



Voltaire Palms Plaza

ENTITLED DEVELOPMENT OPPORTUNITY





Voltaire Palms Plaza

Property Overview

ADDRESS: 4051 Voltaire Street & 4026-34 Wabaska Drive
San Diego, CA 92107

APNs: 449-252-01-00 & 449-390-18-00

ZONING: Commercial

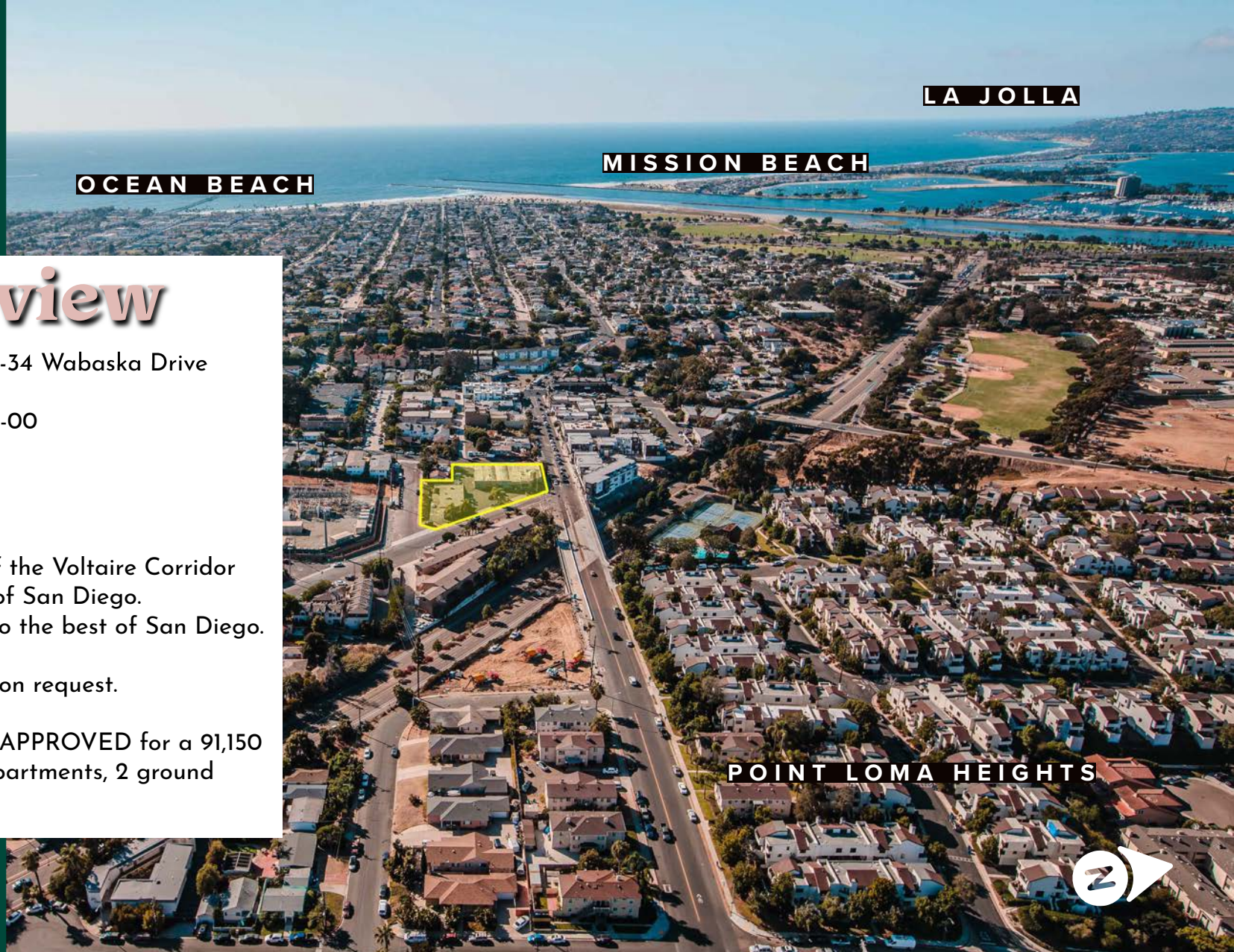
LOT SIZE: 32,262 total sqft

RETAIL GLA: 15,569 sqft

Quaint, established retail center in the heart of the Voltaire Corridor in the Point Loma Heights/Ocean Beach area of San Diego. Easy access in and out of Ocean Beach, close to the best of San Diego.

