



Voltaire St Commercial Land

Mixed-Use Development
Opportunity

4290 VOLTAIRE STREET, SAN DIEGO, CA 92107

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4741 Point Loma Ave 101B

San Diego, CA 92107

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4290 VOLTAIRE STREET

Property Description

PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

4290 Voltaire Street



Mixed-Use Development Opportunity—4290–4294

4290–4294 Voltaire Street presents a mixed-use development opportunity in one of San Diego’s most sought-after coastal communities. Located in the heart of the Voltaire corridor, the ±8,136 SF lot with plans for a contemporary project featuring ground-level retail, residential units and parking. Zoned CC-3-5, this parcel supports a dynamic blend of residential and commercial uses, offering long-term value and flexibility for developers, investors, or design-forward end users.



4290 VOLTAIRE STREET

Property Photos

PROPERTY PHOTOS

PROPERTY PHOTOS

4290 VOLTAIRE STREET





4290 VOLTAIRE STREET

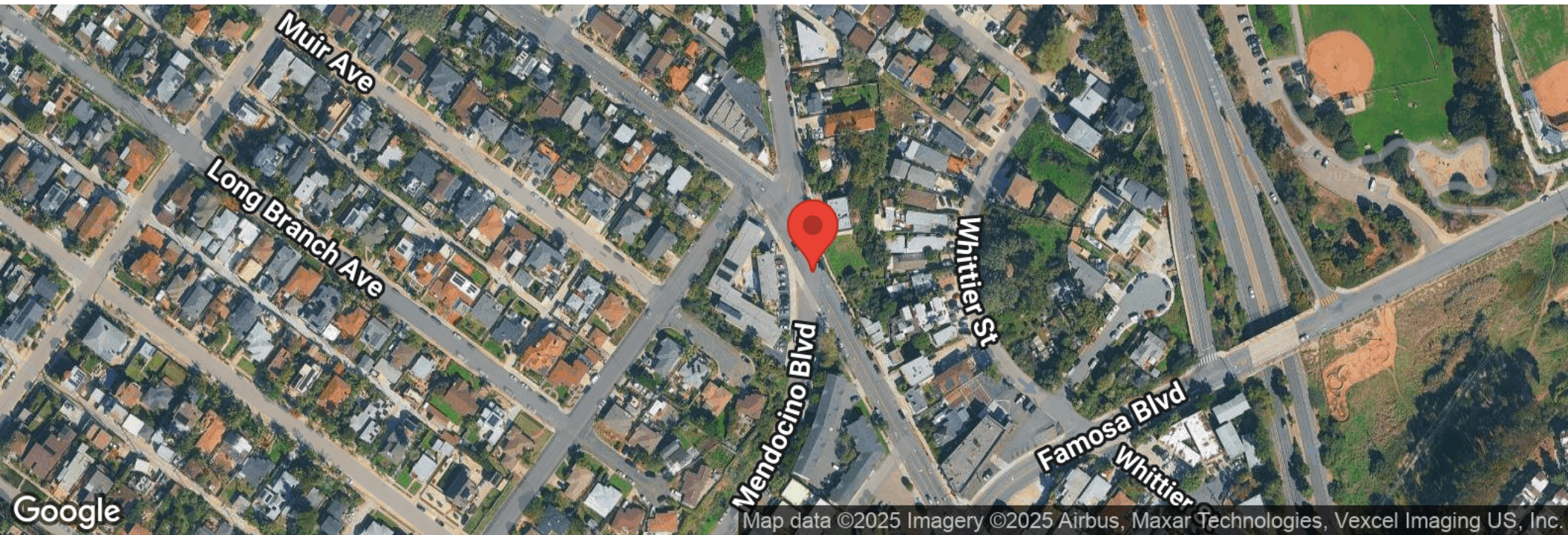
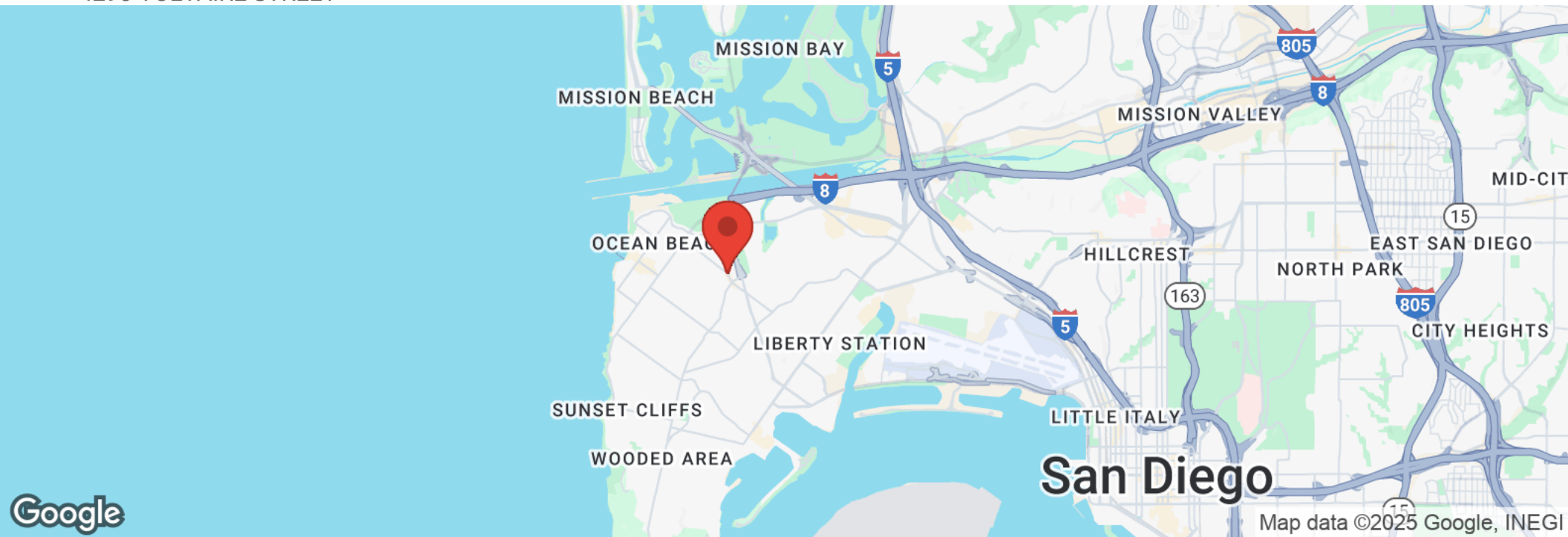
Location

