

# Coastal Investment Sale

4448-4450 LAMONT STREET | SAN DIEGO, CALIFORNIA



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**C O N F I D E N T I A L I T Y   A G R E E M E N T**

Retail Insite (hereinafter "RI") has been retained as the exclusive advisor and broker regarding the sale of the property at 4448-4450 Lamont Street, San Diego, California.

This Offering has been prepared by RI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by RI, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by RI or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, RI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and RI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing

**4 4 4 8 - 4 4 5 0   L A M O N T   S T R E E T   |   S A N   D I E G O ,   C A L I F O R N I A**

this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. RI is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or RI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or RI, and (v) to return it to RI immediately upon request of RI or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

**D I S C L A I M E R**

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Property Highlights

4448-4450 LAMONT ST  
SAN DIEGO, CALIFORNIA

Price:	\$3,100,000
Gross Income: (2023)	\$150,222.84
Price/SF (Bldg):	± \$562 PSF
Price PSF (Land):	± \$248 PSF
4448 Lamont: Top Care Auto	± 3,819 SF Lease Expires 11/30/2025
4450 Lamont: PB Water	± 1,700 SF Lease Expires 11/30/2025
Lot Size:	12,505 SF
APN:	424-031-19-00
Zoning:	CC-4-2

\*Contact broker for rent roll and expenses

ABOUT THE AREA

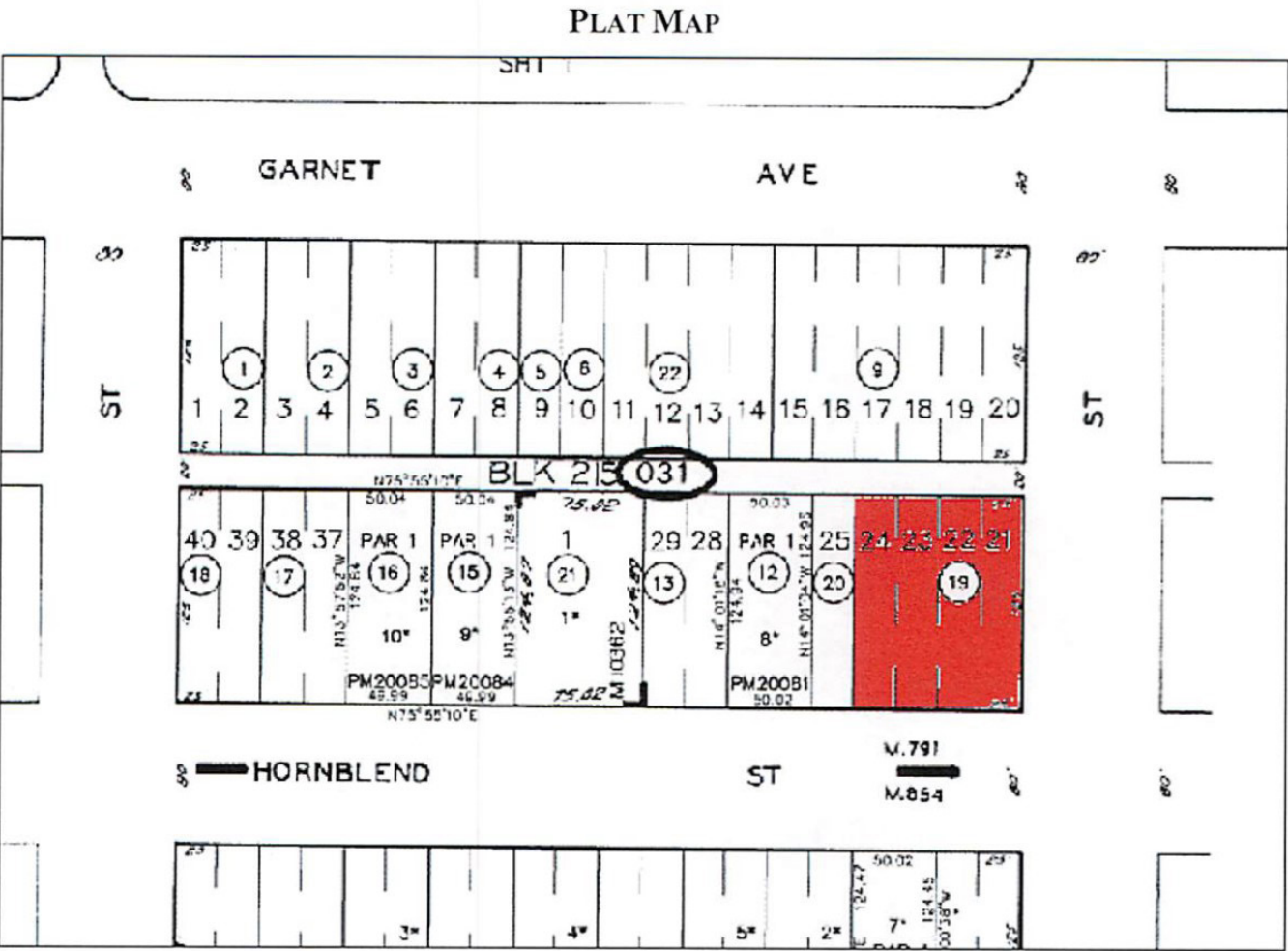
Pacific Beach has long been a desirable neighborhood in San Diego for commercial investment and development. With its prime beachside location, thriving nightlife scene and year-round festivals, Pacific Beach offers an ideal mix of quality of life and business opportunities. With the increase in demand for housing and business venture, Pacific Beach has seen a rise in the number of new developments and construction projects. The market has recognized the immense potential, leading to a renovation trend in many of the area’s older commercial properties.

