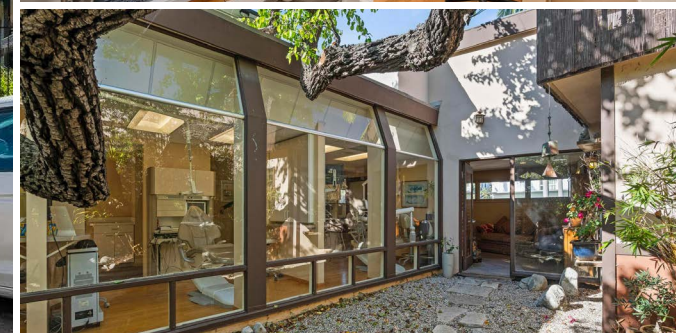
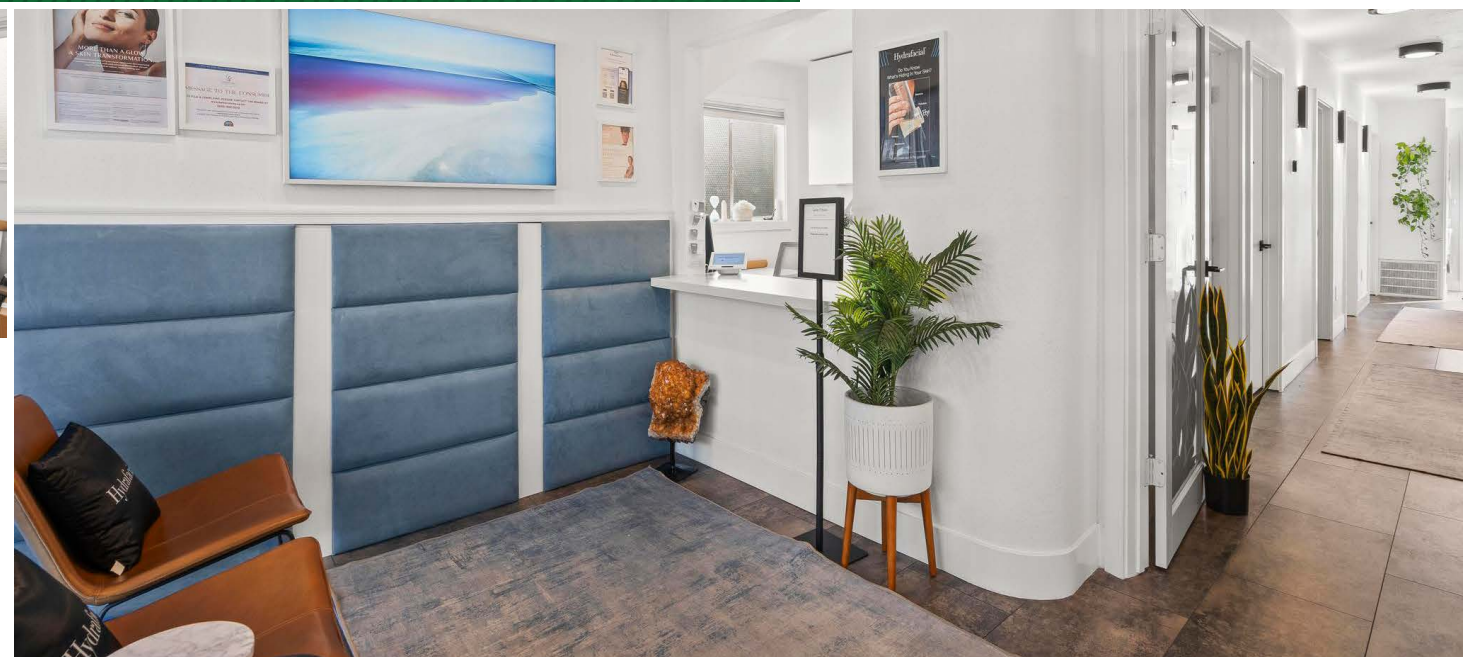




