

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.The main image shows the storefront of "Ocean Beach Boat & Auto Upholster". The building is a single-story structure with a light-colored stucco finish and a red-tiled roof. A dark sign above the entrance reads "OCEAN BEACH BOAT & AUTO UPHOLSTER" with a seagull logo. The address "4838" is displayed above the glass entrance doors. The property is landscaped with several palm trees and smaller green trees. A silver car is parked on the left, and a dark car is partially visible on the right. A blue "FOR SALE" banner is overlaid at the bottom left of the image.

OCEAN BEACH BOAT & AUTO UPHOLSTER

4838

FOR SALE

# Ocean Beach Investment/ Owner User Property

4826 & 4838 Voltaire St | San Diego, CA 92107

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# Property Highlights

**Sales Price:**  
**\$3,900,000**

- Just 3 blocks to the beach, this property is located in the heart of Ocean Beach on Voltaire Street.
- Great location with street frontage and strong pedestrian & vehicular traffic year round.
- Street parking in front of building
- 2838 Voltaire: 3,800 SF storefront retail
- 2826 Voltaire: 1,376 SF single family residence
- Zoning: CC-4-2 ([Permitted Uses](#)) with numerous uses allowed including mixed-use
- APN: 448-332-17 & 448-332-16



# Investment Highlights

## 4838 Voltaire St

- An approximately 3,800 SF retail storefront on 5,000 SF lot
- Zoned CC-4-2 (Community-serving commercial) which is attended to accommodate development with a pedestrian orientation
- Ocean Beach Upholstery has been there for nearly 50 years
- Tenant is on a month – month lease allowing for an owner-user or investor to raise rents substantially
- Ample street parking with 5 spaces located in the rear belonging to the property
- Excellent demographics

## 4826 Voltaire St

- An approximately 1,376 SF, 3-bedroom, 2 bath single family home on a 5,000 SF lot with a 2 car garage
- Zoned CC-4-2 which calls for 1 unit/1,500 SF
- Tenant is on a month – month lease
- First time on the market for sale in 50 years

## Rent Roll

Tenant	Rent*	Square Footage	Rent/SF	Lease Term
Ocean Beach Upholstry	\$3,960/mo	3,800	\$1.04*	Month-Month
Single Family Residence	\$2,000/mo	1,376	\$1.45	Month-Month

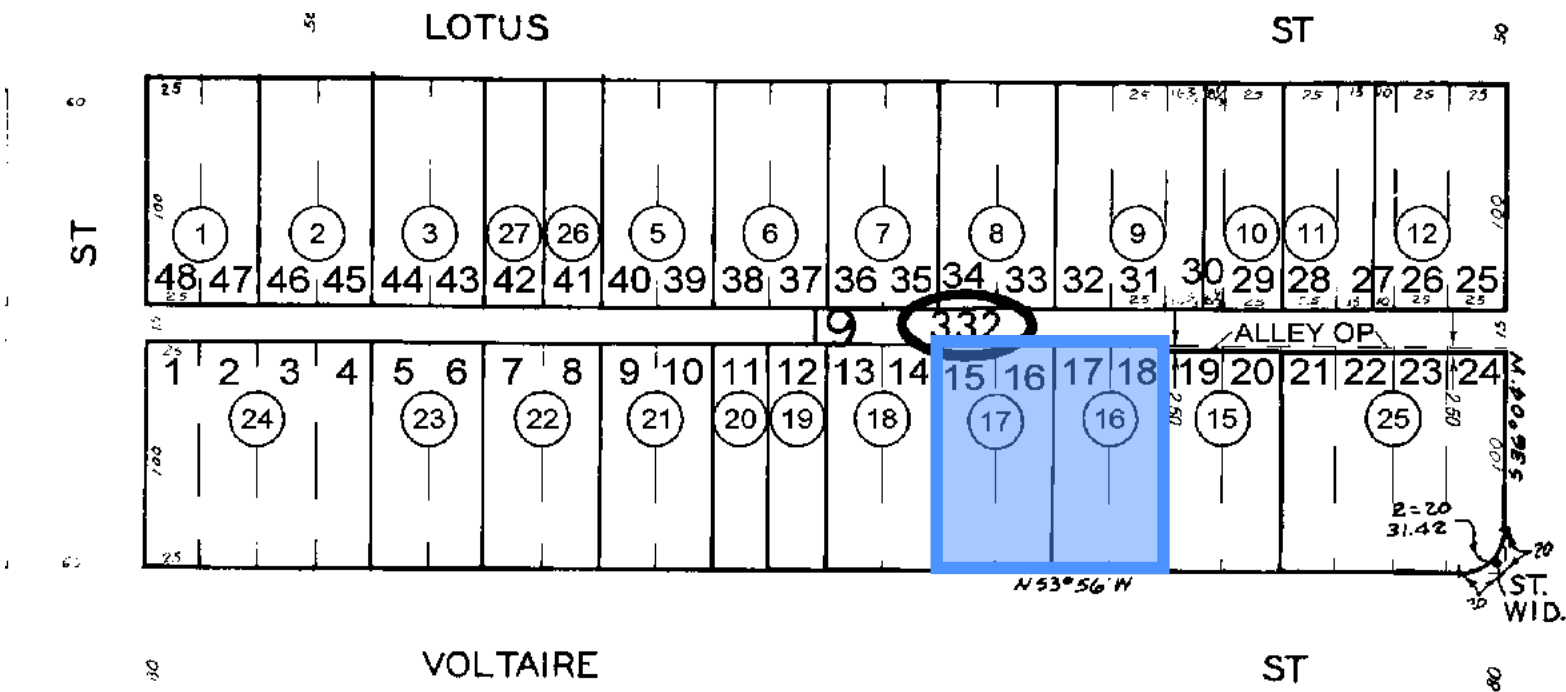
*\*Retail rents are \$2.00 - \$2.25 NNN  
Buyer to verify square footage.*



4838 Voltaire St

4826 Voltaire St

# APN Map



# Area Overview

Just north of Point Loma, Ocean Beach is a small beach town and a favorite among locals who spend their days surfing, sunbathing around the pier, hanging out in their vintage VW vans, and strolling through the many surf shops, taco stands and unique local boutiques. Ocean Beach has a throwback groovy vibe of vintage SoCal, coupled with friendly locals, great dining and micro brews, and a vibrant nightlife scene.

