

# Prime Development Opportunity In North Park



**FOR SALE** | 4235 Texas Street & 2401 El Cajon Blvd, San Diego, CA 92104

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## PROPERTY FEATURES



4235 Texas Street & 2401 El Cajon Blvd, San Diego, CA 92104



Land: Two Parcels Totaling Approx. 7,122 SF (Per Title)  
Structure: Approx. 1,125 SF Retail Building & Approx. 794 SF House



Sale Price: \$2,500,000  
Price Per SF: \$351



Zoning: CC-3-9 ([View Link](#))



Complete Communities: Tier 3 (FAR 6.5) ([View Link](#))



Parcel: 445-412-06-00 & 445-412-05-00



Surrounded by an Abundance of Residential Developments  
Easy Access to I-805 & Hwy 163



Income: Rental Income Through June 2026 Helps Offset  
Pre-Development Costs

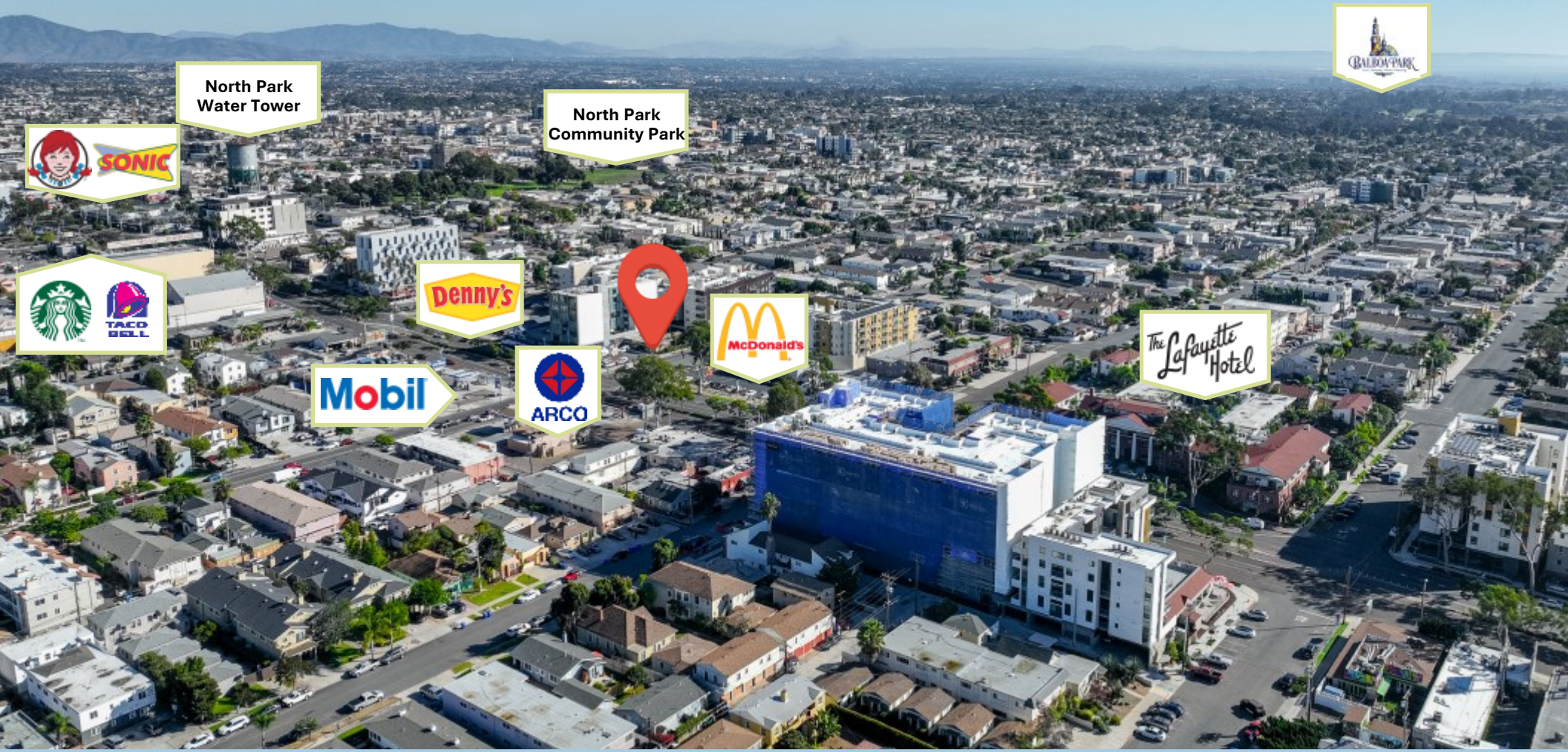
## PROPERTY SUMMARY

The property at 4235 Texas Street and 2401 El Cajon Boulevard in San Diego's vibrant North Park neighborhood offers an exceptional development opportunity on a prominent corner with high visibility and steady foot traffic. Zoned for mixed-use, this site is perfect for a modern, multi-story project that combines residential units with ground-floor retail, appealing to the area's strong demand for urban living and local shopping experiences.

Situated along a busy corridor near popular dining, entertainment, and public transit, the property's location enhances its potential as a dynamic community hub. Its close proximity to Balboa Park, Downtown San Diego, and major highways adds accessibility and appeal. This property is an ideal canvas for a developer looking to create a high-density, amenity-rich space that captures the spirit of North Park's ongoing growth and its thriving, eclectic atmosphere.



