

For Sale

4235 National Avenue, San Diego, CA 92113

±39,600 SF SPECIALTY PROPERTY ON A 41,818 SF LOT

±9,600 SF SANCTUARY

±20,000 SF 2 STORY BUILDING

PLUS ±10,000 SF BASEMENT



- Excellent Owner-user /Existing Religious Facility Opportunity
- Prominent Exposure along National Ave
- On-site parking

EXECUTIVE SUMMARY

4235 National Ave, San Diego, CA 92113

Price:	Contact Broker
Address:	4235 National Avenue, San Diego, CA 92113
Ownership:	Fee Simple
Building:	±39,600 SF
Land Size:	±41,818 SF
Occupancy:	Can Be Delivered Vacant
APN:	551-080-32-00
Zoning:	CC-3-6 (Link to Matrix)
Year Built:	1960

Complete Communities Housing Solutions (CCHS):	Yes, FAR Tier 3: 6.5 FAR
Sustainable Development Areas (SDA):	Yes
Overlay Zones:	Airport Land Use Compatibility Overlay Zone (ALUCOZ), Transit Priority Area (TPA), ALUCP Airport Influence Area (AIA)
Topography:	Site is generally level with a gentle slope
Community Plan Area (CPA):	Southeastern San Diego
Existing Use:	Religious Facility
Parking:	59 surface parking spaces
Additional Notes: Solar Panel System with Special Assessment (Call Broker for Details). Additional Parking Provided Through Adjacent Lot Lease at 4195 National Ave, San Diego, CA 92113 (Call Broker for Details)	



PROPERTY HIGHLIGHTS

4235 National Ave, San Diego, CA 92113

- Prominent National Ave Location – Strategically positioned along National Avenue corridor
- Near the signalized intersection of National Ave & 43rd Street.
- Central San Diego Location – Conveniently situated in Southeast San Diego with excellent connectivity to Downtown San Diego, National City, and surrounded communities.
- Excellent Regional Freeway Access – Centrally located near I-5, 805, and I-8, providing access throughout San Diego County.



PROPERTY HIGHLIGHTS

4235 National Ave, San Diego, CA 92113

- ±0.96 acre site – Approx. 41,818 SF of land, providing a substantial site within an established infill neighborhood.
- Existing Religious Facility - Property is currently utilized as a church and religious assembly facility.
- Proximity to Community Amenities – Ideally located near the San Diego College of Continuing Education Cultural Complex, Mountain View Community Center & Park, Mountain View Beckwourth Branch Library, Neighborhood House Association Senior Center, and other neighborhood parks, schools, and community amenities.







