

A / C / R / E

● PRIVATE OFFERING · OCEAN BEACH

— COASTAL MIXED-USE INVESTMENT

VOLTAIRE VILLAS

4843-4845 Voltaire Street / San Diego, CA 92107

UNITS
8
2 Retail - 6 Resi

RENOVATED
2025
Turnkey

BUILDING
5,064
Rentable SF



BILL ANDERSON, MBA · PRINCIPAL
858.245.4887 · wanderson@acrecommercial.com CalDRE #01441142

DIANA PETERS · SVP, OPERATIONS
858.883.6060 · dpeters@acrecommercial.com CalDRE #01842070

ACRECOMMERCIAL.COM

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from ACRE Investment Real Estate Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither ACRE Investment Real Estate Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ACRE Investment Real Estate Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ACRE Investment Real Estate Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ACRE Investment Real Estate Services does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ACRE Investment Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY DESCRIPTION	9
FINANCIAL ANALYSIS	16
LOCATION INFORMATION	20
DEMOGRAPHICS	25

BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

PROPERTY INFORMATION

SECTION 1

4843-4845 VOLTAIRE STREET

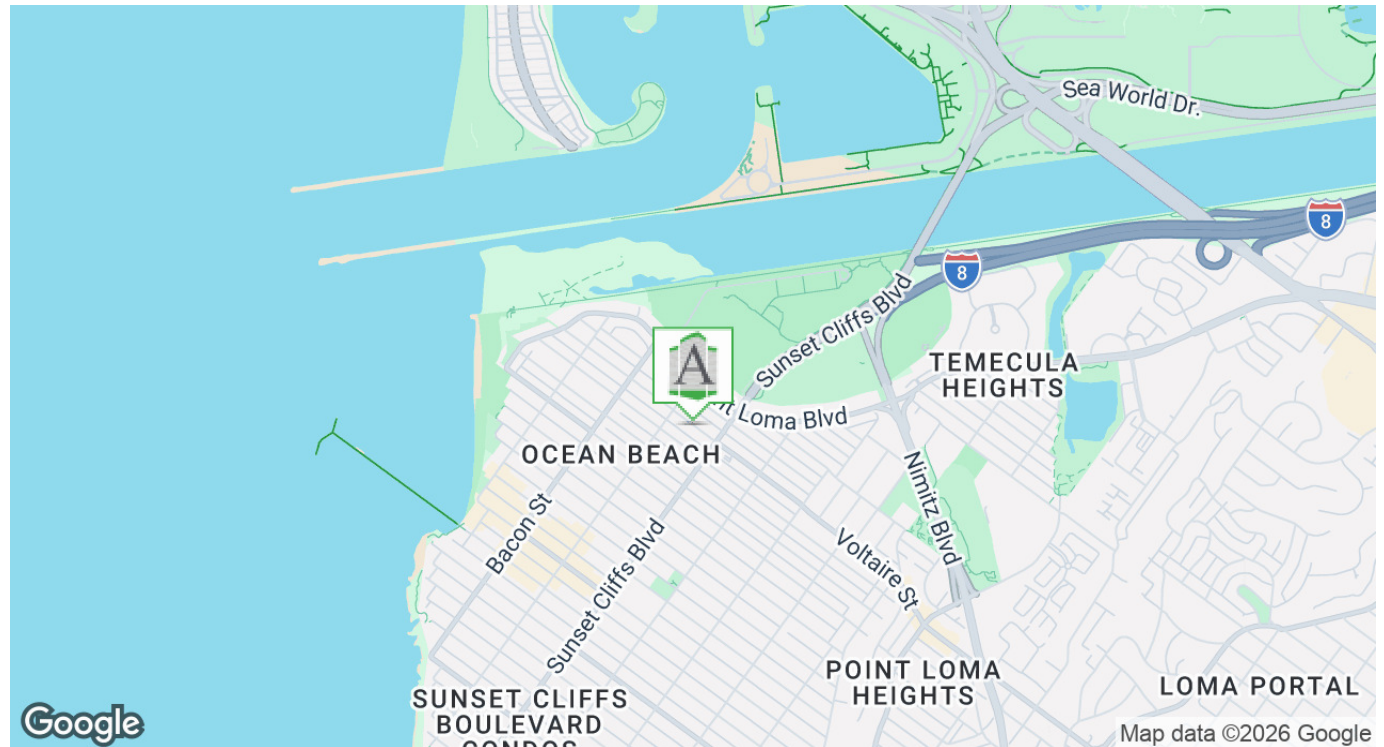
San Diego, CA 92107

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,950,000
NUMBER OF UNITS:	8
PRICE / UNIT:	\$493,750
PRICE / SF:	\$780.02
CAP RATE CURRENT MARKET:	5.07% 5.4%
BUILDING SIZE:	5,064
LOT SIZE:	4,352 SF
YEAR BUILT RENOVATED:	1978 2025



BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Mixed-use coastal asset totaling 8 units comprised of 2 commercial suites and 6 residential units
- Residential unit mix includes four 1-bedroom/1-bath units and two studios, including two newly constructed units
- Extensive 2025 renovation program creating a turnkey, modernized asset
- All residential units include in-unit washer dryer & A/C in select units
- All residential units have been renovated, complementing the two newly built units
- Nine total parking spaces: five in front and four in the rear

INVESTMENT HIGHLIGHTS

- Highest in-place CAP Rate on the market in Ocean Beach
- Retail suites are secured with newly signed NNN leases on 5- and 10-year terms, providing stable, passive income with limited landlord responsibility.
- Retail rents increase annually at a fixed 4%
- Established, successful retail tenants who have deep roots in the community and a proven track record at this location.
- Seller Carry Assignment: \$2,040,000 at 6% I/O for 3 years
- Strong operating efficiency supported by RUBS utility reimbursements
- Additional income stream from parking - 5 rented and 4 open
