

3719

MISSION BOULEVARD
SAN DIEGO, CA 92109

FOR SALE



SETH PITE

Senior Associate

DRE Lic. #02108503

C: (858) 997-5472

O: (619) 314-8181 ext. 102

Seth@InfinityInvestProp.com

LEV MIZAN

Managing Broker

DRE Lic. #01998777

C: (619) 888-5343

O: (619) 314-8181 ext. 101

Lev@InfinityInvestProp.com

INFINITY
INVESTMENT PROPERTIES

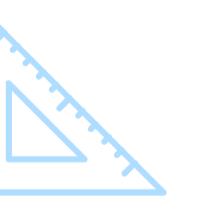
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\$1,800,000
Price


\$1,339
Price/SF

THE OPPORTUNITY

Infinity Investment Properties, Inc. is pleased to offer **3719 Mission Boulevard for sale**—an exceptional 3-unit mixed-use property in the heart of Mission Beach. Built in 1984 and recently renovated, this $\pm 1,456$ SF building is situated on a $\pm 1,313$ SF lot with prime street frontage and **visibility to approximately 20,140 vehicles per day**.

Located just one block from both the ocean and the bay, the property lies within one of San Diego's most sought-after coastal neighborhoods. **Ideally suited for an owner-user**, the property features a ground-floor retail storefront, an operational Airbnb unit upstairs, and the flexibility to support a live/work lifestyle. **All units can be delivered vacant**, allowing for potential expansion of the ground-floor retail footprint. Amenities include 3 bathrooms, laundry, storage, patio, and balcony. This is a rare chance to own a **income-generating owner-user asset** in a high-demand coastal location.

