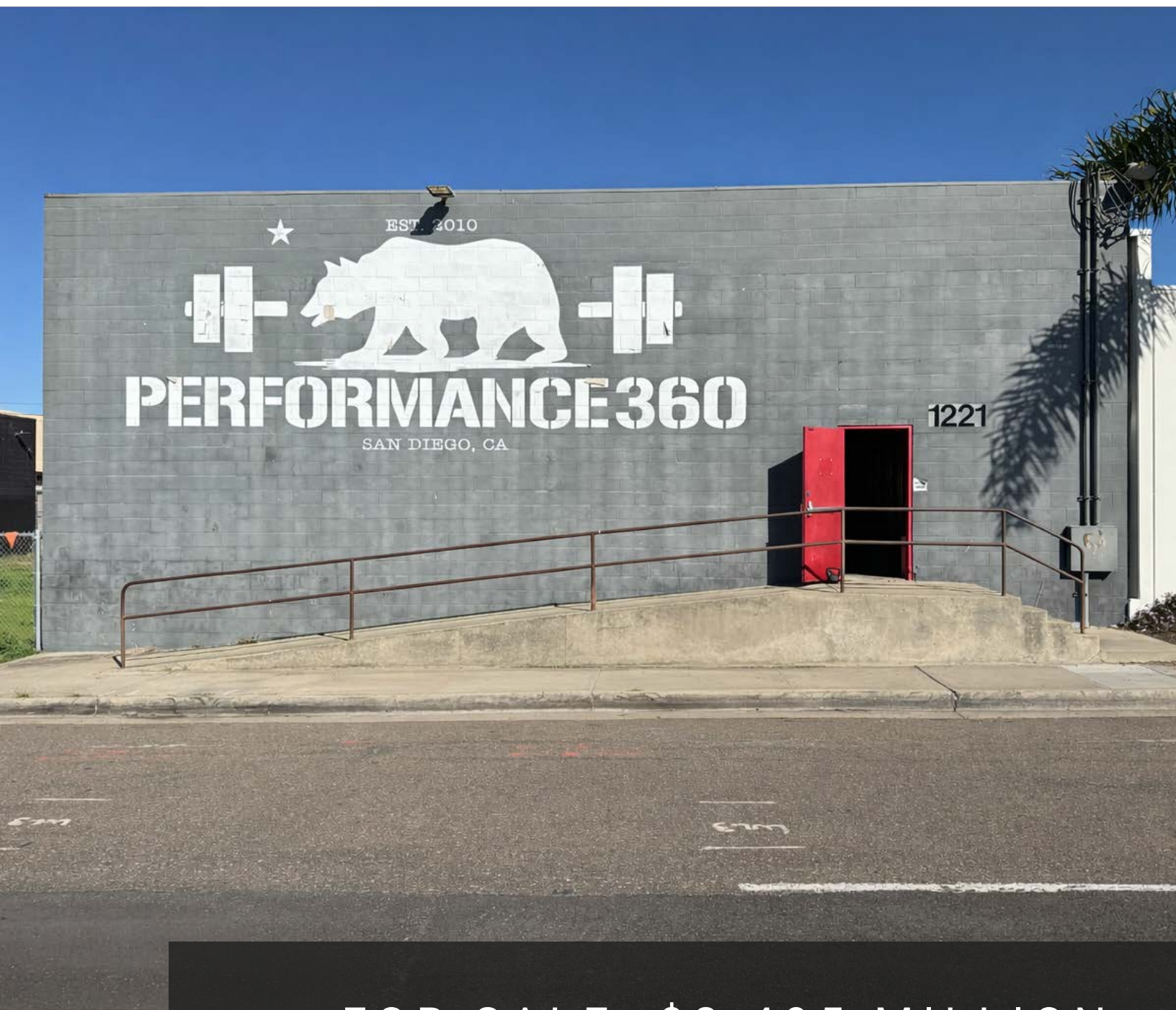


FOR SALE 4966 NAPLES PLACE, SAN DIEGO, CA 92110



5,000 SF RETAIL, OFFICE & FLEX PROPERTY FOR SALE



FOR SALE: \$2.495 MILLION

PRESENTED BY:

