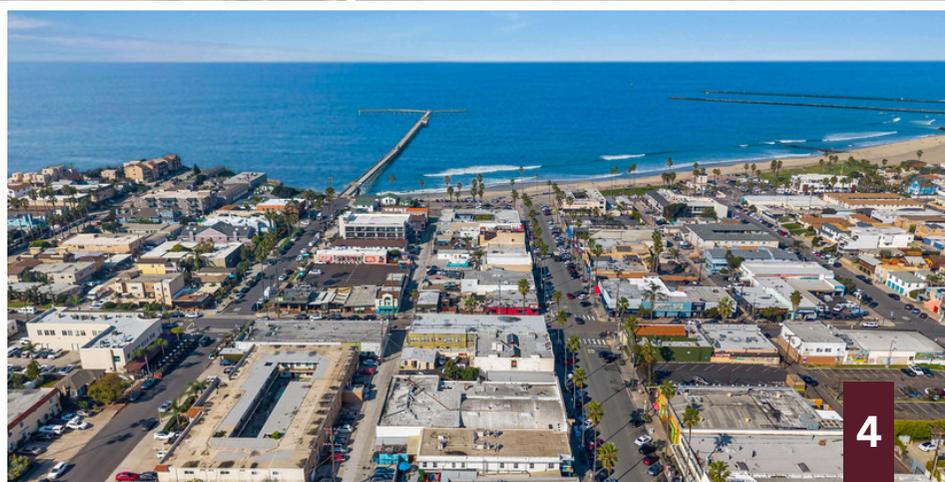
ZONING: CC-4-2

<https://www.sandiego.gov/city-clerk/officialdocs/municipal-code/chapter-13>



TRAVEL TIME

LOCATED 1 BLOCK FROM OCEAN BEACH, 5 MINUTES TO SUNSET CLIFFS, 10 MINUTES TO MISSION BEACH, 15 MINUTES TO SAN DIEGO INTERNATIONAL AIRPORT, 15 MINUTES TO DOWNTOWN SAN DIEGO





FOR MORE INFORMATION CONTACT



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DISCLAIMER STATEMENT

4975 NEWPORT AVE, SAN DIEGO, CA 92107

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