

3536-3538 FAIRMOUNT AVENUE • SAN DIEGO, CA 92105



OWNER/USER OPPORTUNITY
CREATIVE RETAIL/COMMERCIAL BUILDING FOR SALE

REX A. HUFFMAN

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Voit

REAL ESTATE SERVICES



3536-3538 FAIRMOUNT AVENUE, SAN DIEGO, CA 92105
PRICE: \$975,000 (\$364/SF)



NORTH BUILDING LOWER LEVEL
±1,883 SF OF BONUS BASEMENT /
WORKSHOP STORAGE SPACE & SOUTH BUILDING
LOWER LEVEL ±489 OF BONUS BASEMENT SPACE



North Bldg: ±1,883 SF & South Bldg: ±807
2 COMMERCIAL / RETAIL BUILDINGS



North Bldg Lower Level ±1,883 SF
OF BONUS BASEMENT / WORKSHOP STORAGE SPACE
South Bldg Lower Level ±489
OF BONUS BASEMENT SPACE



Total: ±2,675 SF (Per Tax Code)
±0.14 LAND ACRES (±6,113 SF)



New Roof, Electrical & Plumbing
COMPLETELY REMODELED Q1 2020



Gated Parking Spaces
ALLEY ACCESS



Roll-Up Loading Door
NORTH BUILDING



Fairmount Street Frontage
LOCATION, LOCATION, LOCATION



2 Electric, 2 Gas and 2 Water Meters
SEPARATELY METERED



CUPD-CU-3-6 Zoning
ALLOWS A WIDE RANGE OF OFFICE USES INCLUDING
MEDICAL & POTENTIAL LIVE / WORK SPACE



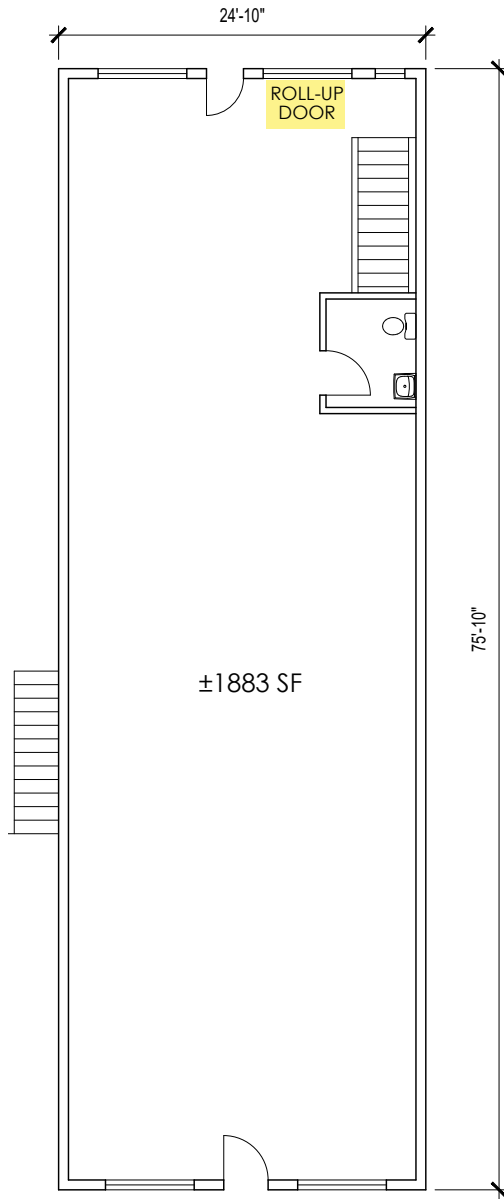
New **CREATIVE** improvements

Building **SIGNAGE** Available

GATED PARKING SPACES and
alley access with rear **ROLL-UP
LOADING DOOR**

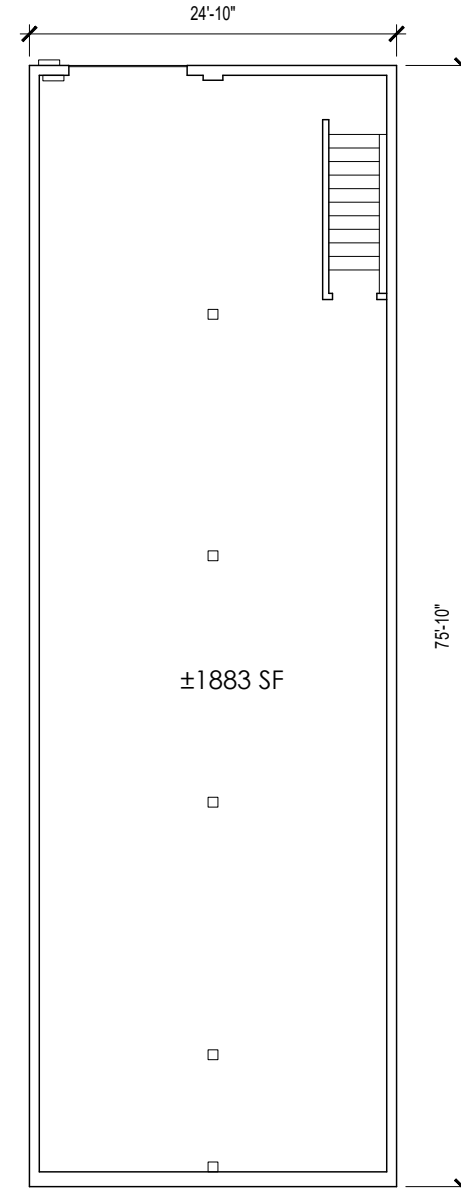


NORTH BUILDING
STREET LEVEL: ±1,883 SF



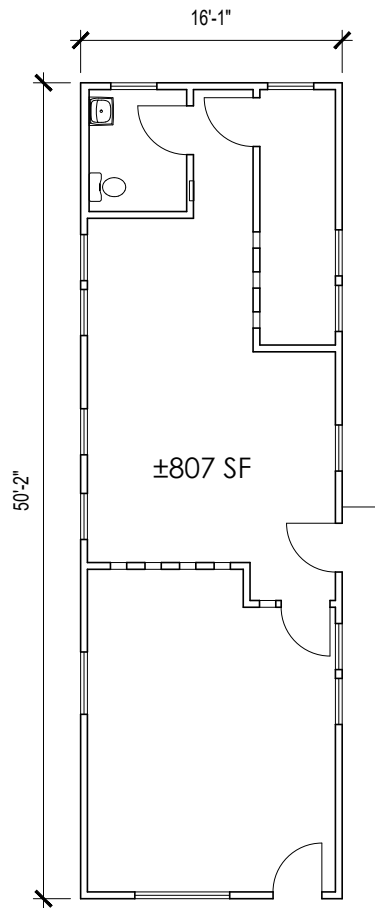
3538 FAIRMOUNT AVENUE

NORTH BUILDING BONUS BASEMENT
LOWER LEVEL: ±1,883 SF



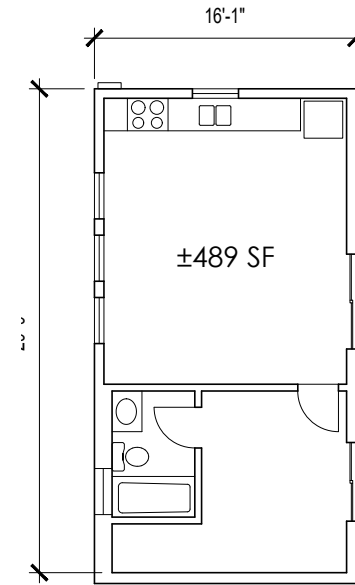
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SOUTH BUILDING
STREET LEVEL: ±807 SF



