

ATTRACTIVE MIXED-USE INVESTMENT

The Heart of
UNIVERSITY HEIGHTS

FOR SALE



4501-4503 ALABAMA ST
SAN DIEGO, CA 92116

RENOVATED MIXED-USE
INVESTMENT OPPORTUNITY

3 RETAIL UNITS | 2 RESIDENTIAL APARTMENTS



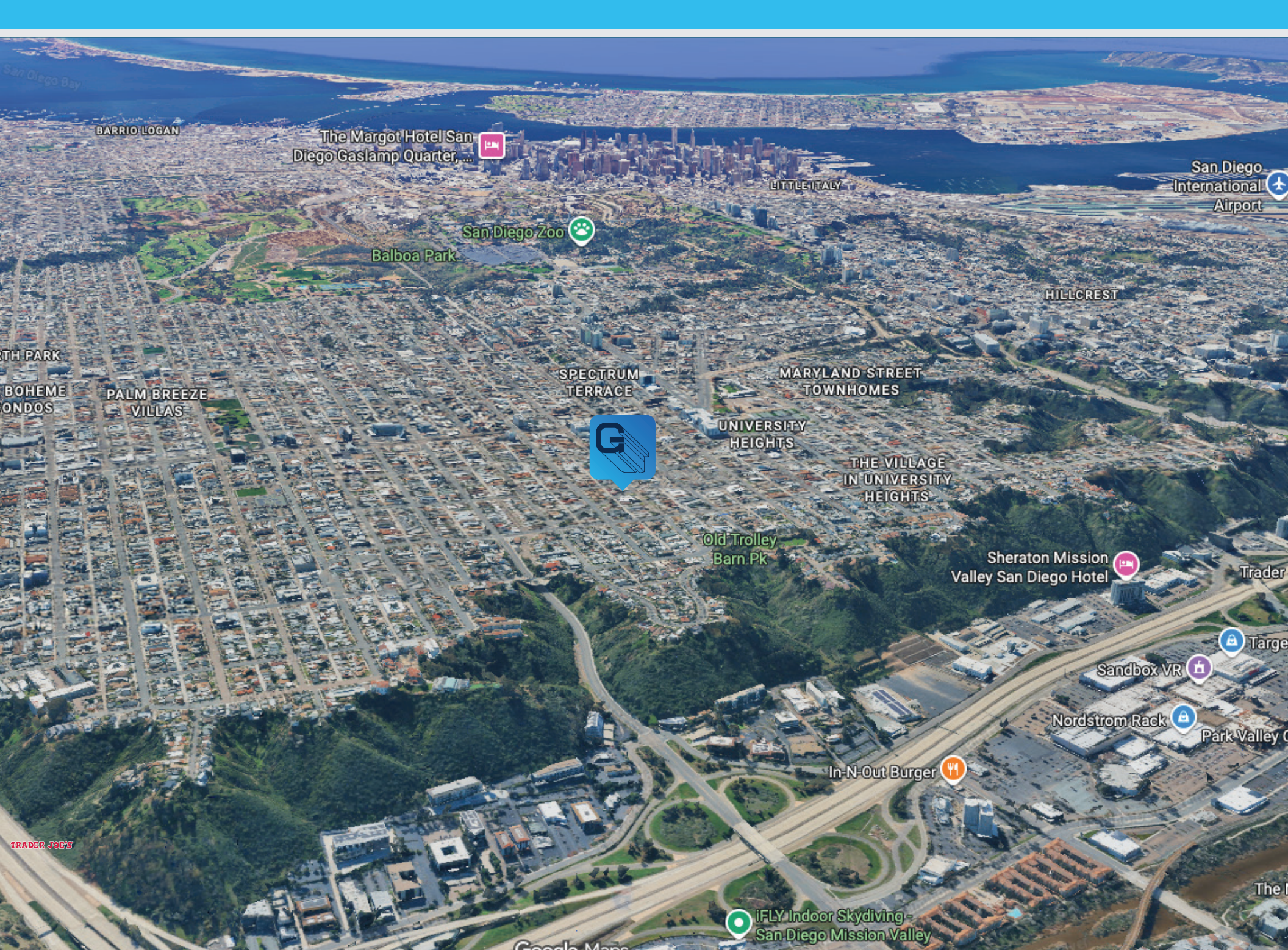
PROPERTY FEATURES:

- Mixed-use investment property located at 4501-4503 Alabama Street in the highly desirable University Heights neighborhood of San Diego.
- 3,299 SF building situated on a 4,299 SF lot, featuring 3 retail units and 2 residential units.
- Residential units consist of two 1-bedroom, 1-bath apartments that have been extensively renovated.
- Recent capital improvements include a new roof (March 2026), replaced gas lines (April 2026), exterior paint, and overall building modernization.
- Apartment upgrades include new kitchens, appliances, flooring, paint, vinyl windows, mini-split HVAC systems, and in-line water heaters.
- Residential units are projected to achieve rents of approximately \$2,500 per month each.
- Additional upside exists through the former Holistic Harmony suite, which is being renovated with new windows and doors.
- Upcoming vacancy of the Dog Groomer space on October 1, 2026 provides a leasing and income growth opportunity.
- Established coffee shop tenant signed a new lease on August 1, 2025, providing stable cash flow.
- Existing coffee shop rent is \$2,700 per month with built-in 5% annual rent increases.
- Prime walkable location near shops, restaurants, and amenities, with easy access to North Park, Normal Heights, Downtown, I-8, SR-163, and I-805.

ASKING/WHISPER PRICE: \$1,900,000

Please Note; Two (2) commercial retail units available for lease. Units may be combined. Great for an owner user or lease out as an investor.

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.



BARRIO LOGAN

The Margot Hotel San
Diego Gaslamp Quarter, ...

LITTLE ITALY

San Diego
International
Airport

San Diego Zoo

Balboa Park

HILLCREST

TH PARK

BOHEME
ONDOS

PALM BREEZE
VILLAS

SPECTRUM
TERRACE

MARYLAND STREET
TOWNHOMES

UNIVERSITY
HEIGHTS

THE VILLAGE
IN UNIVERSITY
HEIGHTS

Old Trolley
Barn Pk

Sheraton Mission
Valley San Diego Hotel

Trader

Target

Sandbox VR

Nordstrom Rack

Park Valley C

In-N-Out Burger

IFLY Indoor Skydiving -
San Diego Mission Valley

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DISCLAIMER & CONFIDENTIALITY AGREEMENT

Gateway Financial hereby advises all prospective purchasers of this investment property as follows:

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Gateway Financial has not and will not verify any of this information, nor has Gateway Financial conducted any investigation regarding these matters. Gateway Financial makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for your thorough due diligence investigation of this property. Gateway Financial expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of the investment property to determine to their satisfaction the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. Returns are not guaranteed; the tenants may fail to pay the lease rent or expenses, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenants' history, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating any replacement tenants if any of the current tenants should default.

This memorandum is not an offer for sale, and not binding on the parties until a definitive written purchase agreement is signed by the parties.

By accepting this Offering Memorandum you agree to release Gateway Financial and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

FOR MORE INFORMATION

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