

# 3719

MISSION BOULEVARD  
SAN DIEGO, CA 92109

FOR SALE

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 **INFINITY**  
INVESTMENT PROPERTIES



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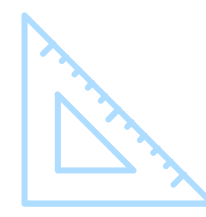
# THE OPPORTUNITY

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.



**\$1,800,000**  
*Price*



**\$1,339**  
*Price/SF*

## 3 Unit Mixed-Use Property

**$\pm 311$  SF**

*Retail  
Ground Level*

**$\pm 345$  SF**

*Studio  
Ground Level*

**$\pm 800$  SF**

*AirBnB  
2<sup>nd</sup> Floor*





Santa Clara Point

Santa Clara Place

Mission Boulevard

# PROPERTY DESCRIPTION

\$1,800,000  
Sale Price

± 1,456 SF  
Building Size

± 1,313 SF  
Lot Size

3  
# of Units

1984  
Year Built

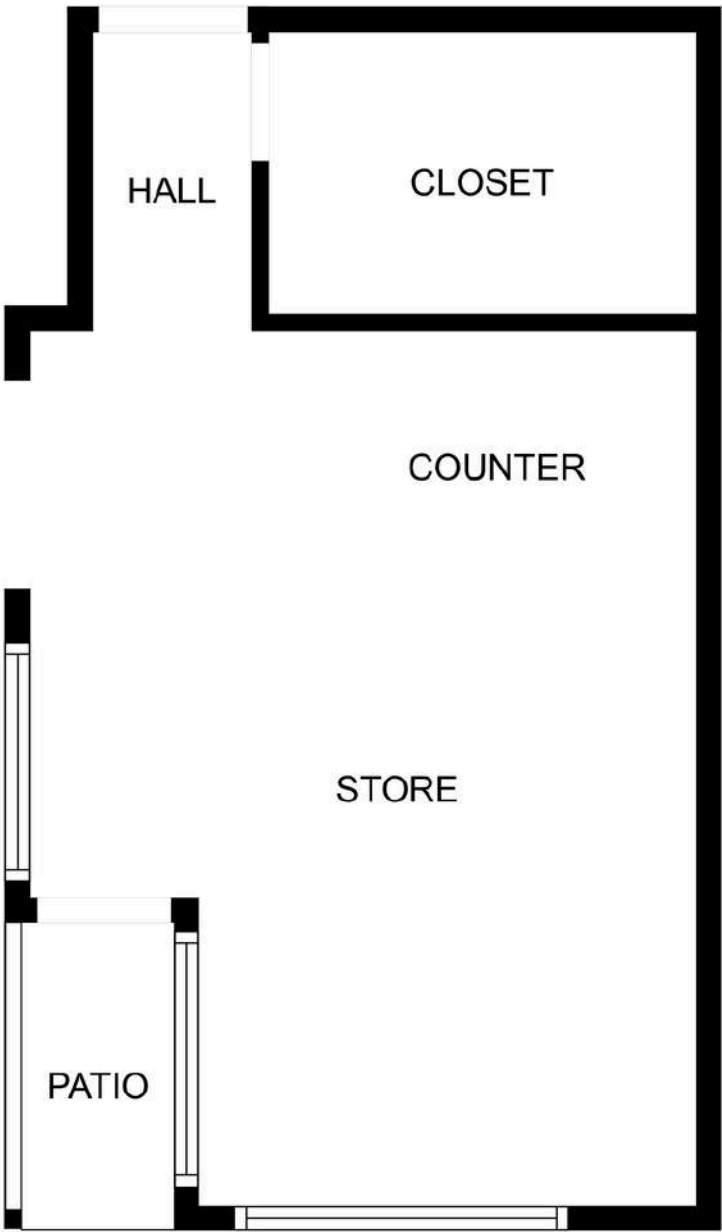
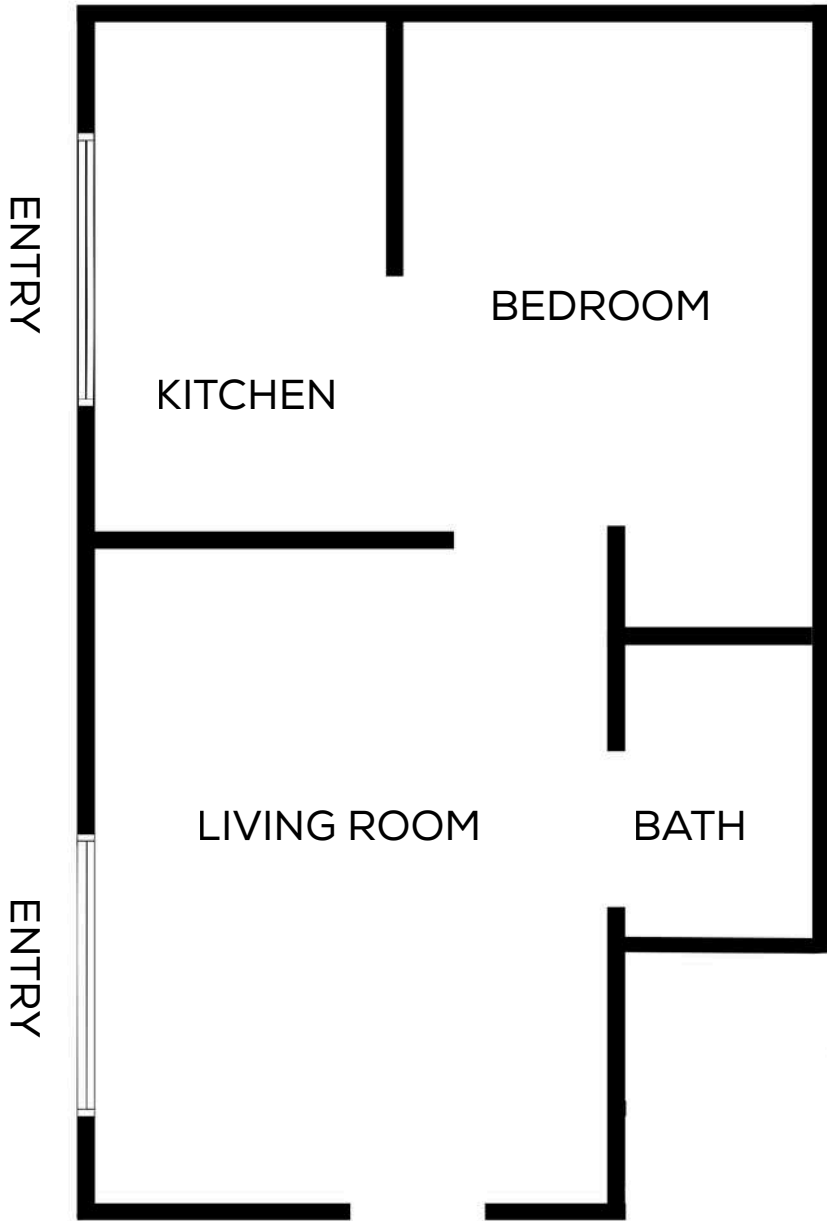
MBPD-NC-N  
Zoning Code