- Significant recent capital investment through a 2025 renovation program, supporting lower near-term maintenance and improved long-term performance
- Positioned in a supply-constrained San Diego infill market with durable tenant demand and long-term appreciation potential
- Little-to-no landscape maintenance expense



BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

INVESTMENT OVERVIEW



PROPERTY OVERVIEW

Introducing Voltaire Villas at 4843 Voltaire Street, a standout mixed-use investment opportunity in San Diego's highly sought-after Ocean Beach neighborhood. The property consists of eight total units, including two commercial suites and six residential units, offering a rare blend of diversified income, operational efficiency, and long-term upside in a premier coastal infill location. The residential unit mix is both functional and demand-driven, featuring four 1-bedroom/1-bath units and two studios, including two newly constructed units (one 1-bedroom/1-bath and one studio), all of which have been fully renovated and equipped with in-unit washer/dryer and air conditioning (select units)—an increasingly essential amenity for today's renters.

Completed in 2025, the extensive renovation program delivers a truly turnkey asset with significant capital improvements already in place. Both the interior and exterior have been fully modernized, including upgraded systems, new finishes, enhanced curb appeal with fresh paint, lighting, and signage, and minimal ongoing maintenance requirements—further supported by little to no landscape upkeep. The residential interiors feature bright, contemporary designs with wide-plank flooring, recessed lighting, modern kitchens with shaker cabinetry, quartz-style countertops, stainless steel appliances, and updated bathrooms, positioning the property to achieve and sustain premium rents.

The commercial component provides exceptionally passive and stable income, anchored by two established retail tenants with deep roots in the community and proven operating history at this location. Retail suites are secured by newly executed 5- & 10-year NNN leases with 4% annual rent increases, offering predictable, inflation-hedged cash flow with minimal landlord responsibilities. Additional built-in upside includes scheduled rent increases in December 2026 of approximately 10.9% and 4%, further enhancing income growth without additional capital investment.

Operationally, the asset benefits from RUBS utility reimbursements, enhancing net operating income and efficiency, along with an additional income stream from parking, with nine total spaces (five rented and four open for retail tenants).

