

# FOR SALE

4969 - 4983 UNIVERSITY AVENUE | SAN DIEGO CA 92105



10,800 SF HARD CORNER RETAIL/OFFICE BUILDING



Disclaimer: Conceptual rendering is for illustrative purposes only and does not represent a guarantee of final design, construction, or tenant mix. All plans, signage, and improvements are subject to change at the landlord's sole discretion without notice. Prospective tenants and brokers are advised to independently verify all information.



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## INVESTMENT HIGHLIGHTS

**OFFERING PRICE:** \$2,400,000

**PRICE \$/SF** \$222/SF

**PROFORMA CAP RATE:** 7.41%

**NET RENTABLE AREA:** 10,800 SF

**LOT SIZE:** 9,851 SF

**TENANCY:** All Tenants on Month-to-Month Leases

**APN:** 471-621-33-00

**ZONING:** Flexible CC-5-4

**POWER** 240V 3-Phase  
New Electrical Panels

**Commercial Asset Advisors** is pleased to present this retail-office investment/owner-user opportunity.

**City Heights** is located in the city's center, and is one of San Diego's most up and coming neighborhoods.



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## SITE PLAN



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## IMPROVEMENT OPPORTUNITY

CURRENT



CURRENT



CONCEPTUAL RENDERING<sup>®</sup>



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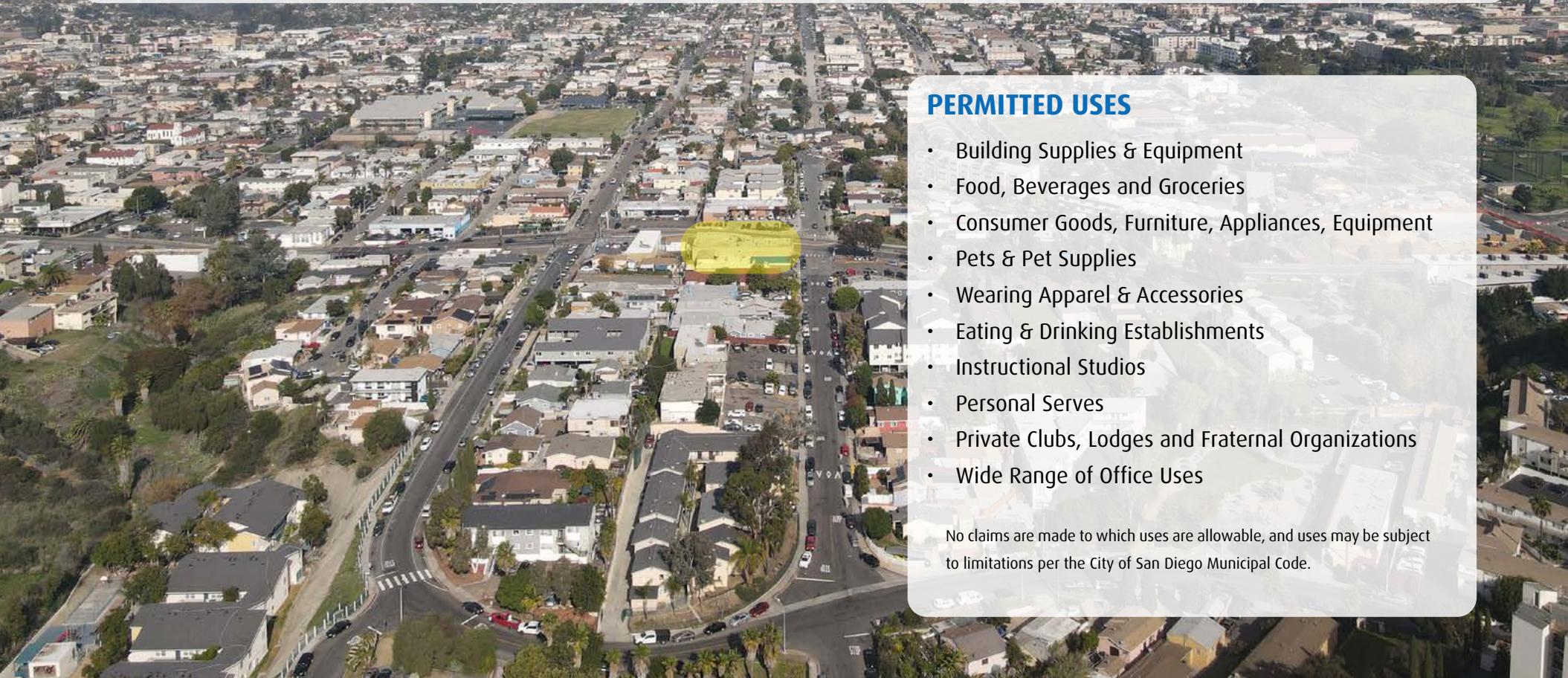
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## ZONING

