

4730
SAN DIEGO, CA 92109

**MISSION BAY
DRIVE**

Voit
REAL ESTATE SERVICES



4730 MISSION
BAY DRIVE



MISSION BAY DRIVE - 41,000 ADT

GARNET AVENUE - 62,418 ADT



20,000 ADT

FOR SALE OR LEASE - EXCELLENT RETAIL/OFFICE OPPORTUNITY



SALE PRICE: \$2,695,000

GROUND LEASE: \$150,000 ANNUALLY

PROPERTY DESCRIPTION

- Rare Owner-User Opportunity
- Excellent Parking in the Rear
- Potential Drive Thru Opportunity with 10 car stacking plan
- Excellent Location with Direct Access to I-5

BUILDING SIZE

±8,000 square feet

LOT SIZE

±13,967 square feet

ZONING

Commercial, San Diego

APN:

417-250-06

KIPP GSTETTENBAUER, CCIM

Senior Vice President
858.458.3345 [Direct]
kipp@voitco.com
Lic. #01405420

RYAN KING, CCIM

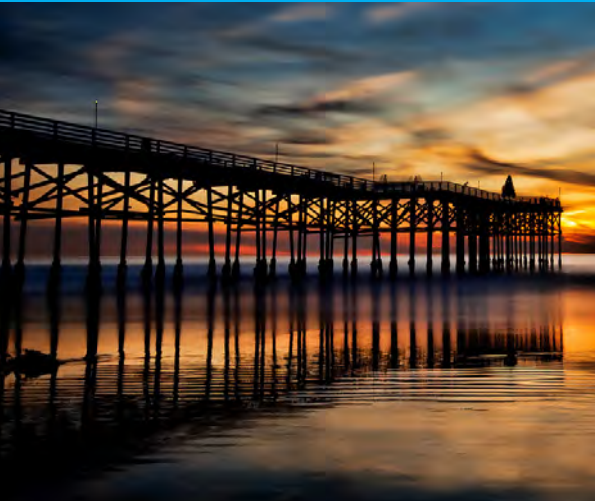
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4747 Executive Dr., Ste 800 | San Diego, CA 92121
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TRAFFIC COUNT

- Mission Bay Drive 41,000 ADT
- Garnet Avenue 62,418 ADT
- Interstate 5 200,000 ADT



POPULATION

[UP TO 5 MILES]

- 350,338



NO. OF HOUSEHOLDS

[UP TO 5 MILES]

- 147,500



HOUSEHOLD INCOME

[UP TO 5 MILES]

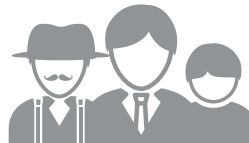
- \$98,334



HOUSEHOLD SIZE

[UP TO 5 MILES]

- 2.20



MEDIAN AGE

[UP TO 5 MILES]

- 37.70



HIGHER EDUCATION

[BACHELOR DEGREE & HIGHER]

- 71.7%

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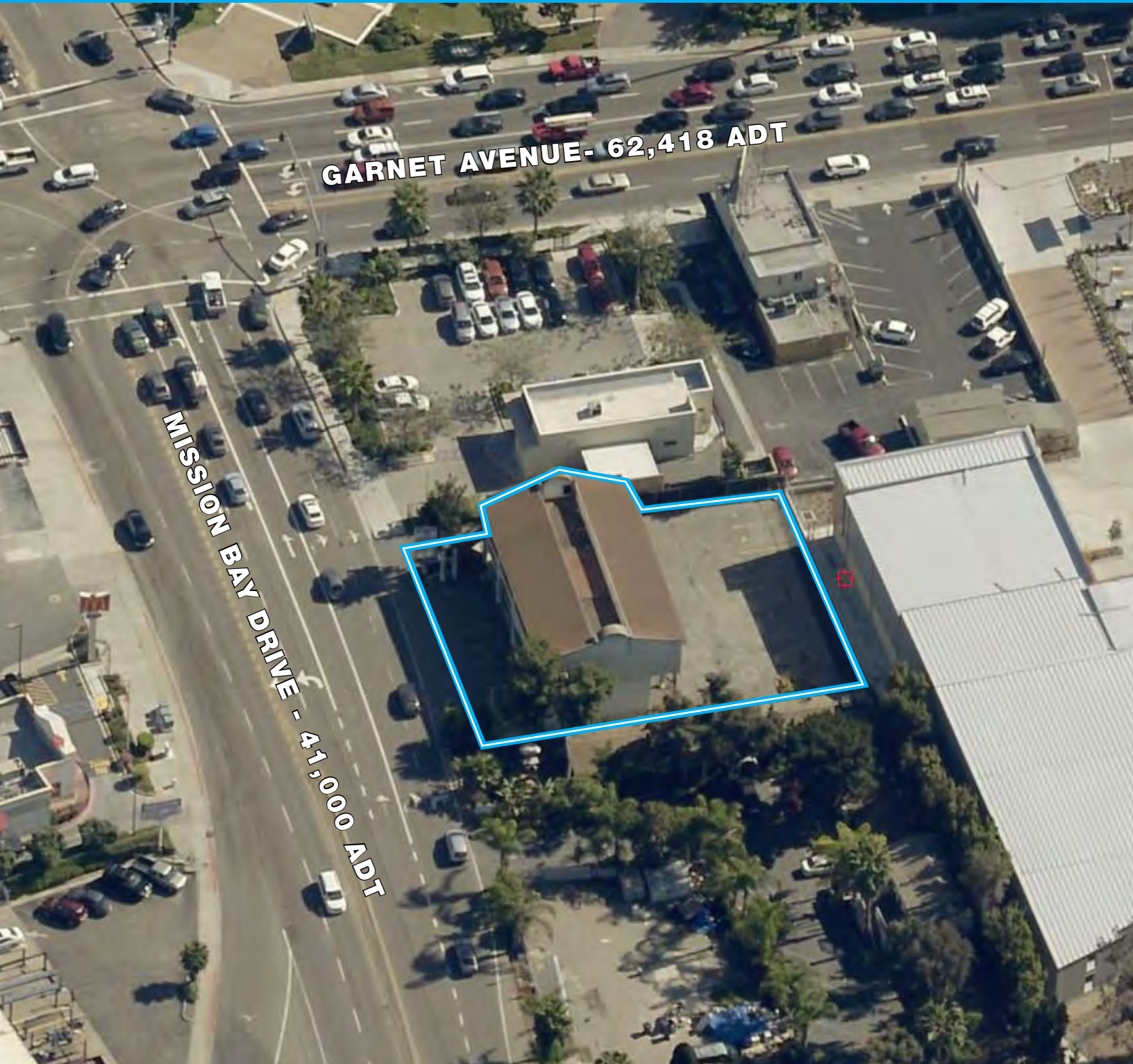
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