

HARD CORNER REDEVELOPMENT OPPORTUNITY

4301 Market Street | San Diego, CA



Exclusively Listed By:

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PROPERTY IMAGES

Existing Commercial Structure



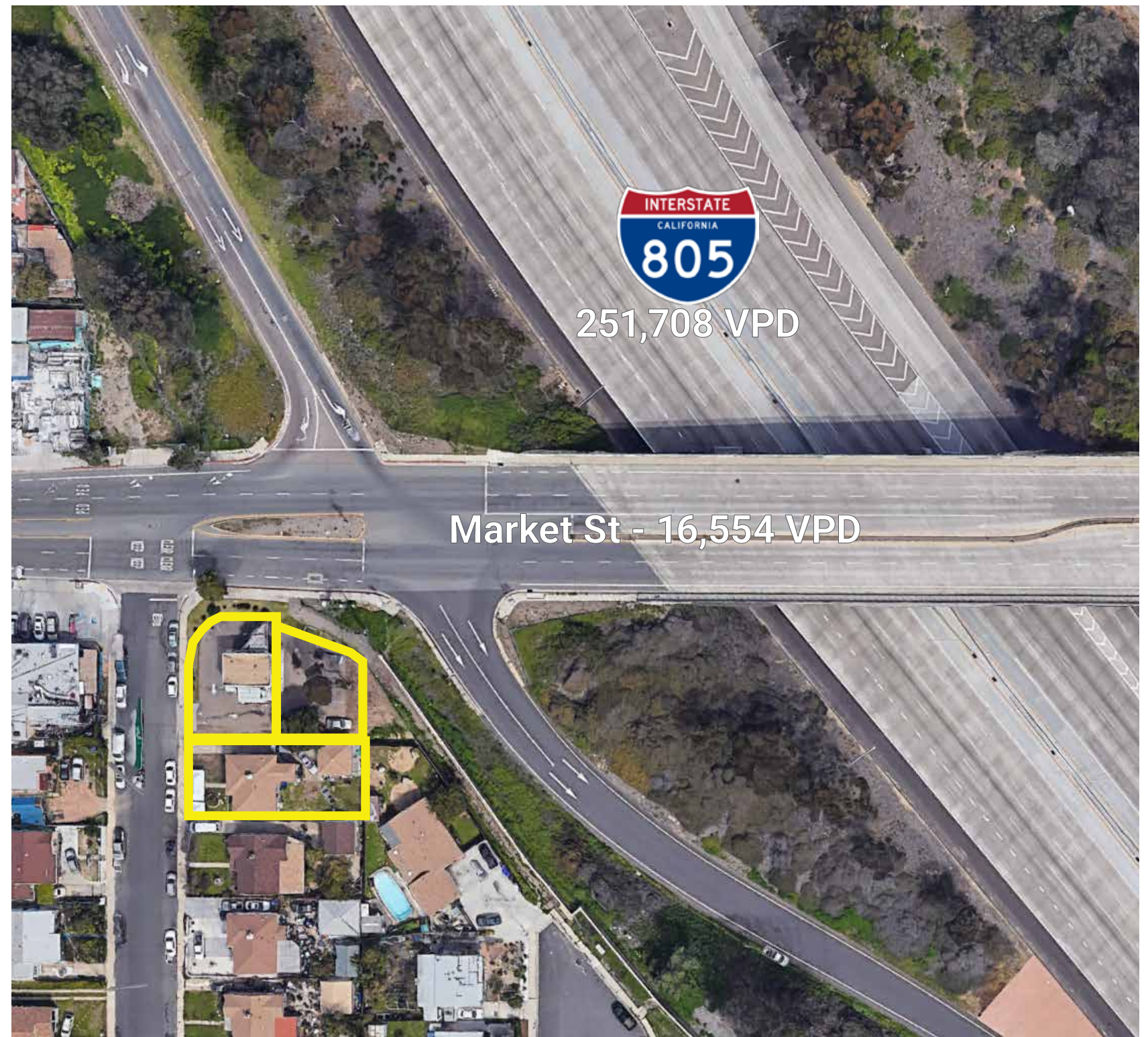
PROPOSED PRICING

Financial Analysis

Vantis Capital Advisors is pleased to present for sale this development opportunity located within the heart of San Diego, California. The property is comprised of three parcels totaling 12,472-square feet. There is an existing flower shop and parking on the two parcels fronting Market Street and a 3-bedroom, 1-Bathroom residence on the back parcel with Frontage on 43rd Street. All three are currently zoned CN-1-4 as part of the Diamond Business Improvement District which allows for low intensity, developments including commercial and residential development. CN-1-4 allows a maximum density of 1 dwelling unit for each 1,000 square feet of lot area.

