

±10,939 SF LAND

CENTRAL SAN DIEGO OPPORTUNITY

FOR SALE



THE HOME DEPOT

MISSION GORGE RD

SUBJECT PROPERTY

Not to scale. Boundaries and labels shown are approximate and for illustrative purpose only. Buyer to independently verify lot lines, dimensions, and square footage prior to purchase.

5935 MISSION GORGE ROAD | SAN DIEGO, CA 92120



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PROPERTY SUMMARY

APN	461-320-11-00
Building Size	±1,000 SF (buyer to verify)
Lot Size	±10,939 SF (±0.25 AC)
Zoning	CC-3-9*
Current Use	Contractor storage yard*
Utilities	No separate utility service to the site; current occupant draws utilities from an adjacent parcel under a separate arrangement, distributed on site. Buyer to verify availability and cost of new service connections.
Lease Status	Month-to-month (\$350.00/month)
Flood Zone	FEMA Zone AE (Special Flood Hazard Area) — buyer to verify
Asking Price	Market

*Existing use is assumed to be legal non-conforming

Rare small-lot infill site in central San Diego, zoned CC-3-9 (Community Commercial) and currently improved as a contractor storage yard under a legal nonconforming use, leased on a month-to-month basis at a legacy below-market rate. The site carries a Community Plan designation of Urban Village / Multiple Use and sits within a Transit Priority Area.

The block is redeveloping around it. Alvarado Creek Apartments, a 227-unit affordable housing community, is under construction on the immediately abutting parcel. The Grant at Mission Trails — a \$42 million, seven-story, 48-unit development for lower-income families and veterans experiencing homelessness — is under construction two doors up at 5945 Mission Gorge Rd. Both are scheduled for completion in 2027.

PROPERTY PHOTOS



Site / Yard View



Property Access / Yard View

Photographs illustrative only; no improvement shown is represented to convey.

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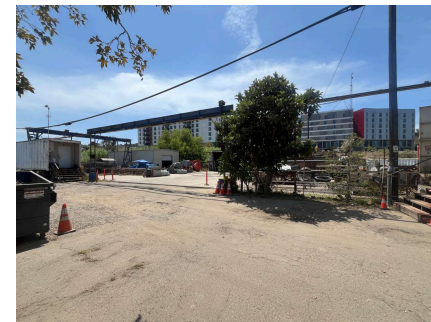
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SITE / YARD VIEW



EXISTING YARD VIEW

FLOOD ZONE: FEMA ZONE AE (SPECIAL FLOOD HAZARD AREA)

Flood Zone Disclaimer: Commercial Asset Advisors makes no representation or warranty regarding the flood zone designation, floodplain status, or flood insurance requirements applicable to this Property. Prospective buyers/tenants are strongly advised to independently verify flood zone status with FEMA and/or the City of San Diego prior to closing.

Photographs are for illustrative purposes only. No representation is made that any structure, trailer, container, equipment or other improvement shown, or any item outside the boundary shown, conveys with the sale.

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