423-593-25-00  
APN



# FLOORPLAN

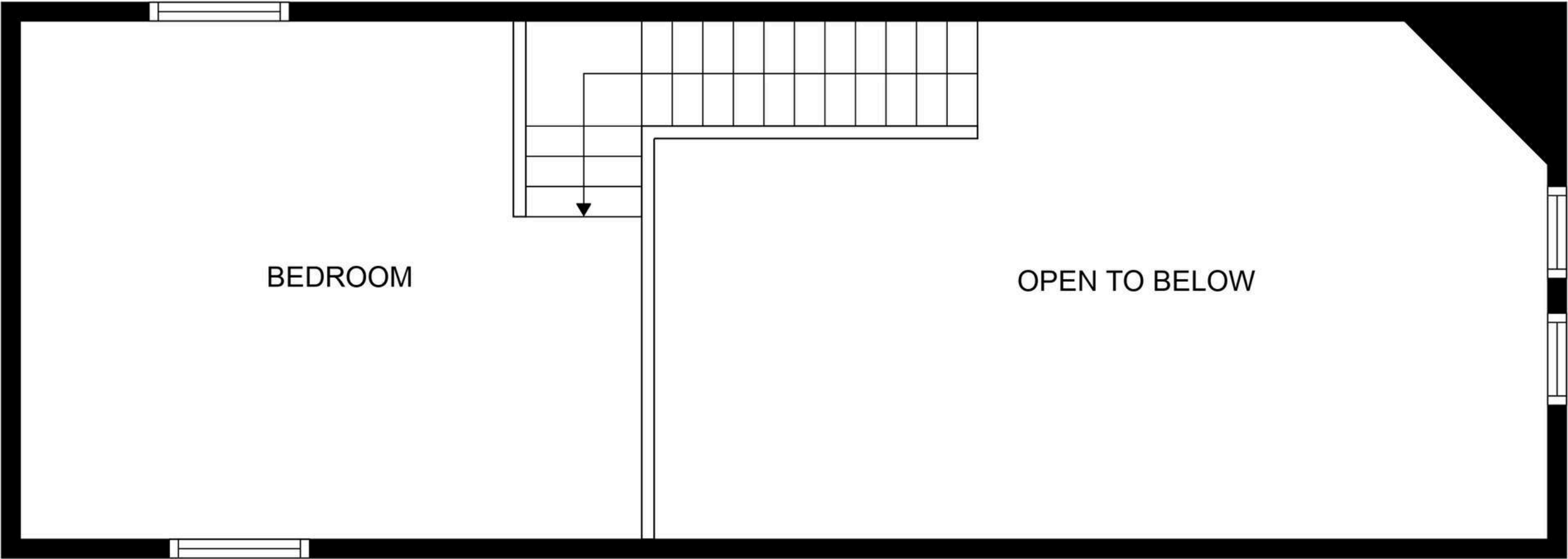
## 1ST FLOOR



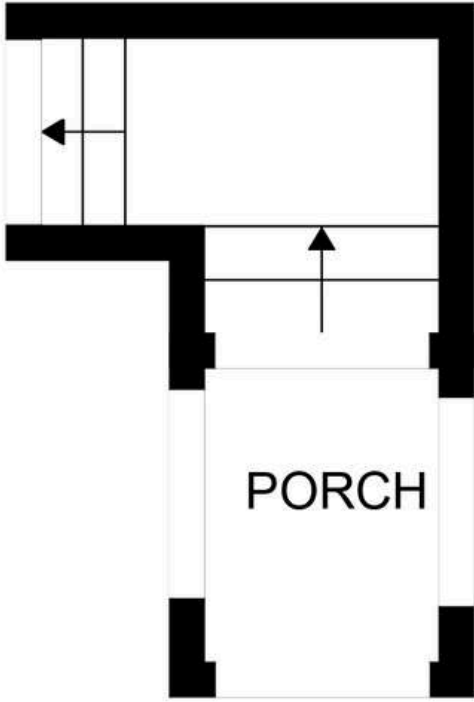
\*Floorplan is provided for informational purposes only. Dimensions are approximate and may vary from actual measurements.

