

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



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Exclusively Listed by

Christopher Parrino
KW Commercial
Direct: (619) 308-6860
Christopher.Parrino@kwcommercial.com
DRE 01938322

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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



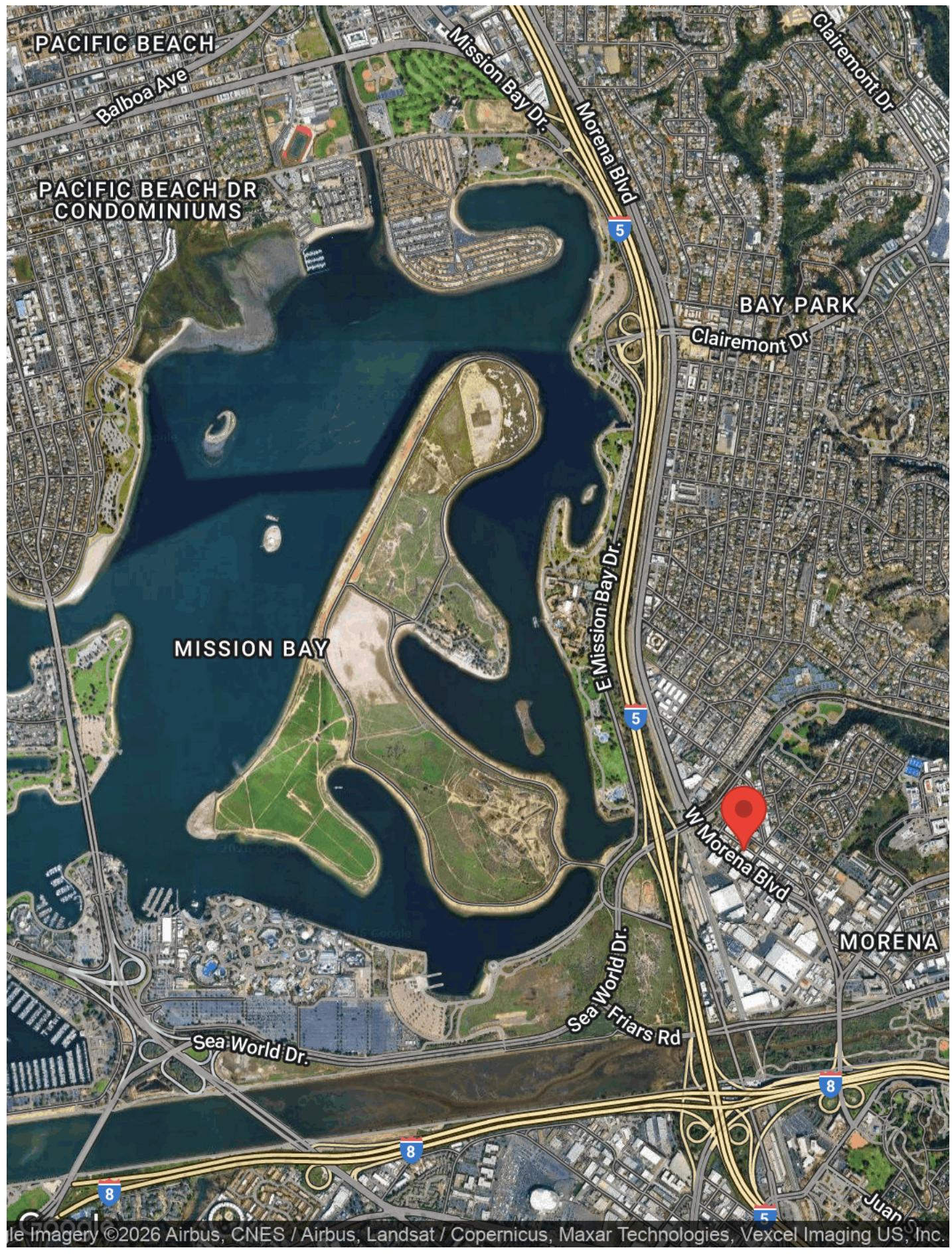
Owner-User Opportunity in the Bay Ho / Morena Corridor

- 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.