3

LOCATION MAPS
AERIAL MAP

LOCATION MAPS

4290 VOLTAIRE STREET



AERIAL MAP

4290 VOLTAIRE STREET





4290 VOLTAIRE STREET

Development Plans

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DEVELOPMENT PLANS
SITE PLAN

DEVELOPMENT PLANS

4290 VOLTAIRE STREET



DEVELOPMENT PLANS

4290 VOLTAIRE STREET



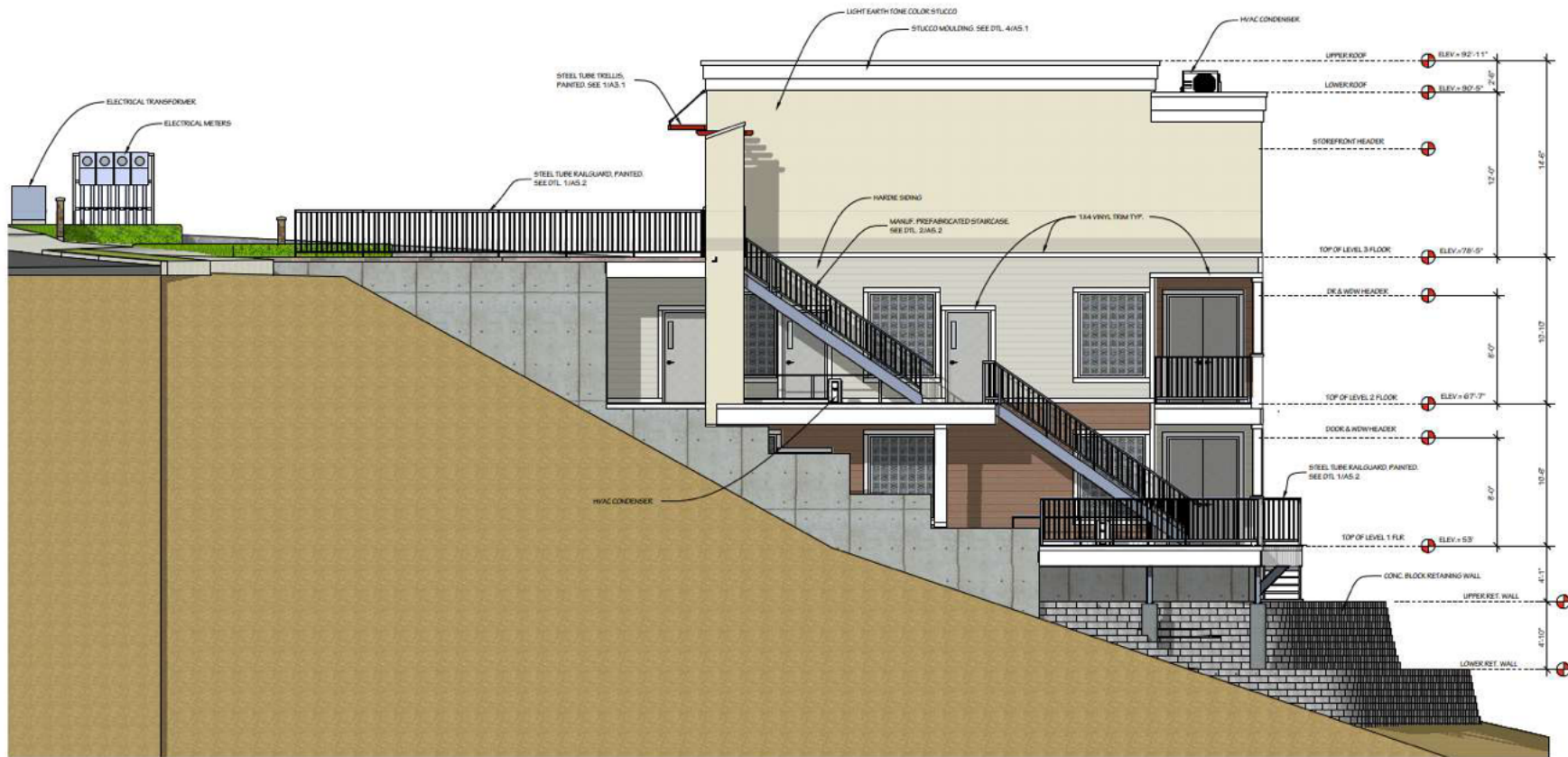
DEVELOPMENT PLANS

4290 VOLTAIRE STREET



DEVELOPMENT PLANS