FOR SALE
MEDICAL/PROFESSIONAL OFFICE WITH APARTMENT
BANKERS HILL

3501 Fourth Ave,
 San Diego



Brian D. Jinings, CCIM
 Venture Commercial | brian@venturecp.com
 619.244.2450

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3501 Fourth Ave,
San Diego

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THE PROPERTY

- Dental Office
- Medical Spa
- 2 bedroom/2 Bath apartment



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Investment Summary



Situated in the highly desirable **Bankers Hill** neighborhood of San Diego, 3501–3505 Fourth Avenue presents a rare **mixed-use owner-user or investment opportunity** in one of San Diego’s most vibrant urban neighborhoods. The property combines professional office space with residential living in a well-maintained mid-century building featuring strong street presence at the hard corner of Walnut and Fourth Avenue.

Constructed in 1953, the **3,912-square-foot building** sits on a **5,911-square-foot lot** and consists of three units: a dental office, a multi-room professional office suite (currently a

cosmetic spa), and a spacious **two-bedroom, two-bath residential apartment** located on the upper level. The property’s flexible layout allows for a variety of uses, making it well suited for medical, professional, or boutique office users seeking an on-site residential component.

A defining feature of the property is its **sunlit central atrium**, which creates a tranquil environment highlighted by a **koi pond and mature landscaping**. This inviting courtyard setting enhances the building’s mid-century architectural character while providing a peaceful atmosphere for tenants and visitors.

The asset benefits from several recent improvements, including a **newer roof, owned solar energy system**, new instant hot water heaters, and newer HVAC systems helping reduce operating costs and improve long-term efficiency. Additional features include **four private on-site parking spaces** and **prominent signage exposure along Fourth Avenue**, providing excellent visibility in a highly trafficked corridor.

Positioned in a **walkable, high-demand neighborhood** near employment centers, retail, dining, and cultural destinations, this property represents an attractive opportunity for investors or owner-users seeking a unique and character-rich asset in central San Diego.

Investment Highlights

PROPERTY HIGHLIGHTS

- Price: ~~\$2,950,000~~ **\$2,848,000**
REDUCED!
- Prime location in **Bankers Hill**
- Mixed-use configuration:
two office suites and **one residential unit**
- **3,912 SF building** on a **5,911 SF lot**
- Built in 1953 with **appealing mid-century design**
- Sunlit atrium with **koi pond** and **landscaped courtyard**
- **Newer roof, owned solar energy system, instant hot water heaters, and newer HVAC systems**
- **Four private on-site parking spaces**
- **Prominent signage** and **visibility** along **Fourth Avenue** and **Walnut Ave**
- Ideal for **owner-user** or **investment opportunity**
- **Equipment** may be available **separately**