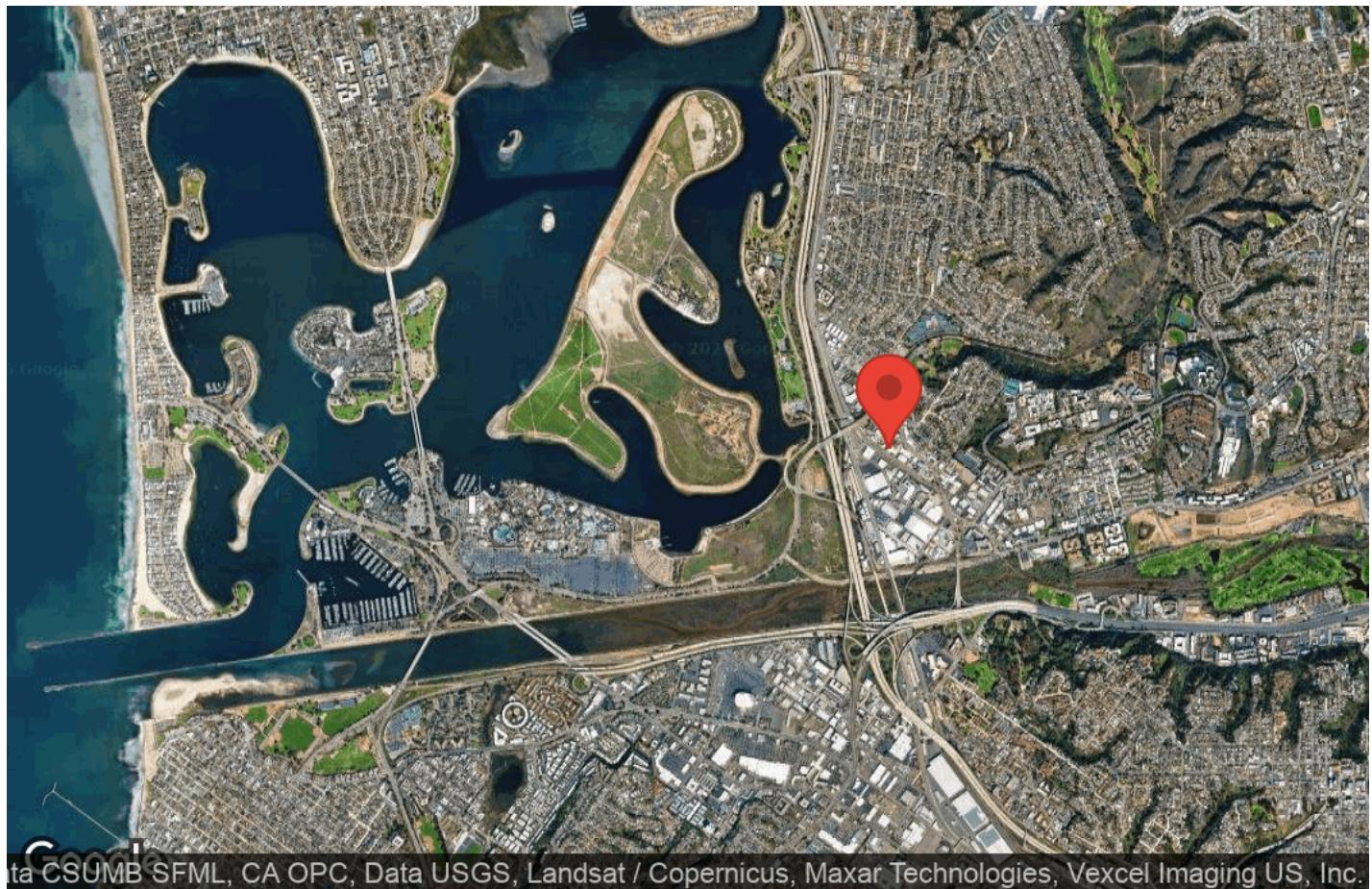
PROPERTY PHOTOS