Current income property. Rent roll available upon request.

NEIGHBORHOOD DEVELOPMENT PERMIT APPROVED for a 91,150 sqft, for a 3-story mixed-use building with 39 apartments, 2 ground floor retail spaces and basement parking.



LA JOLLA

OCEAN BEACH

MISSION BEACH

POINT LOMA HEIGHTS





Development Opportunity

The Neighborhood Development Permit has been approved by the City of San Diego, as of April 2026.

39 apartment units (4 affordable)

13- 1 bedrooms ranging from 684-978 sqft

26- 2 bedroom ranging from 964-1067 sqft

2 ground floor retail unit totaling 2,491 sqft

Space 1- 1071 sqft

Space 2- 1420 sqft

Underground parking that will fit:

63 cars, 24 bikes, 5 motorcycles

27 storage spaces ranging from 45-425 sqft

PROJECT NO. PRJ-1090692

PROJECT NAME: 4051 VOLTAIRE

PERMIT NO: PMT- 3246191

**FLOOR PLANS AVAILABLE UPON REQUEST.
ENTITLEMENTS HAVE BEEN APPROVED.**



**Voltaire
Palms Plaza**

Approved Project Renderings



VIEW FROM WABASKA DRIVE



VIEW FROM SAN CLEMENTE ST



VIEW FROM VOLTAIRE STREET



VIEW FROM WABASKA DRIVE

DESIGNED BY



**Voltaire
Palms Plaza**

Approved Project Renderings



VIEW FROM CORNER OF UDALL & WABASKA DRIVE



**Voltaire
Palms Plaza**

CORONADO

SHELTER ISLAND

LIBERTY STATION

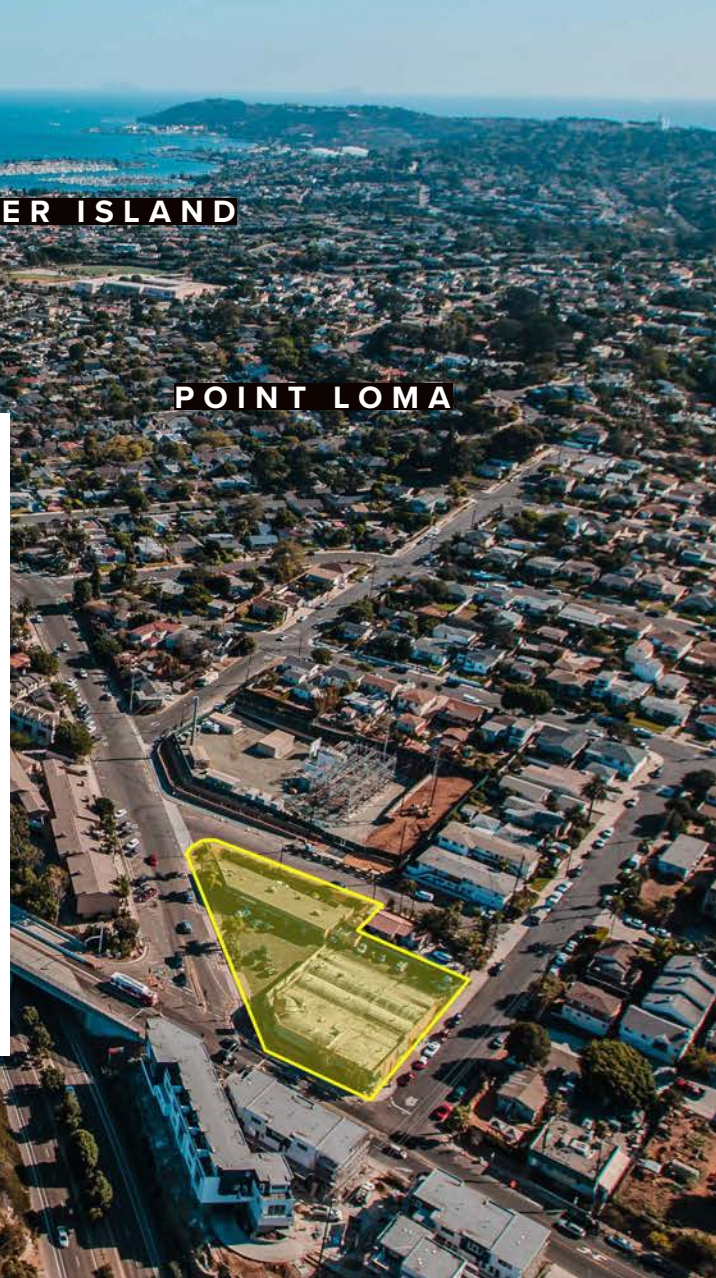
POINT LOMA

Peninsula Life

As one of San Diego's oldest coastal towns, Point Loma & Ocean Beach (OB) embody all aspects of life by the sea. From the boats and skyline views in the Fisherman's Landing to the West Coast's longest concrete pier overlooking white sandy beaches in OB, peninsula life is the perfect mix of SoCal beach vibes and nauticality.