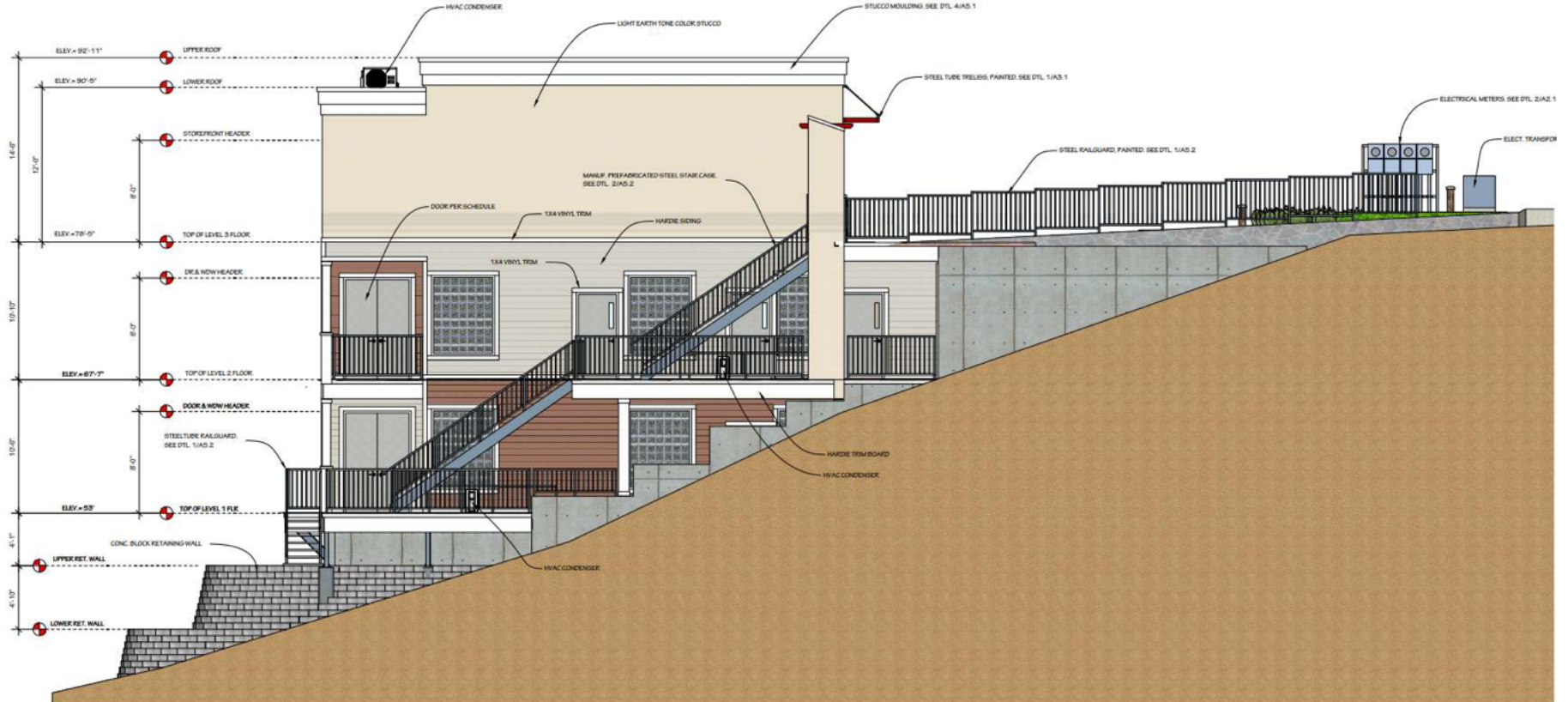
4290 VOLTAIRE STREET



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DEVELOPMENT PLANS

4290 VOLTAIRE STREET



DEVELOPMENT PLANS

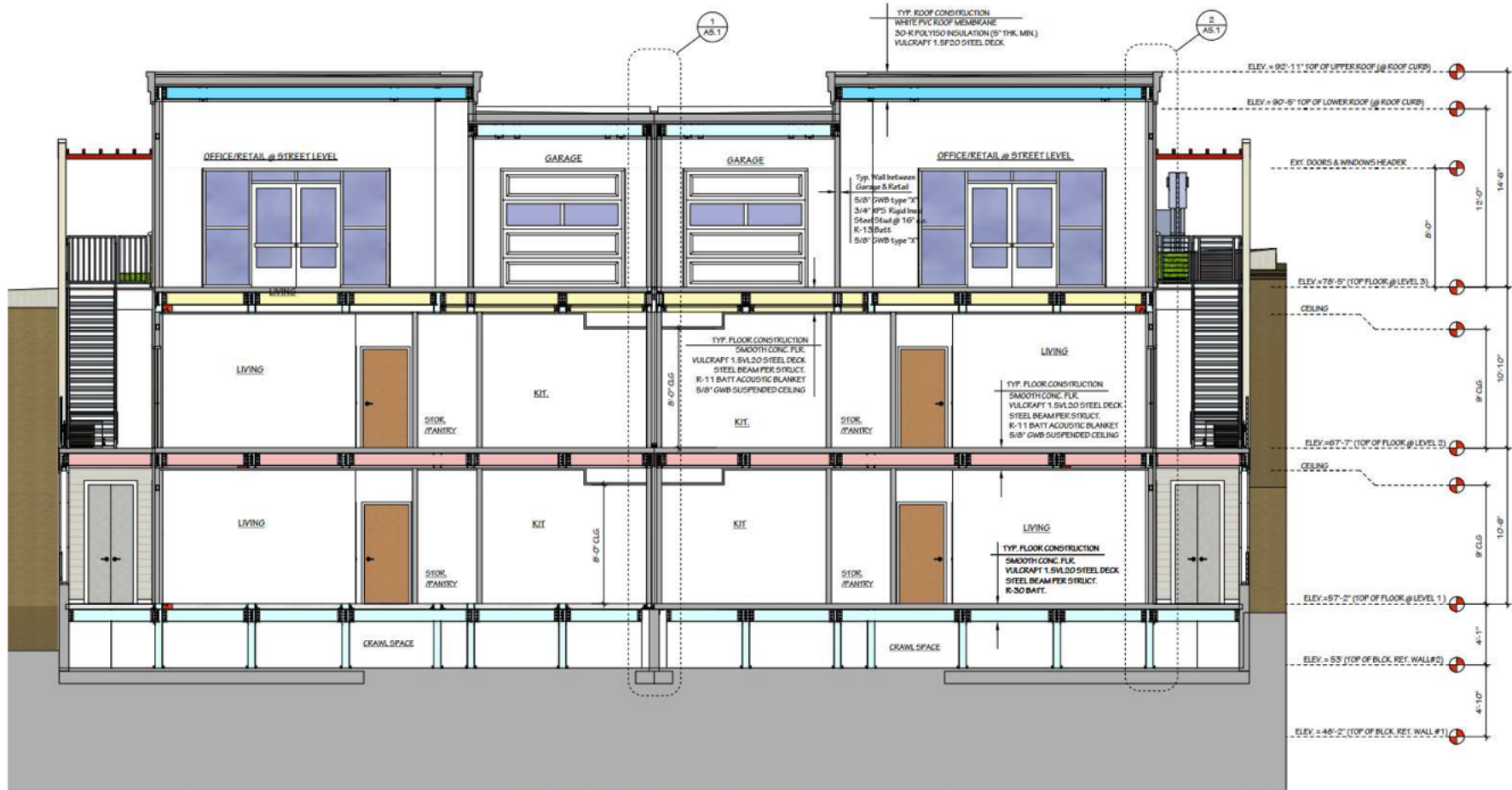
4290 VOLTAIRE STREET



WEST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

DEVELOPMENT PLANS

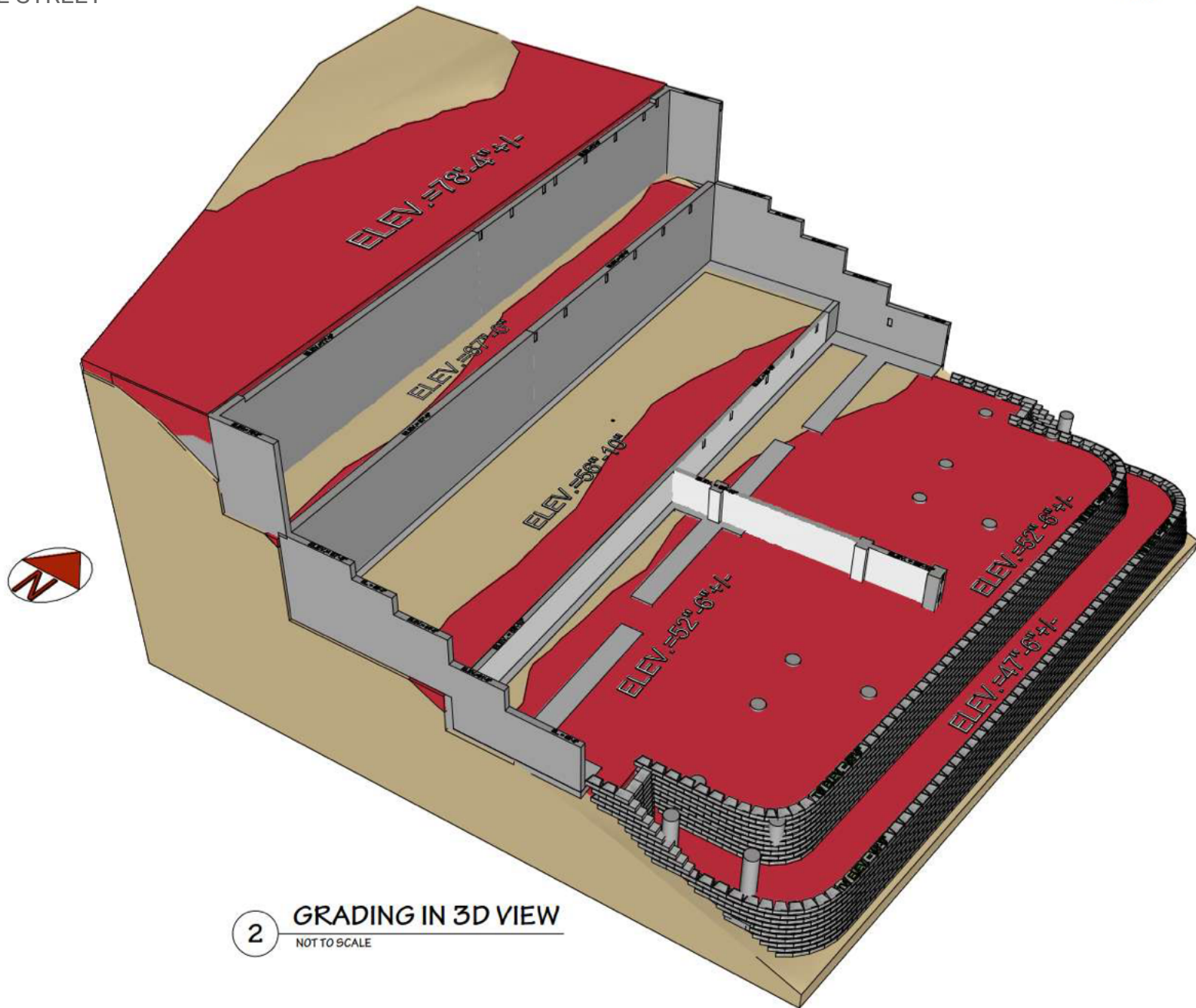
4290 VOLTAIRE STREET



CC BLDG A & B LONGITUDINAL SECTION
 SCALE: 1/4" = 1'-0"