The Property

DENTAL OFFICE



The Property

MEDICAL SPA

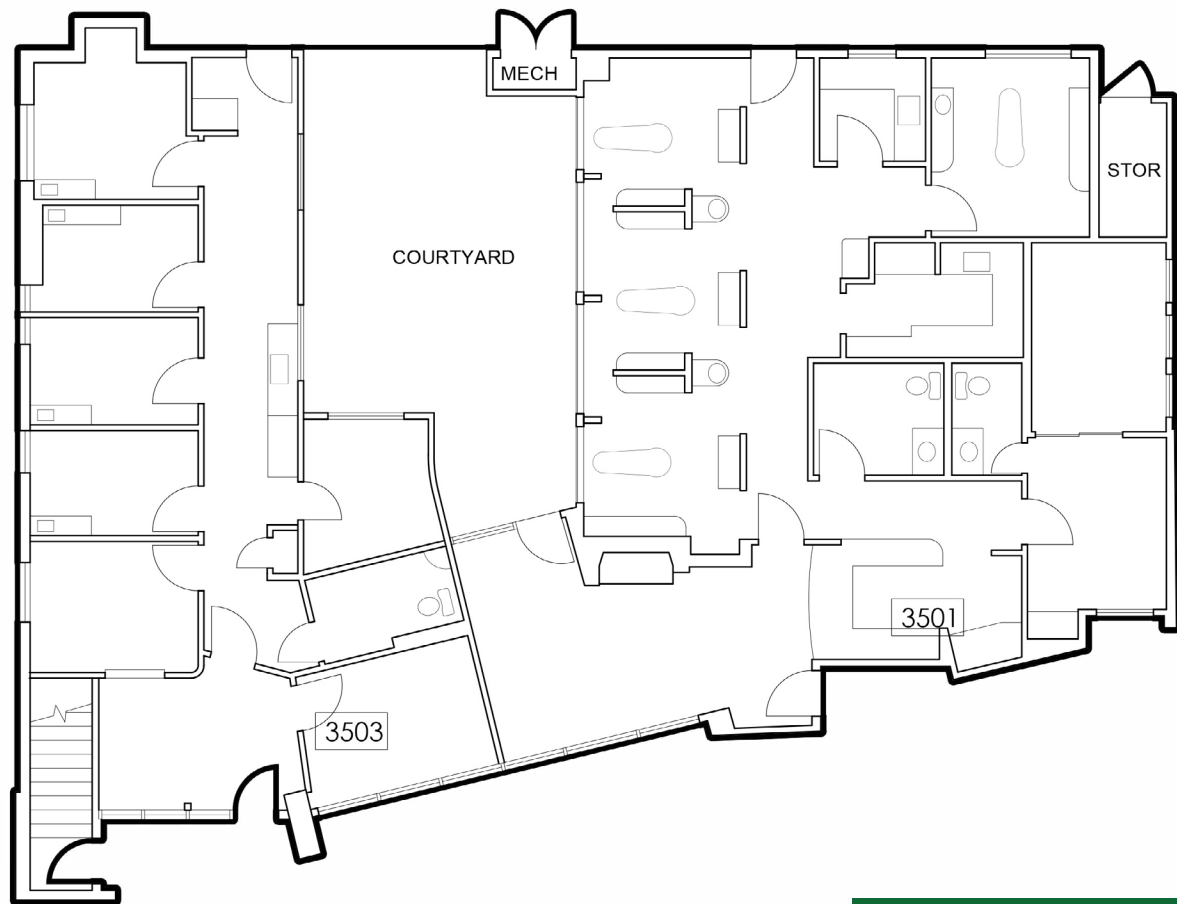
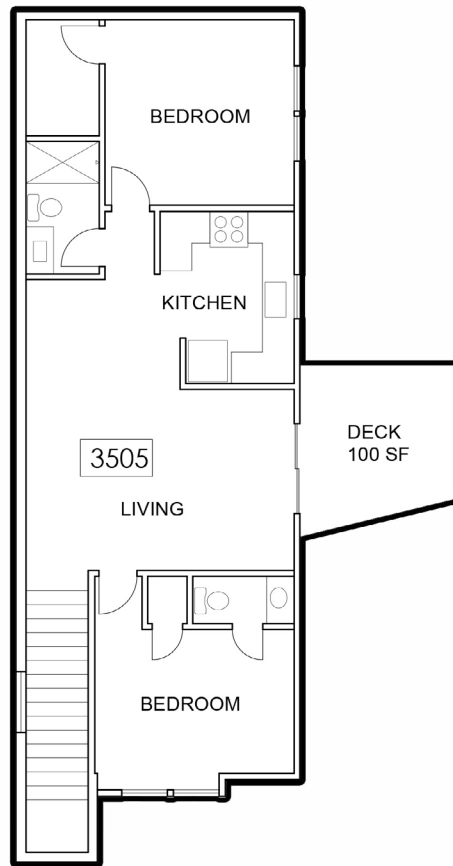