3 Unit Mixed-Use Property

± 311 SF

Retail

Ground Level

± 345 SF

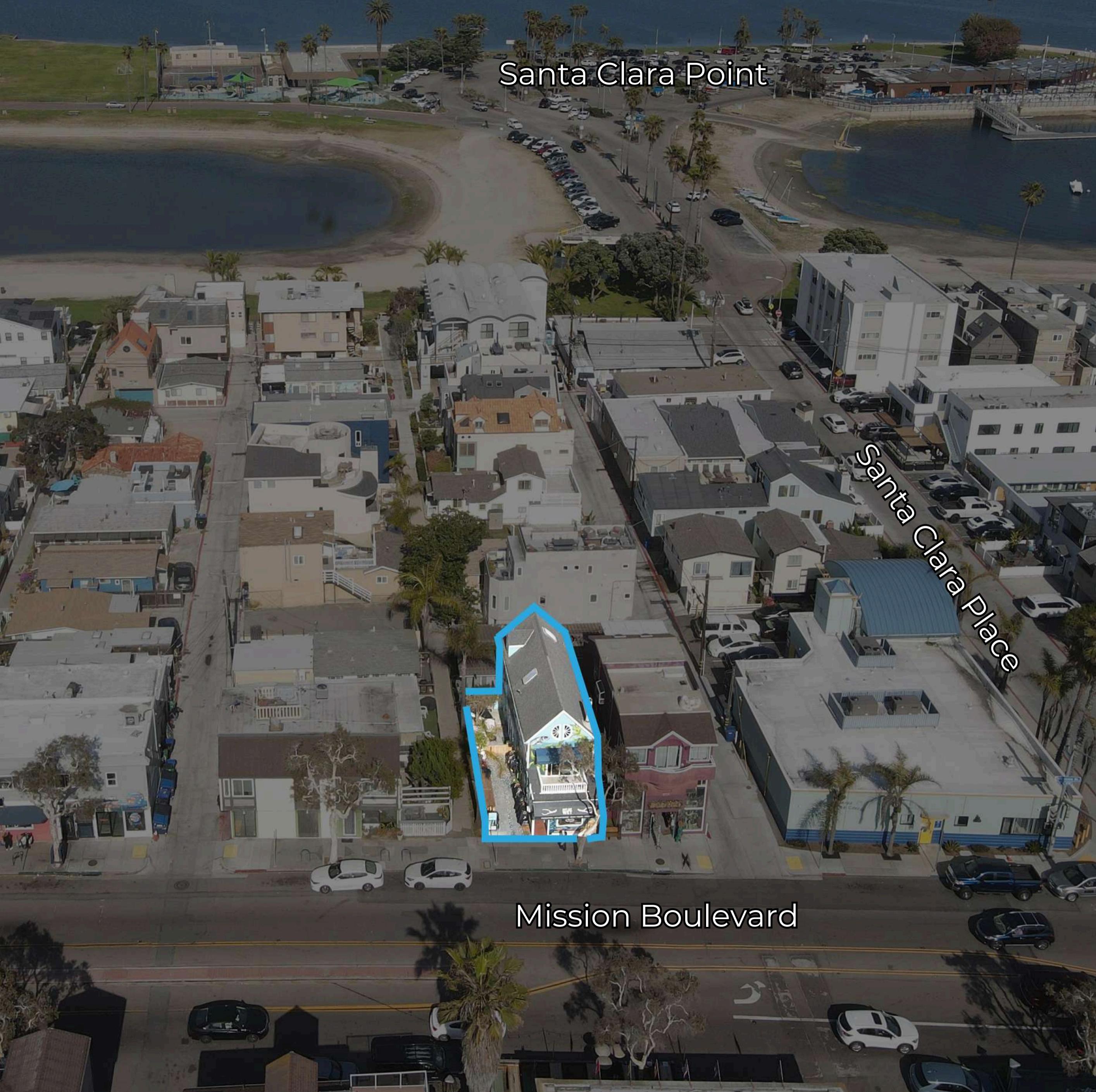
Studio

Ground Level

± 800 SF

AirBnB

2nd Floor



PROPERTY DESCRIPTION

