

±2,350 SF FREESTANDING RETAIL SHOWROOM & WAREHOUSE BUILDING

4521 UNIVERSITY AVE

SAN DIEGO, CA 92105

FOR SALE \$999,999



FREESTANDING COMMERCIAL BUILDING – OWNER/USER OPPORTUNITY

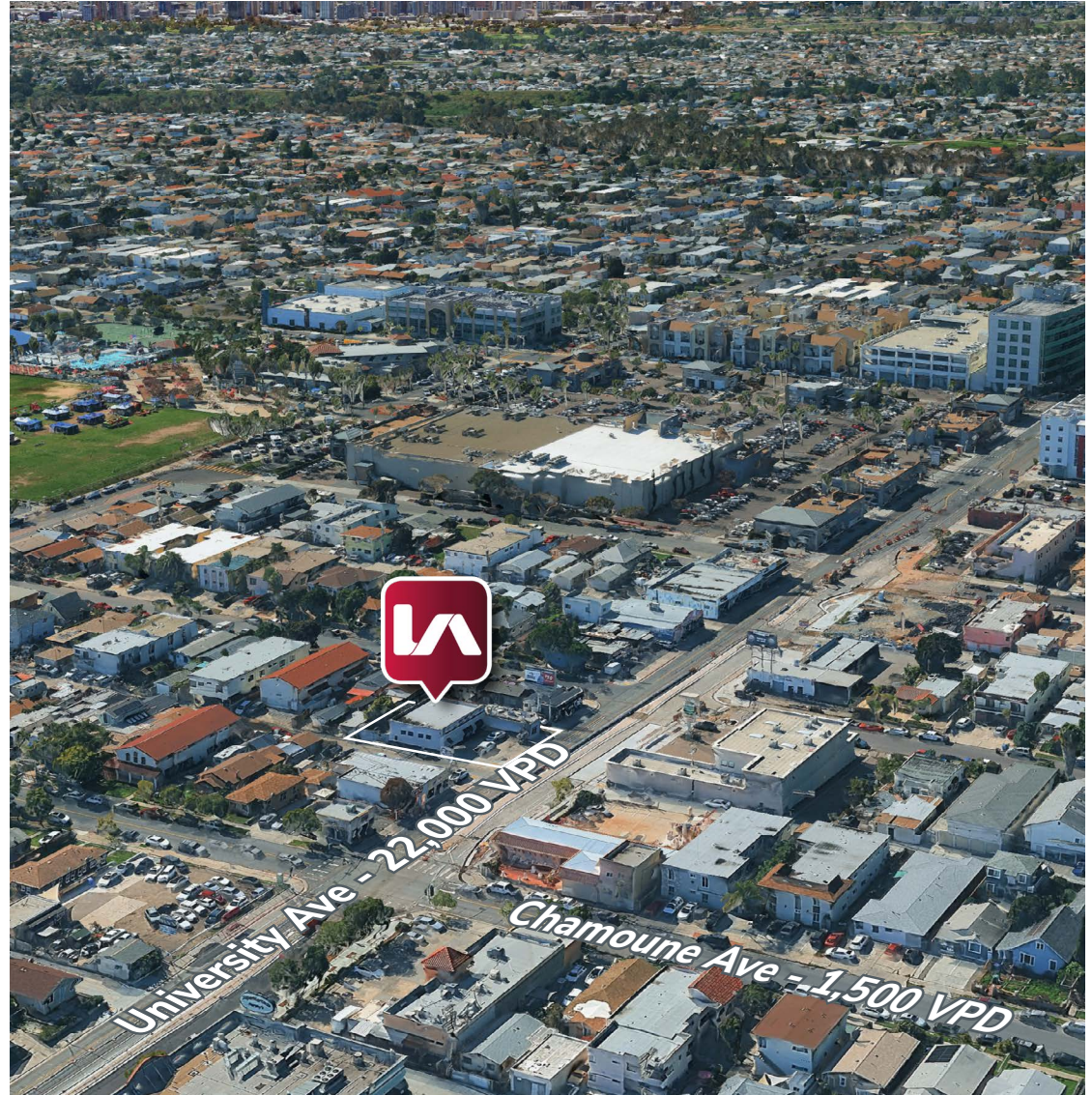
An approximately 2,350 square foot freestanding building situated on an approximately 4,910 square foot lot, offering 50 feet of prominent frontage along University Avenue in Central City Heights.