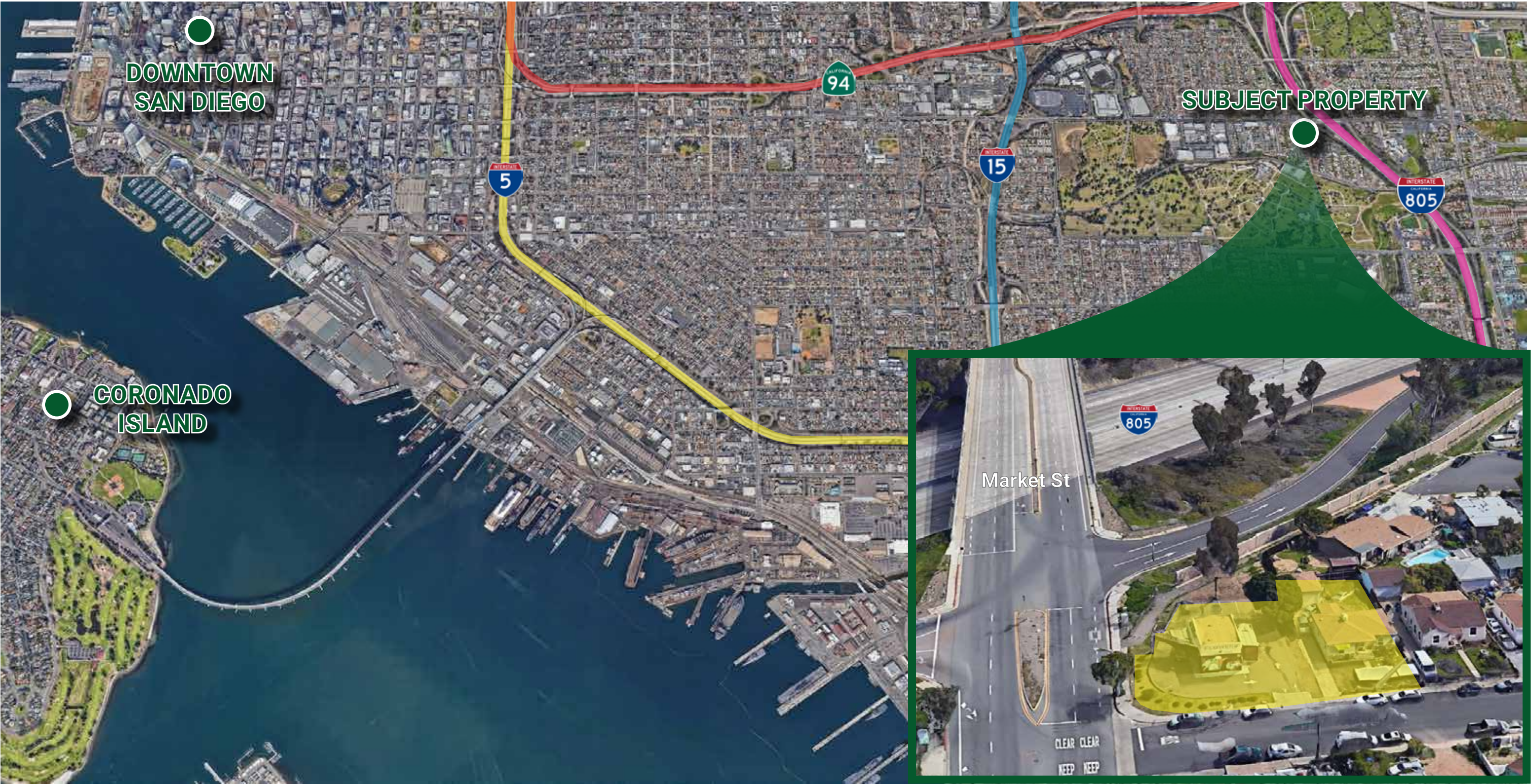
The property sits on the corner of Market Street, 43rd Street, and the on-ramp for I-805 only 3 miles from downtown San Diego. This prime corner has convenient access for the surrounding community and is centrally located to major area freeways including I-15, I-8, and CA-94.

San Diego has an estimated population of 1,424,000 making it the eighth-largest city in the United States and second-largest in California. The San Diego–Tijuana metropolitan area, consists of a population of 4,922,723 people. San Diego's main economic engines are military and defense-related activities, tourism, international trade, and manufacturing. The presence of the University of California, San Diego (UCSD), with the affiliated UCSD Medical Center, has helped make the area a center of research in biotechnology.



PROPERTY IMAGES

Photos & Aerials



PROPOSED PRICING

Financial Analysis

PROPERTY HIGHLIGHTS

- Excelent positioning on a prime corner with strong freeway visibility
- Property benefits from 130 feet of frontage on Market Street overseeing more than 16,500 vehicles per day
- Adjacent to I-805 Freeway which oversees more than 251,000 vehicles per day
- Top California Market Location - San Diego is the second largest city in California with a robust economy founded on Biotech, Tourism, International Trade and multiple US Military bases



PROPERTY SUMMARY

Address	4301 Market Street & 527 43rd Street San Diego, CA
APN	547-131-01, 547-131-2, 547-131-03
Year Built	Flower Shop - 1990 House - 1944
Gross Leasable Area (Existing Buildings)	Flower Shop- 800 SF House - 1,126 SF
Total Lot SF	12,472

PRICING SUMMARY

Price	\$1,550,000
Price Per SF Lot	\$124.28

ZONING DETAILS

The purpose of the commercial zones is to provide for the employment, shopping, services, recreation, and lodging needs of the residents of and visitors to the City. The intent of the commercial zones is to provide distinct regulations for size, intensity and design to reflect the variety of the desired development patterns within San Diego’s communities.

The purpose of the CN zones is to provide residential areas with access to limited number of convenient retail and personal services. The CN zones are intended to provide areas for small scale, low intensity, developments that are consistent with the character of the surrounding residential areas. The zones in this category may include residential development. Property within the CN zones,will be primarily located along local and selected collector streets.

CN-1-4 allows development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area



Vantis Capital Advisors is a full-service brokerage company that focuses on aligning ourselves with our clients to build long-term investment strategies. In addition to advisory services, Vantis Capital Advisors also assists their clients in the acquisition, disposition, and leasing of Commercial Real Estate. Our specialty ranges from retail, office and industrial properties to multifamily and mixed use.

With nearly 45 years of experience in the industry, Vantis Capital Advisors has a unique advantage in providing our clients with extensive experience combined with a culture of utilizing the latest technologies that are available in Commercial Real Estate. The combination of experience and the utilization of technologies gives us the ability to provide efficiency, transparency, and accountability for our clients in a real-time environment.

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

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