\$1,800,000
Sale Price

± 1,456 SF
Building Size

± 1,313 SF
Lot Size

3
of Units

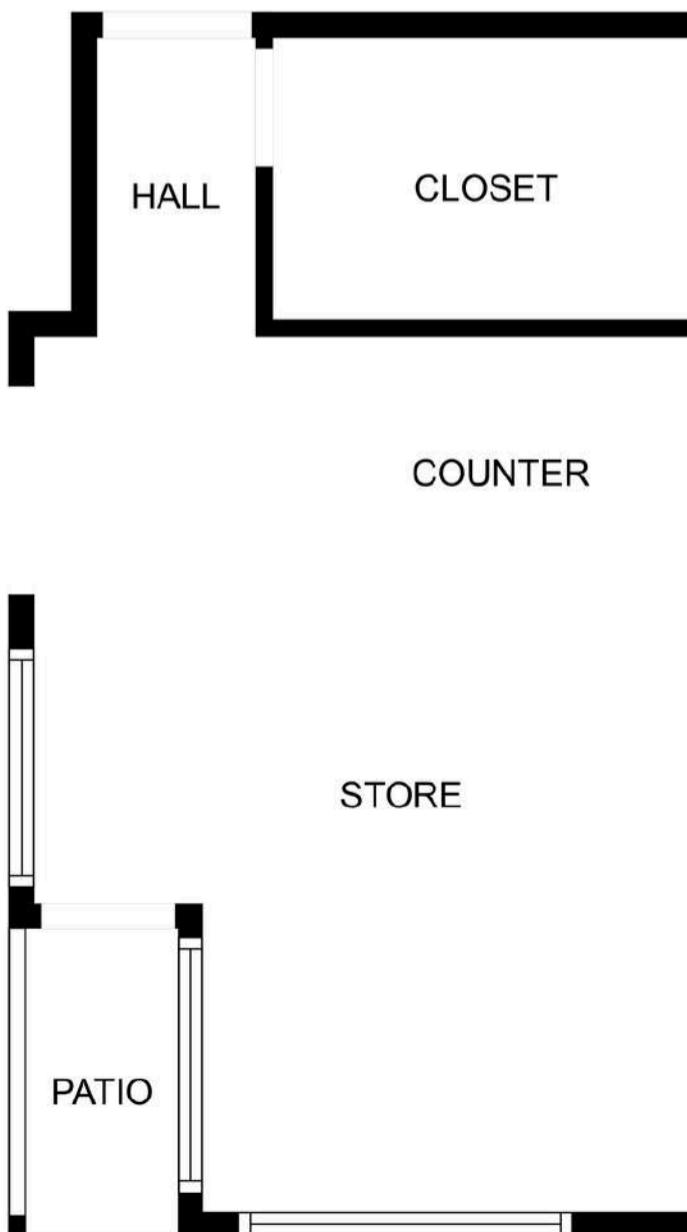
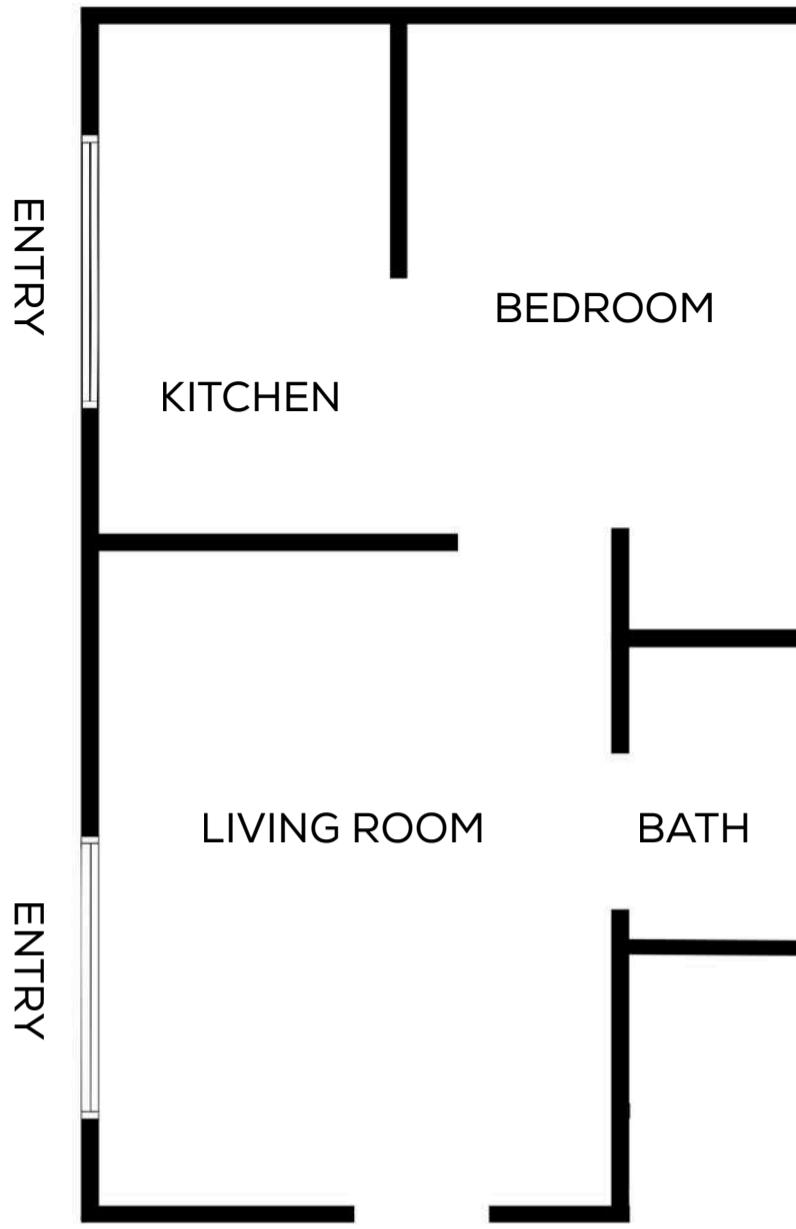
1984
Year Built