Voltaire Palms Plaza is specifically located along the Voltaire Corridor, in between OB and Point Loma Heights, away from the traffic of the beaches with quick access on and off The Point, yet still in the heart of the beach community. The Voltaire Corridor is currently undergoing a "renaissance," with a wide demographic spectrum, a variety of walkable retail and a flurry of new vibrant mixed-use developments.

Stump's Family Marketplace, Point Loma Library, VCA Pet Hospital, Nail Salon, the well known Ortiz's Taco Shop and PL Bagel, Kakawa Coffee, Cesarina Italian Restaurant, Pop Pie, Stella Ice Cream and so many more local favorites are all within a couple blocks.



Minutes to the best of San Diego

- 1.2 miles/5 min to Newport Ave in OB
- 1.5 miles/5 min to the Pacific Ocean
- 1.5 miles/5 min to Liberty Station
- 1.5 miles/5 min to Fisherman's Landing
- 2.3 miles/7 min to San Diego Int'l Airport
- 2.5 miles/8 min to SeaWorld
- 3 miles/11 min to Old Town SD
- 3 miles/10 min to Mission Bay
- 5.3 miles/13 min to Little Italy
- 5.8 miles/14 min to Downtown SD
- 8 miles/11 min to Balboa Park
- 9 miles/14 min to San Diego Zoo
- 12.3 miles/20 min to Coronado



**Voltaire
Palms Plaza**



Strong Demand for New Product



POINT VIEW
4 TOWNHOMES
SOLD @ \$902 PSF AVG

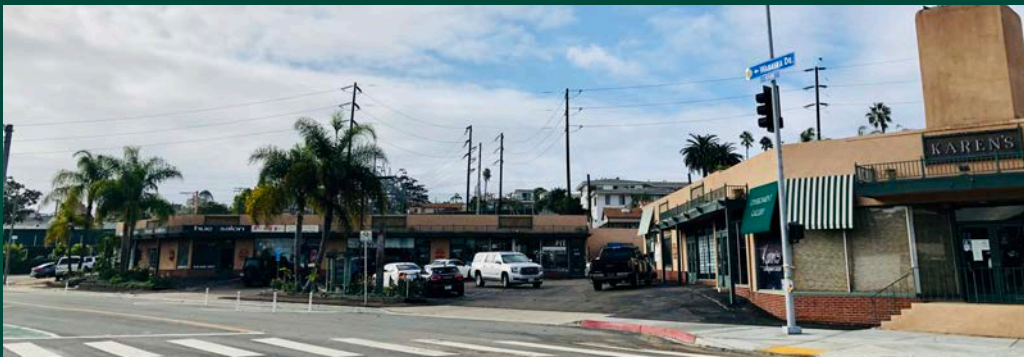
CABRI
17 TOWNHOMES + RETAIL
SOLD @ \$800 PSF AVG