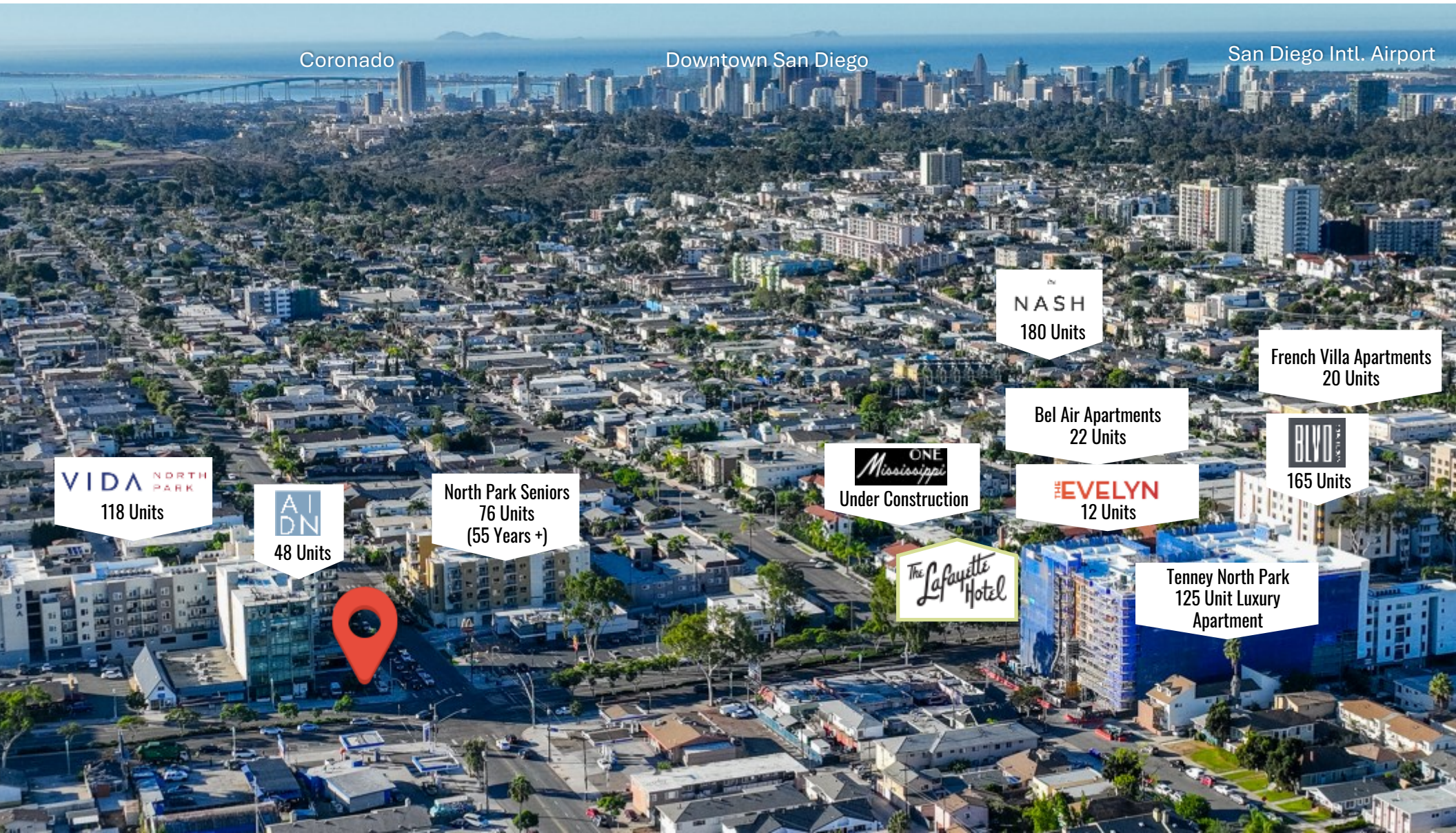
# NEARBY AMENITIES



## WITHIN A 2 MILE RADIUS



# NEARBY DEVELOPMENTS



Coronado

Downtown San Diego

San Diego Intl. Airport

**VIDA** NORTH PARK  
118 Units

**AIDN**  
48 Units

North Park Seniors  
76 Units  
(55 Years +)

