

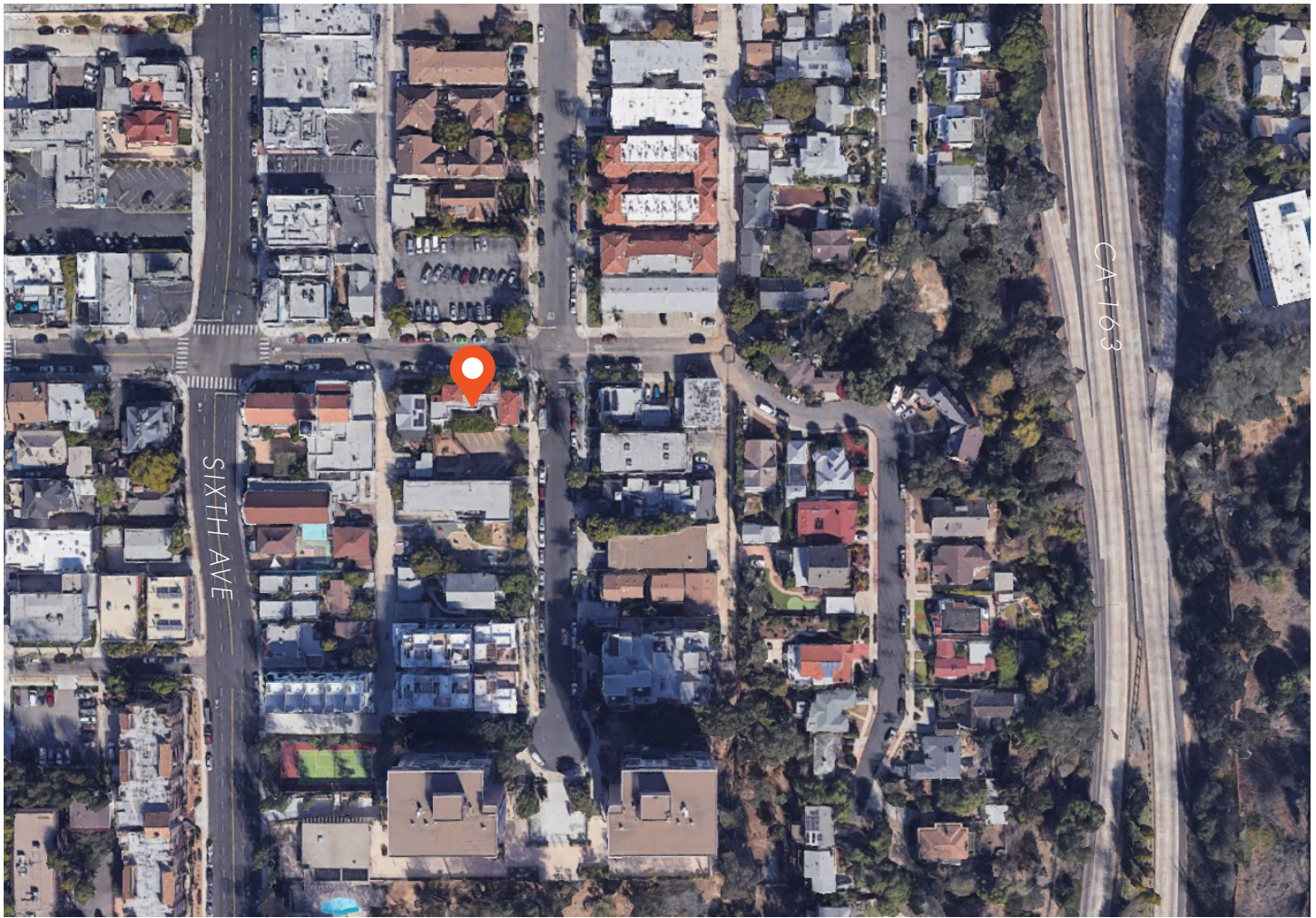


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# MULTIFAMILY PROPERTY FOR SALE

633-45 PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103

4,383± SF ON 0.11± AC FOR SALE



## DESCRIPTION

The subject property is located on Pennsylvania Avenue at the corner with 7th Avenue in the Marston Hills district of San Diego, CA. Located just 10 minutes from the San Diego International Airport and only 5 minutes from San Diego Zoo, the property is positioned with great access to some of San Diego's best attractions. In addition, Columbia College - NB San Diego, UCSD Medical Center, and Scripps Mercy Hospital are all within a three-mile radius of the property.

The property is currently used as a multifamily facility and comprised of one building with seven units totaling approx. 4,383± SF, with approx 0.11± acres of land.