CHRISTOPHER PARRINO

Commercial Real Estate Investment Advisor

KW Commercial

Direct: (619) 308-6860

Christopher.Parrino@kwcommercial.com

DRE 01938322



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Christopher Parrino

KW Commercial

Direct: (619) 308-6860

Christopher.Parrino@kwcommercial.com

DRE 01938322

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

PROPERTY OVERVIEW & HIGHLIGHTS



Property Overview

4966 Naples Place offers owner-users the opportunity to control a highly functional commercial building in a central, coastal-adjacent San Diego location while preserving long-term redevelopment flexibility. The property is located in one of San Diego's most supply-constrained infill areas, positioned in the Bay Ho and Morena corridor with excellent access to I-5, Mission Bay, and the broader coastal trade area.

The central location supports both customer visibility and employee convenience, drawing from strong surrounding residential density and established neighborhood traffic patterns. Zoned CC-4-2 within the City of San Diego's Complete Communities program and designated Mobility Zone 2, the site offers long-term optionality, including potential expansion or redevelopment opportunities for qualifying projects, while remaining immediately usable for an owner-

Property Highlights

- **Efficient owner-user footprint with approximately 5,000 SF of single-story space that minimizes wasted circulation and supports straightforward build-out planning.**
- **Clear-span interior with approximately 20-foot clear height, allowing flexibility for showroom, fitness, creative office, or specialty commercial configurations.**
- **Central San Diego location advantageous for employees and customers, offering proximity to coastal amenities, Mission Bay, and major commuter routes.**
- **Infill site with limited competing owner-user inventory, supporting long-term occupancy stability and value retention.**
- **Zoning framework supports future expansion or redevelopment, with CC-4-2 Complete**

APN:	436-193-08-00
Price:	\$2,495,000
Price / SF:	\$499
Building SF:	5,000
Lot Size:	6,002 SF
Frontage:	50 FT
Parking:	4 Parking Spaces
Year Built:	1964
Zoning:	CC-4-2
Ceiling Height:	15+ Feet
Ownership:	Fee Simple