# FLOORPLAN

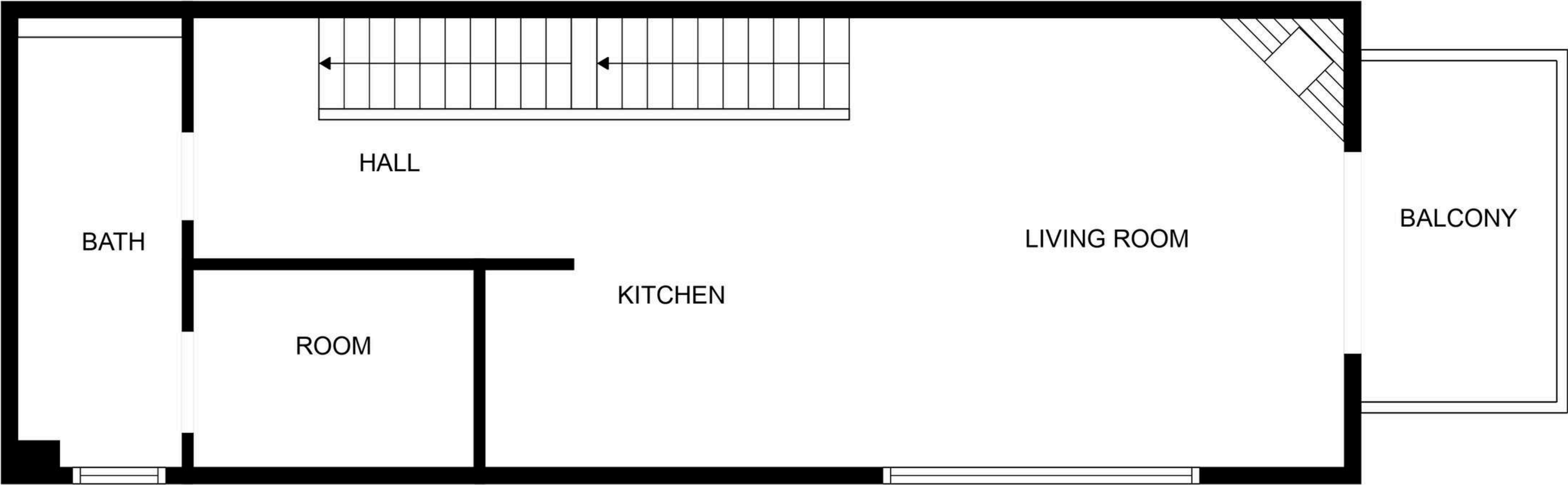
## 2ND