## BUILDING FEATURES

BUILDING SIZE	4,383± SF
ACREAGE	0.11± AC
USE	Multi-family Residential
ZONING	RM-3-9   Residential Multi-Unit
YEAR BUILT	Est. 1950
COUNTY	San Diego
APN	452-291-22-00
PRICE	Call for Details

FOR MORE INFORMATION, PLEASE CONTACT:

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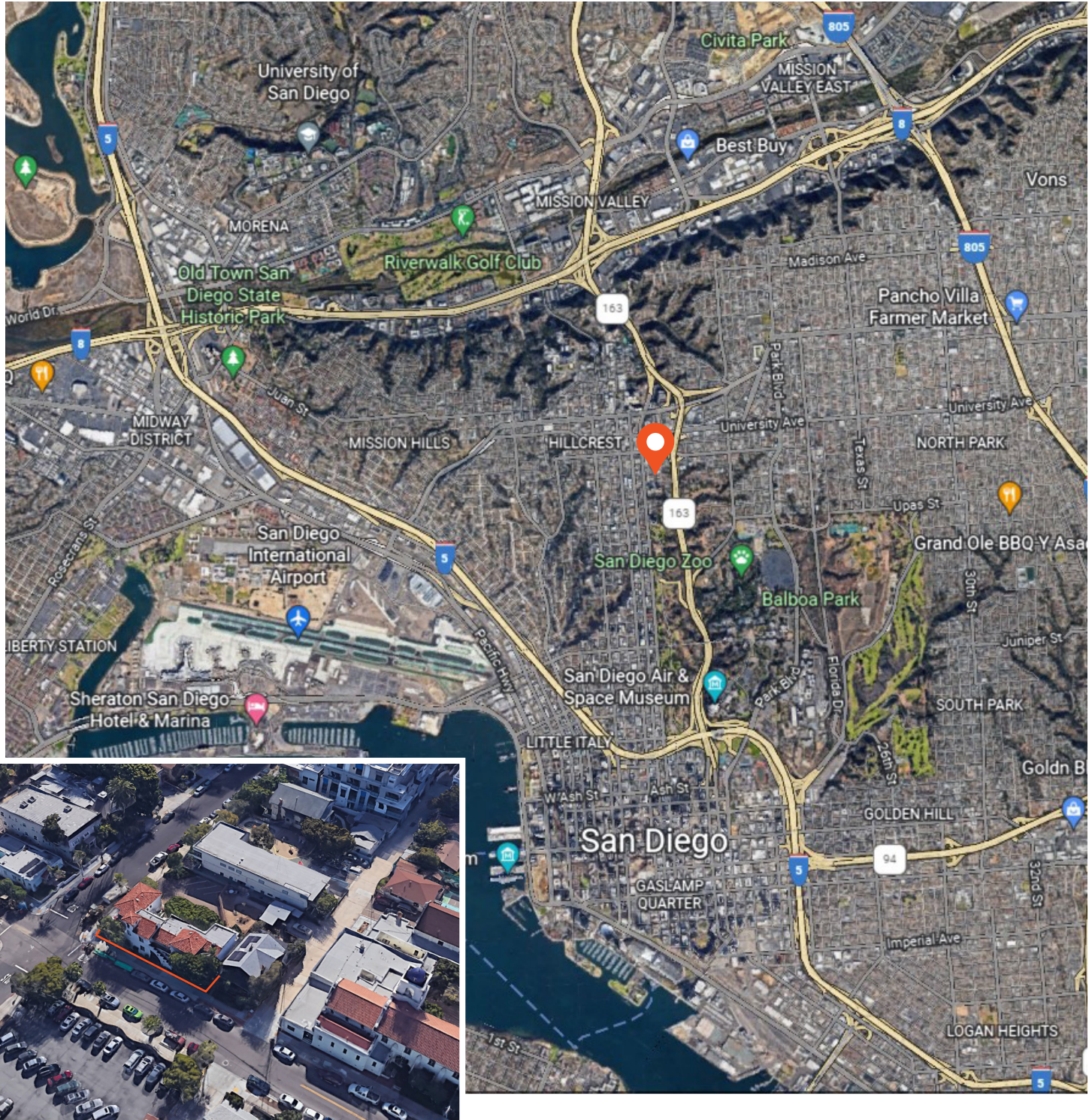
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### PROPERTY OUTLINE & MAP



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## PROPERTY OUTLINE &amp; MAP



UNITS	LEVEL	BEDROOMS	BATHROOMS	SIZE (SF)
633	1&2	2	1	819 SF
635	1	1	1	730 SF
637	1	1	1	452 SF
639	1	1	1	600 SF
641	2	1	1	730 SF
643	2	1	1	452 SF
3694	2	1	1	600 SF
<b>TOTAL</b>		<b>8</b>	<b>7</b>	<b>4,383 SF</b>