Financing

Attractive assumable seller financing debt is available, offering a \$2,040,000 loan at 6% interest-only for a 3-year term—providing buyers with enhanced cash flow, reduced debt service, and flexible short-term capital while stabilizing and growing the asset.

Voltaire Villas presents long-term flexibility and optionality, while being positioned in a supply-constrained coastal submarket with strong tenant demand. With its fully renovated, turnkey condition, passive retail income structure, and irreplaceable Ocean Beach location, the property represents a true legacy coastal asset poised for continued rent growth and long-term appreciation.

BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

ADDITIONAL PHOTOS



BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

AMENITIES



PROPERTY AMENITIES

- Mixed-use property with 8 total units (2 commercial suites and 6 residential units)
- Nine on-site parking spaces
- Additional parking income with 5 rented and 4 retail
- CC-4-2 zoning
- Extensive 2025 renovation program
- RUBS utility reimbursement program in place
- Renovated interiors in the four original residential units
- New exterior paint
- Updated exterior light fixtures

UNIT AMENITIES

- In-unit washer and dryer in all residential units
- Stainless-steel appliance package (refrigerator, range/oven, microwave, dishwasher)
- White shaker-style cabinetry
- Quartz-style countertops
- Tile kitchen backsplash
- Wide-plank, wood-style flooring
- Recessed lighting
- Mini-split heating and air conditioning (select units)
- Updated bathrooms with modern vanities and stone-style counters
- Large-format tile tub/shower surrounds
- Modern brushed-nickel style plumbing fixtures
- Modern cabinet hardware and contemporary finishes throughout renovated units

BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

PROPERTY DESCRIPTION

SECTION 2

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

PROPERTY DETAILS

SALE PRICE

\$3,950,000

LOCATION INFORMATION

STREET ADDRESS	4843-4845 Voltaire Street
CITY, STATE, ZIP	San Diego, CA 92107
COUNTY	San Diego
SUB-MARKET	Ocean Beach

BUILDING INFORMATION

BUILDING SIZE	5,064 SF
NOI	\$200,445.50
CAP RATE	5.07
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1978
YEAR LAST RENOVATED	2025
NUMBER OF BUILDINGS	1

PROPERTY INFORMATION

PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	CC-4-2
LOT SIZE	4,352 SF
APN #	448-333-18-00

PARKING & TRANSPORTATION

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	9

BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107



BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107



BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107



BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107



BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107



BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

FINANCIAL ANALYSIS

SECTION 3

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE END
Retail - A	-	1	724 SF	\$3,640	\$5.03	\$3,786	\$5.23	11/30/30
Retail - B	-	1	871 SF	\$3,550	\$4.08	\$3,692	\$4.24	11/30/35
1	1	1	632 SF	\$2,795	\$4.42	\$2,895	\$4.58	3/31/26
2	1	1	816 SF	\$3,150	\$3.86	\$3,350	\$4.11	3/5/2027
3	-	1	365 SF	\$2,195	\$6.01	\$2,295	\$6.29	3/31/2027
4	1	1	614 SF	\$2,795	\$4.55	\$2,895	\$4.71	9/30/26
5	-	1	486 SF	\$2,295	\$4.72	\$2,295	\$4.72	1/31/2027
6	1	1	556 SF	\$2,895	\$5.21	\$2,995	\$5.39	5/1/2027
TOTALS			5,064 SF	\$23,315	\$37.88	\$24,203	\$39.27	
AVERAGES			633 SF	\$2,914	\$4.74	\$3,025	\$4.91	

*Retail Lease Notes:

- 1) Retail A - Barber Shop: 5-year lease, one 5-year option to renew. 4% fixed annual increase.
- 2) Retail B - Tattoo Parlor: 10-year lease. 4% fixed annual increase.
- 3) Retail A: Rent increases from \$3,500 to \$3,640 effective 12/1/26 and is shown as current rent based on the anticipated closing timeline.
- 4) Retail B: Rent increases from \$3,200 to \$3,550 effective 12/1/26 and is shown as current rent based on the anticipated closing timeline.

BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	\$3,950,000	\$3,950,000
Price per Unit	\$493,750	\$493,750
GRM	14.12	13.6
CAP Rate	5.07%	5.4%
Cash-on-Cash Return (yr 1)	4.9 %	5.4 %
Total Return (yr 1)	\$200,445	\$213,371
Debt Coverage Ratio	-	-

OPERATING DATA	CURRENT	MARKET
Gross Scheduled Income	\$279,780	\$290,431
Other Income	\$9,948	\$12,936
Total Scheduled Income	\$289,728	\$303,367
Vacancy Cost	\$6,994	\$7,260
Gross Income	\$282,733	\$296,106
Operating Expenses	\$82,288	\$82,735
Net Operating Income	\$200,445	\$213,371
Pre-Tax Cash Flow	\$200,445	\$213,371

*ASSUMABLE SELLER FINANCING IN-PLACE: \$2,040,000 Seller Carry at 6% Interest-Only for 3 years.

BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

INCOME & EXPENSES

INCOME SUMMARY	CURRENT	PER SF	MARKET	PER SF
Gross Scheduled Income	\$279,780	\$55.25	\$290,431	\$57.35
Other Income	\$9,948	\$1.96	\$12,936	\$2.55
Gross Income	\$289,728	\$57.21	\$303,367	\$59.91

EXPENSE SUMMARY	CURRENT	PER SF	MARKET	PER SF
Property Taxes (1.22804%)	\$48,538	\$9.58	\$48,538	\$9.58
Insurance	\$3,975	\$0.78	\$3,975	\$0.78
Off-Site Management (5%)	\$13,639	\$2.69	\$14,086	\$2.78
Repairs & Maintenance	\$5,600	\$1.11	\$5,600	\$1.11
Gas & Electric	\$1,709	\$0.34	\$1,709	\$0.34
Water & Sewer	\$2,821	\$0.56	\$2,821	\$0.56
Rubbish	\$3,798	\$0.75	\$3,798	\$0.75
Pest	\$768	\$0.15	\$768	\$0.15
Contract Services	\$1,440	\$0.28	\$1,440	\$0.28
Gross Expenses	\$82,288	\$16.25	\$82,735	\$16.34

Net Operating Income	\$200,445	\$39.58	\$213,371	\$42.13
-----------------------------	------------------	----------------	------------------	----------------

BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

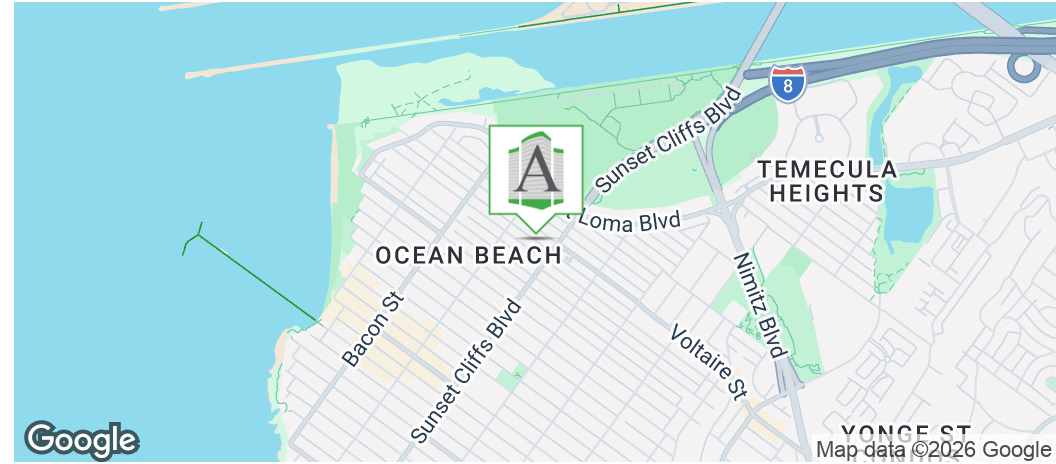
LOCATION INFORMATION

SECTION 4

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

LOCATION OVERVIEW



LOCATION OVERVIEW

4843 Voltaire Street is exceptionally well located in San Diego’s Ocean Beach, a coveted coastal enclave defined by its walkable village feel, strong local identity, and year-round lifestyle appeal. Positioned along Voltaire Street—one of the neighborhood’s primary retail and residential corridors—the property is surrounded by an eclectic mix of neighborhood-serving cafes, restaurants, boutiques, and daily conveniences, creating a “live-work-play” environment that consistently attracts and retains tenants. Voltaire Street also provides a direct, easy route to the Pacific Ocean, placing residents close to Ocean Beach’s shoreline and pier area, as well as the renowned coastal bluffs at Sunset Cliffs and nearby outdoor recreation along the San Diego River and bayfront.

Beyond its immediate coastal setting, the property benefits from outstanding regional connectivity. Nearby access to major freeways—including I-8 and I-5—provides efficient routes to Downtown San Diego, San Diego International Airport, and key employment and lifestyle nodes throughout the urban core. The location is also convenient to Mission Bay and Point Loma, including Liberty Station’s dining, arts, and waterfront amenities, further strengthening the area’s renter demand profile. Overall, 4843 Voltaire Street offers a rare combination of true beach proximity, walkable neighborhood amenities, and commuter-friendly access—an enduring formula for stable occupancy and long-term investment performance.

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,851	4,219	11,653
Total Population	3,334	7,965	23,145
Average HH Income	\$97,898	\$110,778	\$120,961

BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

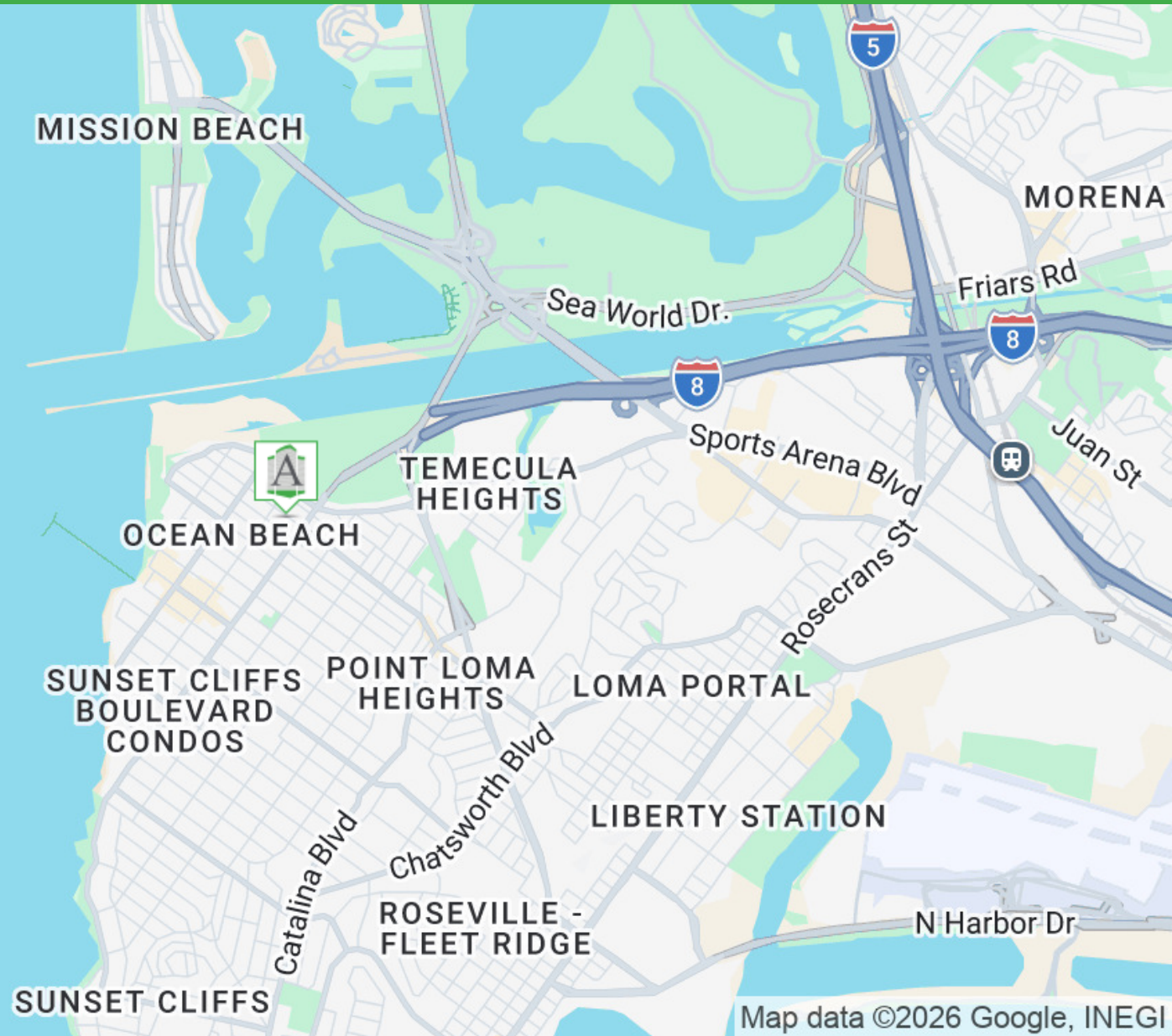
DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

