

# RELIGIOUS/EDUCATIONAL PROPERTY FOR SALE

**23,000± SF ON 1.27± ACRES**

**FOUNDRY**  
COMMERCIAL



## THREE PROPERTY PORTFOLIO

**4463 COLLEGE AVE.- SAN DIEGO, CA 92115**

### PROPERTY FEATURES

- 23,000± Total SF
- 250± Sanctuary Seating
- 34± Parking Spaces
- 1.27± acres
- 5 Buildings
- Zoning RS 1-7 Special/Miscellaneous
- Parcel ID
  - 473-010-24-00
  - 473-010-25-00
  - 473-010-26-00
  - 473-030-07-00



For more information, please contact:

**CHRIS BURY**

Partner  
949.939.6238  
chris.bury@foundrycommercial.com  
Broker: 01470578

**CHARLIE HOWARTH**

Broker  
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26522 La Alameda Suite 280

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Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

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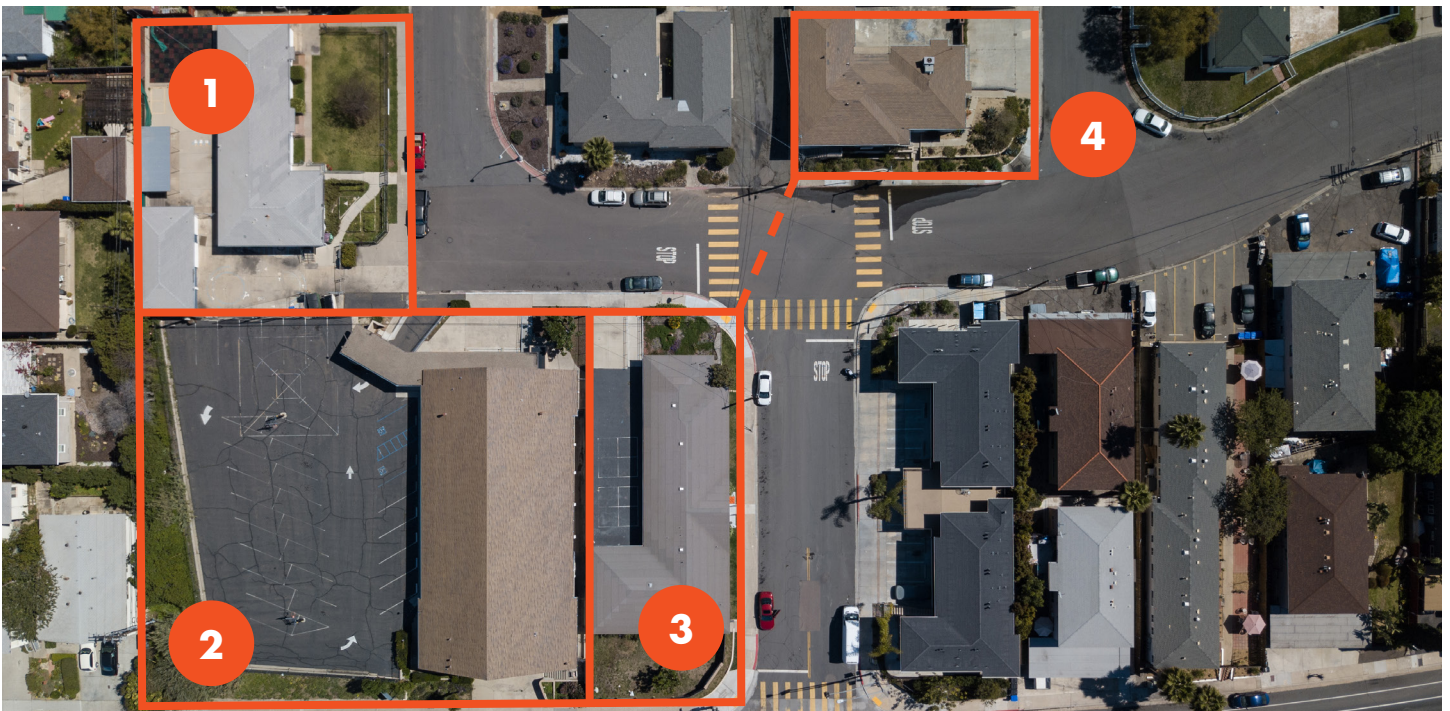


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## PROPERTY BREAKDOWN

1	6112 Lorca Dr	APN: 473-010-26-00	EDUCATION BUILDING
2	4463 College Ave	APN: 473-010-25-00	SANCTUARY/FELLOWSHIP/PARKING
3	6104 Adelaide Ave	APN: 473-010-24-00	EDUCATION BUILDING
4	6126 Adelaide Ave	APN: 473-030-07-00	EDUCATION BUILDING



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This multi-property portfolio is perfectly tailored to a growing church or school, and also offers an opportunity for a range of developers.

The site has high-visibility on a major transit corridor within close proximity to a growing State University, public transit, and retail amenities.

1.1 MILES TO MTS GREEN LINE STATION



1.5 MILES TO SAN DIEGO STATE UNIVERSITY



6 MILES TO DOWNTOWN SAN DIEGO



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## PROPERTY PHOTOS



SANCTUARY



EDUCATION BUILDING



ADDTL. EDUCATION

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CLASSROOM



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FELLOWSHIP HALL



6126 ADELAIDE AVE



6112 LORCA AVE

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## PROPERTY PHOTOS



PROPERTY PROFILE



VIEW FROM INTERSECTION



MAIN ENTRANCE

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