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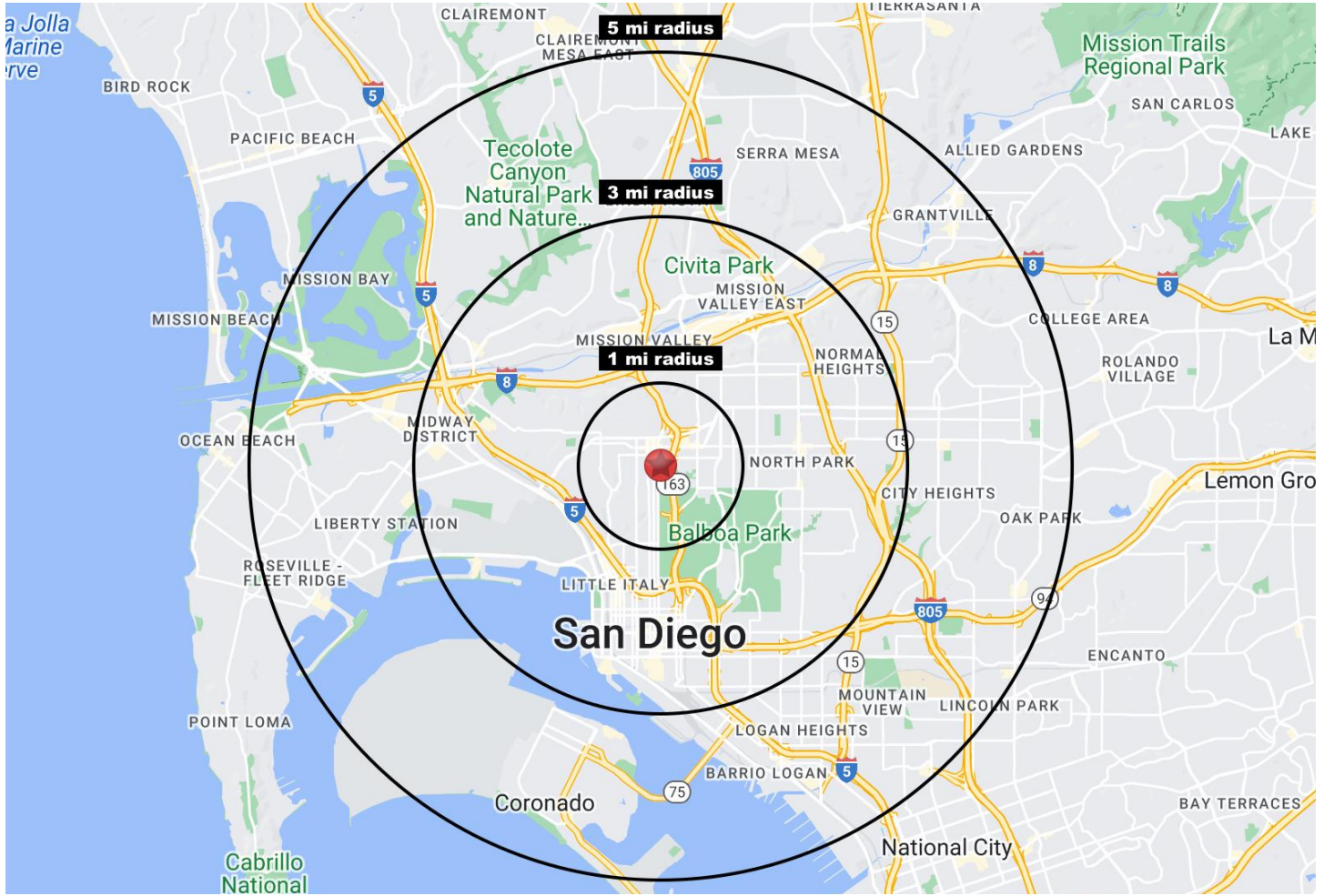
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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>30,053</b> ESTIMATED POPULATION 2022
	<b>39.5</b> MEDIAN AGE
	<b>\$811,041</b> MEDIAN HOME VALUE 2022
	<b>18,717</b> TOTAL EMPLOYEES
	<b>\$111,200</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>235,798</b> ESTIMATED POPULATION 2022
	<b>35.8</b> MEDIAN AGE
	<b>\$769,047</b> MEDIAN HOME VALUE 2022
	<b>197,365</b> TOTAL EMPLOYEES
	<b>\$105,171</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>533,882</b> ESTIMATED POPULATION 2022
	<b>34.9</b> MEDIAN AGE
	<b>\$791,077</b> MEDIAN HOME VALUE 2022
	<b>344,868</b> TOTAL EMPLOYEES
	<b>\$106,301</b> AVG HOUSEHOLD INCOME

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