LOBBY PHOTOS

4235 National Ave, San Diego, CA 92113



LOBBY & RESTROOM PHOTOS

4235 National Ave, San Diego, CA 92113



SANCTUARY PHOTOS

4235 National Ave, San Diego, CA 92113



SANCTUARY & 1ST FLOOR MEETING ROOM PHOTOS

4235 National Ave, San Diego, CA 92113



1ST FLOOR NURSERY ROOM PHOTOS

4235 National Ave, San Diego, CA 92113



2ND FLOOR CONFERENCE ROOM PHOTOS

4235 National Ave, San Diego, CA 92113



2ND FLOOR OFFICE PHOTOS

4235 National Ave, San Diego, CA 92113



2ND FLOOR OFFICE PHOTOS

4235 National Ave, San Diego, CA 92113



CHILDREN'S CLASSROOM PHOTOS - BASEMENT

4235 National Ave, San Diego, CA 92113



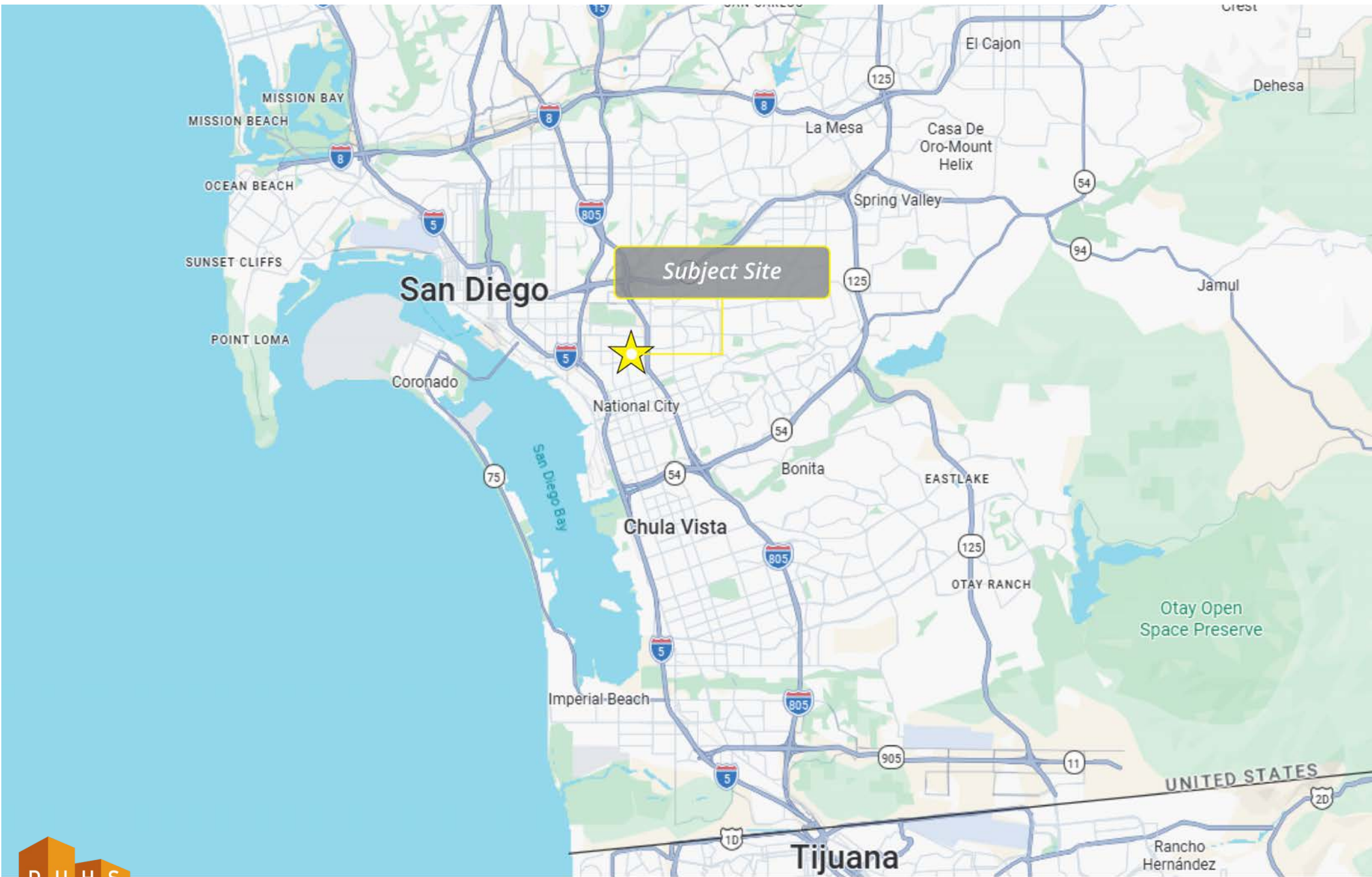
LARGE MEETING ROOM PHOTOS - BASEMENT

