



DENSITY BONUS  
OPPORTUNITIES AVAILABLE



BEACH COMMERCIAL REDEVELOPMENT OR OWNER/USER OPPORTUNITY IN OCEAN BEACH

**FOR SALE**

**4811 W. POINT LOMA BLVD**  
**SAN DIEGO, CA 92107**

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## EXECUTIVE SUMMARY

Colliers is pleased to present the opportunity to acquire 4811 West Point Loma Blvd., a well-positioned 4,961 SF parcel that can be redeveloped into a mixed use gem near the coast of Ocean Beach.

Located at the southwest corner of West Point Loma Blvd and Sunset Cliffs Blvd, this site allows for an approximate 3,000 SF ground floor commercial space, with multiple residential units above to maximize the long term potential of this property.



## HIGHLIGHTS



**Sale Price**  
**\$1,774,000**  
**\$1,699,350**



**Approximate Building Size**  
**±2,800 SF**



**Approximate Lot Size**  
**±4,961 SF**



**Excellent Visibility**  
**High Traffic Location**



**Concrete Tilt-Up**  
**Retail Building**



**One of a Kind**  
**Beach Community**  
**Asset**

- › Redevelopment or Owner/User Opportunity
- › Four Blocks from the Beach
- › Close Proximity to I-8
- › Zoning: CC-4-2
- › High Walk Score
- › Density Bonus Allows Numerous Residential Units According to the Affordable Housing Act
- › Ground Floor Commercial Space For up to 3 Tenants
- › Frontage Available on Both West Point Loma Blvd and on Lotus Street
- › Hotel/Motel Development Available As Well Under Current Zoning





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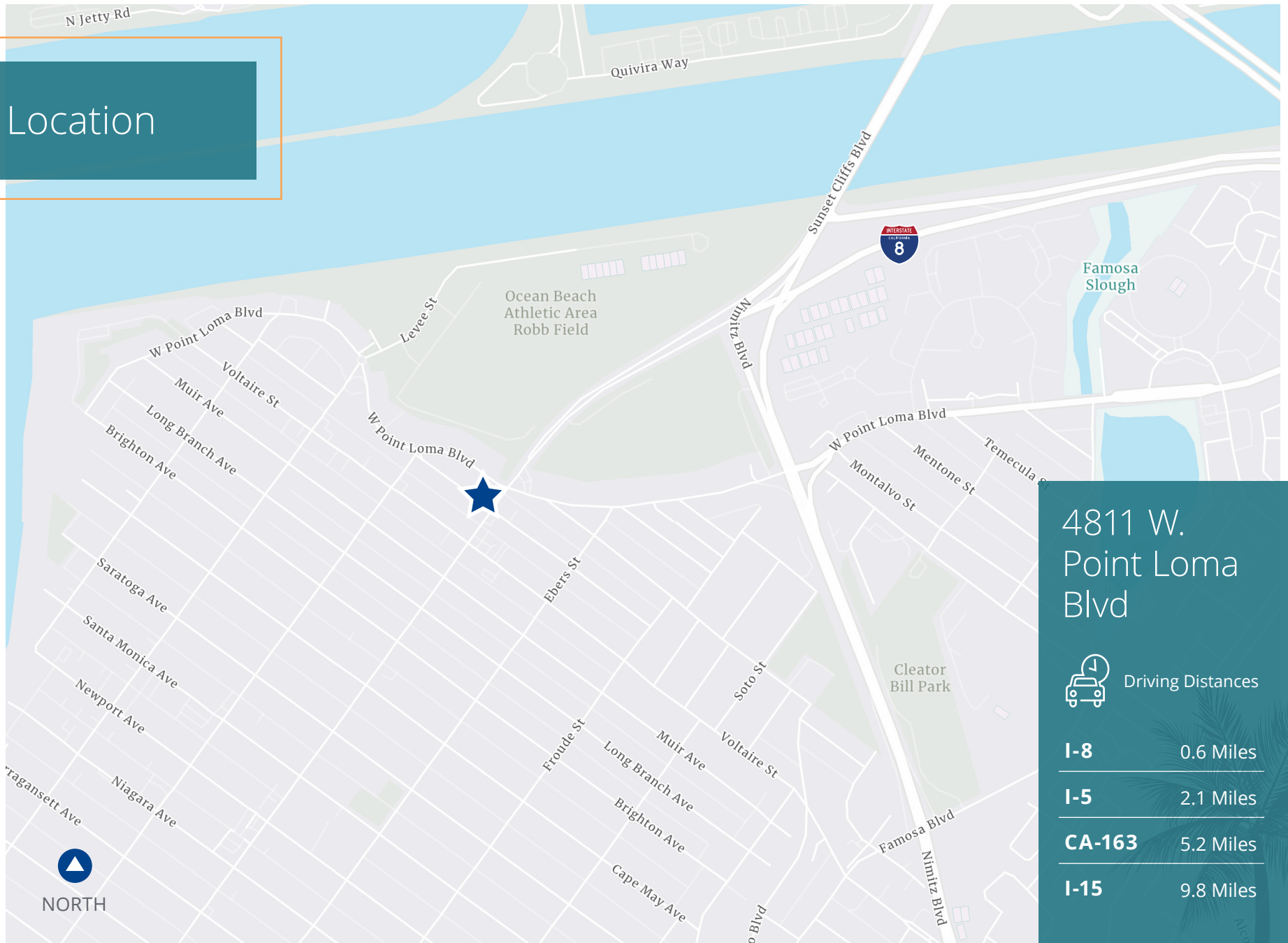
## About Ocean Beach, California

Ocean Beach is a vibrant, bohemian neighborhood that embodies the quintessential Southern California beach vibe. This laid-back area is famous for its long, sandy beach where surfers ride the waves and sunbathers relax on the shore. The iconic Ocean Beach Pier, one of the longest on the West Coast, is a favorite local fishing spot and offers sweeping views of the Pacific Ocean and stunning sunsets.

The heart of the neighborhood is Newport Avenue, a bustling street lined with a diverse mix of shops and eateries. Here, you'll find a variety of unique antique shops, trendy beachwear and surf boutiques, and organic grocery stores.

Ocean Beach is known for its strong sense of community and eclectic, free-spirited atmosphere. With its welcoming vibe, stunning natural beauty, and lively local culture, Ocean Beach is a true gem on the California coast.

# Location



4811 W.  
Point Loma  
Blvd



Driving Distances

<b>I-8</b>	0.6 Miles
<b>I-5</b>	2.1 Miles
<b>CA-163</b>	5.2 Miles
<b>I-15</b>	9.8 Miles

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