Location & Owner-User Advantages



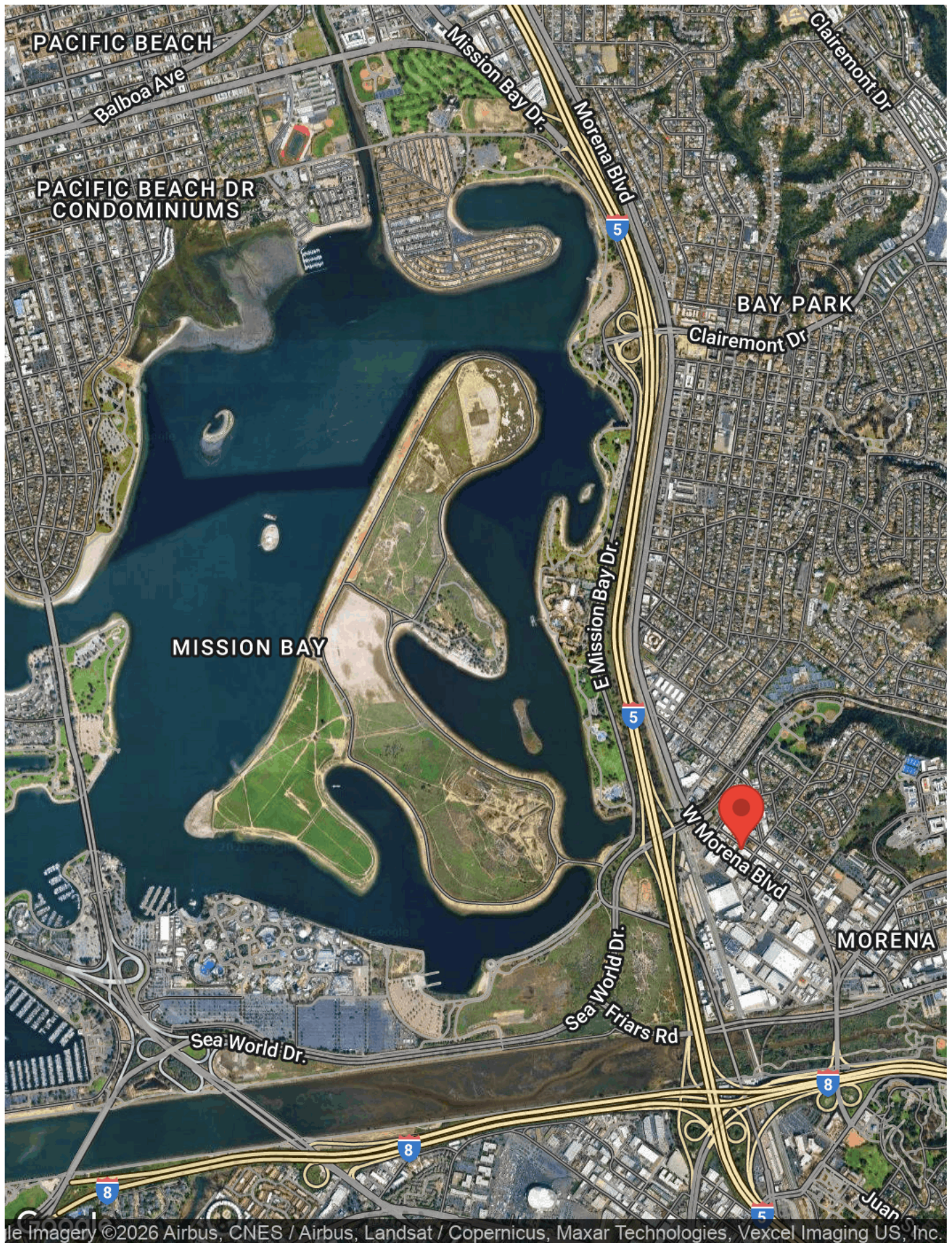
Owner-User Opportunity in the Bay Ho / Morena Corridor

- Central San Diego operating location within the Bay Ho and Morena corridor, offering efficient access to I-5, Mission Bay, and the broader coastal and urban San Diego markets.
- Proximity to coastal amenities enhances employee recruitment and retention while supporting customer-facing businesses that benefit from a desirable, lifestyle-oriented location.
- Established infill trade area with limited new commercial supply, supporting long-term stability for owner-users seeking to control occupancy costs and avoid future relocation risk.
- Strong surrounding residential density provides a built-in customer base for service, retail, and professional uses while supporting consistent daytime and evening activity.
- Positioned within a long-term redevelopment corridor, benefiting from public planning focus and infrastructure investment without requiring near-term redevelopment or operational disruption.
- Owner-user control advantage in a market where leasing comparable space often involves rising rents, tenant improvement uncertainty, and limited availability.
- Opportunities to acquire and control commercial space of this size and quality in central San Diego infill locations are increasingly limited.