LOCATION MAP



BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

AERIAL MAP



© 2026 Google

Imagery ©2026 Airbus, CNES / Airbus, Data CSUMB SFML, CA OPC, Data USGS, Maxar Technologies, Vexcel Imaging US, Inc.

BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

RETAILER MAP



Map data
©2026
Google

BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

DEMOGRAPHICS

SECTION 5

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

DEMOGRAPHICS REPORT

	0.3 MILES	0.5 MILES	1 MILE
Total population	3,334	7,965	23,145
Median age	34.7	34.0	36.1
Median age (male)	38.6	36.8	39.0
Median age (female)	32.9	33.1	34.6
Total households	1,851	4,219	11,653
Total persons per HH	1.8	1.9	2.0
Average HH income	\$97,898	\$110,778	\$120,961
Average house value	\$1,112,350	\$1,120,951	\$1,233,220
Total Population - White	2,663	6,414	17,342
% White	79.9%	80.5%	74.9%
Total Population - Black	120	219	557
% Black	3.6%	2.7%	2.4%
Total Population - Asian	88	202	585
% Asian	2.6%	2.5%	2.5%
Total Population - Hawaiian	6	12	61
% Hawaiian	0.2%	0.2%	0.3%
Total Population - American Indian	24	57	177
% American Indian	0.7%	0.7%	0.8%
Total Population - Other	144	364	1,194
% Other	4.3%	4.6%	5.2%
Total Population - Hispanic	466	1,070	4,037
% Hispanic	14.0%	13.4%	17.4%

