





## PROPERTY DETAILS

\$1,075,000 \$1,250,000 ASKING PRICE

2 FREESTANDING
# OF BUILDINGS

±750 SF
BUILDING 1 SIZE

±504 SF BUILDING 2 SIZE 0.16 AC LOT SIZE

1940'S/2024
YEAR BUILT/RENOVATED

CC-2-4
ZONING (VIEW)

ONE (1)
# OF STORIES

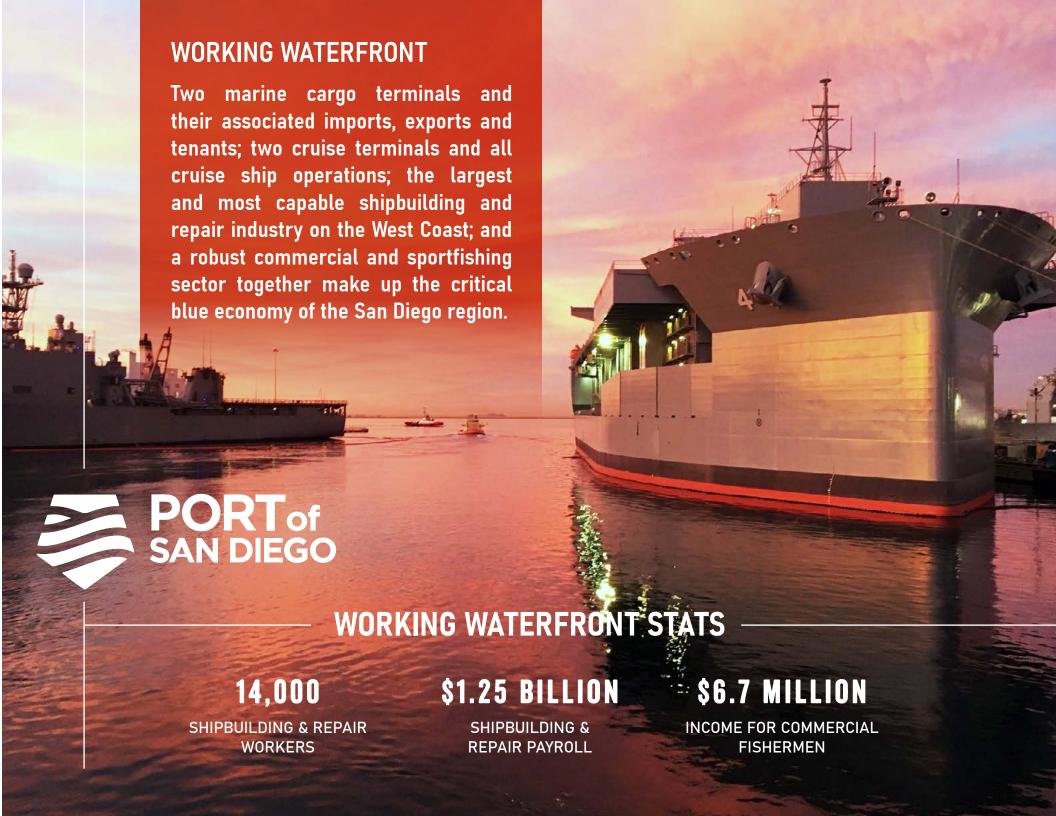








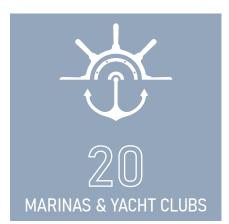




## About the Port

The Port of San Diego serves the people of California as a specially created district, balancing multiple uses on 34 miles along San Diego Bay spanning five cities. Collecting no tax dollars, the Port manages a diverse portfolio to generate revenues that support vital public services and amenities.





Demographics based on a 3 mile radius.

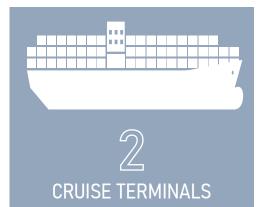














**A**+
WEATHER

A-NIGHTLIFE

OUTDOOR ACTIVITIES





## Port of San Diego Overview

The Port of San Diego is an indispensable economic engine, adding \$9.2 billion to our county's economy in 2019 and employing about one in 30 people in San Diego County. The Port and the approximately 800 businesses on and around San Diego Bay contribute to a dynamic waterfront that reinvest billions of dollars into the local economy each year, creating a more prosperous way of life for all.

The Port cares for 34 miles of waterfront, comprising about 2,400 acres of land and 11,800 acres of water.

The Port champions Maritime, Waterfront Development, Public Safety, Experiences and Environment, all focused on enriching the relationship people and businesses have with our dynamic waterfront. From cargo and cruise terminals to hotels and restaurants, from marinas to museums, from 22 public parks to countless events, the Port contributes to the region's prosperity and remarkable way of life on a daily basis.

Port of San Diego Shipyards The six shipyards of the Working Waterfront along with their suppliers, build, repair and maintain commercial vessels and U.S. Navy vessels, whether homeported here or bound for the far seas.

- » BAE Systems San Diego Ship Repair
- » Continental Maritime
- » General Dynamics NASSCO
- » Marine Group Boat Works
- » Nielsen Beaumont Marine





4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 F | Lic #01991785 | www.voitco.com

Licensed as a Real Estate Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © 2025 Voit Real Estate Services, Inc. All Rights Reserved.