### COMMERCIAL COMMUNITY (CC-5-4):

In the City of San Diego, the CC-5-4 zone is one of the Commercial-Community (CC) base zones intended to accommodate heavy community-serving commercial and limited industrial uses with a pedestrian orientation while also permitting residential development at a moderate density.



#### PERMITTED USES

- Building Supplies & Equipment
- Food, Beverages and Groceries
- Consumer Goods, Furniture, Appliances, Equipment
- Pets & Pet Supplies
- Wearing Apparel & Accessories
- Eating & Drinking Establishments
- Instructional Studios
- Personal Services
- Private Clubs, Lodges and Fraternal Organizations
- Wide Range of Office Uses

No claims are made to which uses are allowable, and uses may be subject to limitations per the City of San Diego Municipal Code.

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## COST OF OWNERSHIP

### AFTER TAX EFFECTIVE MONTHLY COST PER RENTABLE SQUARE FOOT ANALYSIS OWNER/USER

APPROXIMATE OCCUPIED RENTABLE SQUARE FOOTAGE:	7,100
APPROXIMATE TOTAL SQUARE FOOTAGE:	10,800
PRICE PER SQUARE FOOT (shell plus tenant improvements):	\$222.22
TOTAL PROJECT COST:	\$2,400,000
DOWN PAYMENT %:	15%
DOWN PAYMENT \$:	\$360,000
LOAN AMOUNT:	\$2,040,000
INTEREST RATE:	6.00%
AMORTIZATION:	25.00

SCHEDULED IN PLACE RENTAL INCOME	
2ND FLOOR TENANT INCOME (ANNUAL)	\$77,700

ESTIMATED ANNUAL PROPERTY EXPENSES (4):	
REPAIR & MAINTENANCE	20,000
INSURANCE (Estimate)	10,000
TAXES (1.34998% of Sales Price)	32,400
<b>TOTAL (5)</b>	<b>\$62,400</b>

ANNUAL MORTGAGE EXPENSE (1)	ANNUAL PROPERTY EXPENSES	ANNUAL TENANT INCOME	(=) Equals SUB TOTAL ANNUAL DEBT SERVICE EXP.	AVG. ANNUAL PRINCIPAL PAYDOWN (2)	(=) Equals NET PRE-TAX DEBT SERVICE EXP.	DEPRECIATION ANNUAL TAX SAVINGS (3)	(=) Equals EFFECTIVE ANNUAL DEBT SERVICE EXP.
(\$157,725)	(\$62,400)	\$77,700	(\$142,425)	\$48,242	(\$94,183)	\$14,000	(\$80,183)
MONTHLY COST PER SF (PROPERTY)			\$1.10		\$0.73		\$0.62
MONTHLY COST PER SF (OCCUPIED SPACE)			\$1.67		\$1.11		\$0.94

1. Based on Loan Amortization Table  
2. Average annual principal paydown based on 10 year accumulation from Loan Amortization Table  
3. Assumes 35% effective tax rate (state & federal) plus deduction for depreciation based on 39 year straightline estimated schedule - 65% (bldg value) of sale price. Consult your tax advisor.  
4. Estimated expenses include est. property taxes, plus est. insurance, est. maintenance, and est. utilities. Please consult your tax advisor about property expenses which may be tax deductible.