* Demographic data derived from 2020 ACS - US Census

BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

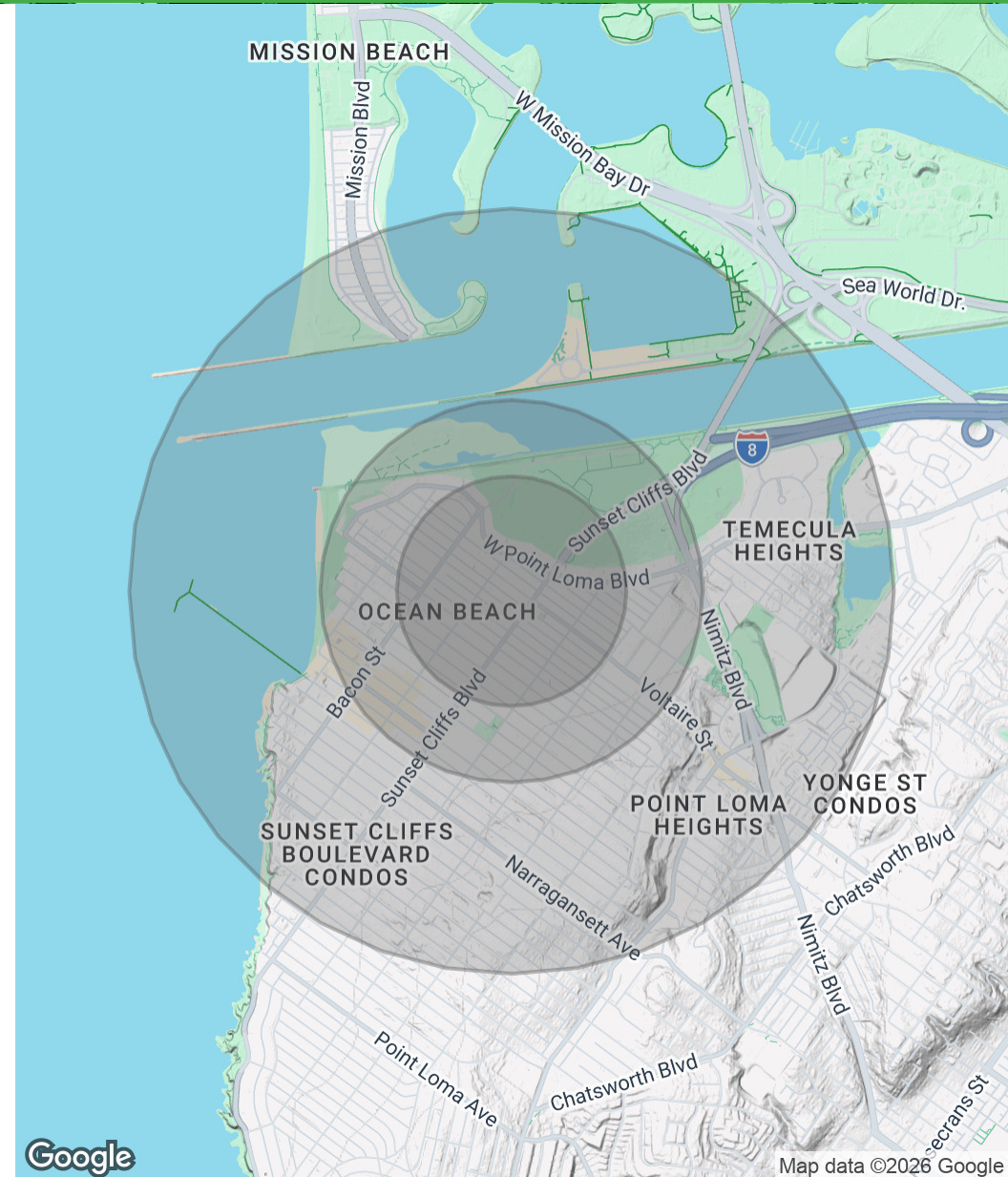
San Diego, CA 92107

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,334	7,965	23,145
AVERAGE AGE	34.7	34.0	36.1
AVERAGE AGE (MALE)	38.6	36.8	39.0
AVERAGE AGE (FEMALE)	32.9	33.1	34.6

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,851	4,219	11,653
# OF PERSONS PER HH	1.8	1.9	2.0
AVERAGE HH INCOME	\$97,898	\$110,778	\$120,961
AVERAGE HOUSE VALUE	\$1,112,350	\$1,120,951	\$1,233,220

2023 American Community Survey (ACS)



BILL ANDERSON, MBA

Principal | CalDRE #01441142
858.245.4887 | wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations | CalDRE #01842070
858.883.6060 | dpeters@acrecommercial.com

4843-4845 VOLTAIRE STREET

San Diego, CA 92107

MULTIFAMILY PROPERTY FOR SALE

BILL ANDERSON, MBA

Principal
CalDRE #01441142
858.245.4887
wanderson@acrecommercial.com

DIANA PETERS

Senior Vice President of Operations
CalDRE #01842070
858.883.6060
dpeters@acrecommercial.com