MBPD-NC-N
Zoning Code

423-593-25-00
APN

FLOORPLAN

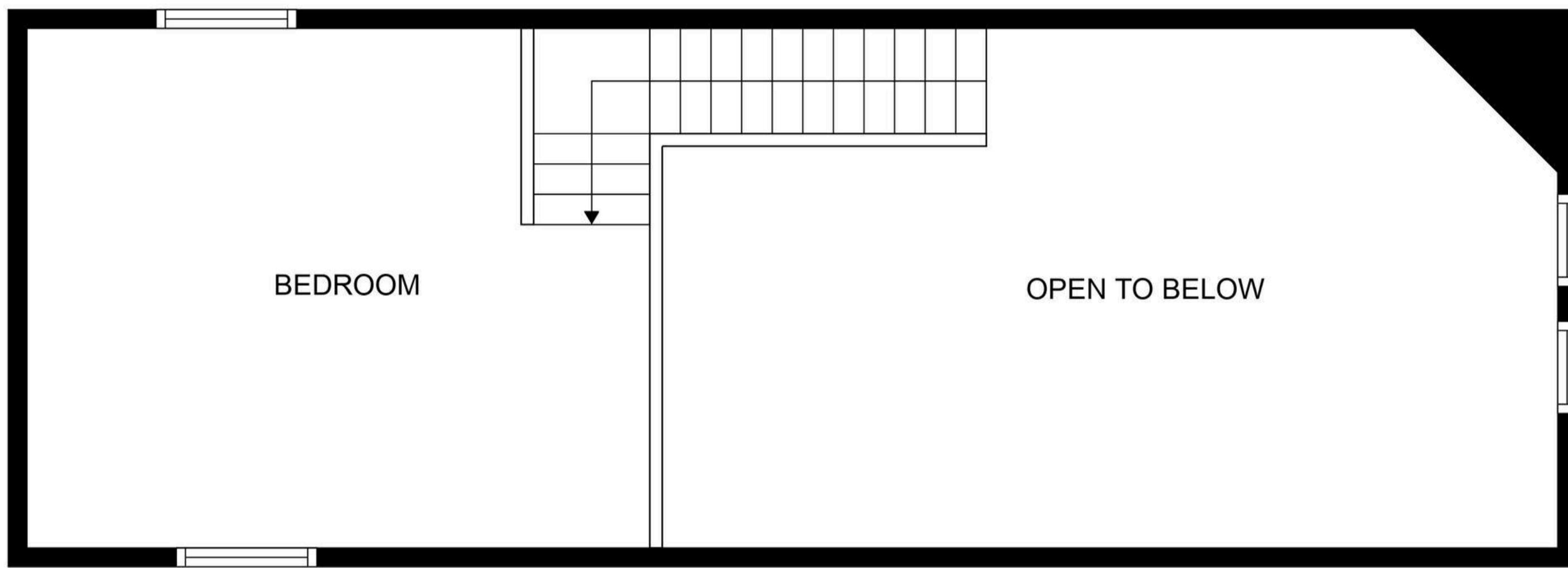
1ST FLOOR



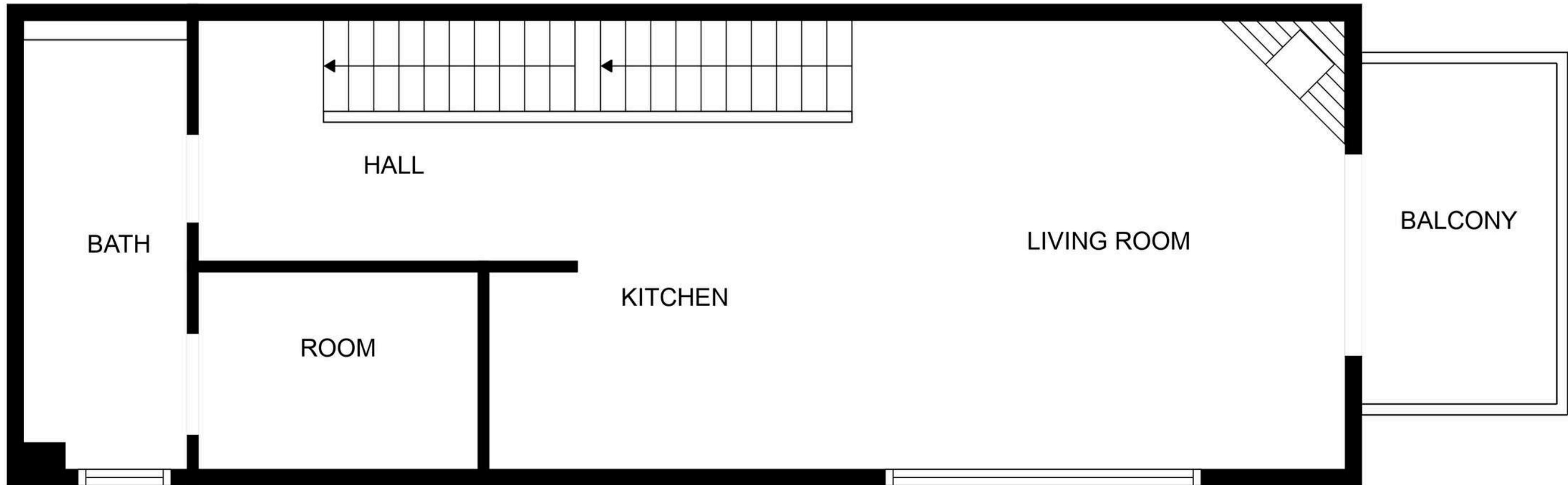
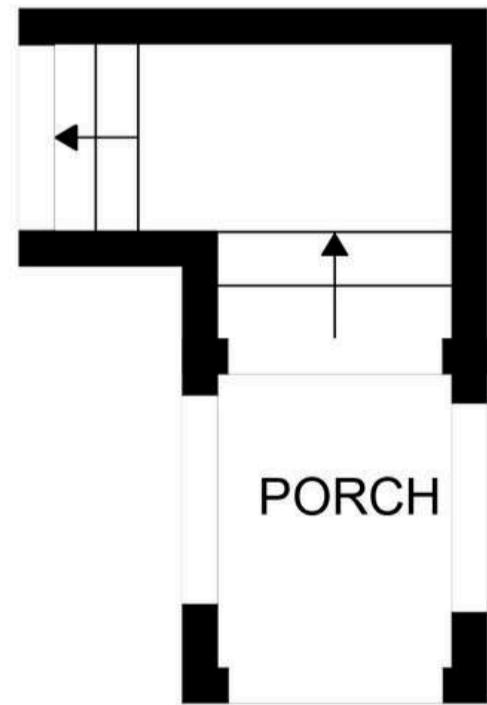
*Floorplan is provided for informational purposes only. Dimensions are approximate and may vary from actual measurements.