*ONE* Mississippi  
Under Construction

*The Lafayette* Hotel

**NASH**  
180 Units

Bel Air Apartments  
22 Units

**THE EVELYN**  
12 Units

French Villa Apartments  
20 Units

**BLVD**  
165 Units

Tenney North Park  
125 Unit Luxury  
Apartment



379-Unit Luxury  
Mixed-Use Community

**THE JACKSON**

37 Residential Units

**THE ABINGTON**  
— NORTH PARK —

48-Unit Multi-Family  
Development

**S T \* R**  
NORTH

41-Unit Apartment

# LOCATION OVERVIEW

1

4 MIN  
BALBOA PARK

2

9 MIN  
MISSION VALLEY

3

11 MIN  
DOWNTOWN

4

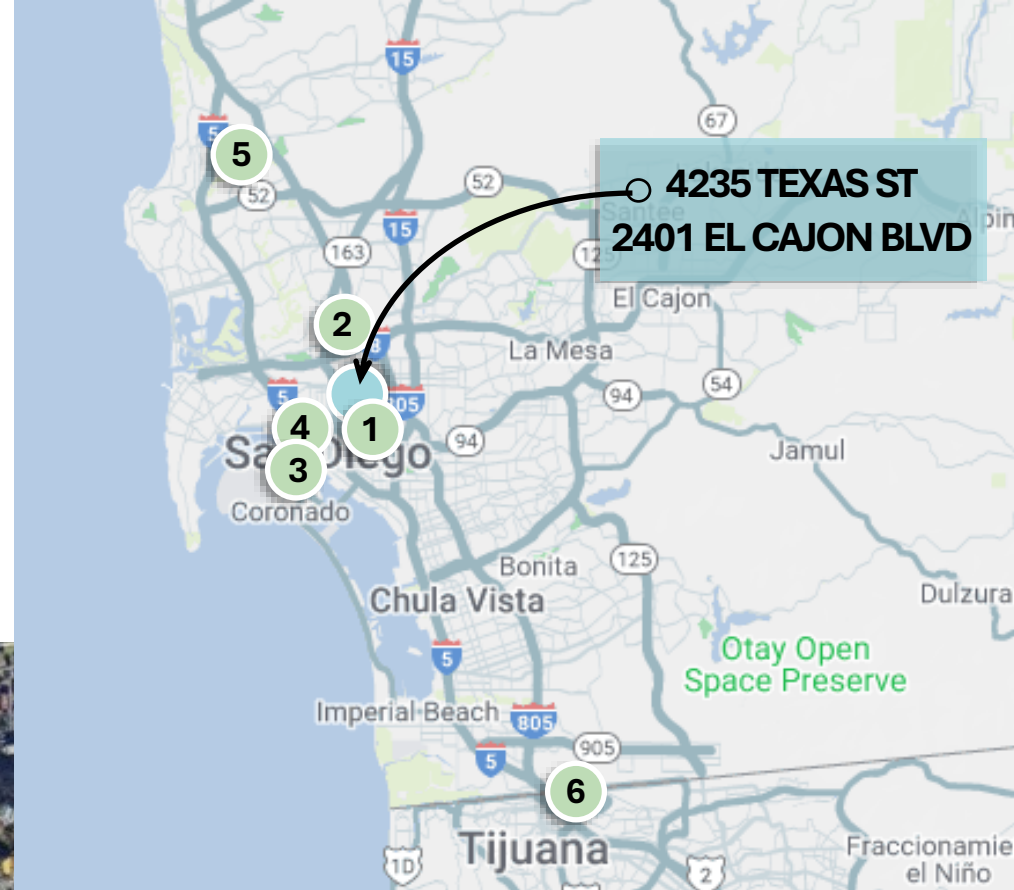
14 MIN  
SD INTL. AIRPORT

5

16 MIN  
LA JOLLA UTC

6

26 MIN  
U.S.—MEXICO BORDER





North Park has a Farmers Market every Thursday which has been listed as one of the top 40 in the USA. The market is located on North Park Way between Granada Ave. and 30th Street. The Spring/Summer hours are 3pm-sunset, Fall/Winter 2pm-Sunset. They feature over 35 independent vendors; locally grown produce/flowers; gourmet/ethnic foods; arts and crafts; books; and, often, live music.

**North Park** is a neighborhood in San Diego, California, United States, as well as a larger "community" as defined by the City of San Diego for planning purposes. The total population of North Park is 32,708.

Northeast of downtown and bordering Balboa Park, you'll find the diverse and eclectic uptown neighborhoods of North Park.

Catering to a local crowd, Hipsters, young professionals and students hang out in trendy North Park, where streets are lined with coffee shops, craft-beer bars, boutiques, art galleries, and diverse restaurants.

