

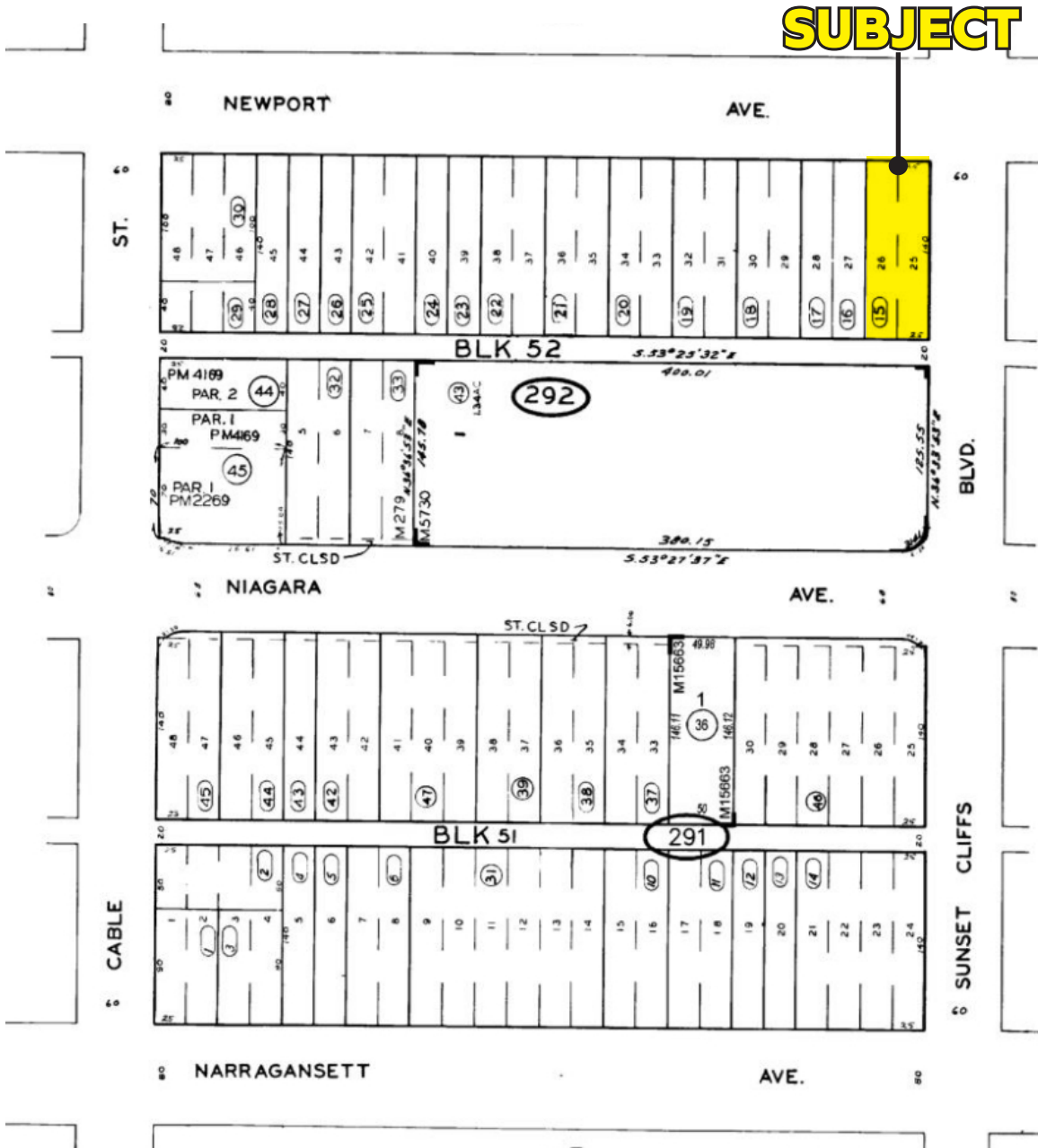
Ocean Beach 4805 Newport Ave San Diego, CA 92107