PROPERTY PHOTOS

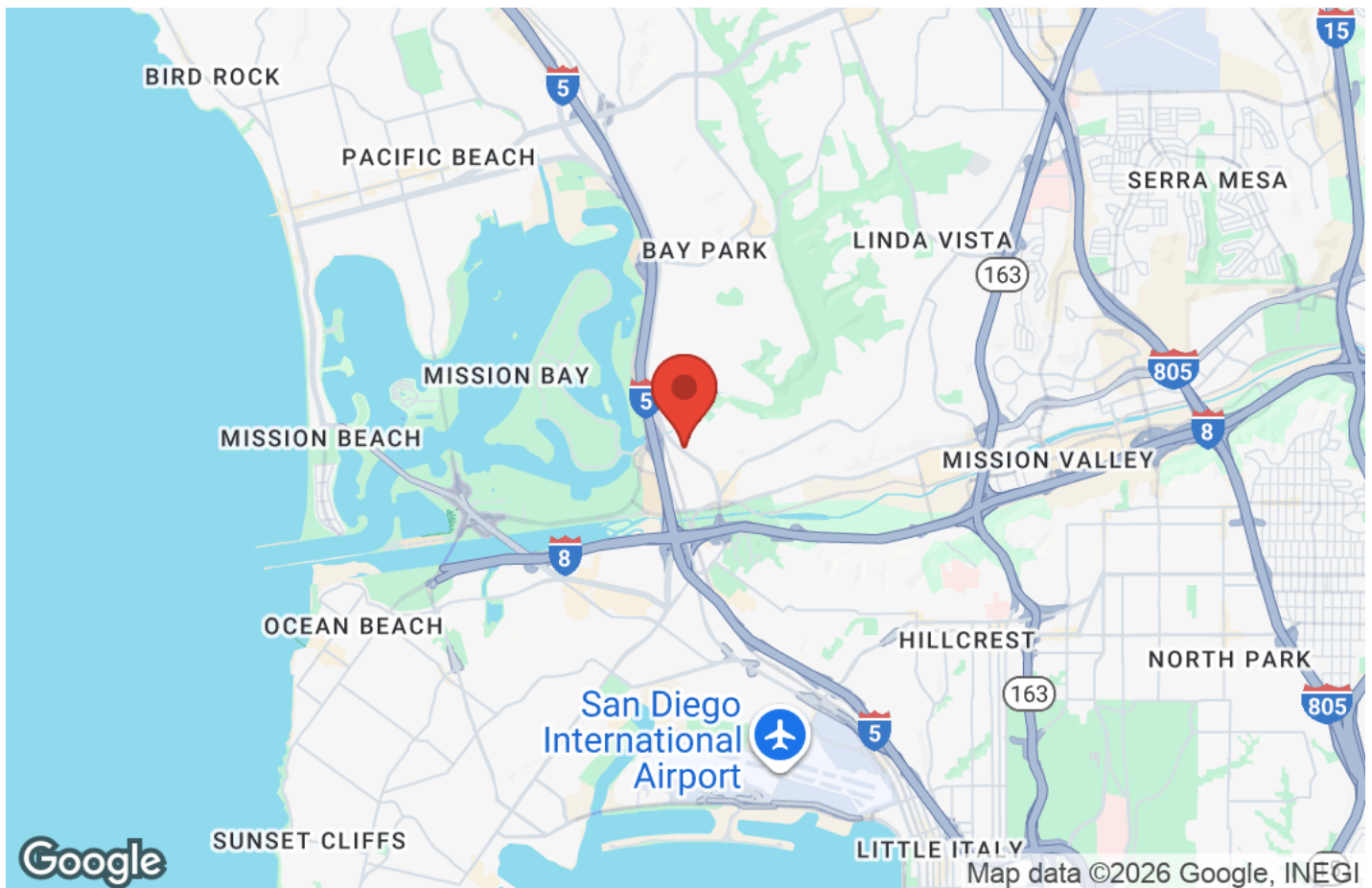