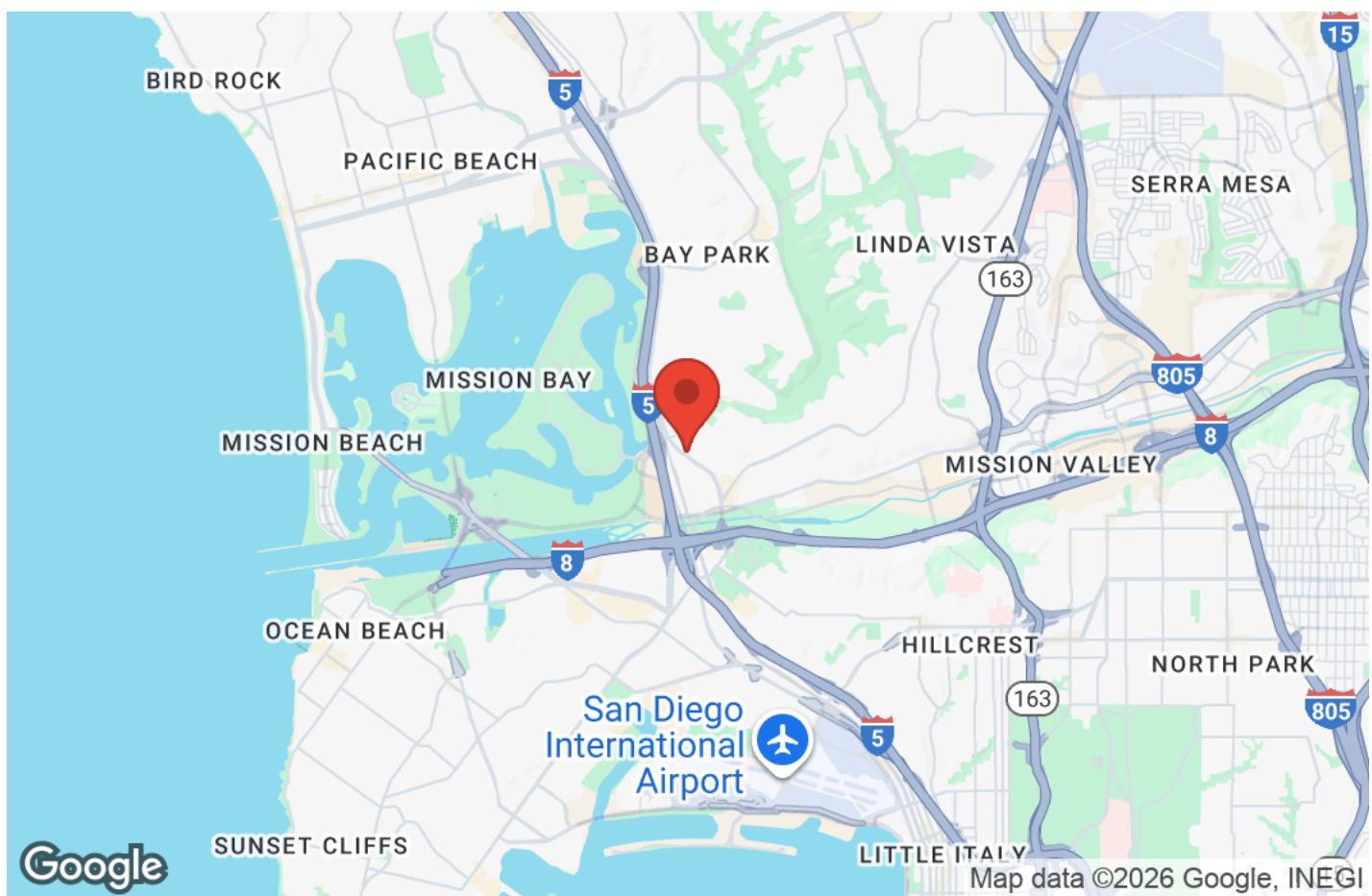
AERIAL MAP



LOCATION MAPS

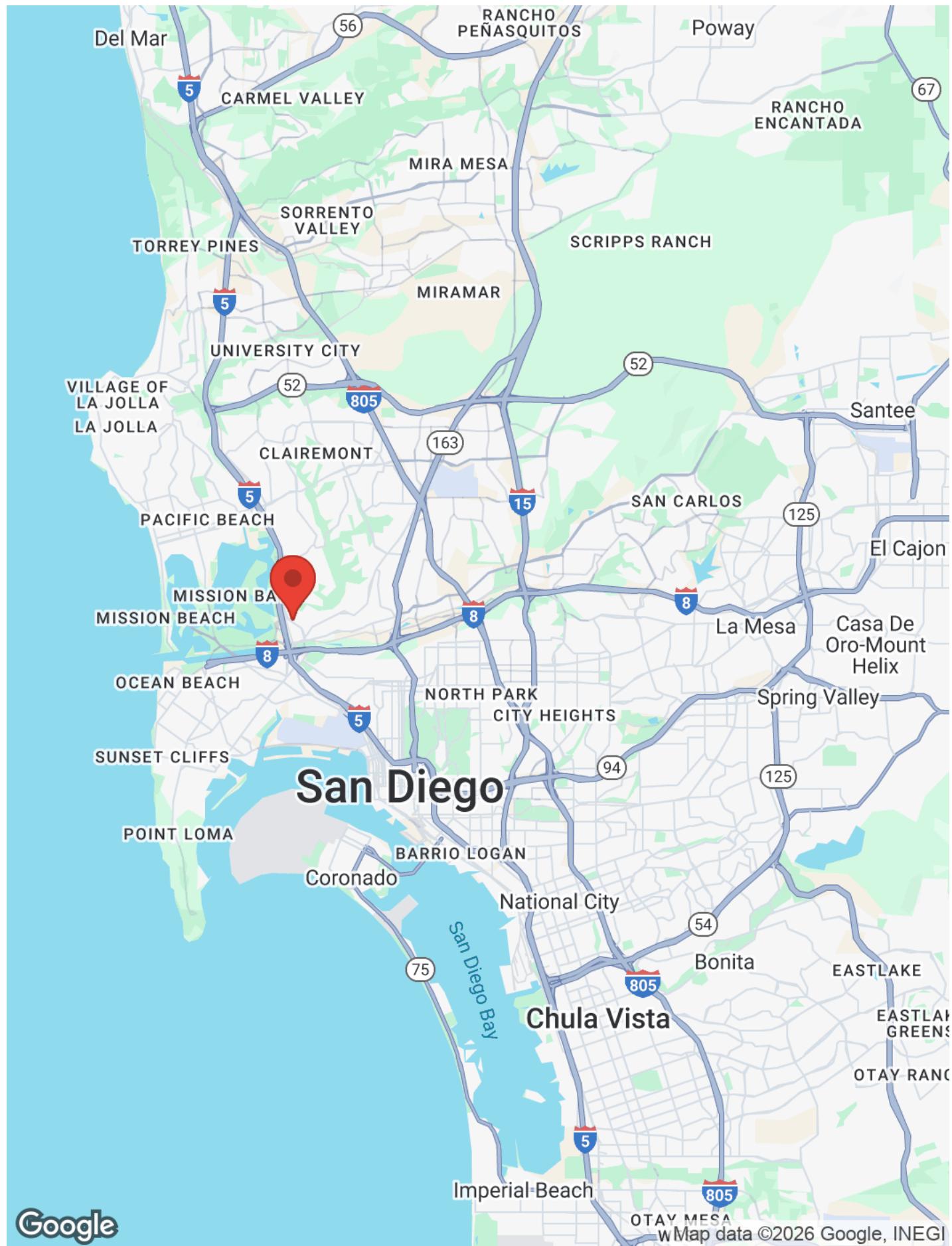


Map data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.