FLOOR



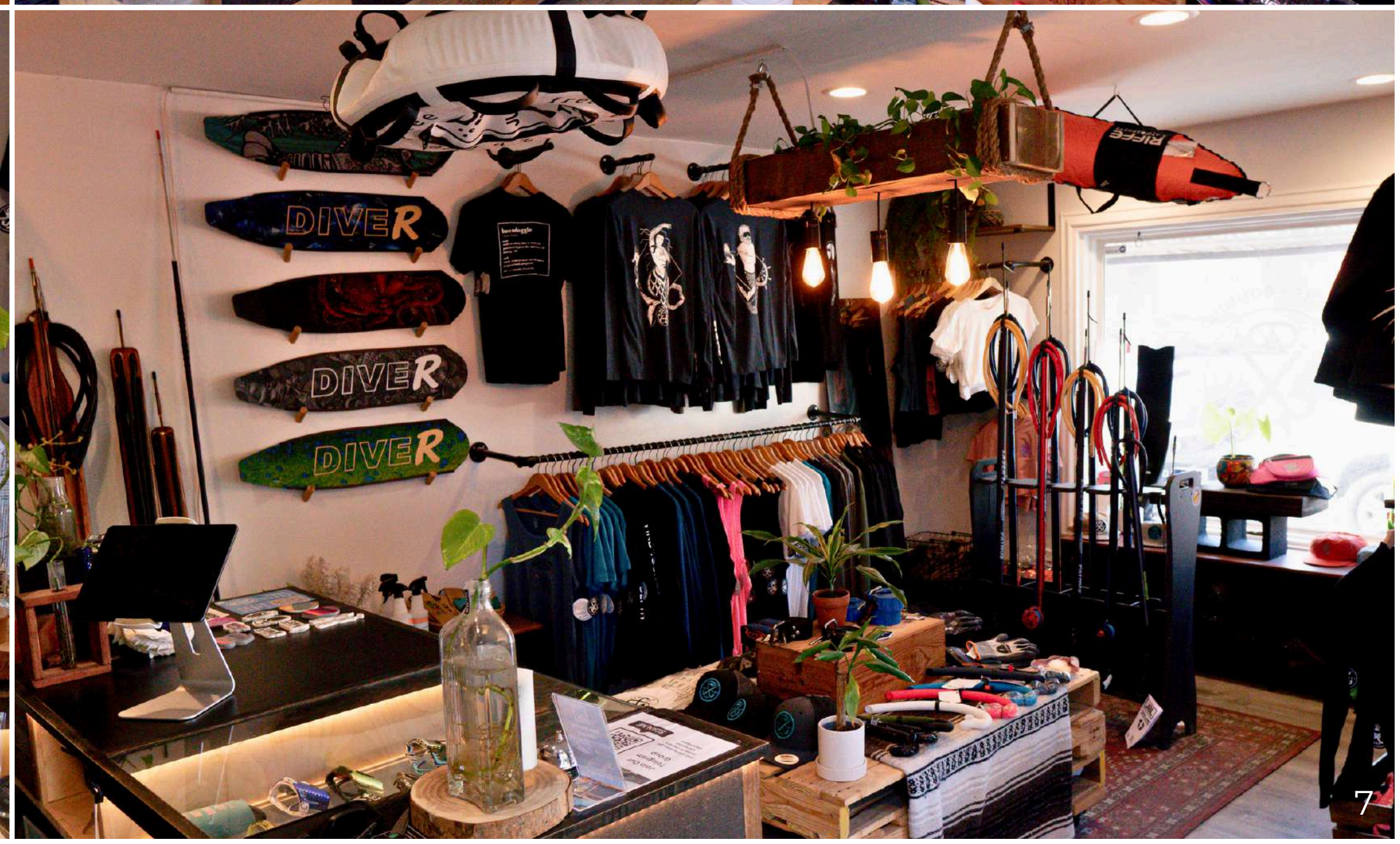
## FLOOR 3