DEVELOPMENT PLANS

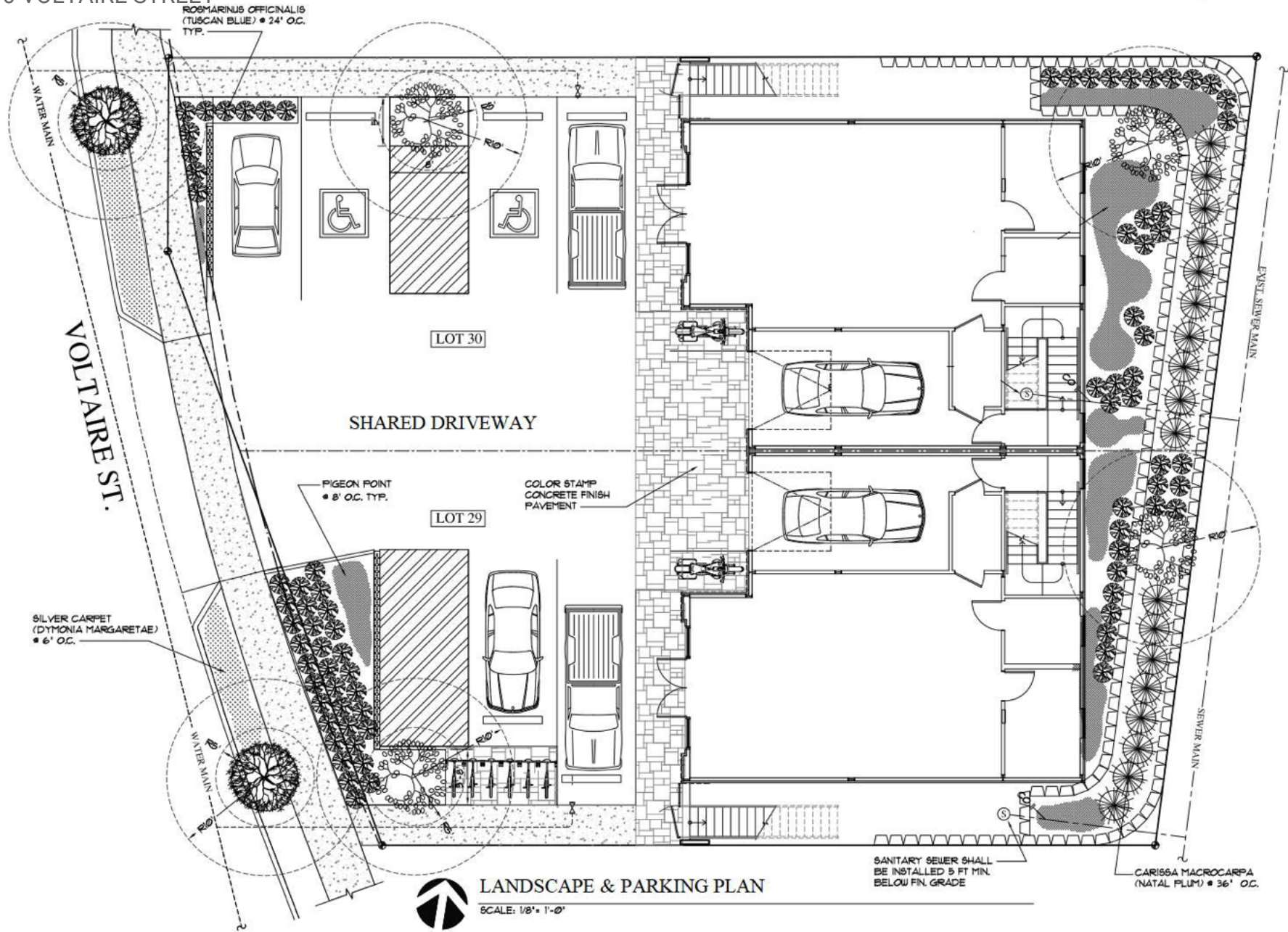
4290 VOLTAIRE STREET



2 GRADING IN 3D VIEW
NOT TO SCALE