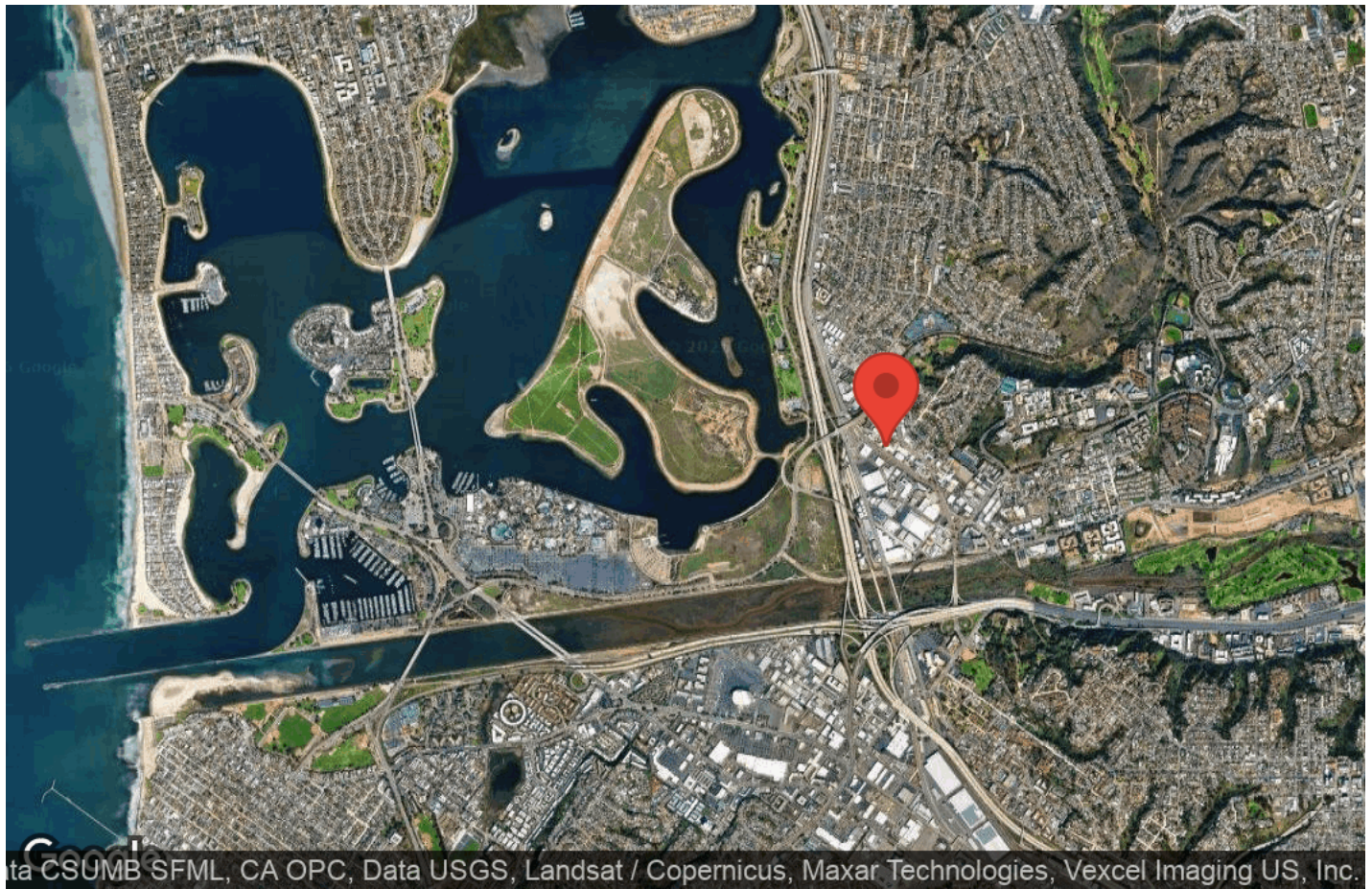