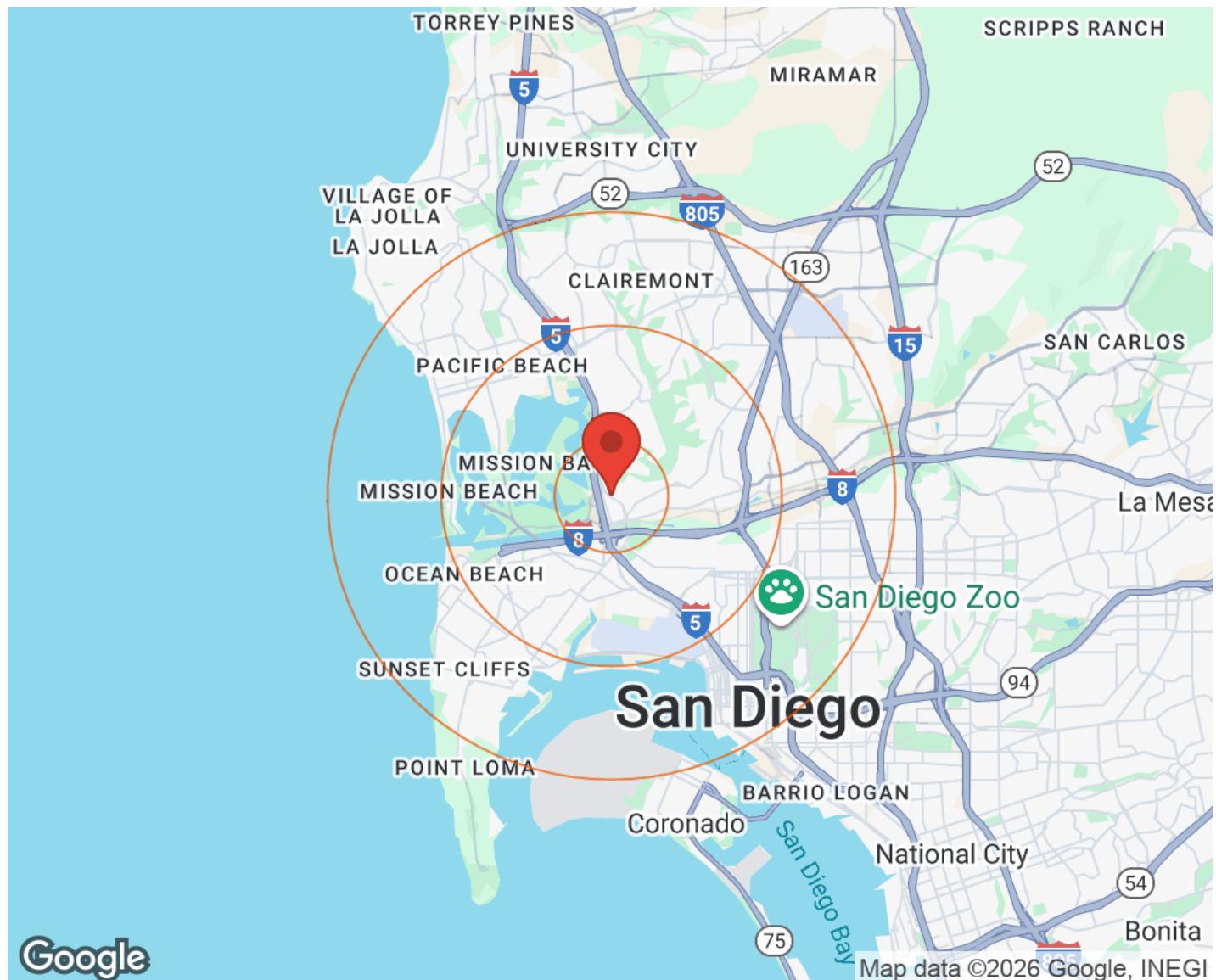
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REGIONAL MAP



Google

DEMOGRAPHICS



Google

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