The dynamic site characteristics lend themselves well to a wide range of commercial uses and development strategies. The subject property offers a unique opportunity to control a piece of generational, coastal real estate in Pacific Beach.



AUTOMOTIVE SERVICE & RETAIL PROPERTY

LAND DESCRIPTION AND ANALYSIS



Recent Sale Comps



2724 Garnet Ave, San Diego, CA

Building SF: 3,316 SF  
Land SF: 27,878 SF  
Sale Price: \$5,600,000.00  
Building \$/SF: \$1,688.72  
Land \$/SF: \$200.87  
Sale Date: 12/28/22



5005-5019 Cass St, San Diego, CA 92019

Building SF: 5,448 SF  
Land SF: 6,098 SF  
Sale Price: \$3,025,090.00  
Building \$/SF: \$555.27  
Land \$/SF: \$496.07  
Sale Date: 7/19/2022



970 Turquoise St, San Diego, CA 92109

Building SF: 2,868 SF  
Land SF: 7,341 SF  
Sale Price: \$2,100,000.00  
Building \$/SF: \$732.22  
Land \$/SF: \$283.59  
Sale Date: 2/1/2023

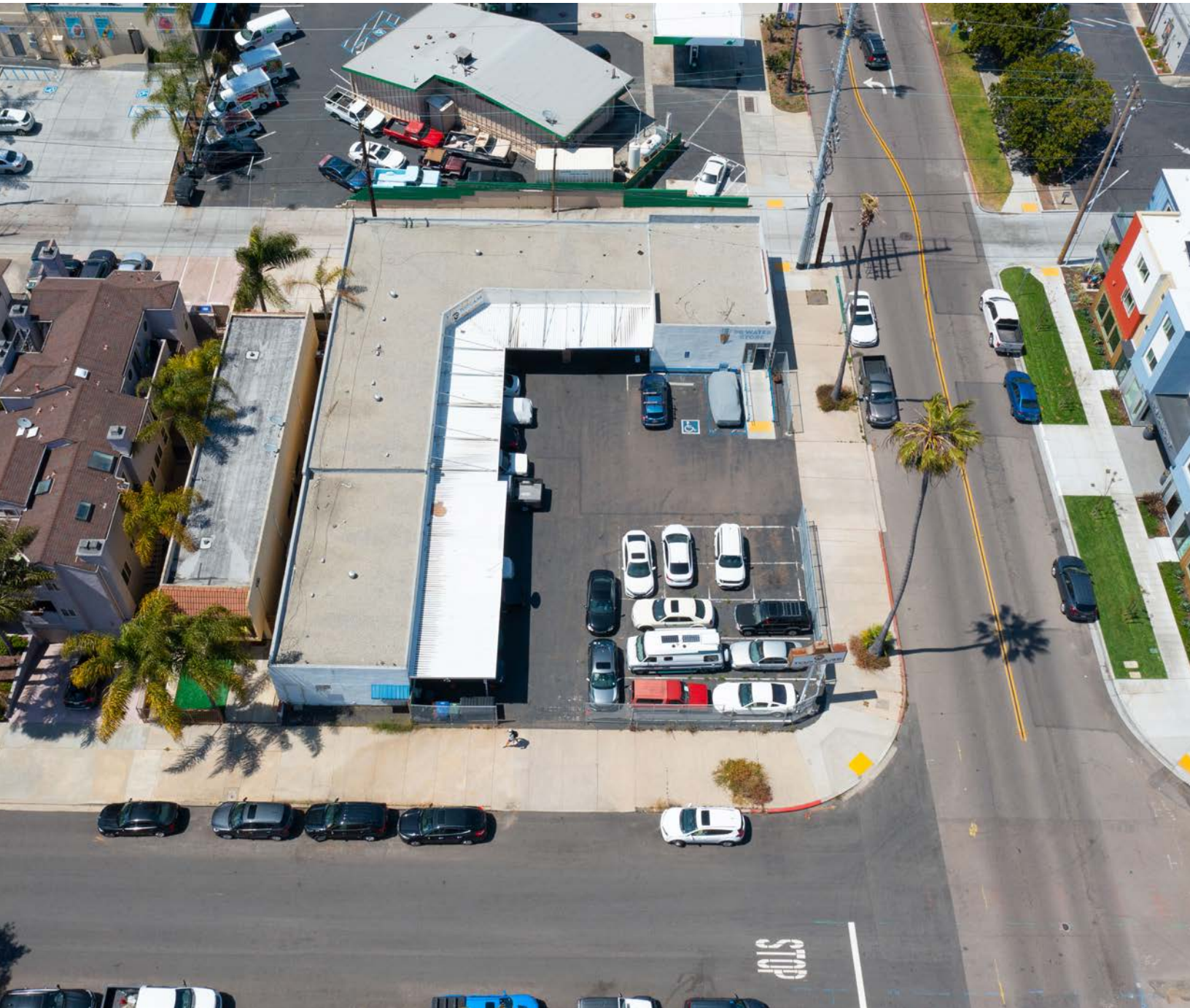


5220 Cass St, San Diego, CA 92109

Building SF: 3,420 SF  
Land SF: 11,326 SF  
Sale Price: \$2,500,000.00  
Building \$/SF: \$730.99  
Land \$/SF: \$220.74  
Sale Date: 11/15/2021



## Property Photos



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