The restaurant scene is heavy on brunch spots, upscale pubs, taquerias and sushi lounges, and nightlife often revolves around the Observatory North Park, a 1929 theater that hosts rap, rock and electronica.

Downtown North Park contains the Ray Street Arts District. Ray at Night is a gallery walk held the second Saturday of every month in North Park. It is the largest and longest running art walk in San Diego's history.

The epicenter of North Park is the bar-hopping intersection of University Avenue and 30th Street, which holds claim to being "**the best beer neighborhood in the nation,**" thanks to numerous craft-beer establishments such as Toronado, Tiger! Tiger! and Modern Times Flavordome.

“Culturally diverse North Park is home to Craftsman cottages, cafes and diners, coffee shops, several microbreweries, boutiques, and the North Park Farmers Market. The North Park Theater and the Ray Street Arts District are also bastions of creativity in the area.”



“North Park has all the ingredients for the cool school: It's culturally diverse and has art galleries, boutiques, trendy bars with handcrafted cocktails and local brews, and foodie-approved eateries.”



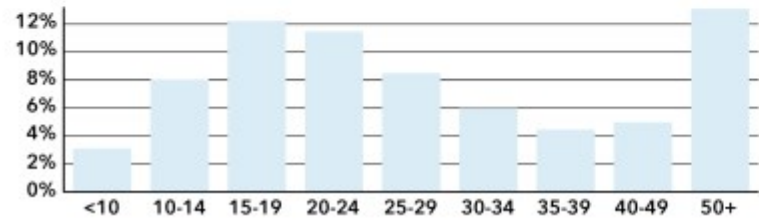
# COMMUNITY SUMMARY

Ring of 3 miles

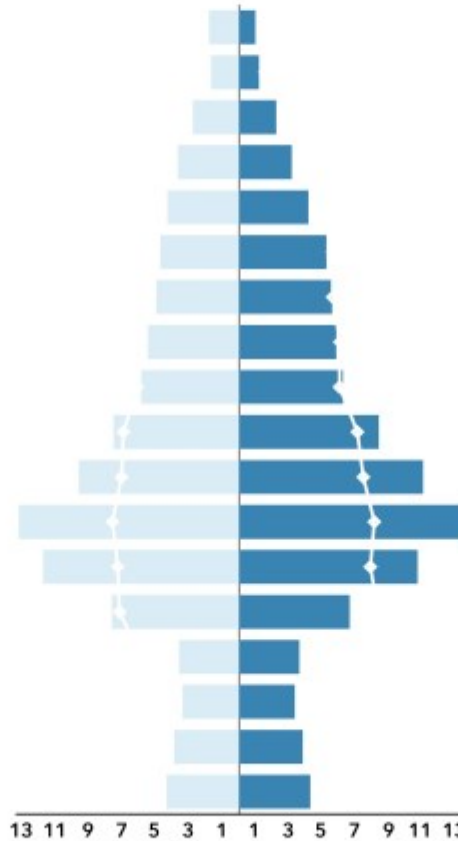
260,152	0.28%	2.04	83.3	36.6	\$89,583	\$917,611	\$75,220	13.5%	73.5%	12.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