AERIAL MAP

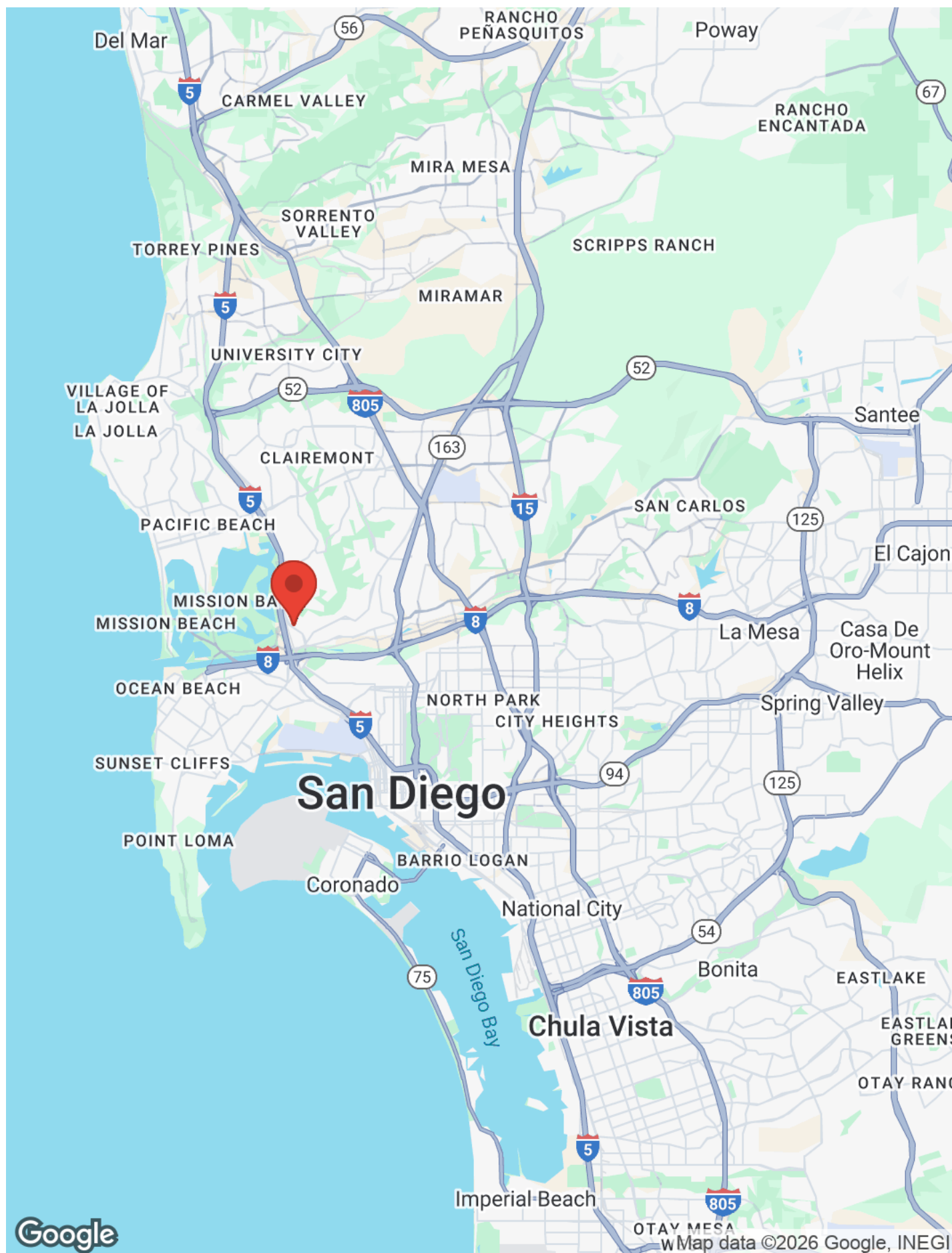


Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

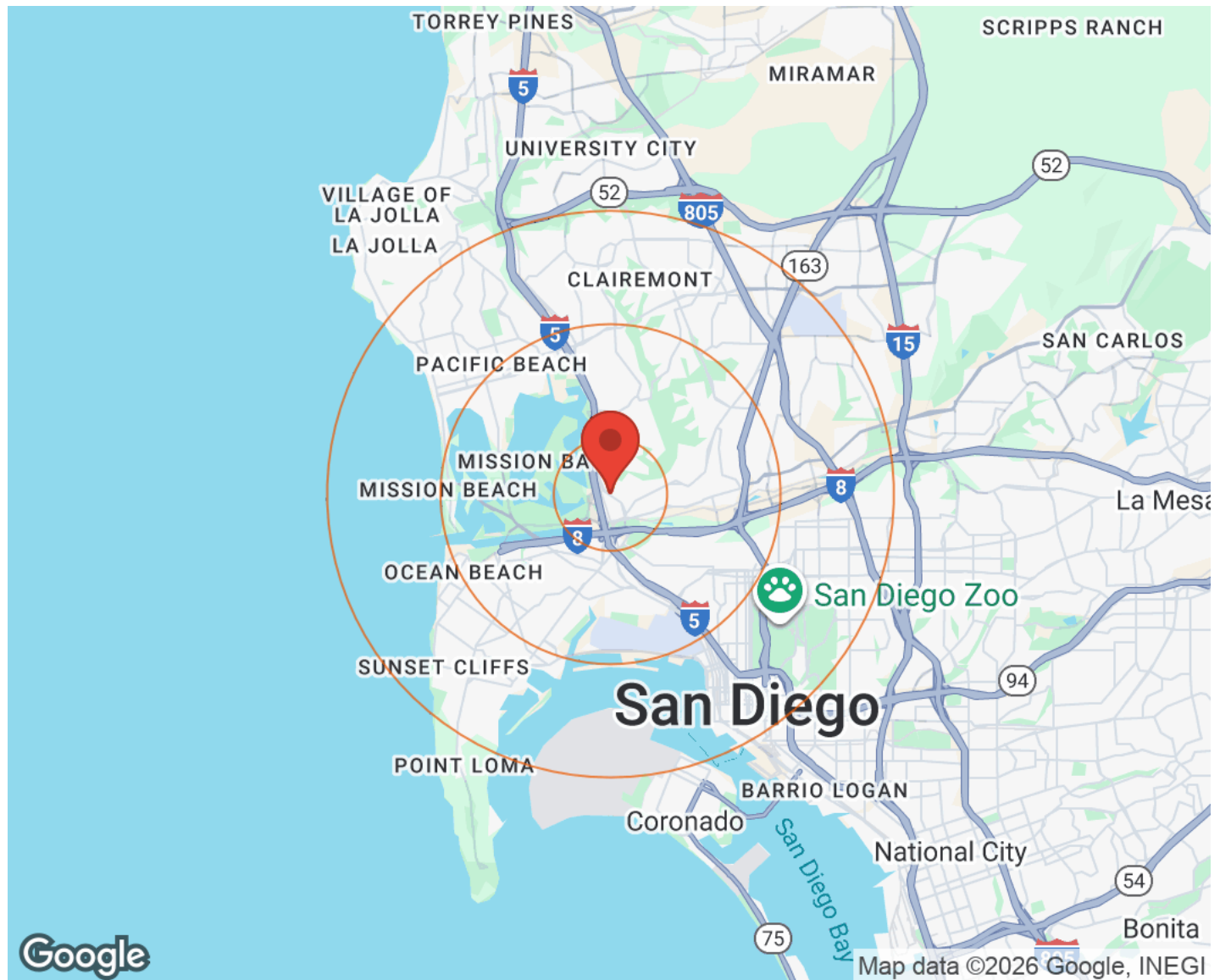
LOCATION MAPS



REGIONAL MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	7,519	80,370	228,678
Female	5,531	70,063	201,676
Total Population	13,049	150,433	430,354

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,284	20,129	53,184
Ages 15-24	2,939	19,538	45,774
Ages 25-54	5,882	71,649	213,229
Ages 55-64	1,173	15,191	46,034
Ages 65+	1,770	23,925	72,133

Income	1 Mile	3 Miles	5 Miles
Median	\$99,925	\$108,625	\$110,436
<\$15,000	608	4,073	13,210
\$15,000-\$24,999	200	2,206	7,054
\$25,000-\$34,999	113	2,727	8,312
\$35,000-\$49,999	266	4,317	13,063
\$50,000-\$74,999	634	7,945	23,715
\$75,000-\$99,999	537	8,683	26,541
\$100,000-\$149,999	1,011	13,566	40,888
\$150,000-\$199,999	526	8,535	27,437
>\$200,000	817	13,554	43,288

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,216	71,562	221,506
Occupied	4,711	65,605	203,507
Owner Occupied	1,909	23,865	72,969
Renter Occupied	2,802	41,740	130,538
Vacant	505	5,957	18,000