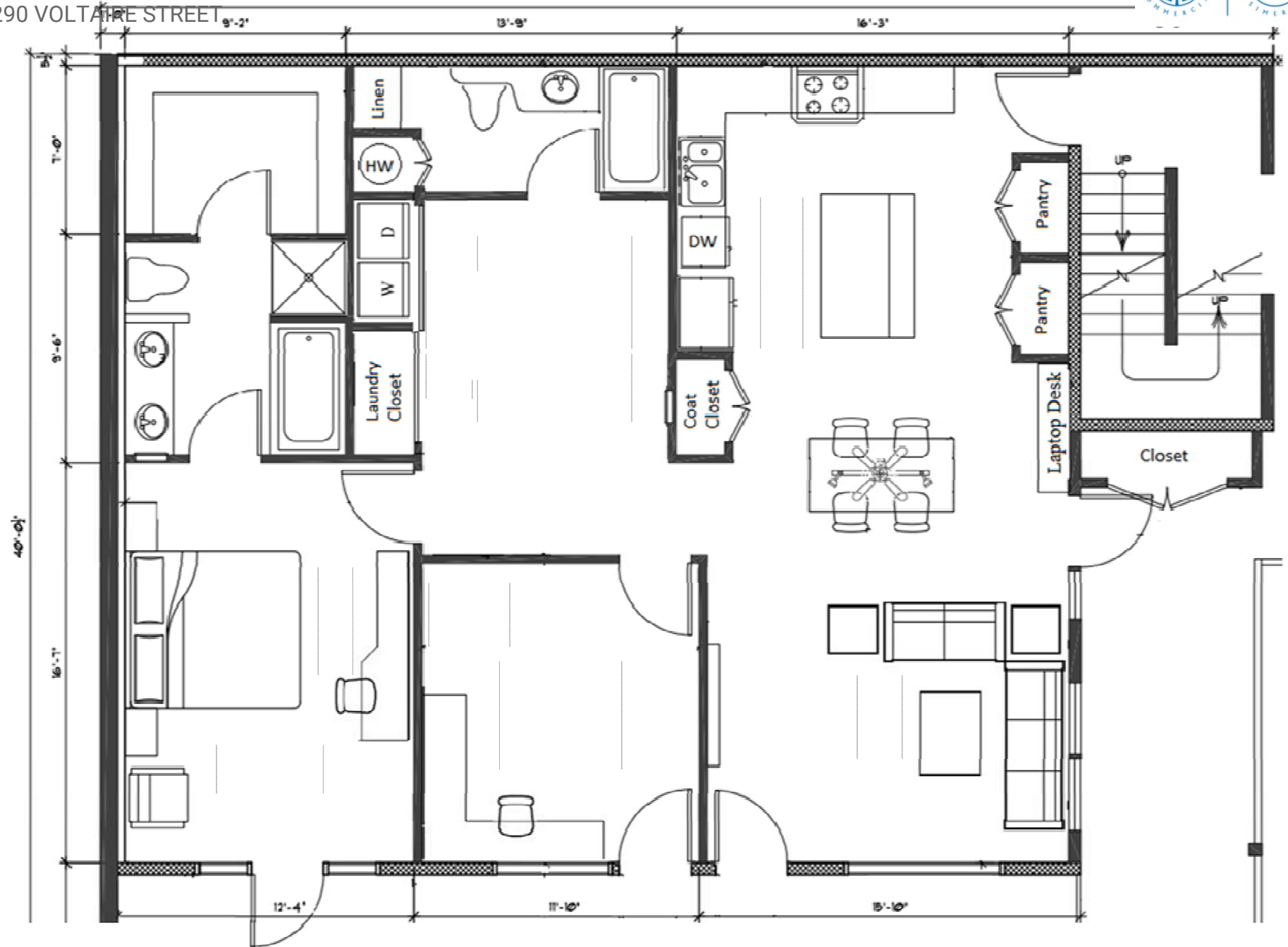
DEVELOPMENT PLANS

4290 VOLTAIRE STREET



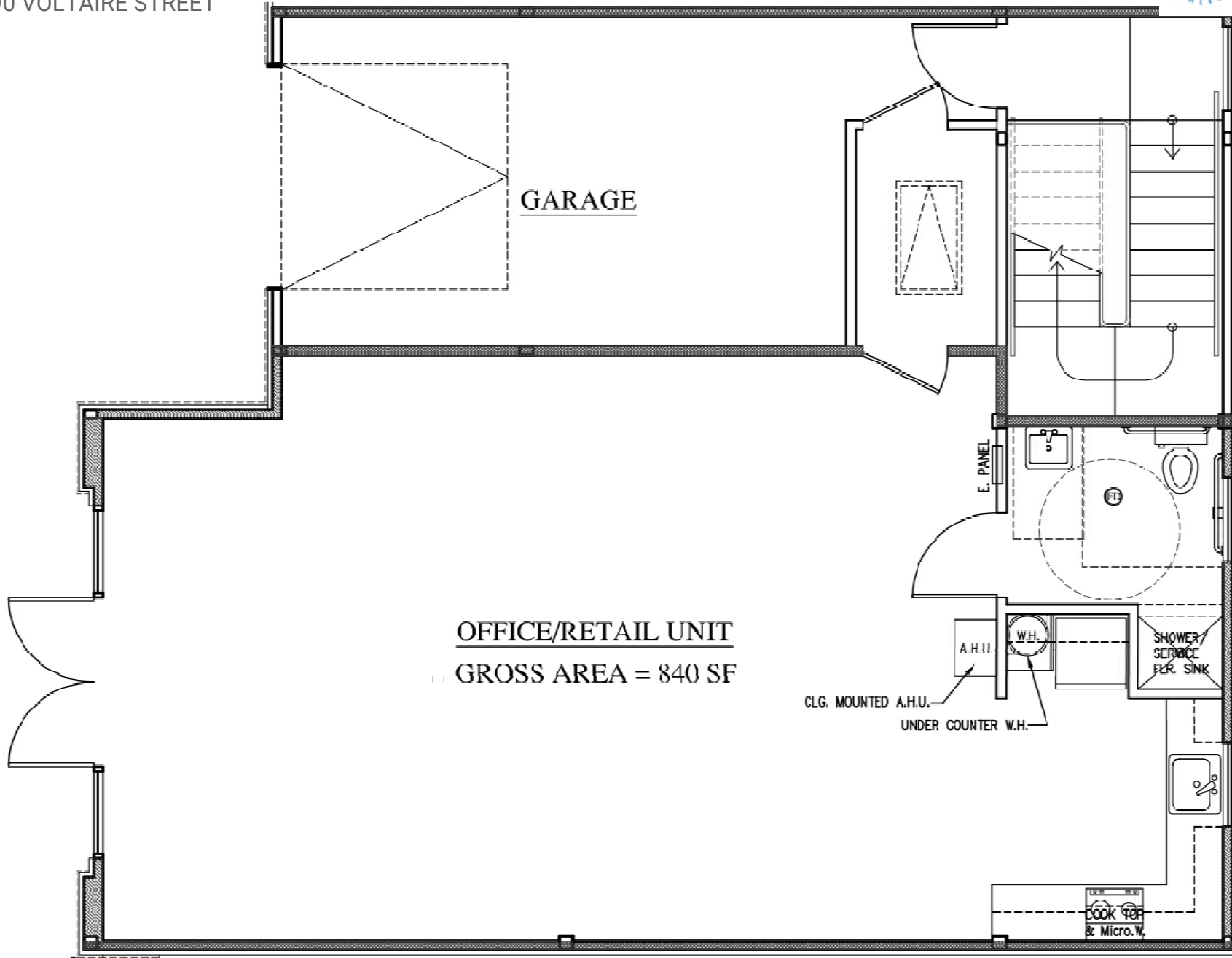
DEVELOPMENT PLANS