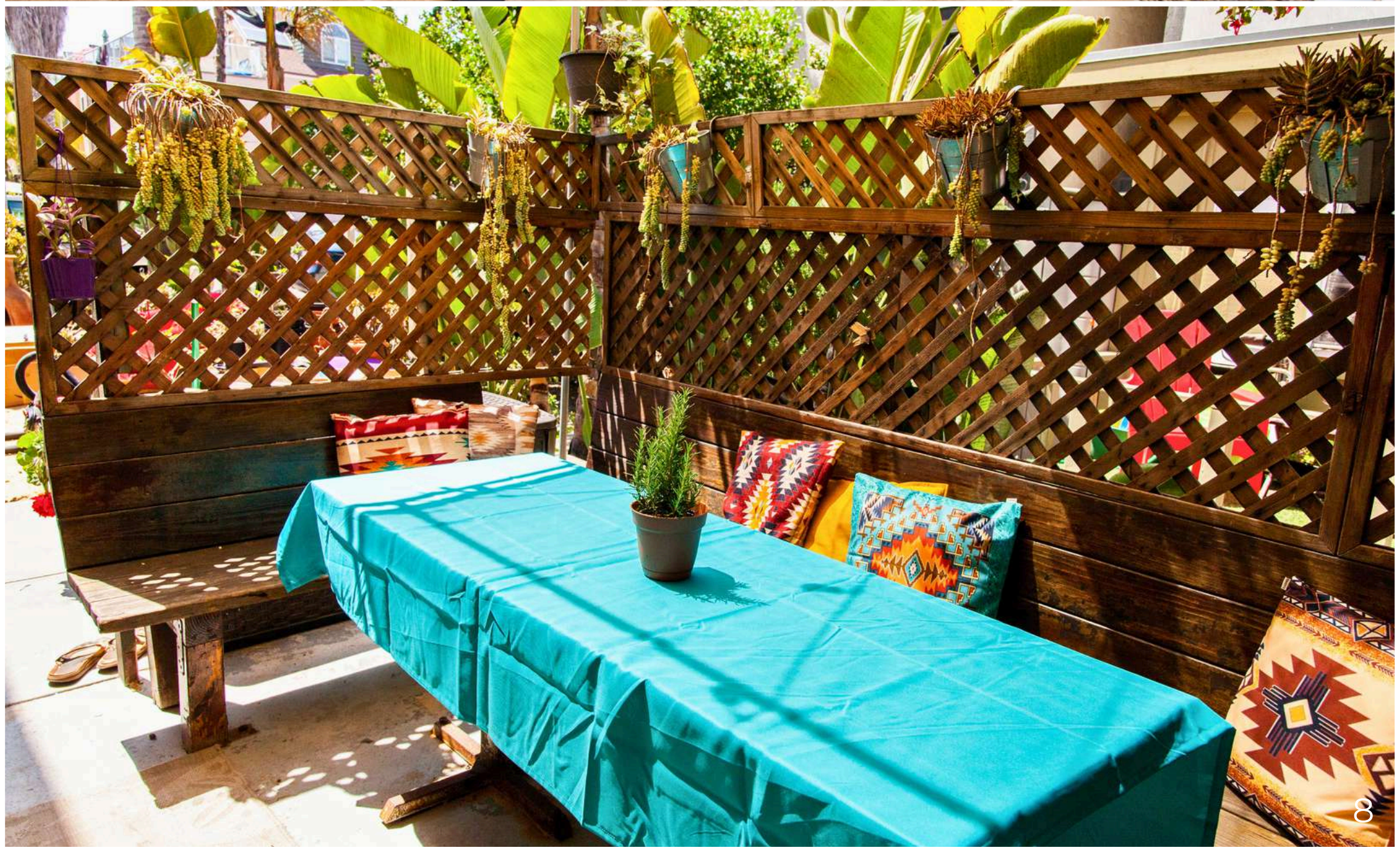
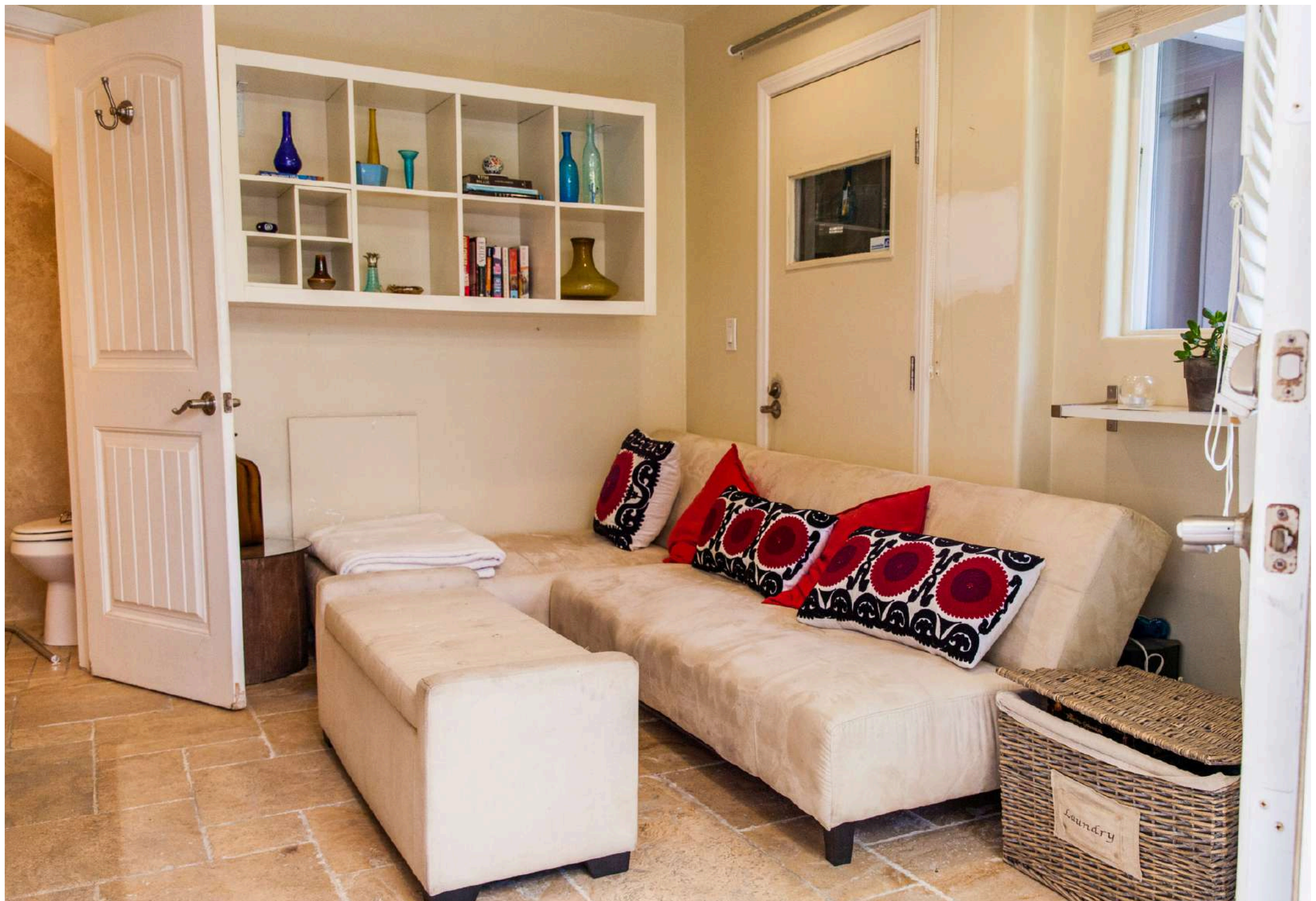