*Note: Consult with your tax advisor. There are no representations, recommendations or warranties as to the validity of this information or the impact of such on a sale.*

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## PROFORMA

Property: 4973-83 University Ave, San Diego Pro Forma 12/5/2025		YEAR 1	COMMENTS/NOTES
PROPERTY	Rentable SF	10,800	
	Purchase Price	\$222	\$ 2,400,000
ACQUISITION + STABALIZATION	TI Budget	\$10.00	\$ 108,000
	Downtime	0.00	\$ 47,496 6 month downtime
	CapEx Repairs(HVAC, Roof, etc)	\$18.52	\$ 200,000
	Leasing Commission	5.0%	\$ 32,607
	Subtotal	\$35.94	\$ 388,103
	Effective Acquisition Cost	\$258.16	\$ 2,788,103
LEVERAGE	Debt	50.00%	\$ 1,200,000
	Equity	56.96%	\$ 1,588,103
INCOME/EXPENSE	Monthly Scheduled Base Rent (with annual increases)	\$ 18,115	First floor retail rented at \$1.90/sf NNN
	Average Rent/SF	\$ 1.68	Second floor office rented at \$1.25/sf NNN
	Annual Scheduled Base Rent	\$ 217,380	
	Vacancy Factor Estimate	-5%	
	Vacancy Esmate	\$ (10,869)	
	Projected Revenue	\$ 206,511	
	Maintenance	\$ 0.15	\$ 20,000
	Utilities	\$ 0.07	\$ 9,534
	Property Tax	1.25%	\$ 32,400 Based on Tax Bill
	Insurance	\$ 0.07	\$ 8,585
	Management Fees	6%	\$ 12,391
	Percentage of CAM Reimbursed	100.00%	\$ (82,909)
	CAM Total	\$ -	
	Operating Expenses as % of Base Rent		40.15%
	Operating Expenses per SF per Month		\$ 0.64
	Net Operating Income	\$ 206,511	
	Cap Rate on Effective Acquisition Cost	7.41%	
CASHFLOW	Fixed Rate	6.25%	
	Amortization	25	
	Annual Debt Service	\$ 94,992	
	Debt Coverage Ratio (DCR)	2.17	
	Annual Cash Flow After Debt Service (Flat)	\$ 111,519	
	Total Property Cashflow	\$ 111,519	
	Avg Annualized Cash-On-Cash (CoC)	7.02%	

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## COMPARABLE SALES

Property Address	Sale Date	Sale Price	Price/SF	Building SF
5730 El Cajon Blvd	10/13/2025	\$ 2,180,000	\$ 309	7,057
6110-6126 University Ave	6/11/2025	\$ 2,200,000	\$ 291	7,560
3615 University Ave	2/9/2024	\$ 1,760,000	\$ 378	4,652
4604 E University Ave	1/5/2024	\$ 1,710,000	\$ 263	6,500
<b>Averages</b>		<b>\$ 1,962,500</b>	<b>\$ 310</b>	<b>6,442</b>



4969-4983 University Ave	Subject Property	\$2,400,000	\$ 222	10,800
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5730 El Cajon Blvd.



6110 - 6126 University Ave.



3615 University Ave.



4604 E. University Ave.

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## LOCATION HIGHLIGHTS

- **DIVERSE, CULTURALLY RICH SCENE**
- **STRONG COMMUNITY-ORIENTED RETAIL & SERVICES**
- **HIGH-ENERGY URBAN CORRIDOR**
- **ACTIVE NEIGHBORHOOD & COMMUNITY ENGAGEMENT**
- **BUSY AND POPULAR COMMUNITY EVENTS**

### CITY HEIGHTS

The property located at 4969-4983 University Avenue is situated in the heart of City Heights, one of San Diego's most dynamic and culturally rich urban neighborhoods. This stretch of University Avenue serves as a major commercial corridor, known for its diverse mix of locally owned restaurants, neighborhood retail, professional services, and community-focused businesses.

City Heights is characterized by strong neighborhood activity, dense residential surroundings, and consistent foot and vehicle traffic, creating an excellent environment for retail, office, or mixed-use users. The area's walkable layout and proximity to public transit make it convenient for employees, customers, and visitors alike.

With its central location, authentic character, and ongoing revitalization efforts, this University Avenue address offers a compelling opportunity for businesses seeking visibility, accessibility, and long-term growth within an established urban community.