The Property

2 BEDROOM/2 BATH APARTMENT



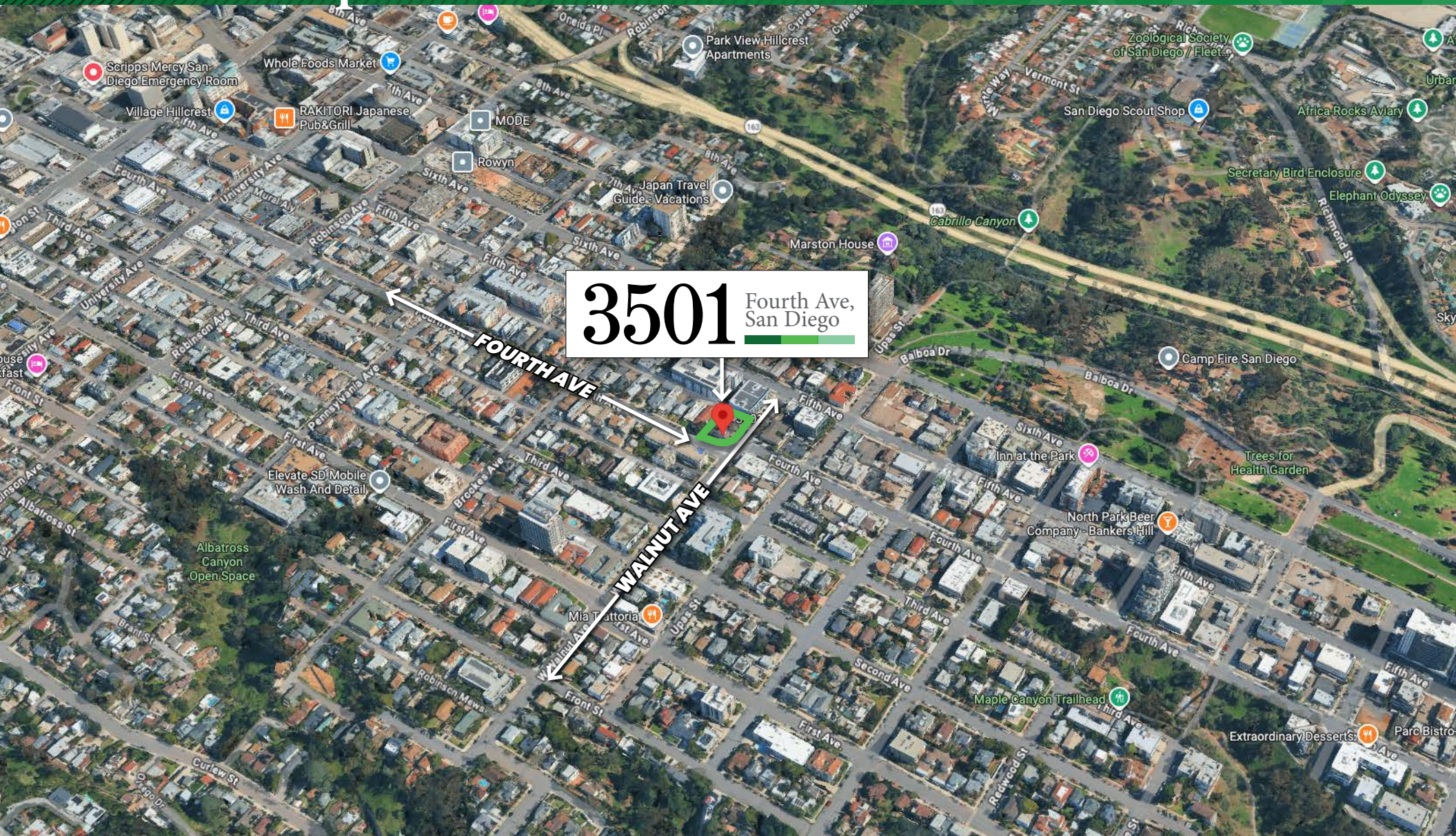
Floorplan



AREA CALCULATIONS

3501 SF	1753 SF
3503 SF	1177 SF
3505 SF	982 SF
Total	3912 SF

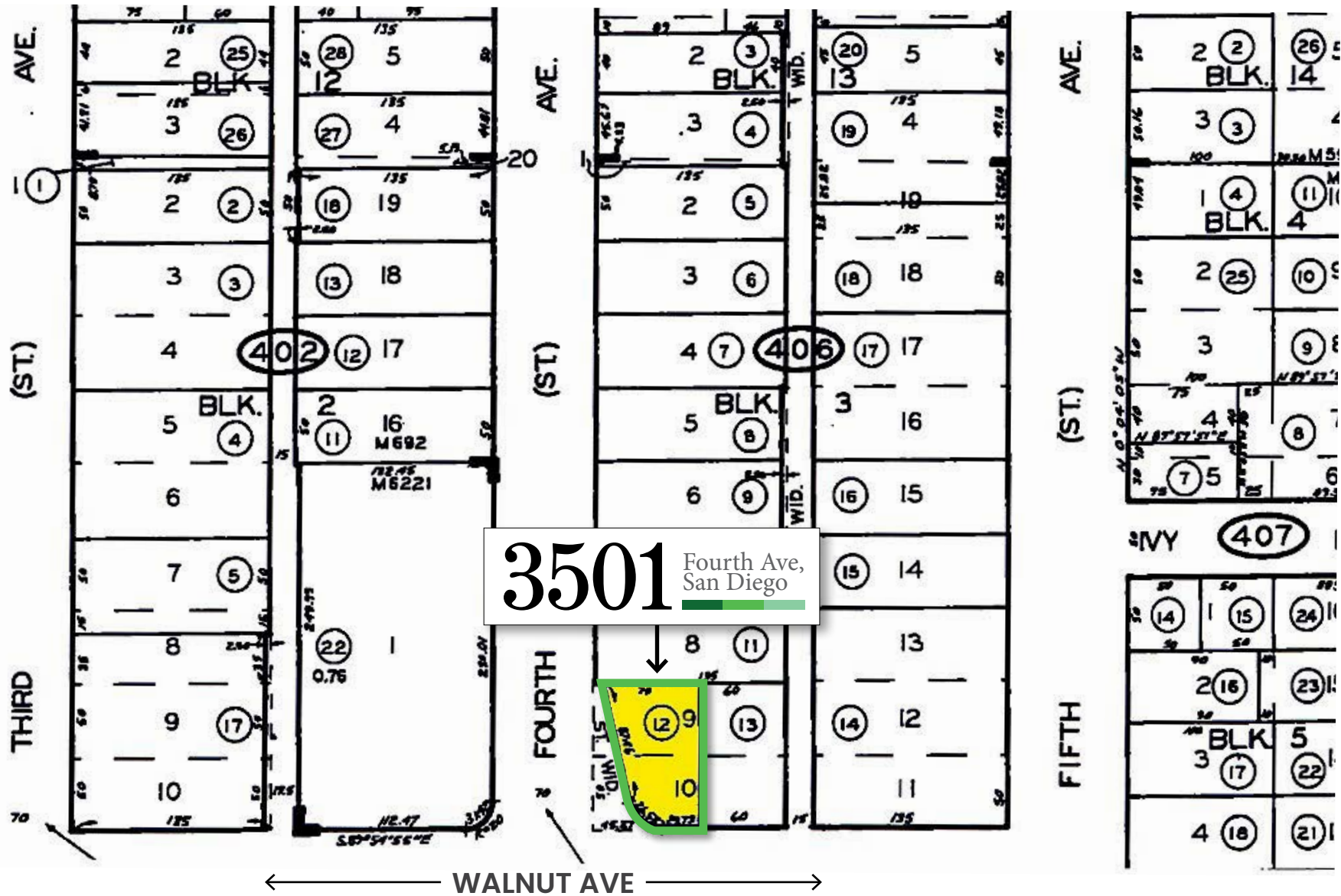
Aerial map



Aerial map



Parcel Map



Disclaimer



This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Venture Commercial nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Pricing in this Offering Memorandum may not be accurate at any given point in time as market conditions including capitalization rates and other value indicators change frequently. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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