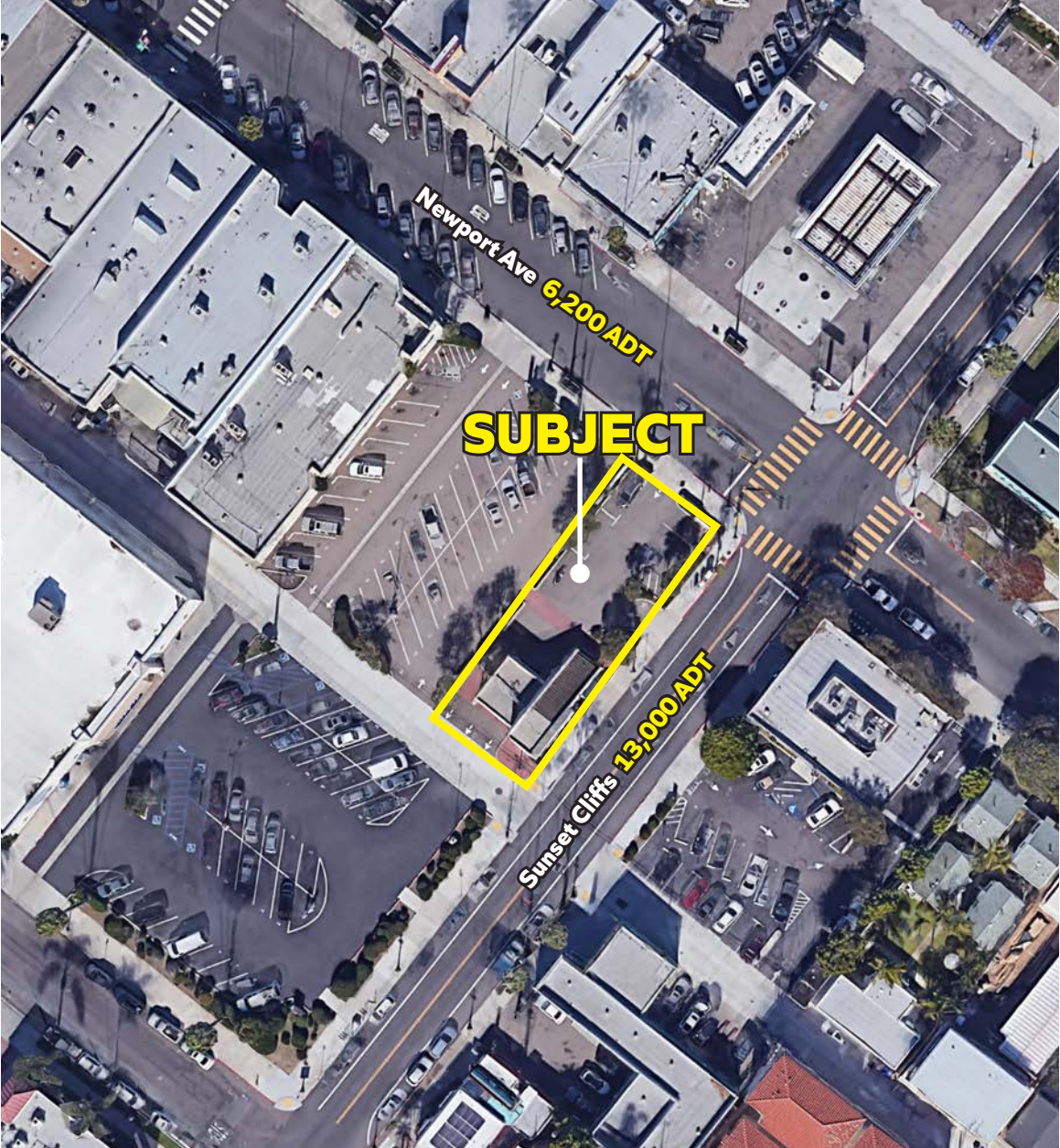
FOR SALE. HIGH VISIBILITY PAD BUILDING
AVAILABLE IN THE HEART OF OCEAN BEACH

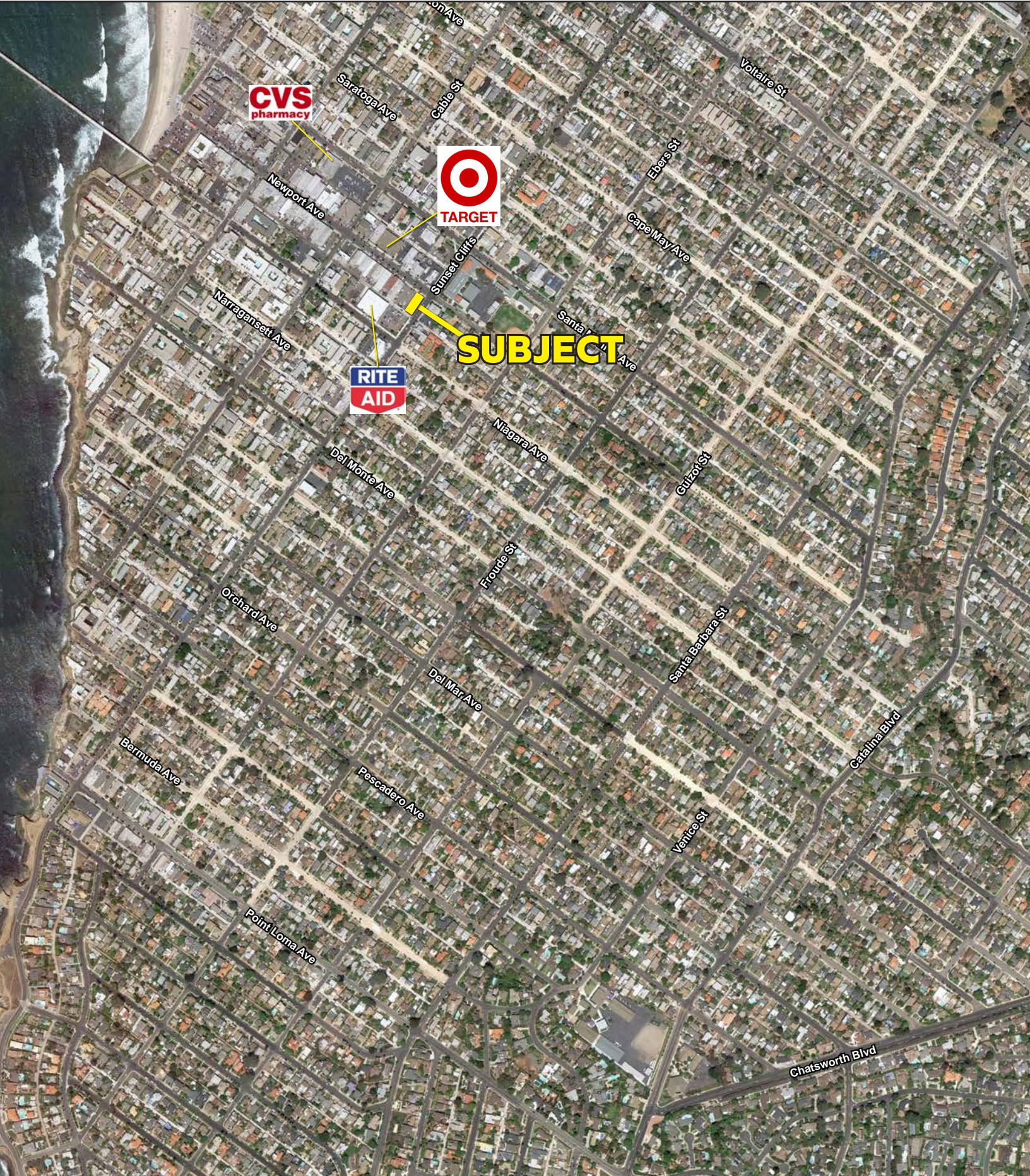


Property Features.

- + Sale Price: \$1,360,000
- + Unique opportunity to own a great property in Ocean Beach
- + Parcel size is approx. 7,237 SF
- + Access to Newport Ave, Sunset Cliffs Blvd, and alley
- + Prime location on the retail corridor of Ocean Beach
- + Current US Bank location
- + Please do not disturb tenant







CVS
pharmacy

TARGET

RITE
AID

SUBJECT

Saratoga Ave

Cable St

Voltaire St

Newport Ave

Ebere St

Capo May Ave

Narragansett Ave

Sunset Cliffs

Santa Lucia Ave

Niagara Ave

Guizot St

Del Monte Ave

Froude St

Santa Barbara St

Orchard Ave

Del Mar Ave

Catalina Blvd

Bermuda Ave

Pescadero Ave

Venice St

Point Loma Ave

Chatsworth Blvd



4805 Newport Ave, San Diego, CA 92107



POPULATION

	1 mile	3 miles	5 miles
Total Population	21,195	68,398	182,376
Projected Population (2022)	21,376	69,204	188,375



HOUSING

Total Households	10,668	28,881	80,972
Projected Total Households (2022)	10,732	29,135	83,918



INCOME

Median Household Income	\$83,578	\$86,072	\$86,509
Average Household Income	\$109,333	\$120,271	\$118,150
Per Capita Income	\$54,106	\$51,763	\$54,240
Median Disposable Income	\$65,681	\$68,138	\$68,173
