

4301

MARKET STREET

SAN DIEGO, CA 92102

Voit

REAL ESTATE SERVICES

EXCELLENT GROUND LEASE/INVESTMENT OPPORTUNITY



GROUND LEASE: \$80,000 NNN | SALE PRICE: \$1,500,000

PROPERTY HIGHLIGHTS

- 3 Parcels with 2 structures - 1 commercial structure and 1 house
- Great Location with Direct Access to I-805 on ramp



PROPERTY DESCRIPTION

BUILDING SIZE	±600 SF (Can be demo'd)
LOT SIZE	±12,475 SF
PARKING	7 Spaces (8.33/1,000 SF)
PARCEL NUMBER	547-131-01; 547-131-03; 547-131-21;
ZONING	CN-1-4 (commercial neighborhood)

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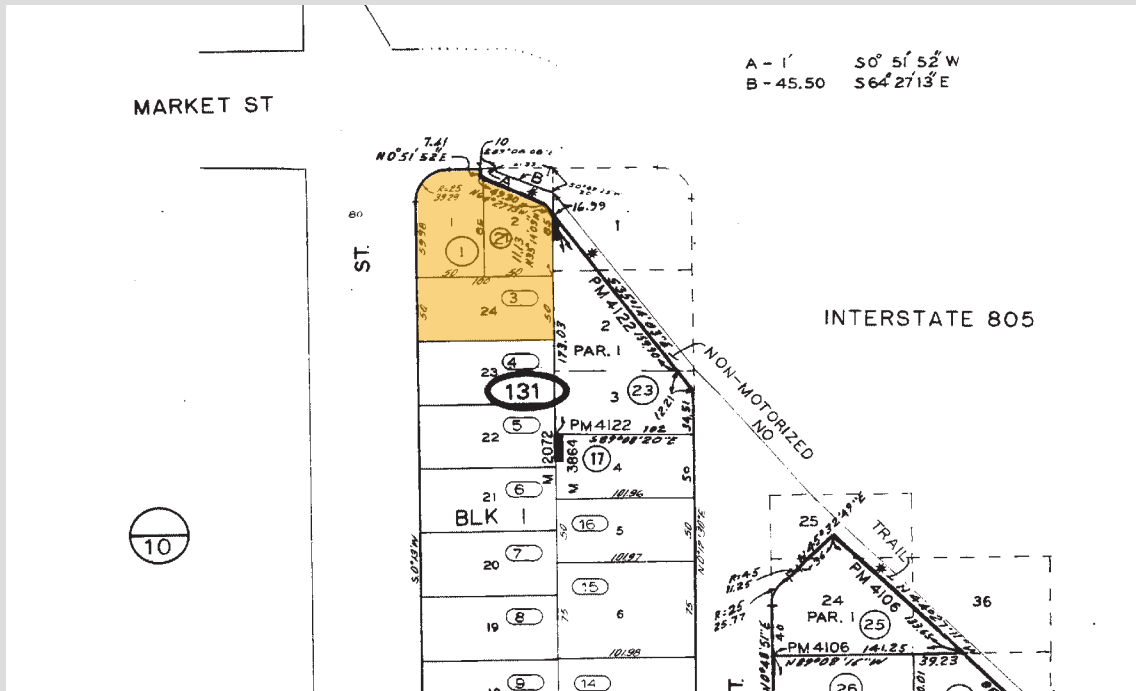
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TRAFFIC COUNT

- Market St & 41st Street 39,320 ADT
- I-805 227,000 ADT
- I-805 & Market Street 251,708 ADT



POPULATION

[UP TO 5 MILES]

- 616,662



NO. OF HOUSEHOLDS

[UP TO 5 MILES]

- 219,775



HOUSEHOLD INCOME

[UP TO 5 MILES]

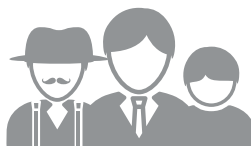
- \$75,874



HOUSEHOLD SIZE

[UP TO 5 MILES]

- 2.60



MEDIAN AGE

[UP TO 5 MILES]

- 36.30



HIGHER EDUCATION

[BACHELOR DEGREE & HIGHER]

- 40.7%

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