



3603 ———
COLLEGE AVE

4,400 SQF
Retail Building

FOUR PUMP GAS STATION



LAUNDROMAT



15

PARKING SPACES

OVERVIEW

3603 College Ave
San Diego, CA 92115

AVAILABLE NOW

4,400 SQF

MULTI-TENANT

FOR SALE

PRICE:
\$3,175,000

LOT SIZE 0.40 AC

SINGLE STORY

CAP RATE 4.3%

EXCEPTIONAL LOCATION

RARE CORNER LOCATION AT SIGNALIZED INTERSECTION
JUST OVER 2 MILES TO SDSU

LEASE ANALYSIS

7-ELEVEN

\$7,986 / MONTH

GOOD THROUGH
AUGUST 2028

ONE, 5-YEAR
OPTIONS TO EXTEND

10% INCREASE EVERY 5 YRS

LAUNDROMAT

\$3,399 / MONTH

GOOD THROUGH
2032

TWO, 5-YEAR
OPTIONS TO EXTEND

3% ANNUAL INCREASE

ANNUAL NOI

\$136,620

EXECUTIVE SUMMARY

BUILDING TYPE:	1 STORY RETAIL BUILDING
ZONING:	CC-5-3
PROPERTY SIZE:	4,400 SQF
LOT SIZE:	0.04 ACRES
YEAR BUILT:	1978
FRONTAGE :	111ft ON COLLEGE AVE
TENANCY:	MULTIPULE
PARKING:	15 SPACES
INTERSECTION:	COLLEGE AND BILLMAN

PROPERTY DESCRIPTION

Prime investment opportunity!

Triple net leases. Multi-Tenant Retail Shopping Center.

7-ELEVEN with 4 Gas Pumps. AA - Credit Tenant has been there since 1978 and just resigned new 5 year lease.

Laundromat just signed new 10 year lease!

Great for 1031. Strong triple net leases, with minimal landlord responsibilities.

Rare corner location at signalized intersection. Over 615,000 people within a 5-mile radius of the property. Excellent location, just over 2 miles to SDSU

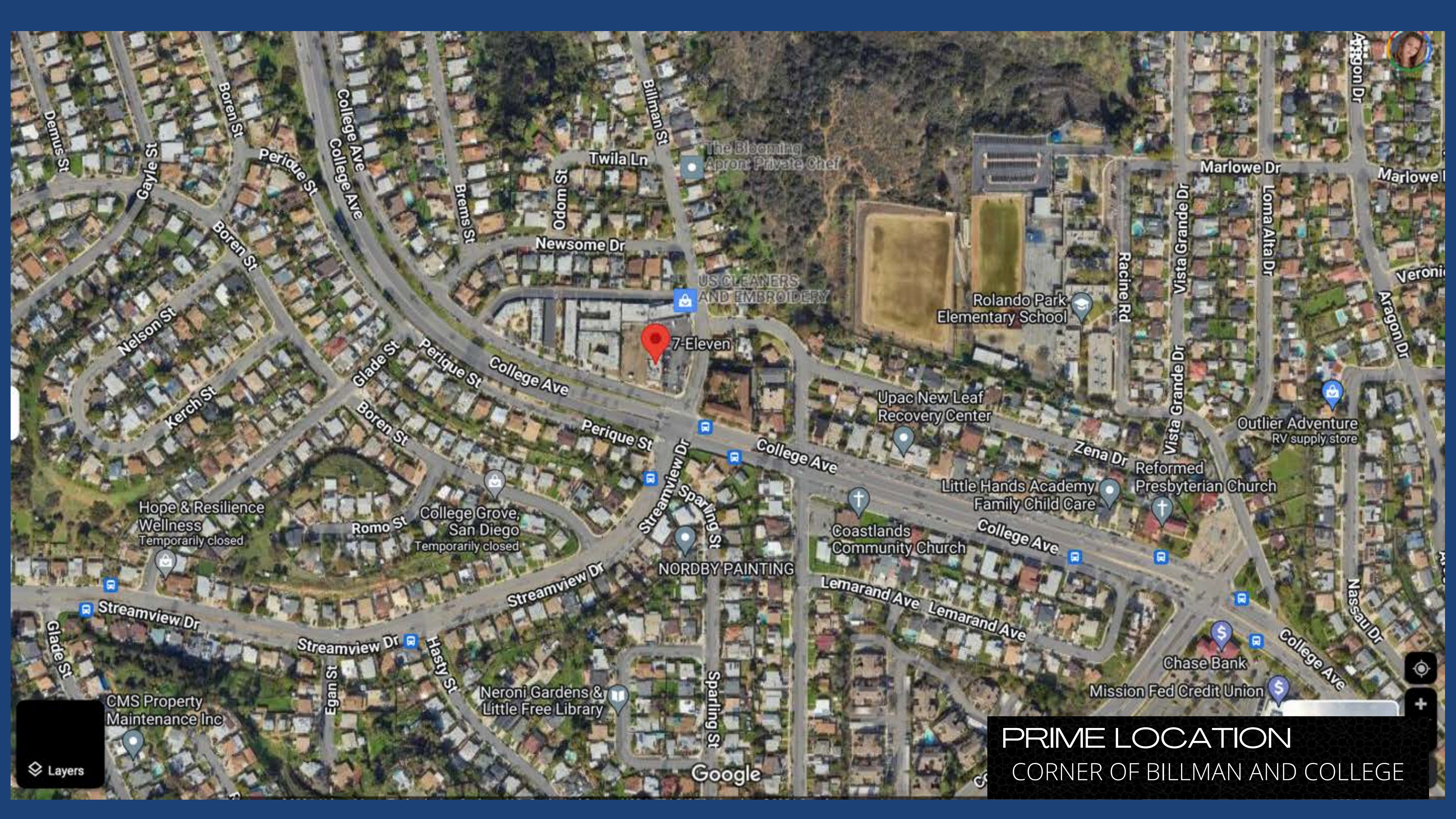
DEMOGRAPHICS

Population

	2 mile	5 mile
2010 Population	107,541	587,983
2023 Population	109,609	600,874
2028 Population Projection	107,562	589,912
Annual Growth 2010-2023	0.1%	0.2%
Annual Growth 2023-2028	-0.4%	-0.4%
Median Age	34.7	36.3
Bachelor's Degree or Higher	24%	27%
U.S. Armed Forces	1,491	7,694

Households

	2 mile	5 mile
2010 Households	36,715	206,347
2023 Households	36,995	209,755
2028 Household Projection	36,215	205,661
Annual Growth 2010-2023	0.2%	0.3%
Annual Growth 2023-2028	-0.4%	-0.4%
Owner Occupied Households	15,575	91,886
Renter Occupied Households	20,640	113,775
Avg Household Size	2.8	2.8
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$)	\$1.2B	\$7B



7-Eleven

The Blooming Apron Private Chef

US CLEANERS AND EMBROIDERY

Rolando Park Elementary School

Upac New Leaf Recovery Center

Outlier Adventure RV supply store

Reformed Presbyterian Church

Little Hands Academy Family Child Care

Coastlands Community Church

NORDBY PAINTING

Chase Bank

Mission Fed Credit Union

Neroni Gardens & Little Free Library

CMS Property Maintenance Inc

Hope & Resilience Wellness
Temporarily closed

College Grove, San Diego
Temporarily closed

PRIME LOCATION
CORNER OF BILLMAN AND COLLEGE

Layers

Google



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