Average Disposable Income	\$80,569	\$86,059	\$84,905



DAYTIME DEMOS

Total Daytime Population	17,045	83,966	208,049
Daytime Population Workers	8,609	52,805	130,383
Daytime Population Residents	8,436	31,161	77,666



RACE & ETHNICITY

White	18,313 86.40%	55,935 81.78%	144,402 79.18%
Black or African American	296 1.40%	2,342 3.42%	6,417 3.52%
American Indian & Alaska Native Population	122 0.58%	447 0.65%	1,039 0.57%
Asian Population	615 2.90%	2,715 3.97%	10,276 5.63%
Pacific Islander Population	47 0.22%	213 0.31%	585 0.32%
Other Race Population	809 3.82%	3,236 4.73%	10,318 5.66%
Population of Two or More Races	994 4.69%	3,509 5.13%	9,339 5.12%
Hispanic Population	2,632 12.42%	10,097 14.76%	30,757 16.86%
Non-Hispanic Population	18,563 87.58%	58,302 85.24%	151,619 83.14%



EDUCATION

Bachelor's Degree	5,784 34.65%	15,281 32.50%	48,182 36.31%
Graduate/Professional Degree	3,580 21.44%	11,073 23.55%	31,561 23.78%



AGE

Median Age	35.6	34.2	34.6
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**4805
Newport Ave
San Diego, CA 92107**

Jeffrey M. Drew
858.523.2091 (o)
619.890.7590 (c)
jdrew@retailinsite.net
lic. 00993435

Retail Insite
Commercial Real Estate

120 S Sierra Ave, Ste. 110
Solana Beach, CA 92075

3565 7th Ave, First Floor
San Diego, CA 92103

lic. 01206760

t. 858 523 2090

w. retailinsite.net