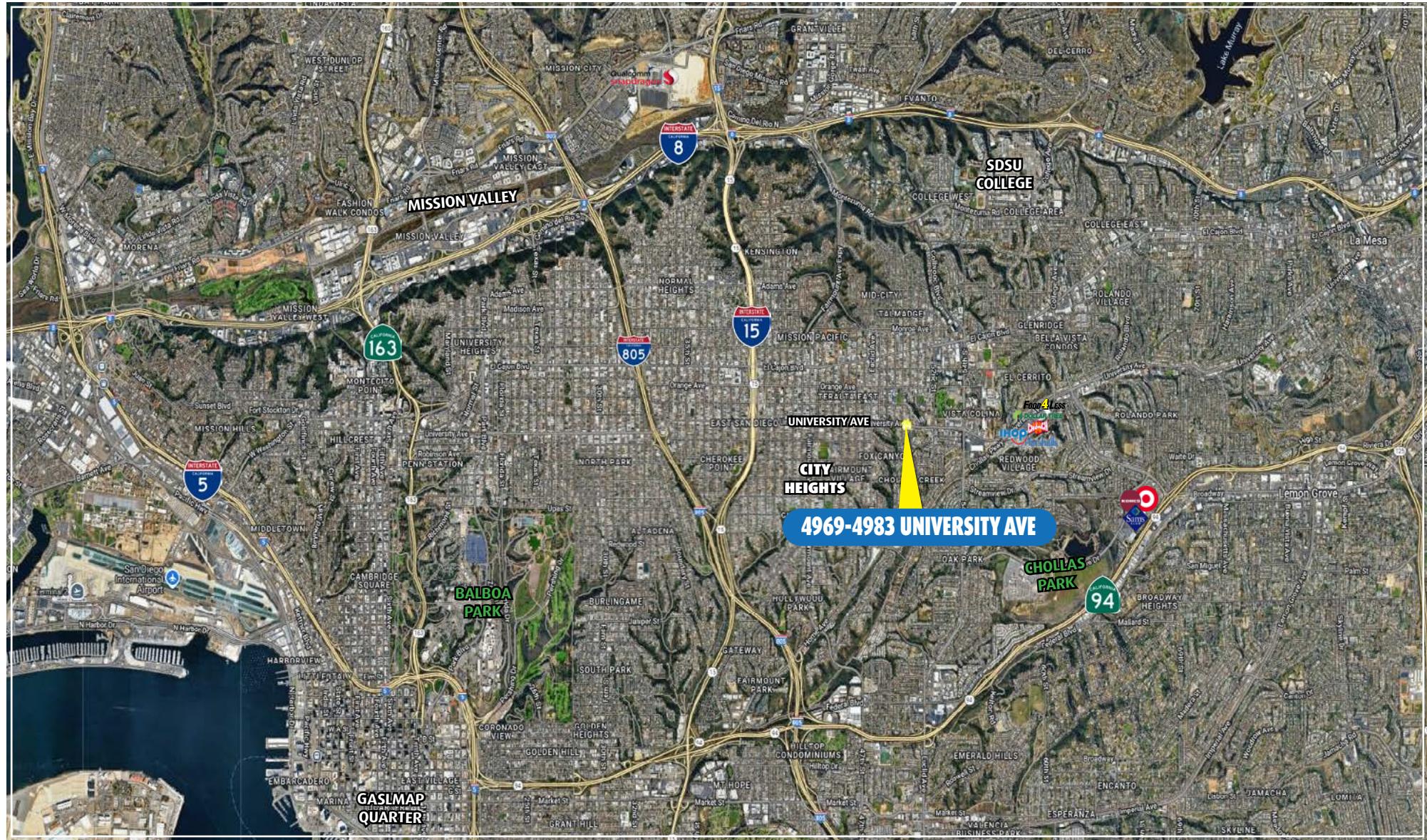
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## LOCATION OVERVIEW