A local favorite in Ocean Beach is The Pier at the foot of Newport Avenue. This is one of the longest piers in Southern California, extending a half mile out to sea and one of the most visited landmarks in San Diego County. Newport Avenue Beach is perhaps the most popular beach in Ocean Beach for surfers and people just enjoying the sights or hanging out. Newport Avenue is lined with shops, restaurants and bars for your pleasure while visiting

There is a celebration once a week at the OB Farmers Market. This eclectic open air market is a Certified Farmers Market (CFM) through the California Department of Agriculture. There are over 100 vendors including certified farmers, artisans and crafters selling pre-packaged food and hot food featuring cuisine from around the world.



**74,011**

Local  
Population



**36.9**

Median  
Age



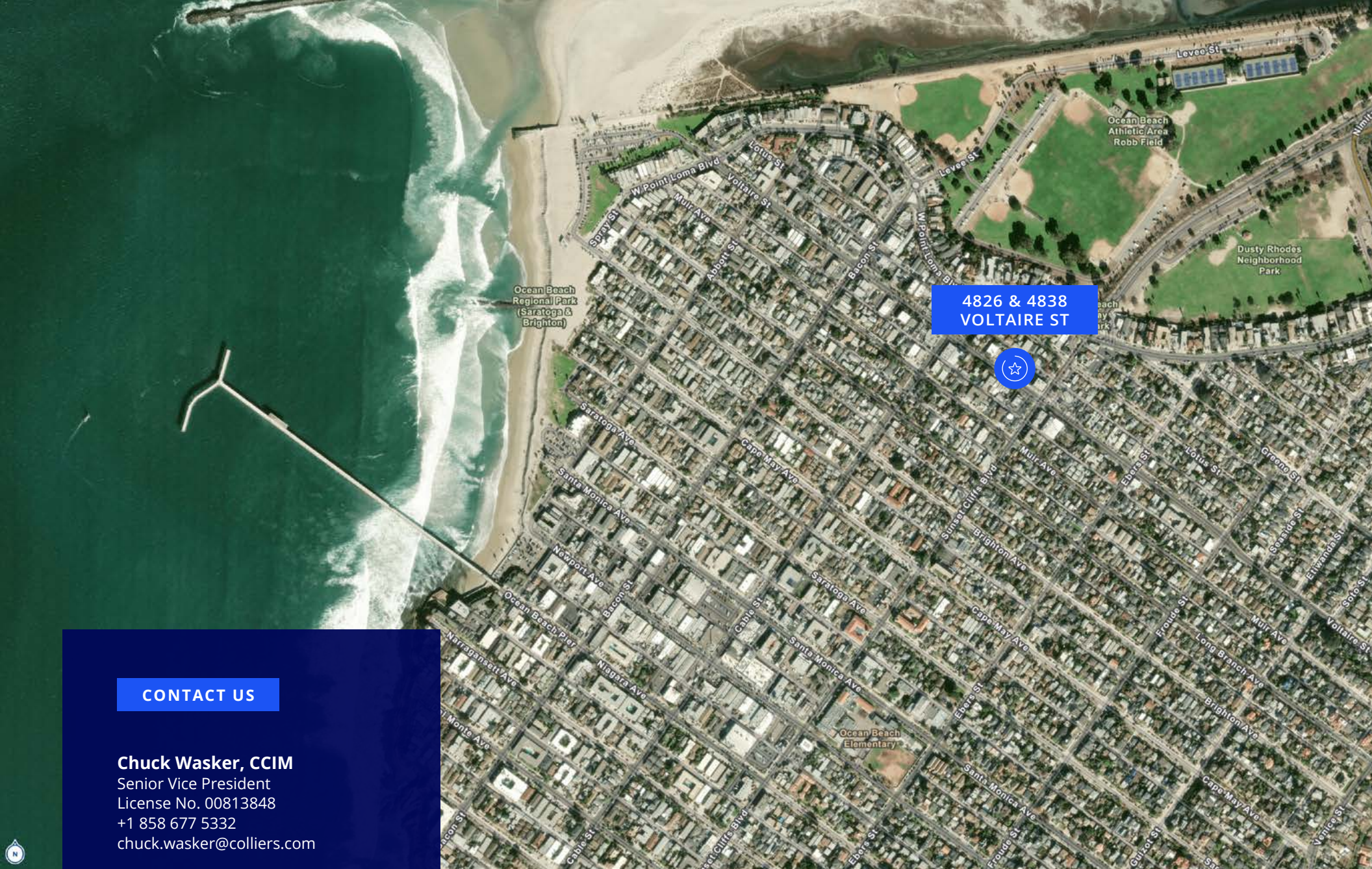
**\$111,540**

Average  
Household  
Income



**64%**

Percent of  
Population  
with Degrees



4826 & 4838  
VOLTAIRE ST



**CONTACT US**

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