3536 FAIRMOUNT AVENUE

SOUTH BUILDING BONUS BASEMENT
LOWER LEVEL: ±489 SF



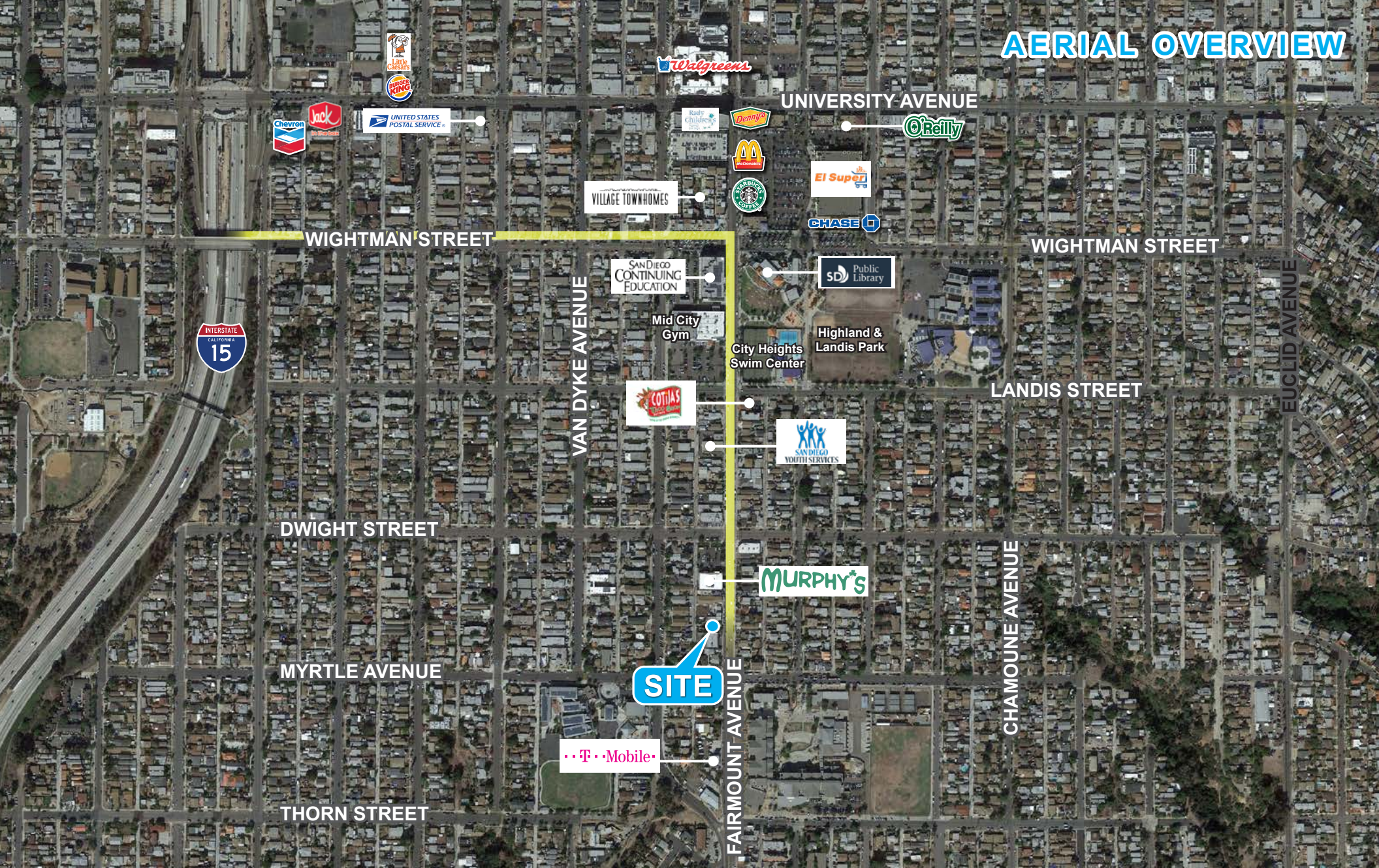
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LOADING DOOR

ALLEY ACCESS

AERIAL OVERVIEW



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TOURING GUIDELINES