FLOORPLAN

2ND FLOOR



FLOOR 3

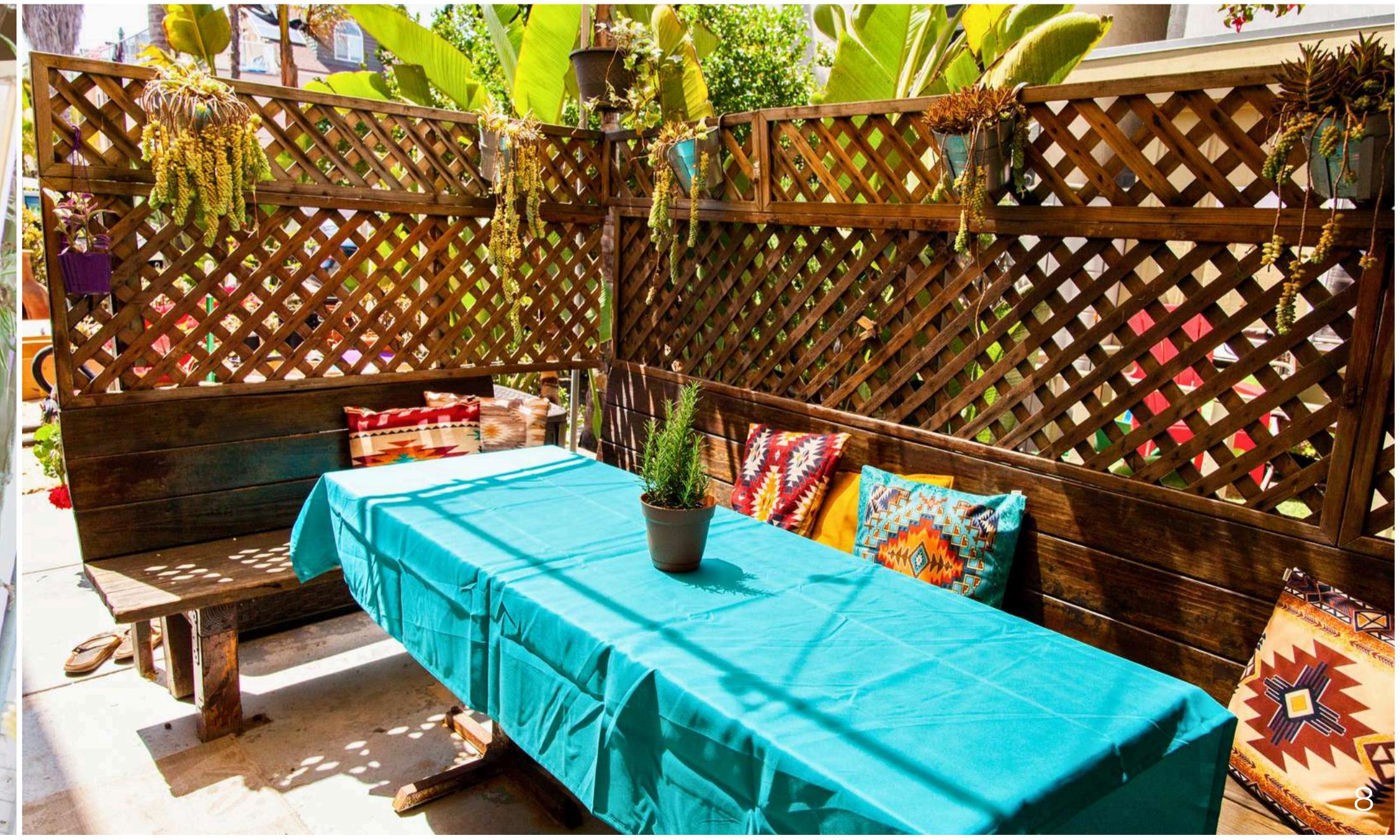
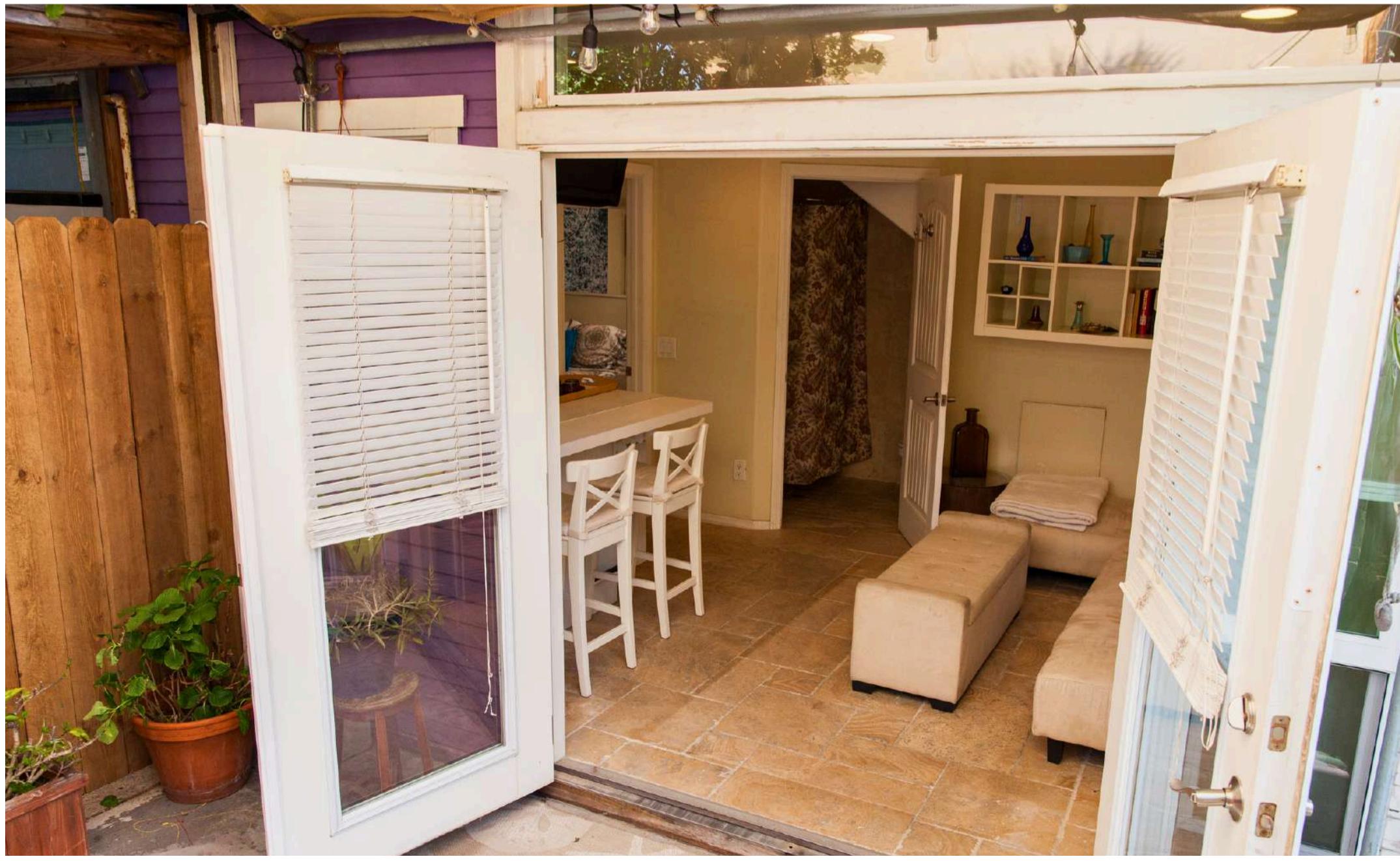


