

874 SF Retail Space – Immediately Available For Lease

# STELLA & BLUEWATER APARTMENTS

4304 TWAIN AVENUE, SAN DIEGO CA 92120



**AVAILABLE SF : 874 SF RETAIL SPACE WITH PATIO AREA**  
**ASKING LEASE RATE : \$2.50/SF NNN**

## PROPERTY HIGHLIGHTS

- The subject site is located on the ground floor of Stella and Bluewater Apartments, a 160-unit supported housing development - 100% occupied
- 2,000+ multi-family units within a 0.5-mile radius with an additional 1,029 proposed high-rise multi-family units in the pipeline
- Includes a large outdoor patio area for customer seating
- Retail space is ideal for a coffee shop, bakery, smoothie/ juice bar, or dessert shop
- Landlord is willing to offer tenant attractive terms and a favorable TI package



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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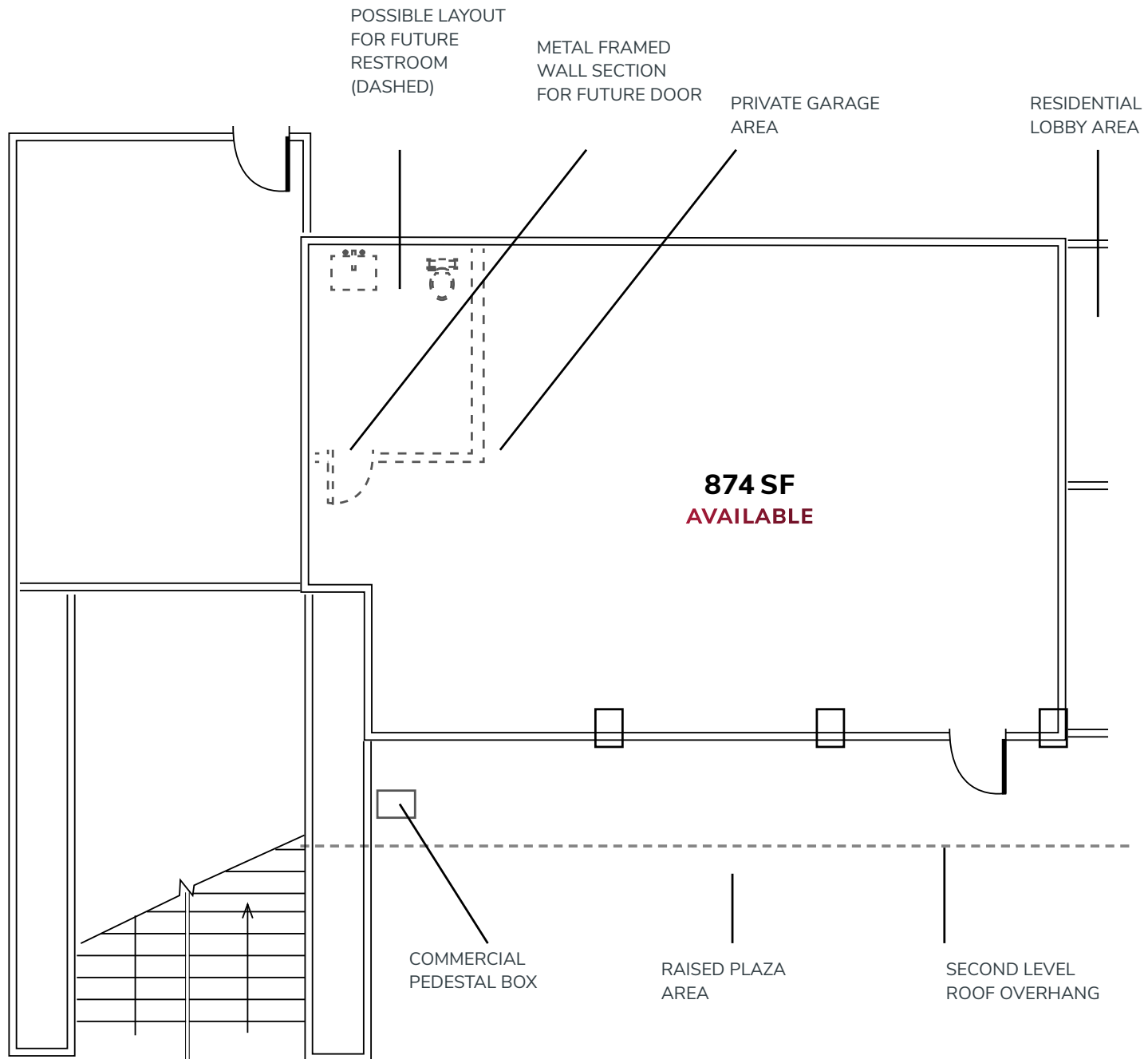
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## FLOOR PLAN





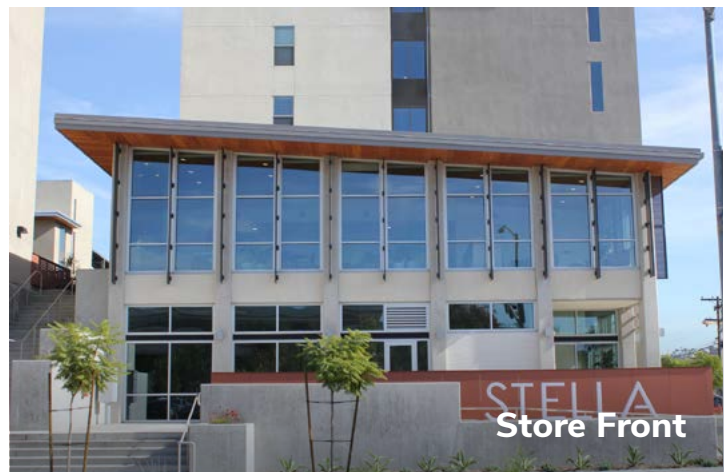
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## GALLERY



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## MISSION VALLEY – AREA OVERVIEW

- Mission Valley, a vibrant submarket in San Diego, offers a dynamic blend of residential, commercial, and recreational spaces. Located centrally, it benefits from excellent connectivity via major highways and public transit, making it a prime location for multifamily developments. The area is known for its mixed-use environments, with numerous modern apartment complexes and luxury condos catering to a diverse demographic.
- Recent years have seen a surge in multifamily projects, driven by increased demand for urban living close to amenities. Notable developments include high-rise apartments with upscale amenities such as rooftop pools, fitness centers, and communal lounges. These developments often feature contemporary designs and sustainable building practices, reflecting a broader trend toward eco-friendly urban living.
- Mission Valley's appeal is enhanced by its proximity to shopping centers like Fashion Valley Mall, top-rated schools, and outdoor spaces including the San Diego Riverwalk. With ongoing infrastructure improvements and a growing job market, the submarket remains a hotspot for real estate investment and residential growth.

## DEMOGRAPHICS

### POPULATION

1 MILE: 18,162  
3 MILE: 216,412  
5 MILE: 473,508

### AVG HH INCOME

1 MILE: \$84,100  
3 MILE: \$72,392  
5 MILE: \$76,930

### HOUSEHOLDS

1 MILE: 9,317  
3 MILE: 84,402  
5 MILE: 190,350



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## AERIAL MAP



**THE HOME DEPOT**  
**Top Visited Location**  
 95th percentile Nationally  
 by Foot Traffic  
 Source: Placer.ai

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