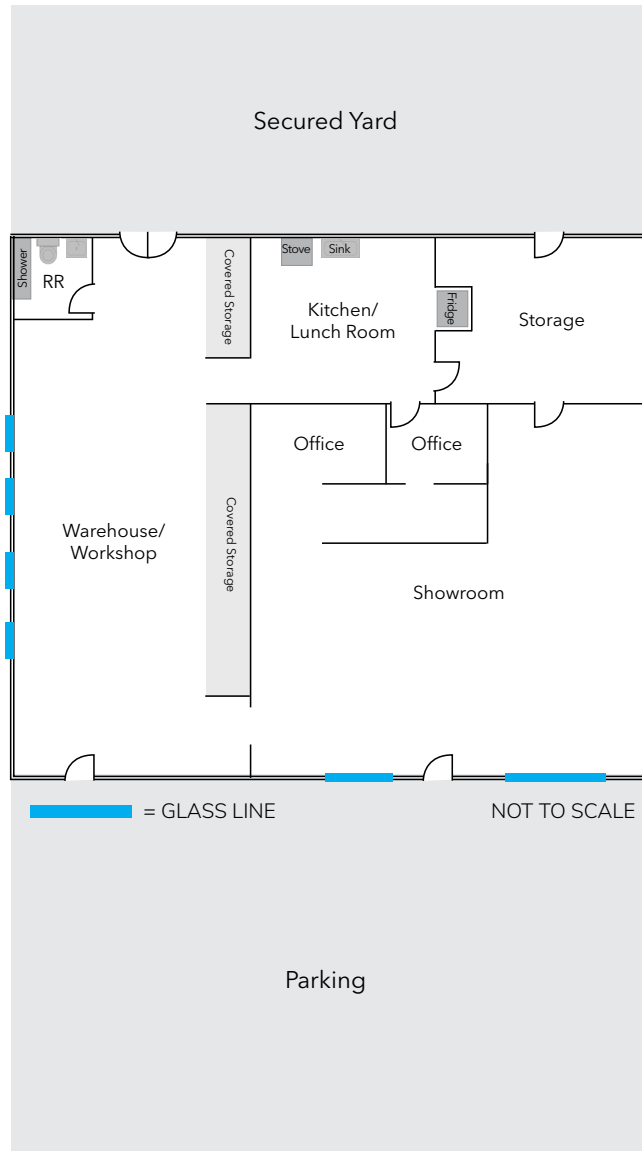
KEY FEATURES:

- Zoned CC-5-4, allowing for a wide variety of commercial and mixed-use applications
- Located within both HUBZone and Opportunity Zone for potential tax and investment incentives
- Off-street parking and secured rear yard
- Prominent pylon signage for maximum visibility
- Approximately 13-foot clear height in warehouse portion
- Average daily traffic counts of 22,000 vehicles
- Strong employment base and demographics
- Convenient access to major freeways and public transportation

IDEAL FOR:

Retail, service, office, or light industrial users seeking a high-exposure location with flexible zoning and long-term growth potential.





University Ave





City Heights

Located in the heart of San Diego, City Heights offers a dynamic and diverse retail environment. With more than 670,000 residents within a five-mile radius and steady growth projected through 2030, the area combines strong population density with rising household counts.

A young, multicultural community—anchored by a median age in the mid-30s and average household incomes exceeding \$100,000—drives demand for a wide range of retail, dining, and service options. The mix of Hispanic, Asian, and White populations creates opportunities for culturally rich retail concepts and destination dining experiences.

With its balance of high traffic, stable growth, and strong spending power, this central San Diego location offers an exceptional opportunity for retailers looking to connect with an energetic, upwardly mobile consumer base.

	1 mile	3 mile	5 mile
Population	56,832	261,317	670,974
Households	20,059	104,279	268,739
Average HH Income	\$88,102	\$116,482	\$124,661
Employees	7,158	76,701	280,407



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