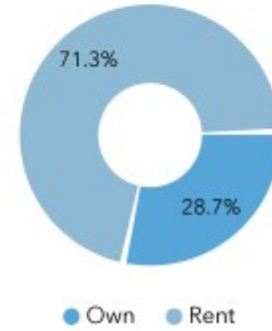
Mortgage as Percent of Salary



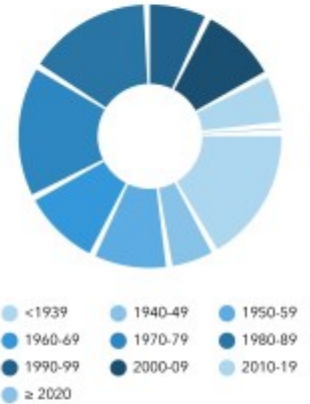
Age Profile: 5 Year Increments



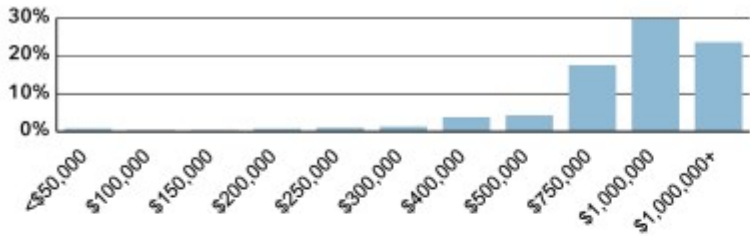
Home Ownership



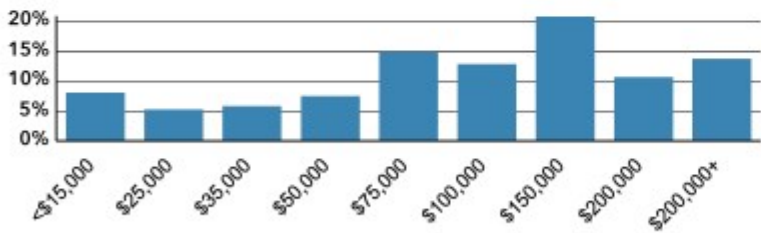
Housing: Year Built



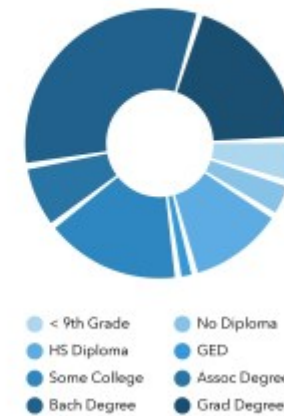
Home Value



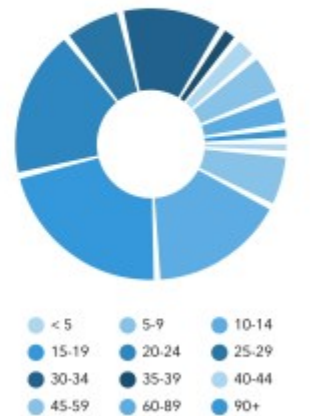
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

Dots show comparison to San Diego County

# DEMOGRAPHICS

- Restaurant — 1 Min Walk
- Gym — 1 Min Walk
- Community Park — 6 Min Walk
- Coffee Shop — 6 Min Walk
- Grocery Store — 12 Min Walk
- Balboa Park — 5 Min Drive