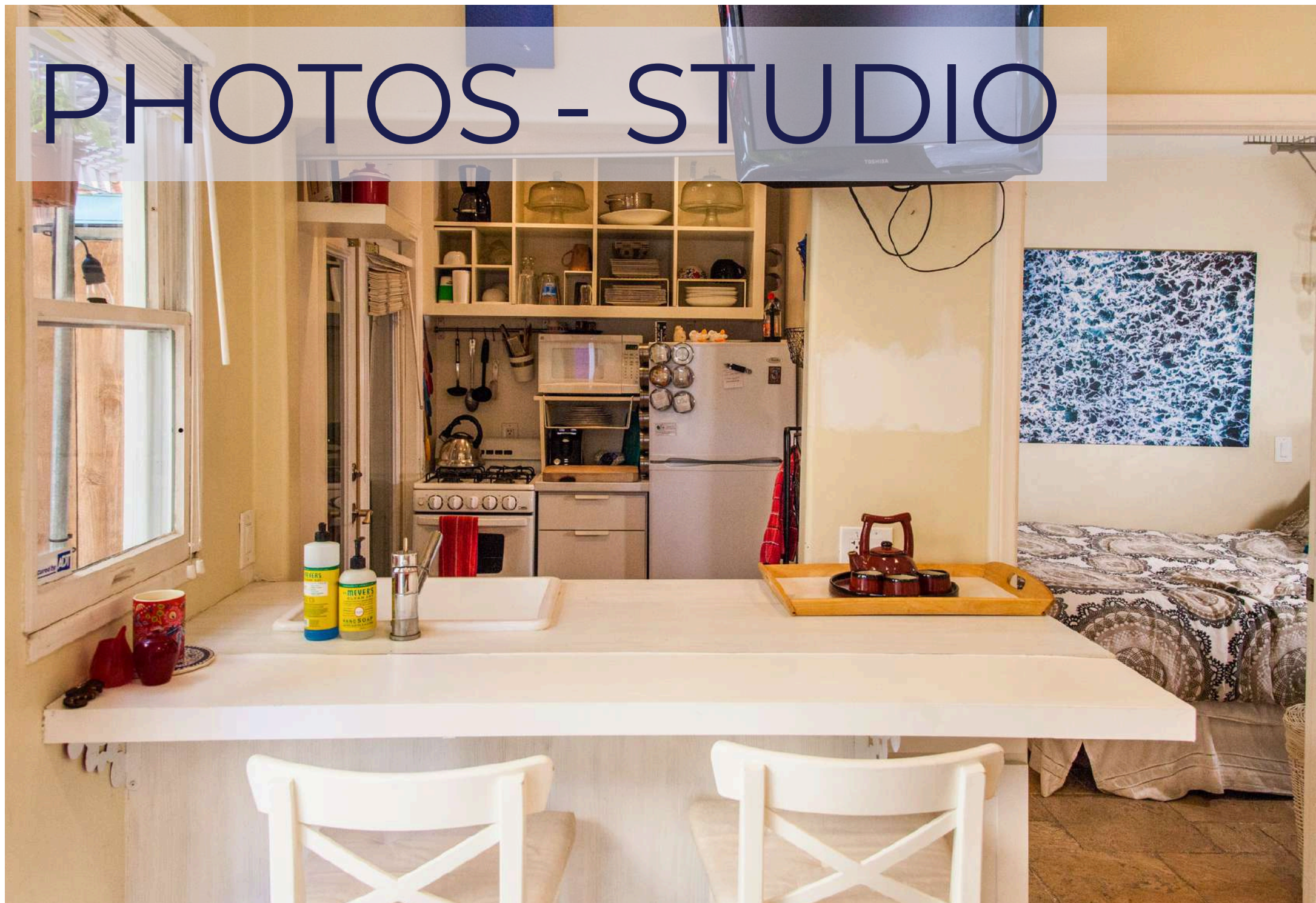
## FLOOR 1