FLOOR 1

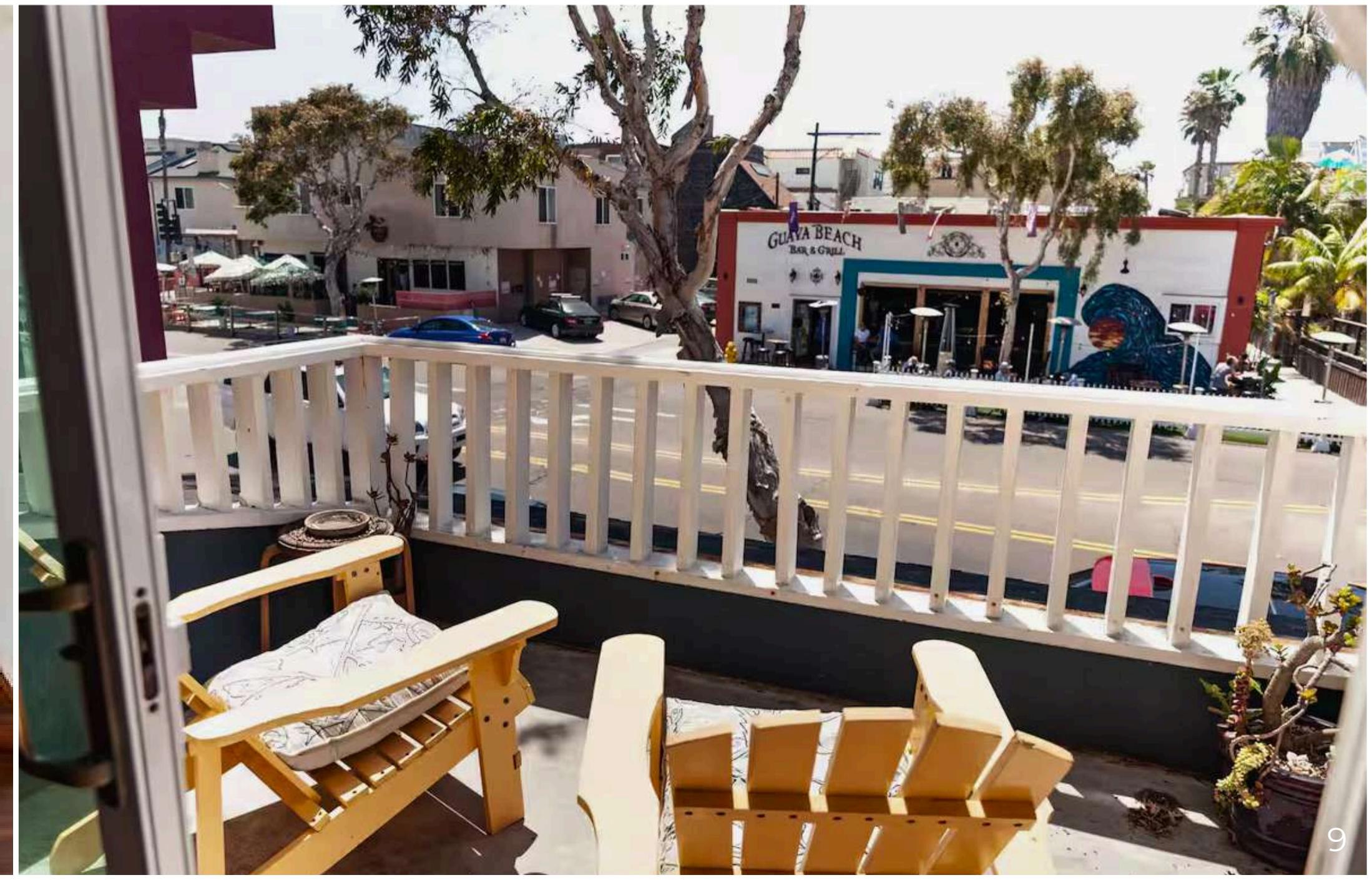
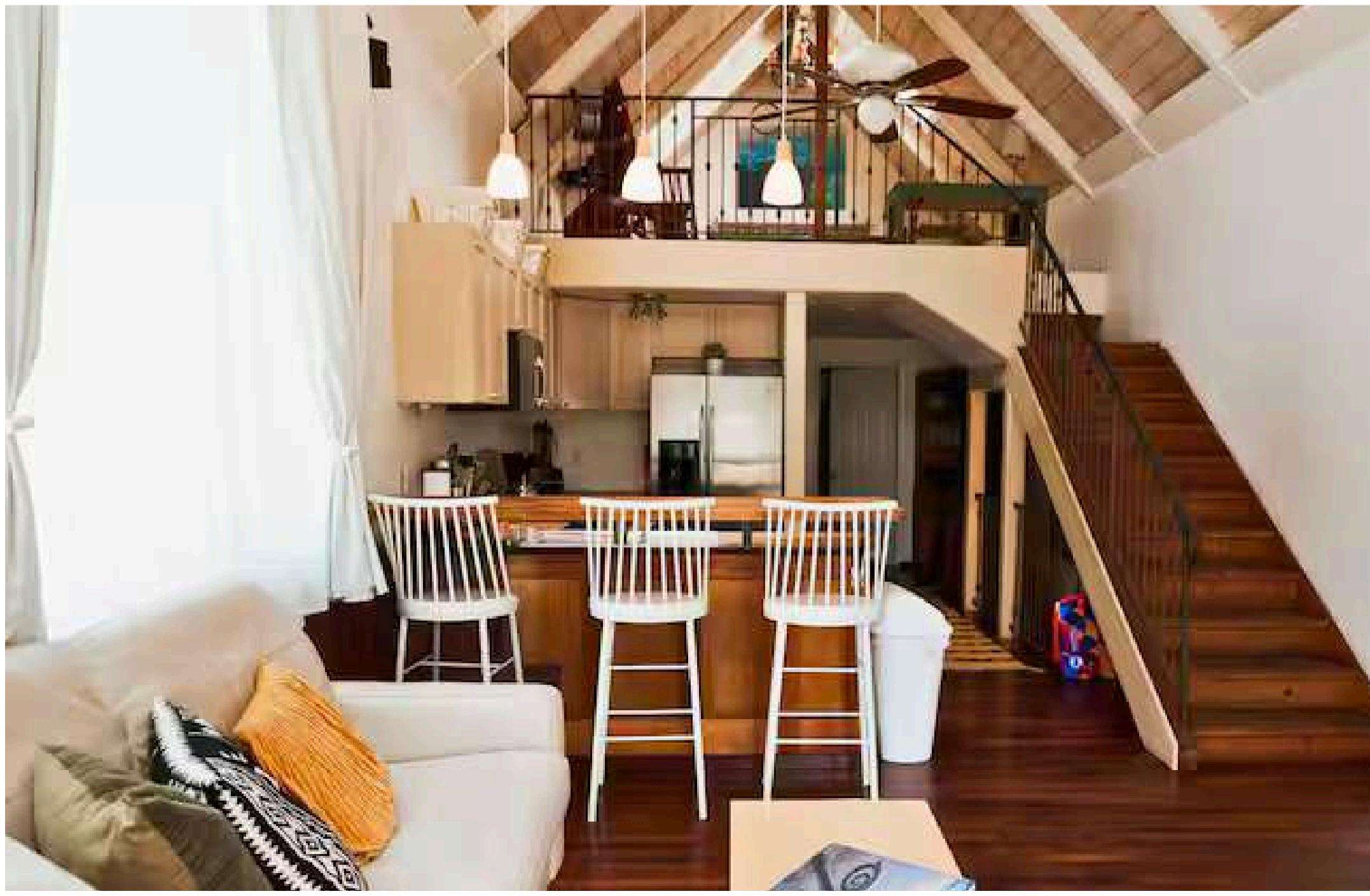
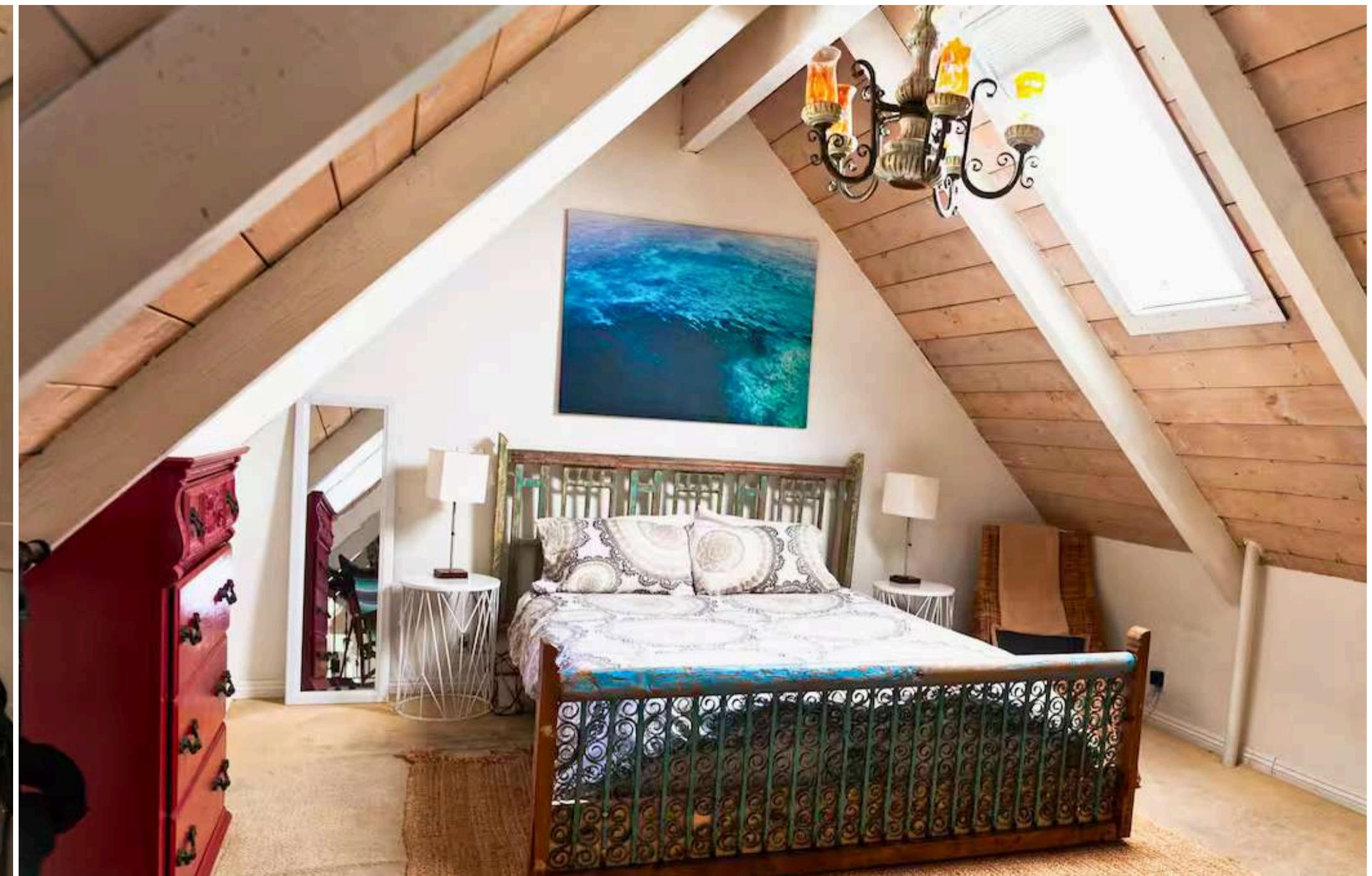
PHOTOS - RETAIL



PHOTOS - STUDIO



PHOTOS - AIRBNB



DEMOGRAPHICS

1 MILE

POPULATION
12,759

AVERAGE HH INCOME
\$111,322

HOUSEHOLDS
6,885

3 MILE

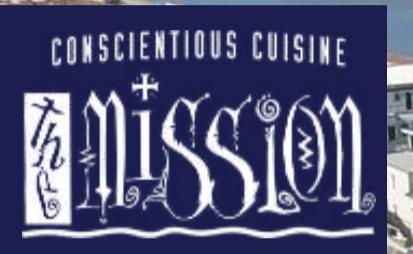
POPULATION
91,557

AVREAGE HH INCOME
\$124,896

HOUSEHOLDS
44,315



CATAMARAN RESORT HOTEL



3719 Mission
Blvd

Mission Blvd



NEARBY AMENITIES



SETH PITE

Senior Associate
DRE Lic. #02108503
C: (858) 997-5472
Seth@InfinityInvestProp.com

LEV MIZAN

Managing Broker
DRE Lic. #01998777
C: (619) 888-5343
Lev@InfinityInvestProp.com



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