4235 National Ave, San Diego, CA 92113



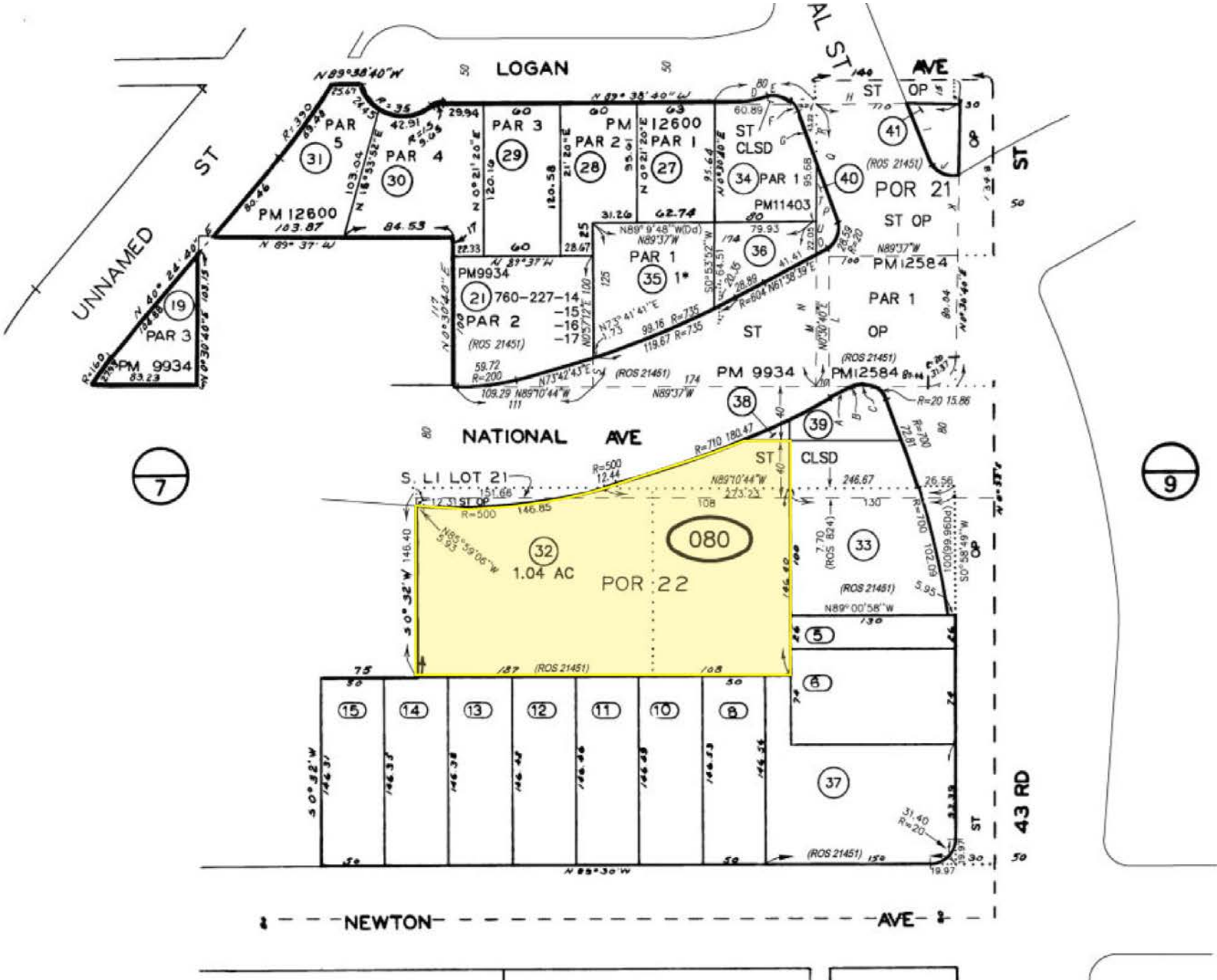
REGIONAL MAP

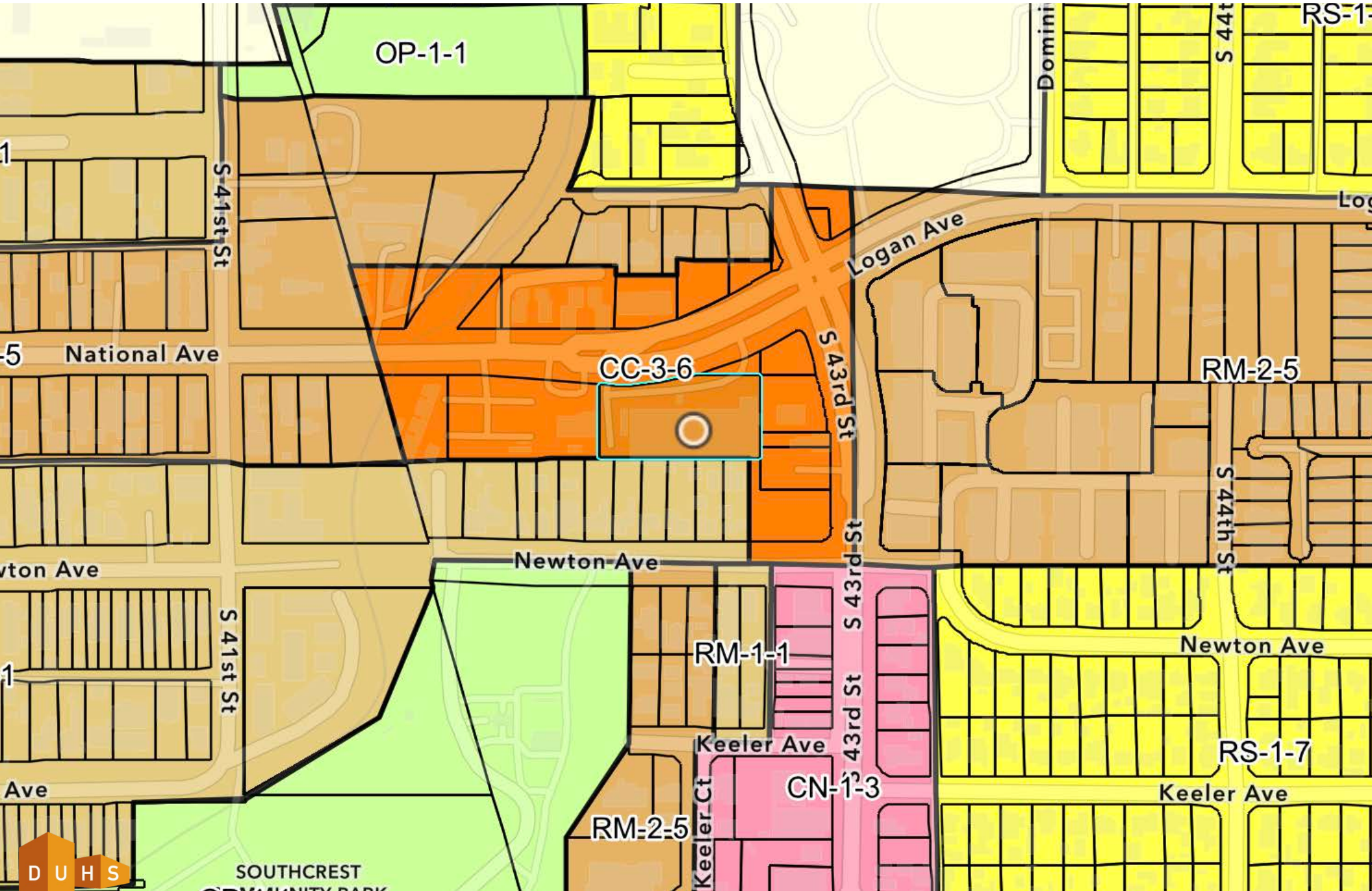
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone: (619) 491-0335 | Fax (619) 491-0696 | www.duhscommercial.com

080-155





4235 NATIONAL AVENUE

San Diego, CA 92113



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