4290 VOLT AIR STREET



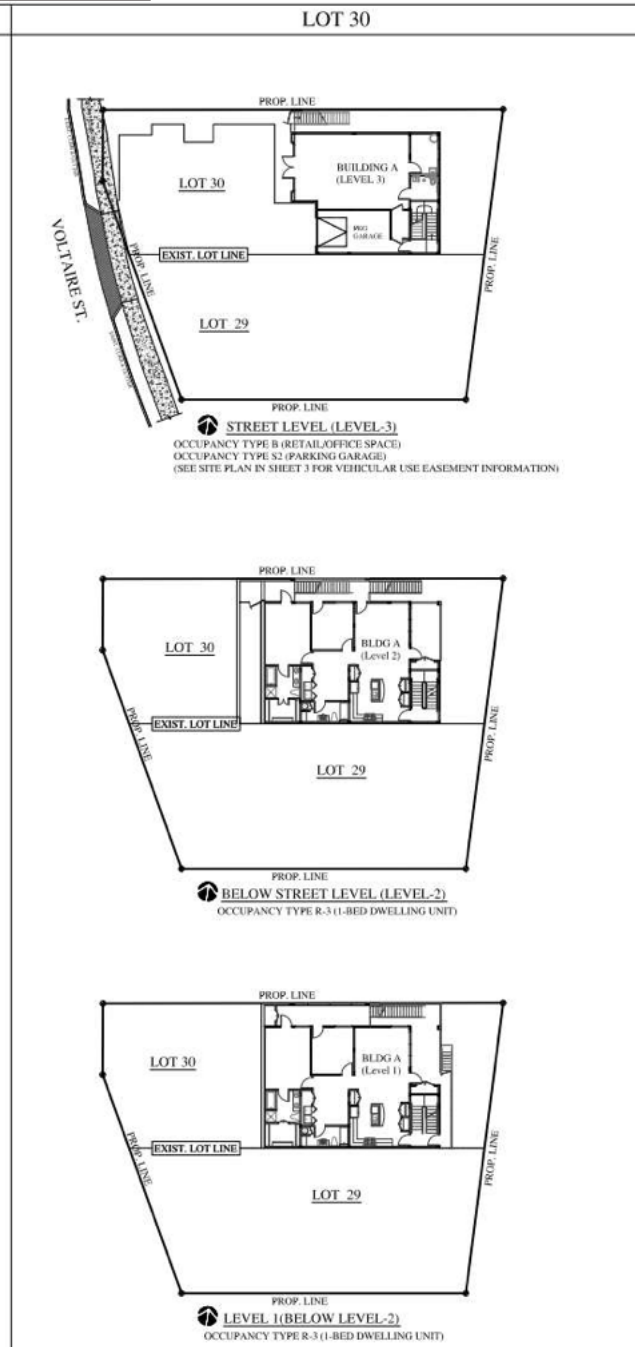
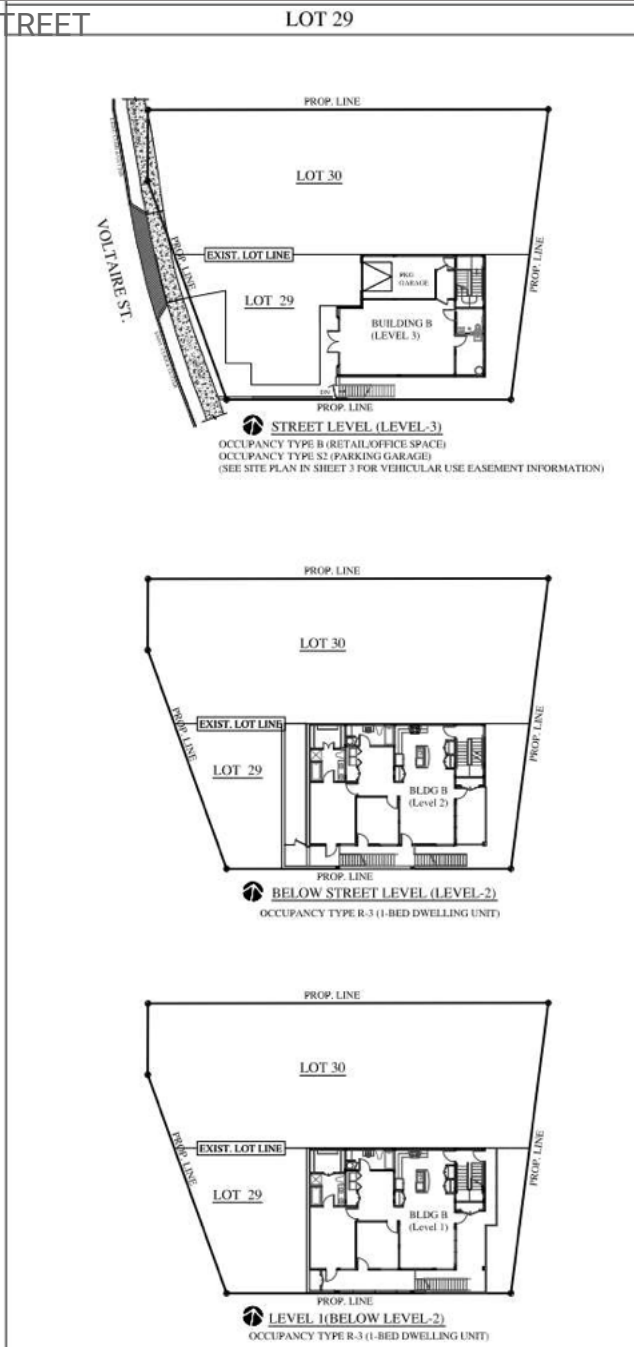
DEVELOPMENT PLANS