UPPER VOLTAIRE
28 CONDOS + RETAIL
SOLD @ \$640 PSF AVG

NIMITZ CROSSING
36 APARTMENTS
SOLD 2022 @ \$833K/DOOR



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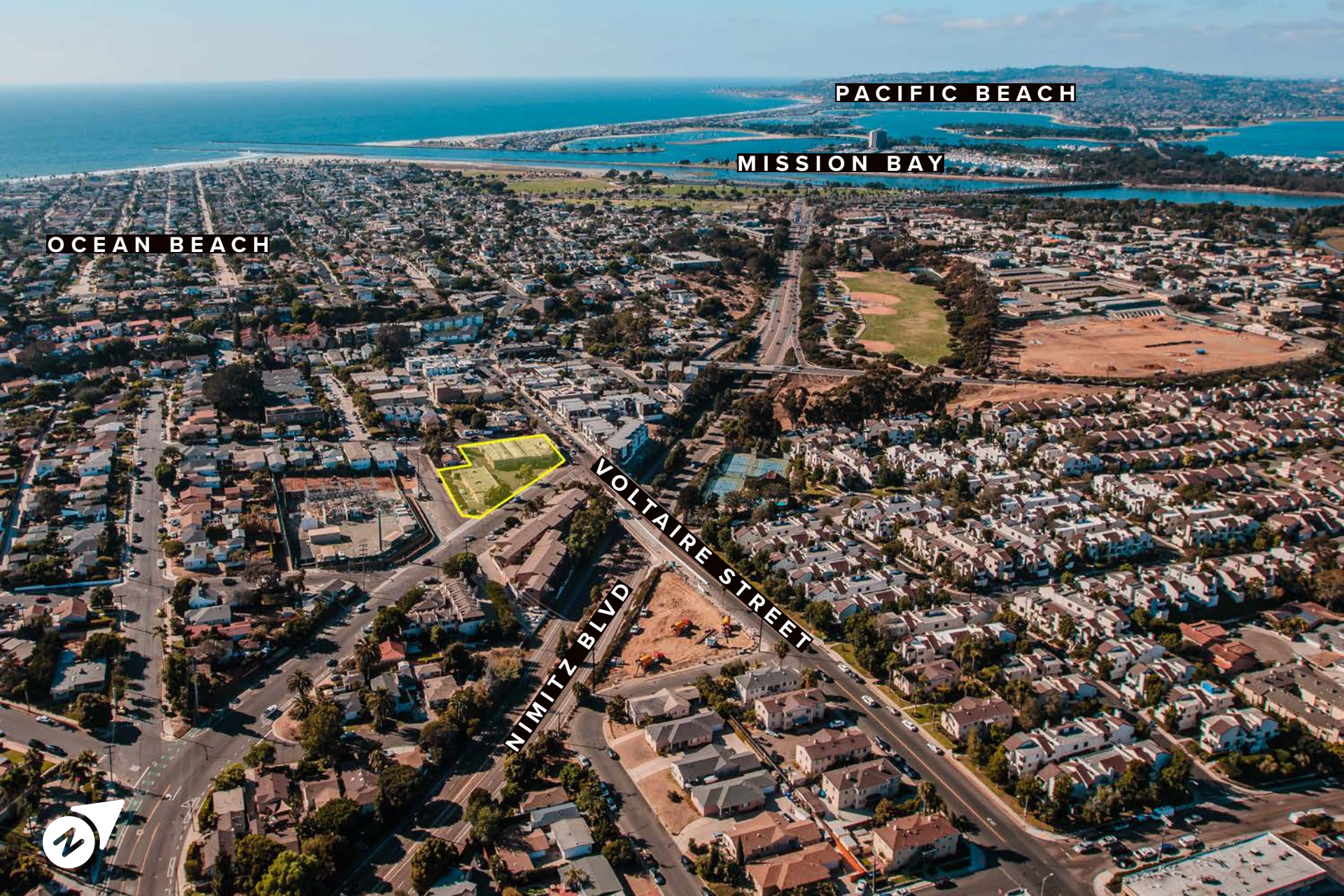


Current Retail Center

The retail center is 100% occupied with 11 tenants generating approximately \$32,990 gross monthly income. Leases end 10/31/26 with options to extend. Rent roll available upon request.




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Rare
Coastal
Value-Add
Opportunity


Voltaire
Palms Plaza



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DEVELOPMENT OPPORTUNITY



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