

FOR SALE OR LEASE

±6,500 SF BUILDING (DIVISIBLE TO ±2,300 & ±4,200 SF)



4604 UNIVERSITY AVENUE

SAN DIEGO, CA 92105

BRANDON KEITH

Partner/Managing Director | Lic. # 01177792
858.458.3326 | bkeith@voitco.com

Voit

REAL ESTATE SERVICES

FEATURES

- » ±6,500 SF Retail Building (Divisible to ±2,300 & ±4,200 SF)
- » Available Now
- » Fully Remodeled Building
- » Secure parking or yard area, with grade loading door
- » Pole signage + building signage available
- » 18' high ceilings
- » Corner location
- » Flexible CC-5-4 Zoning



SALE PRICE: Contact Broker

LEASE RATE: \$1.85 NNN (NNN's=\$0.42)

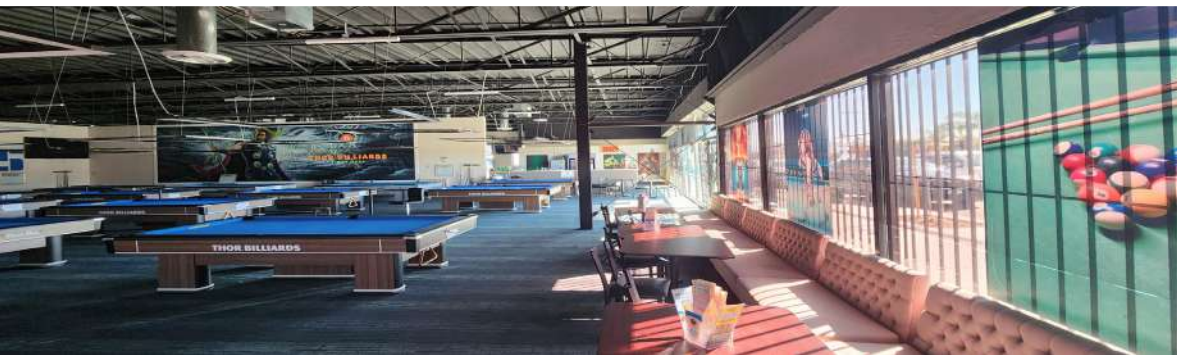
FLOOR PLAN

Option 1: ±6,500 SF



Option 2: ±2,300 SF
& ±4,200 SF





DEMOGRAPHICS



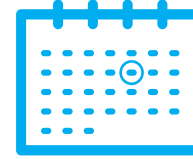
256,211

2024 POPULATION*



99,426

OF HOUSEHOLDS



35.2 YEARS

MEDIAN AGE



21,641 CPD

AVERAGE TRAFFIC COUNT



\$91,585

AVERAGE HOUSEHOLD
INCOME



\$697,386

MEDIAN HOME VALUE**



1969

MEDIAN YEAR HOUSE
BUILT***



**BACHELOR'S
DEGREE**

EDUCATION LEVEL

**BASED ON A 3 MILE RADIUS*

***MEDIAN HOME VALUE BASED UPON MEDIAN PRICE IN 92105 PER COSTAR*

****MEDIAN YEAR BUILT BASED UPON 92105, PER COSTAR*



BRANDON KEITH

Partner/Managing Director | Lic.# 01177792
 858.458.3326 | bkeith@voitco.com

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 F | Lic.#01991785 | www.voitco.com

Licensed as a Real Estate Broker by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.

Voit
 REAL ESTATE SERVICES