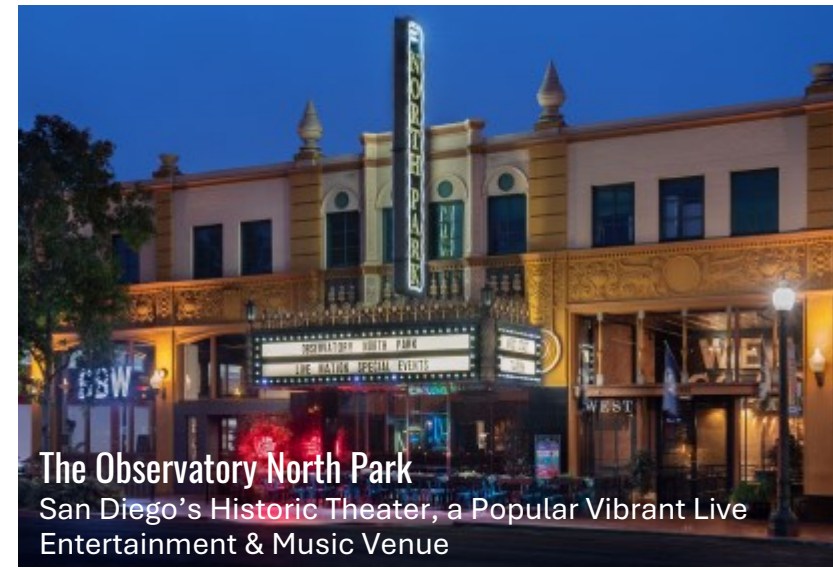
**4.5%**  
Vacancy Rate



**\$396K**  
Price/Unit



**The Lafayette Hotel**  
San Diego's Historic Boutique Hotel



**The Observatory North Park**  
San Diego's Historic Theater, a Popular Vibrant Live Entertainment & Music Venue

TOTAL POPULATION

**47,316**

AVG INCOME

**\$99,640**

TOTAL HOUSEHOLDS

**26,069**

WALK SCORE

**94**

RENTER OCCUPIED

**20,296**

OWNER OCCUPIED

**5,734**

POP. WITH DEGREE

**51%**

AVG AGE

**37.6**

CONSUMER SPENDING

**\$773.7M**

EMPLOYEES

**17,350**

BUSINESSES

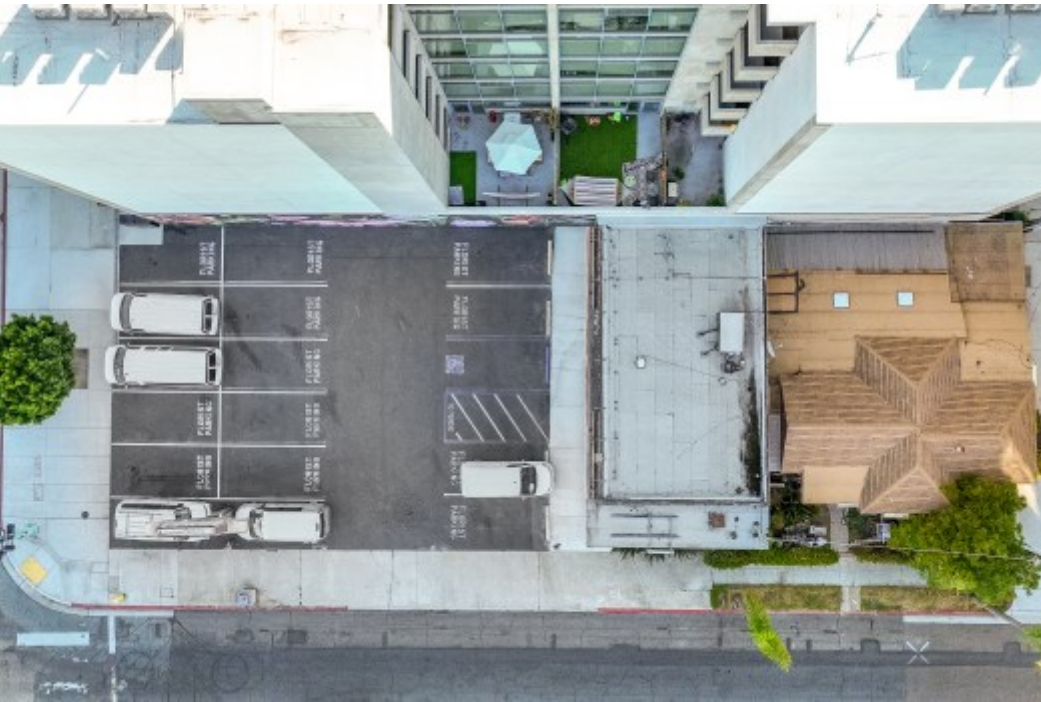
**3,182**

AVG HOUSEHOLD SIZE

**1.8**



# PROPERTY PHOTOS



## CONTACT INFORMATION



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