

1741 NATIONAL AVE
SAN DIEGO, CA 92113



OFFERING MEMORANDUM

Single-Tenant Industrial | Owner/User Opportunity | 12,611 SF

1741 NATIONAL AVE

SAN DIEGO, CA 92113

EXCLUSIVELY LISTED BY:

BRIAN JININGS

PRESIDENT | VENTURE COMMERCIAL

(619) 244-2450

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License No. 01958652 (CA)

CHRIS NELSON

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JACKSON POLLOCK

ASSOCIATE | MATTHEWS REIS

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PROPERTY HIGHLIGHTS



**1741 NATIONAL AVE
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**CONSTRUCTION:
METAL**



**PARKING RATIO:
0.29/1,000 SF**



**ASKING PRICE:
\$4,100,000**



**APN:
538-230-29-00
538-230-08-00**



**ZONING:
RM-3-1 (Opportunity Zone)**



**SOLAR PANELS
SOLD SEPARATELY**



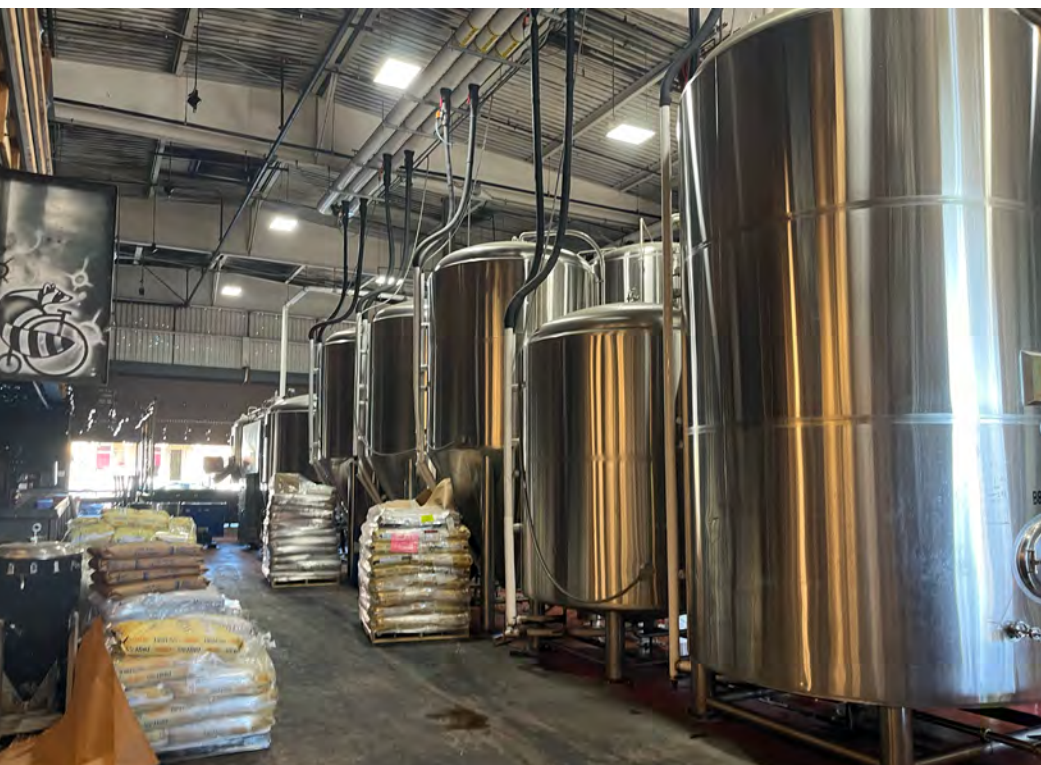
**TOTAL SQUARE FOOTAGE:
12,611 SF**



**CLEAR HEIGHT:
24'**

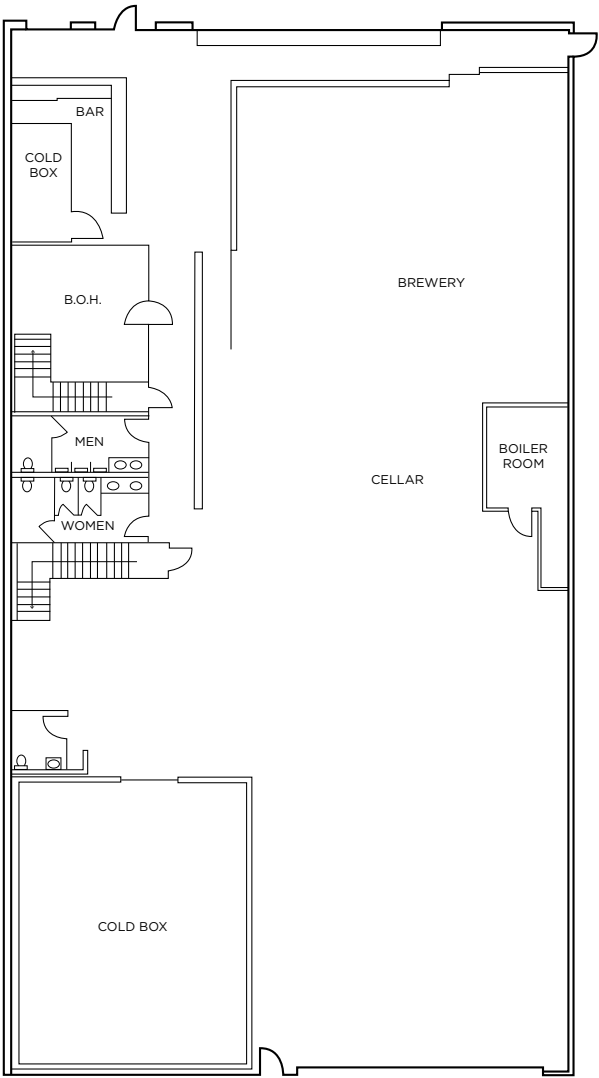


**YEAR BUILT:
1960**

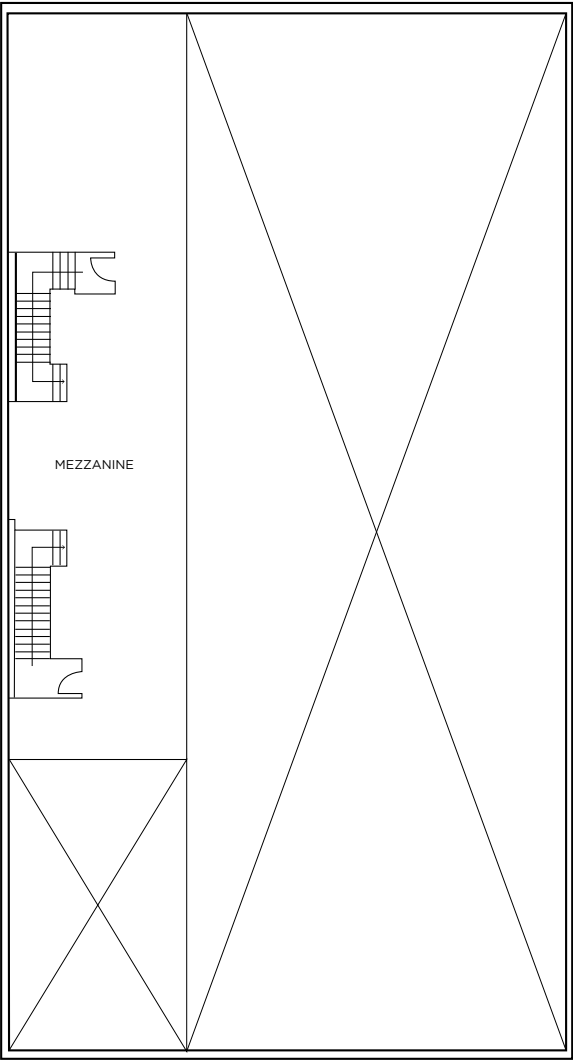




FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

DOWNTOWN SAN DIEGO

1741 NATIONAL AVE
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NATIONAL AVE

RM-3-7 ZONING MATRIX

Max Density = One (1) dwelling unit per 1,000 square feet of lot area

Permitted Uses

Multiple Dwelling Units

Rooming House

Shopkeeper Units

Single Dwelling Units

Residential Care Facilities: 6 or fewer persons

Transitional Housing: 6 or fewer persons

Retail Sales: Food, beverages, and groceries, pharmaceuticals & convenience sales, and wearing apparel & accessories

Commercial Services: Business support, instructional studios, and personal services

Offices: Business & professional, medical, dental & health practitioner

SAN DIEGO AREA OVERVIEW



San Diego, located on California’s southern coast, is renowned for its stunning beaches, mild climate, and diverse culture. The city features a vibrant arts scene, with attractions like Balboa Park and the San Diego Museum of Art, alongside family-friendly destinations such as the San Diego Zoo and SeaWorld. The waterfront, including the historic Gaslamp Quarter, offers a lively dining and nightlife experience. San Diego is also a hub for military presence and innovation, with a strong emphasis on biotechnology and telecommunications. Its beautiful coastal landscapes and laid-back atmosphere make it a desirable destination for both residents and visitors alike.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	6	74,232	247,883

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimate	2	25,670	87,298

INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$146,026	\$149,323	\$157,610



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