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## NEIGHBORHOOD OVERVIEW

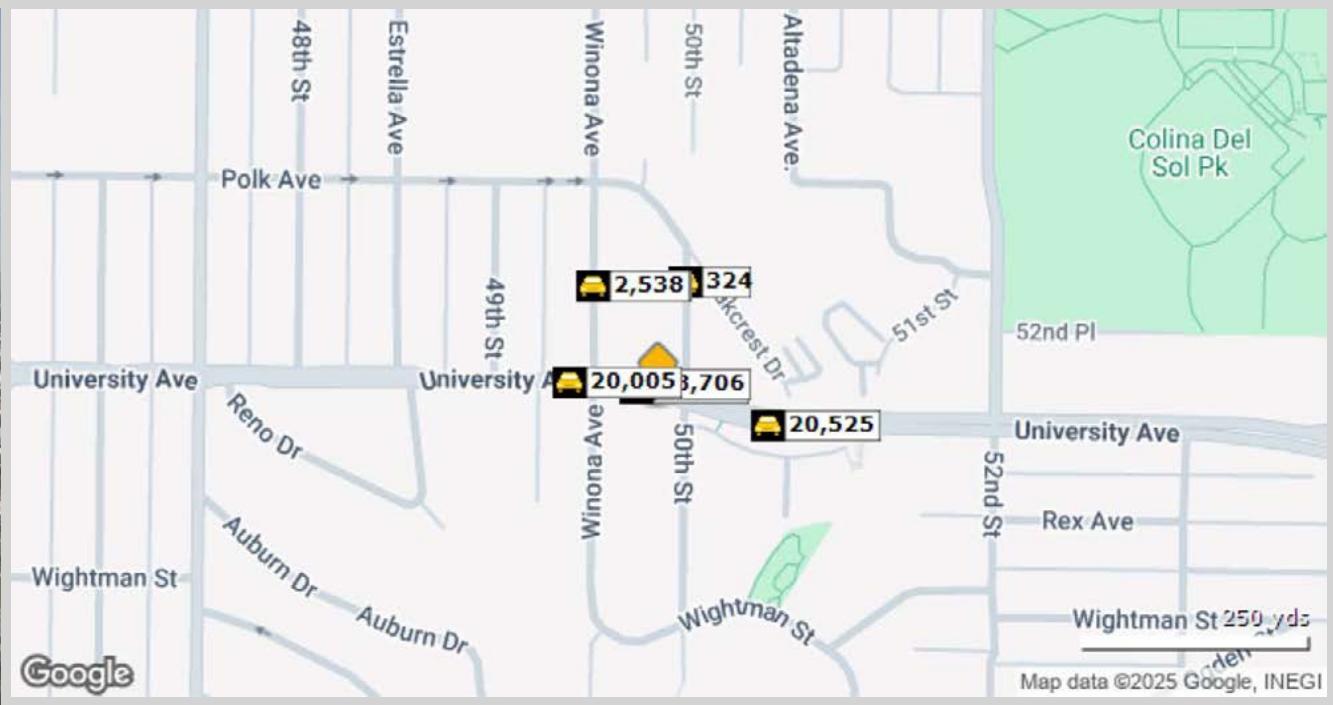


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## TRAFFIC COUNT REPORT



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subjct Prop
1 University Ave	Winona Ave	0.03 W	2025	18,660	MPSI	.02
2 University Ave	Winona Ave	0.03 W	2024	18,706	MPSI	.02
3 University Ave	Alley	0.02 W	2024	20,054	MPSI	.06
4 University Ave	Alley	0.02 W	2025	20,005	MPSI	.06
5 University Ave	Oakcrest Dr	0.01 E	2024	20,511	MPSI	.07
6 University Ave	Oakcrest Dr	0.01 E	2025	20,525	MPSI	.07
7 50th St	Oakcrest Dr	0.02 N	2024	325	MPSI	.08
8 50th St	Oakcrest Dr	0.02 N	2025	324	MPSI	.08
9 Winona Ave	University Ave	0.06 S	2024	2,548	MPSI	.09
10 Winona Ave	University Ave	0.06 S	2025	2,538	MPSI	.09

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## DEMOGRAPHICS



254,680

Total Population Within 3 Mile Radius



\$91,096

Average Household Income Within 3 Mile Radius



94,493

Total Households Within 3 Mile Radius



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