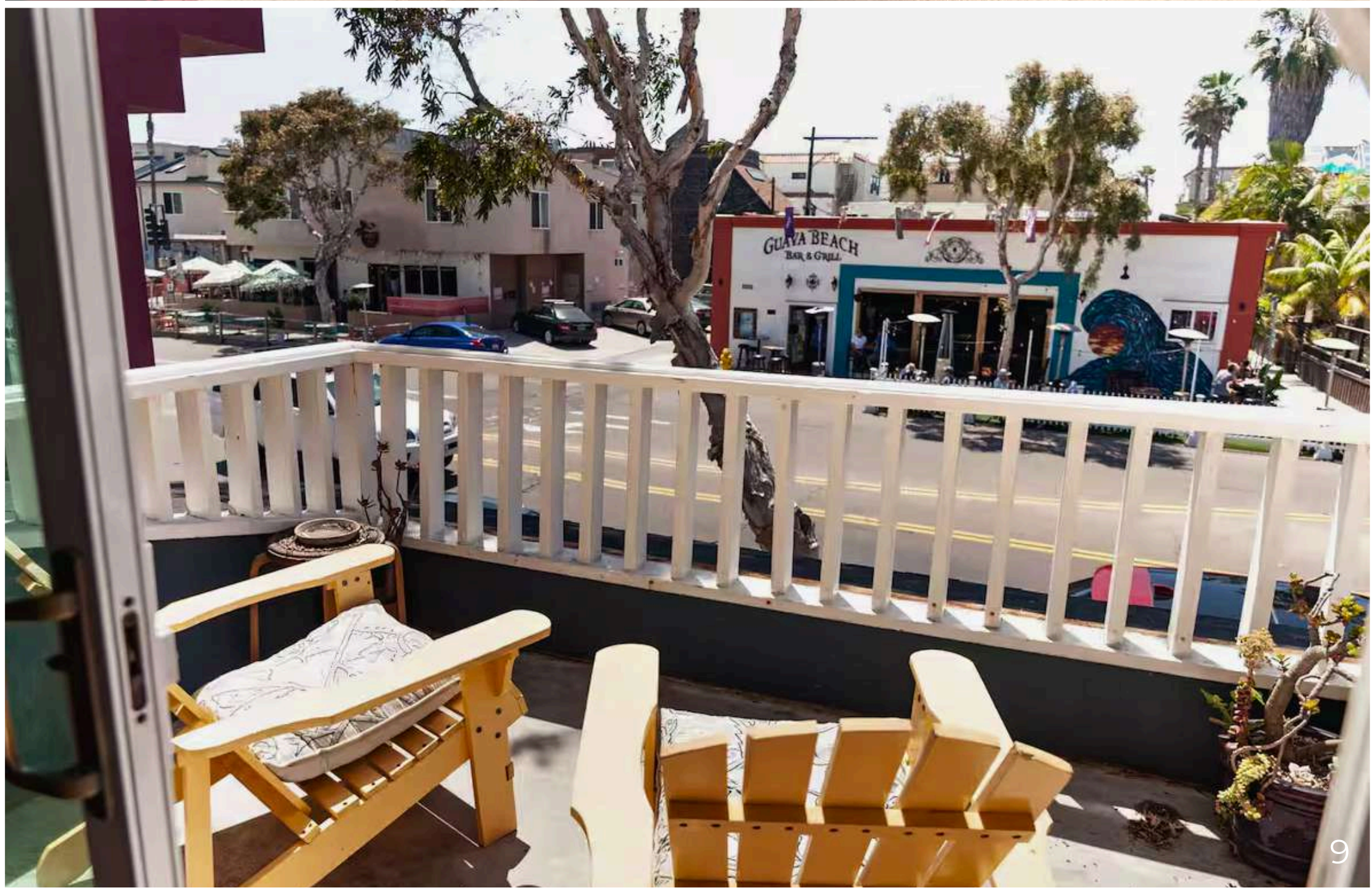
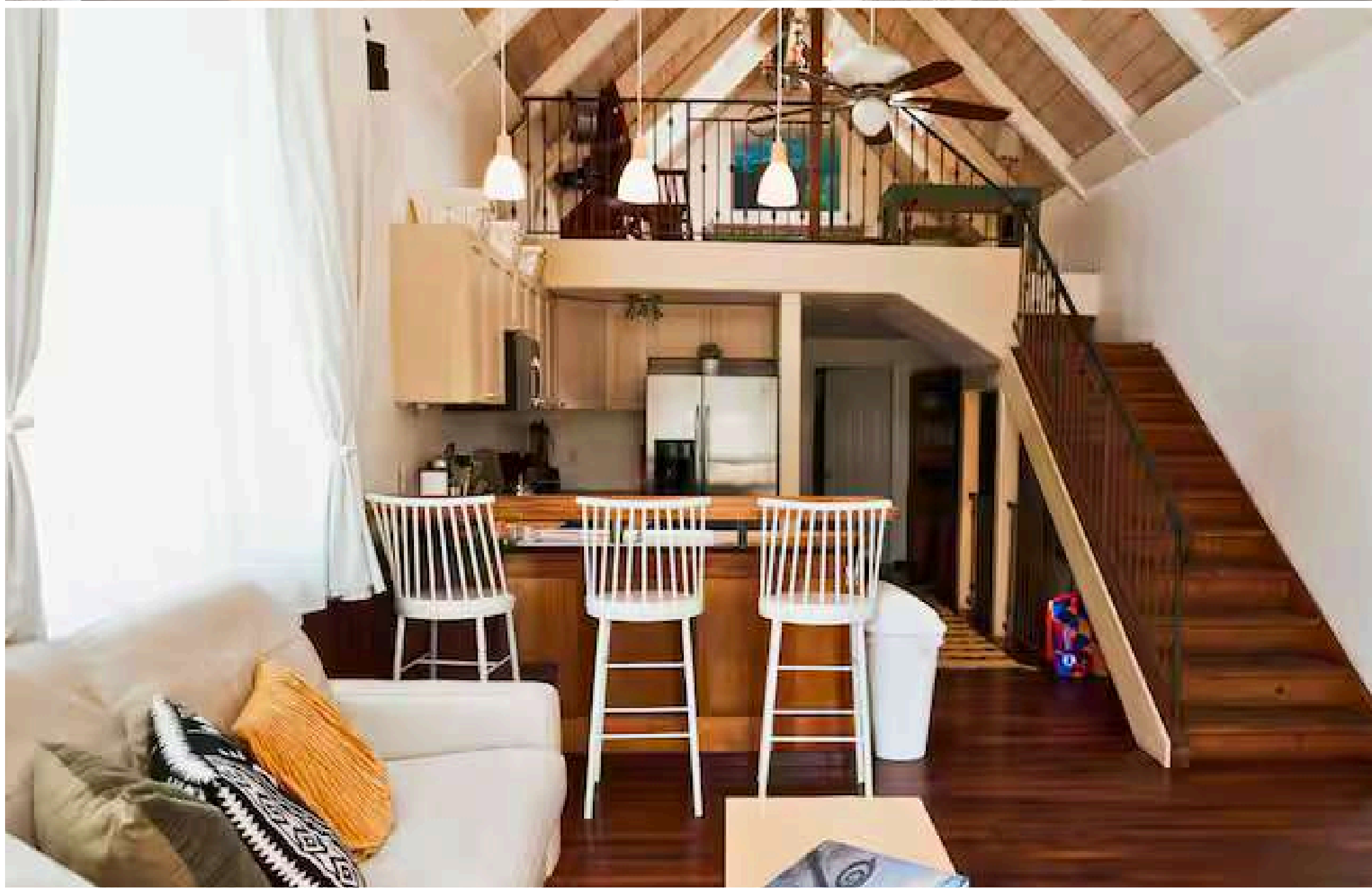
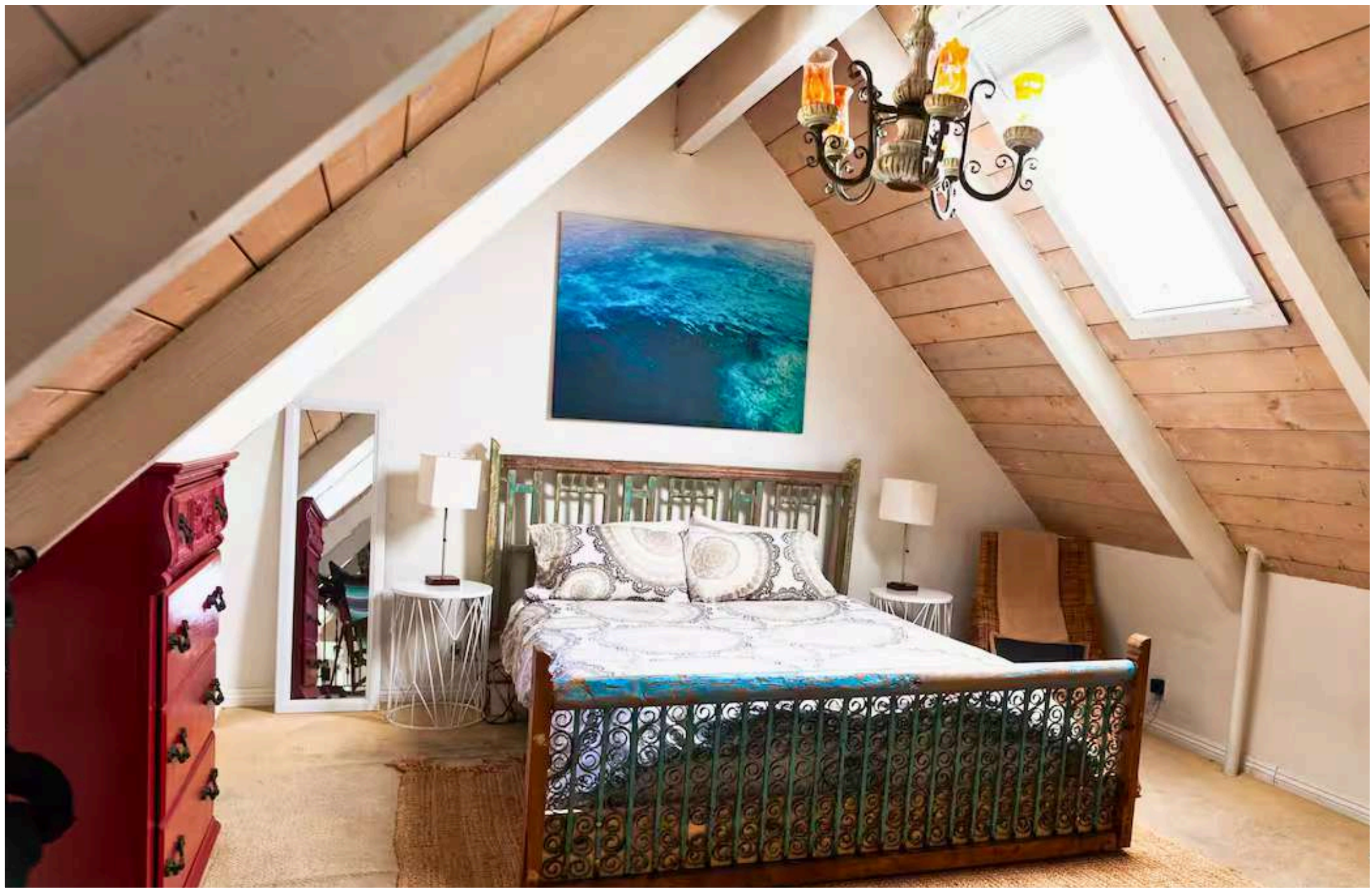














# DEMOGRAPHICS

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

DRINKS & BREWS  
Rosemarie's  
MISSION BEACH, CALIFORNIA

MISSION BAJA  
TACOS

CONSCIENTIOUS CUISINE  
MISSION

Moe's

BETTER  
BUZZ  
...coffee...  
B

ROSARIAPIZZA

mission bay  
aquatic center

3719 Mission  
Blvd

GUAVA BEACH  
BAR & GRILL  
MISSION BEACH, CA

Mission Blvd

NEARBY AMENITIES





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