

University Avenue Value Add Multifamily | Ground Floor Retail | TPA



Rendering

Investment Highlights

- ±6,000 SF two-story mixed use building on a ±5,244 SF lot
- Four (4) 1BR/1BA residential units upstairs
- Ground floor retail ±3,000 SF with potential to convert to additional residential units
- Strong rental demand in one of San Diego's most vibrant neighborhoods
- Located on highly visible University Avenue with excellent foot traffic and proximity to all major freeways
- Close to restaurants, shops, parks, and public transit
- Ideal for investors or owner/users looking for value-add potential



4714 UNIVERSITY AVENUE, SAN DIEGO, CA 92105



FOUR (4) 1 BED / 1 BATH UNITS



±3,000 SF GROUND FLOOR RETAIL
(POTENTIAL RESIDENTIAL CONVERSION)



\$1,400,000

ELIZABETH BRIGNON, MBA, MSRE, CCIM

Director- KW Commercial
Pacific Commercial Partners

C: (619) 540-4208

ebrignon@kwcommercial.com

01899405, CA



COMMERCIAL



MICHAEL COPLEY

eXp Realty
PorchLight Realty

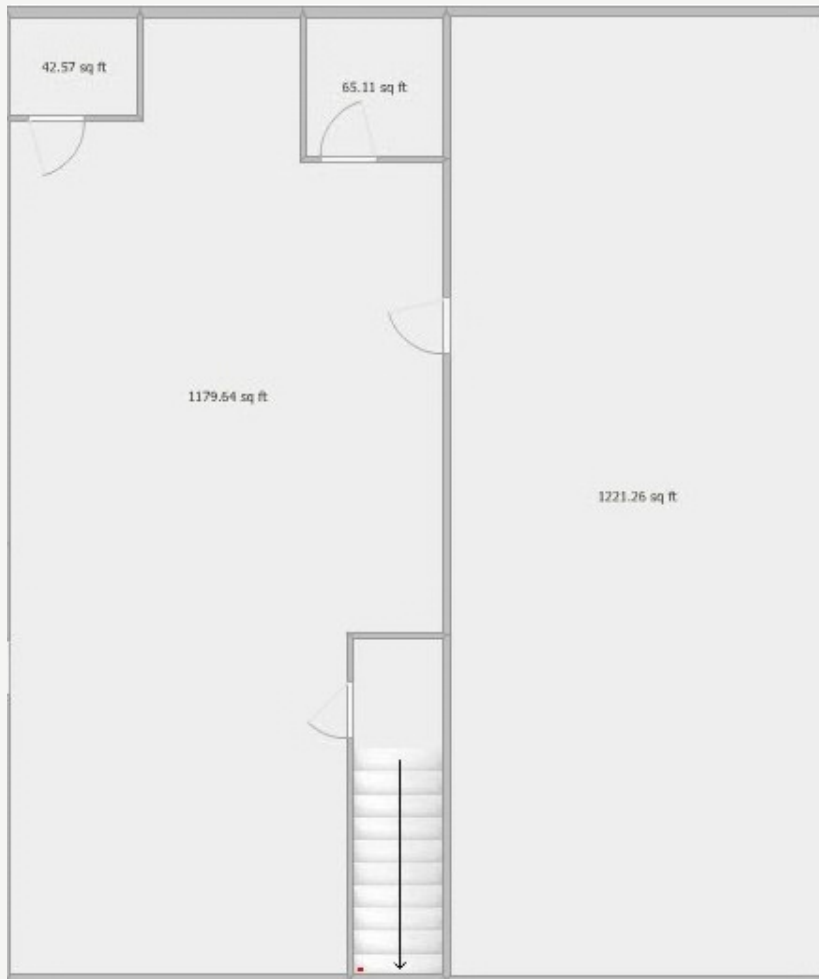
C : (858) 472-2834

mcopley858@gmail.com

01708639, CA

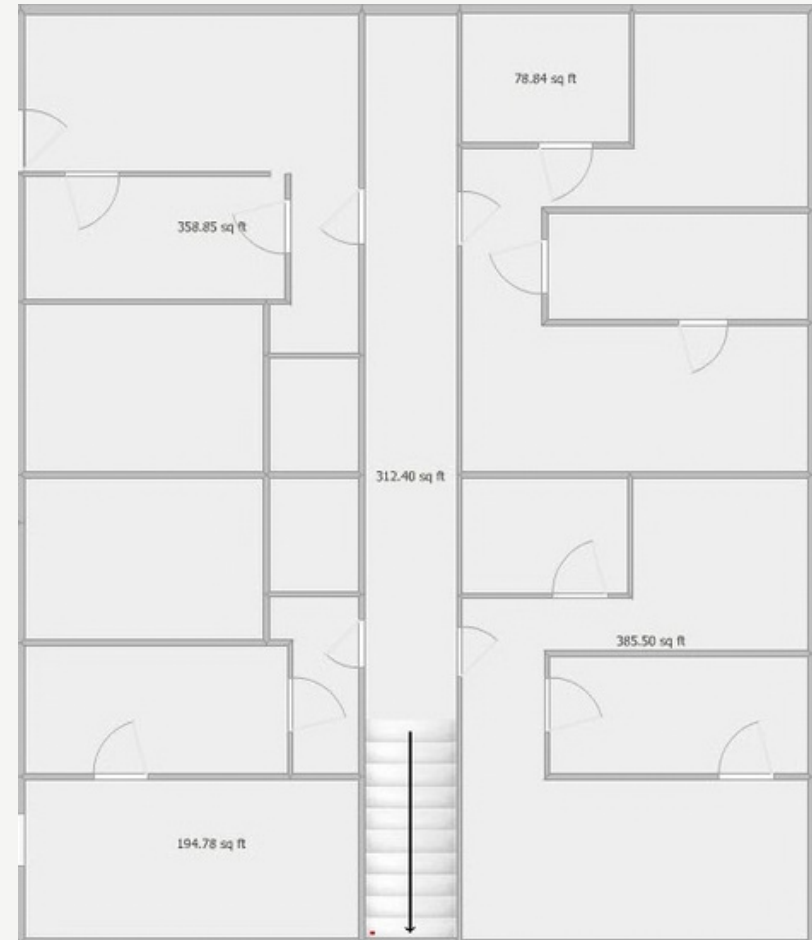
Floor Plans

Downstairs Retail Space



Not to Scale

Not to Scale



Upstairs - Multifamily

Location Map