4290 VOLTAIRE STREET



DEVELOPMENT PLANS

4290 VOLTAIRE STREET





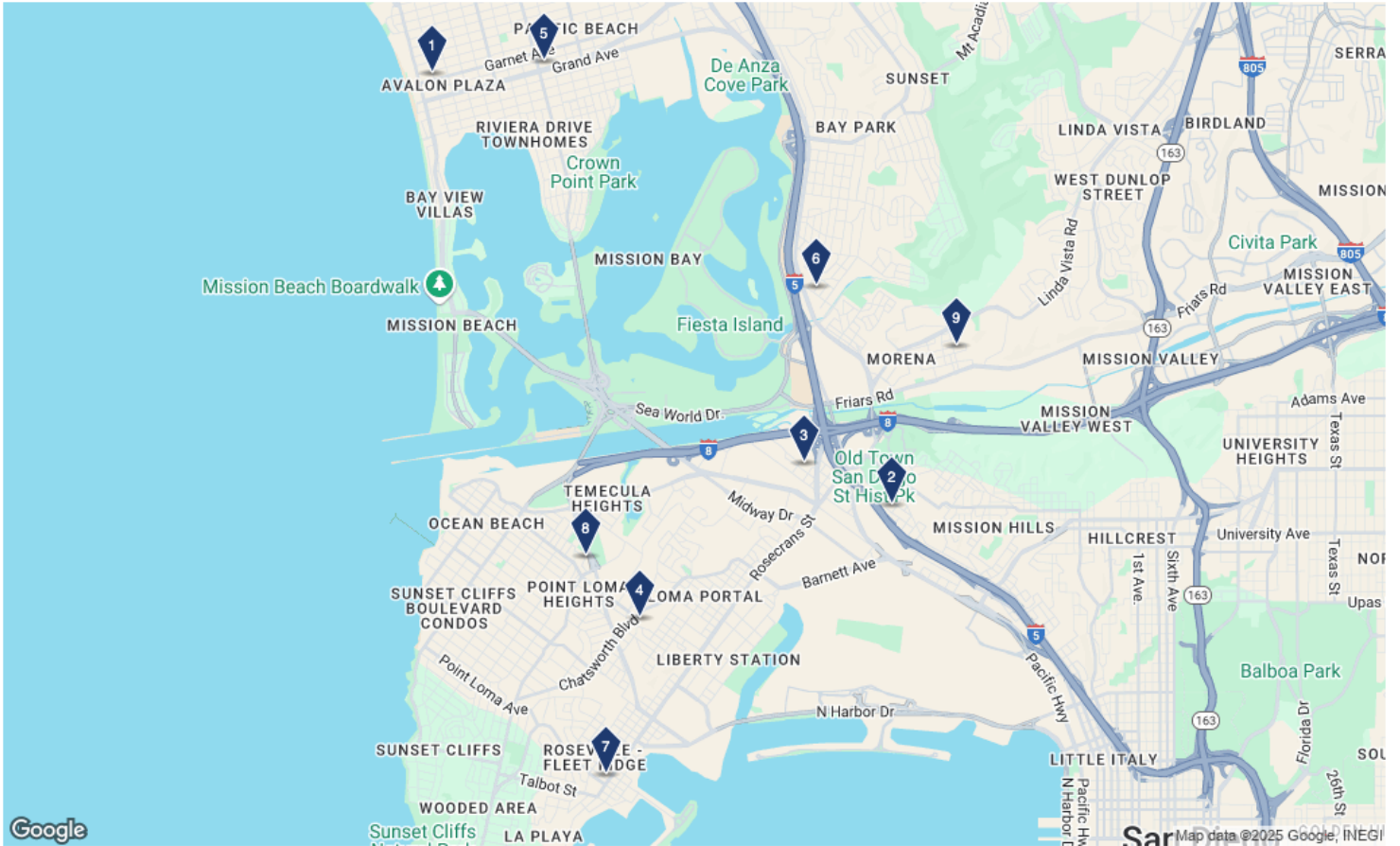
4290 VOLTAIRE STREET

Recent Sale & Comparables

COMPS

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Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$650,000	\$1,563,000	\$929,500	\$4,350,000
Sale Price Per SF	\$9,063	-	\$9,063	\$9,063
Cap Rate	-	-	-	-
Sale Price Per SF	\$41	\$112	\$128	\$167
Property Attributes	Low	Average	Median	High
Building SF	-	-	-	-
Year Built	1900	1900	1900	1900
% Leased At Sale	-	-	-	-
Star Rating	☆☆☆☆ 0	★☆☆☆☆ 1.8	★★★★☆ 2	★★★★☆ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1 870 Garnet Ave San Diego, CA 92109	Retail ★★★★☆	1900	480 SF	4/23/2025	\$4,350,000 (\$9,062.50/SF)	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
2	Old Town Vacant Lot Developm... 2460 Jefferson St San Diego, CA 92110	Land	-	4,766 SF	4/17/2025	\$650,000 (\$136.38/SF)	-
3	Multi-Property Sale Hancock St San Diego, CA 92110	Land ★★★★☆ Part of a Portfolio	-	5,970 SF	4/3/2025	Not Disclosed	-
4	3626 Voltaire San Diego, CA 92106	Land	-	20,450 SF	1/15/2025	\$2,700,000 (\$132.03/SF)	-
5	1632-1652 Grand Ave San Diego, CA 92109	Land ★★★★☆	-	18,731 SF	11/1/2024	\$775,000 (\$41.38/SF)	-
6	High Density Multi-Family Develo... 1485 Morena Blvd San Diego, CA 92110	Land ★★★★☆	-	9,280 SF	10/16/2024	\$1,059,000 (\$114.12/SF)	-
7	Parking Lot 1144 Rosecrans St San Diego, CA 92106	Land ★★★★☆	-	6,105 SF	8/29/2024	\$800,000 (\$131.04/SF)	-
8	4264 Whittier San Diego, CA 92107	Land ★★★★☆	-	9,575 SF	1/25/2024	\$1,370,000 (\$143.08/SF)	-
9	26 UNIT DEVELOPMENT (NEAR... Riley St San Diego, CA 92110	Land ★★★★☆	-	5,227 SF	12/28/2023	\$800,000 (\$153.05/SF)	-



