

An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with residential neighborhoods, commercial areas, and a large body of water in the background. A specific area in the foreground is highlighted with a yellow outline, indicating the location of the development opportunity. The text "Voltaire Palms Plaza" is overlaid in a large, stylized font, with a palm tree icon above the word "Voltaire".

# Voltaire Palms Plaza

**DEVELOPMENT OPPORTUNITY**



## Voltaire Palms Plaza

# Property Overview

**ADDRESS:** 4051 Voltaire Street & 4026-34 Wabaska Drive  
San Diego, CA 92107  
**APNs:** 449-252-01-00 & 449-390-18-00  
**ZONING:** Commercial  
**LOT SIZE:** 32,262 total sqft  
**RETAIL GLA:** 15,569 sqft

Quaint, established retail center in the heart of the Voltaire Corridor in the Point Loma Heights/Ocean Beach area of San Diego. Easy access in and out of Ocean Beach, close to the best of San Diego.

Current income property. Rent roll available upon request.

Currently being entitled for a 3-story mixed-use building with 39 apartments, 2 ground floor retail spaces and basement parking.





# Development Opportunity

The site is currently undergoing the entitlement process with the City of San Diego for the following:

## **39 apartment units** (4 affordable)

13- 1 bedrooms ranging from 684-978 sqft

26- 2 bedroom ranging from 964-1067 sqft

## **2 ground floor retail unit totaling 2491 sqft**

Space 1- 1071 sqft

Space 2- 1420 sqft

## **Underground parking** that will fit:

63 cars, 24 bikes, 5 motorcycles

## **27 storage spaces** ranging from 45-425 sqft

PROJECT NO. PRJ-1090692

PROJECT NAME: 4051 VOLTAIRE

Estimated timeline for entitlement completion: Late 2025

**FLOOR PLANS AVAILABLE UPON REQUEST.**



**Voltaire  
Palms Plaza**



CORONADO

SHELTER ISLAND

LIBERTY STATION

POINT LOMA

## Peninsula Life

As one of San Diego's oldest coastal towns, Point Loma & Ocean Beach (OB) embody all aspects of life by the sea. From the boats and skyline views in the Fisherman's Landing to the West Coast's longest concrete pier overlooking white sandy beaches in OB, peninsula life is the perfect mix of SoCal beach vibes and nauticality.

Voltaire Palms Plaza is specifically located along the Voltaire Corridor, in between OB and Point Loma Heights, away from the traffic of the beaches with quick access on and off The Point, yet still in the heart of the beach community. The Voltaire Corridor is currently undergoing a "renaissance," with a wide demographic spectrum, a variety of walkable retail and a flurry of new vibrant mixed-use developments.

Stump's Family Marketplace, Point Loma Library, VCA Pet Hospital, Nail Salon, the well known Ortiz's Taco Shop and PL Bagel, Harry's Taco Shop, Kakawa Coffee, Cessarina Italian Restaurant, Pop Pie, Stella Ice Cream and so many more local favorites are all within a couple blocks.

## Minutes to the best of San Diego

1.2 miles/5 min to Newport Ave in OB  
1.5 miles/5 min to the Pacific Ocean  
1.5 miles/5 min to Liberty Station  
1.5 miles/5 min to Fisherman's Landing  
2.3 miles/7 min to San Diego Int'l Airport  
2.5 miles/8 min to SeaWorld  
3 miles/10 min to Old Town SD  
3 miles/10 min to Mission Bay  
5.3 miles/13 min to Little Italy  
5.8 miles/14 min to Downtown SD  
8 miles/11 min to Balboa Park  
9 miles/14 min to San Diego Zoo  
12.3 miles/20 min to Coronado



**Voltaire  
Palms Plaza**



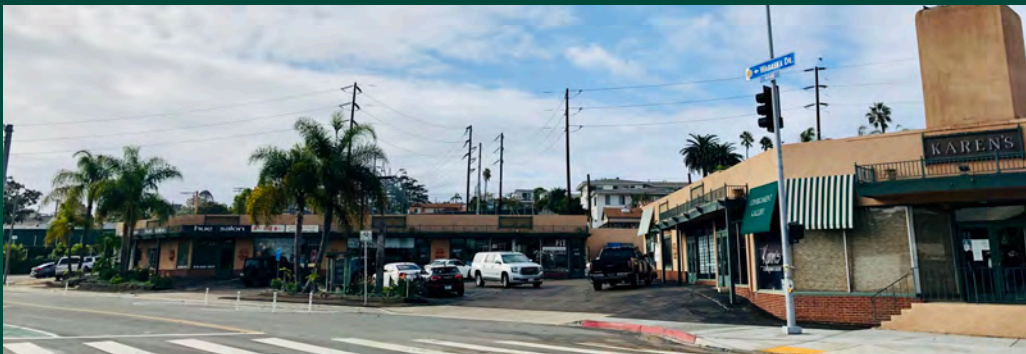


# Strong Demand for New Product



**Voltaire  
Palms Plaza**





## Current Retail Center

The retail center is 100% occupied with 11 tenants generating \$32,182 gross monthly income. Leases end 10/31/26\*  
Rent roll available upon request.

  
**Voltaire  
Palms Plaza**



**Rare  
Coastal  
Value-Add  
Opportunity**



**Voltaire  
Palms Plaza**



# Voltaire Palms Plaza

DEVELOPMENT OPPORTUNITY



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