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870 Garnet Ave

San Diego, CA 92109 (San Diego County) - Pacific Beach/Morena Submarket



Retail

Sold	4/23/2025	Land Area	37,462 SF/0.86 AC
Sale Price	\$4,350,000 (\$9,062.50/SF)	Sale Comp Status	Research Complete
GLA	480 SF	Sale Comp ID	7150380
Price Status	Confirmed	Parcel Numbers	415-593-19 +1
Built	1900		



2

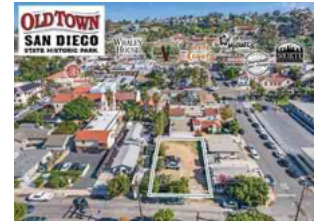
2460 Jefferson St - Old Town | Vacant Lot | Development

San Diego, CA 92110 (San Diego County) - Old Twn/S Arena/Pt Loma Submarket



Land

Sold	4/17/2025	Price/AC Land	\$5,940,831
Sale Price	\$650,000	Price Status	Confirmed
Land Area SF	4,766	Sale Comp Status	Public Record
Land Area AC	0.11	Sale Comp ID	7137608
Price/SF Land	\$136.38	Parcel Numbers	443-721-12-00



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Hancock St (Part of a 2-Property Sale)

San Diego, CA 92110 (San Diego County) - Old Twn/S Arena/Pt Loma Submarket



Land

Sold	4/3/2025	Price Status	Confirmed
Sale Price	Not Disclosed	Sale Comp Status	Research Complete
Land Area SF	5,970	Sale Comp ID	7118548
Land Area AC	0.14	Parcel Numbers	441-581-18 +1



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3626 Voltaire

San Diego, CA 92106 (San Diego County) - Old Twn/S Arena/Pt Loma Submarket



Land

Sold	1/15/2025	Price/AC Land	\$5,751,198
Sale Price	\$2,700,000	Price Status	Confirmed
Land Area SF	20,450	Sale Comp Status	Research Complete
Land Area AC	0.47	Sale Comp ID	7020485
Price/SF Land	\$132.03	Parcel Numbers	449-611-06 +1



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1632-1652 Grand Ave

San Diego, CA 92109 (San Diego County) - PB/Rose Canyon/Morena Submarket



Land

Sold	11/1/2024	Price/AC Land	\$1,802,306
Sale Price	\$775,000	Price Status	Confirmed
Land Area SF	18,731	Sale Comp Status	Research Complete
Land Area AC	0.43	Sale Comp ID	6937884
Price/SF Land	\$41.38	Parcel Numbers	424-012-17 +1



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1485 Morena Blvd - High Density Multi-Family Development Site

San Diego, CA 92110 (San Diego County) - PB/Rose Canyon/Morena Submarket



Land

Sold	10/16/2024	Price/AC Land	\$4,970,909
Sale Price	\$1,059,000	Price Status	Full Value
Land Area SF	9,280	Sale Comp Status	Research Complete
Land Area AC	0.21	Sale Comp ID	6913367
Price/SF Land	\$114.12	Parcel Numbers	436-052-11



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1144 Rosecrans St - Parking Lot

San Diego, CA 92106 (San Diego County) - Old Twn/S Arena/Pt Loma Submarket



Land

Sold	8/29/2024	Price/AC Land	\$5,708,108
Sale Price	\$800,000	Price Status	Confirmed
Land Area SF	6,105	Sale Comp Status	Research Complete
Land Area AC	0.14	Sale Comp ID	6832426
Price/SF Land	\$131.04	Parcel Numbers	531-371-08



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4264 Whittier

San Diego, CA 92107 (San Diego County) - Old Twn/S Arena/Pt Loma Submarket



Land

Sold	1/25/2024	Price Status	Confirmed
Sale Price	\$1,370,000	Sale Comp Status	Research Complete
Land Area SF	9,575	Sale Comp ID	6639326
Land Area AC	0.22	Parcel Numbers	449-270-04 +1
Price/SF Land	\$143.08	Sale Conditions	Redevelopment Project
Price/AC Land	\$6,232,606		



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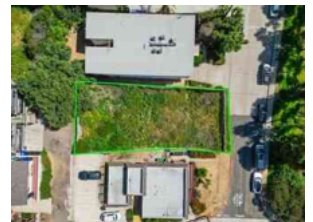
Riley St - 26 UNIT DEVELOPMENT (NEAR USD)

San Diego, CA 92110 (San Diego County) - PB/Rose Canyon/Morena Submarket



Land

Sold	12/28/2023	Price/AC Land	\$6,666,922
Sale Price	\$800,000	Price Status	Full Value
Land Area SF	5,227	Sale Comp Status	Research Complete
Land Area AC	0.12	Sale Comp ID	6616917
Price/SF Land	\$153.05	Parcel Numbers	436-422-15





4290 VOLTAIRE STREET

AGENT PROFILE

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PROFESSIONAL BIO
DISCLAIMER

PROFESSIONAL BIO

4290 Voltaire Street



AJ GEORGE

Broker/ Rainmaker



AJ, a licensed California Broker since 2002, has extensive experience in residential and commercial real estate across Southern California. Consistently a Top 5 Producer in a male-dominated industry, she has closed hundreds of transactions, built commercial teams, developed short sale platforms, and supported various real estate businesses.

Specializing in unique commercial and residential development opportunities, AJ is known for her entrepreneurial spirit and ability to create value for owners and developers. She is committed to the highest standards of client service, leadership, and personal accountability.

Based in Point Loma, AJ is passionate about her children and enjoys biking, fitness, nutrition, bodybuilding, travel, yoga, mindfulness, and creative expression.

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Matt is a San Diego-based commercial real estate professional with a background in finance and real estate development. Originally from Colorado, I bring a relationship-focused, results-driven approach backed by strong market knowledge and financial expertise.

At AJGCRE, Matt specializes in retail, mixed-use, land, industrial, and multifamily deals across San Diego, guiding clients through market research, underwriting, valuation, negotiation, and closing. Matt completed his Bachelor's in Finance with a Real Estate Development minor from the University of Arizona, where he also tutored Commercial Real Estate Finance.

Outside work, Matt enjoys skiing, hiking, golfing, running, personal finance, and spending as much time as possible outdoors.

DISCLAIMER

4290 VOLTAIRE STREET



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