



**FOR SALE**  
**\$3,900,000**

PRIME MISSION HILLS  
OFFICE BUILDING  
A RARE  
INVESTMENT/  
DEVELOPMENT  
OPPORTUNITY

4010 GOLDFINCH ST.,  
SAN DIEGO, CA 92103





# INVESTMENT SUMMARY

\$3,900,000

OFFERING PRICE

5,050 SF  
BUILDING SIZE

\$772  
PRICE PER SF

4,822 SF  
LOT SIZE

2000  
YEAR BUILT

444-403-07  
APN

CREATIVE OFFICE<sup>1</sup>  
CURRENT USE

COMMUNITY COMMERCIAL -  
RESIDENTIAL PERMITTED  
(CC-3-8)  
ZONING

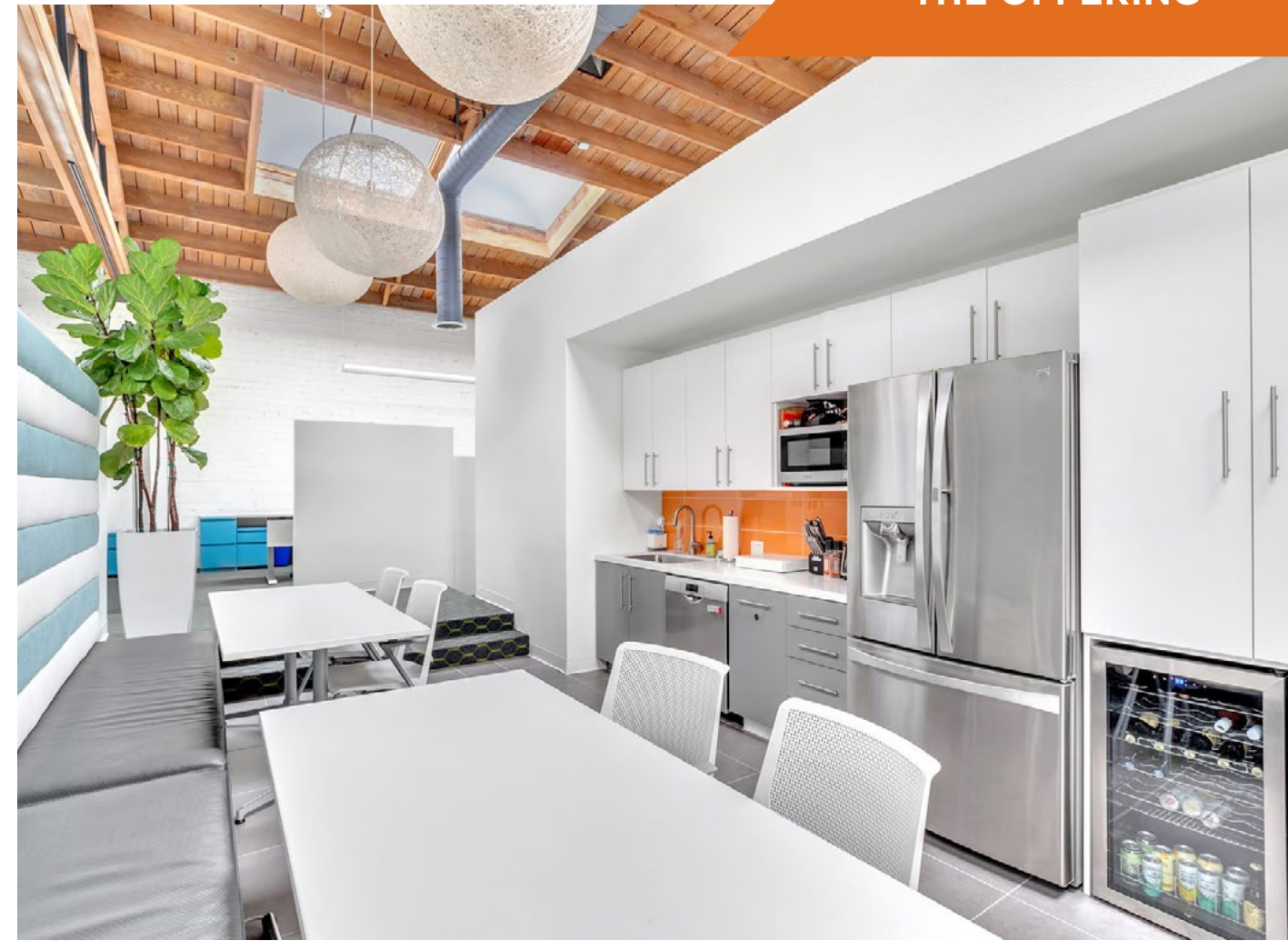
<sup>1</sup>Existing tenant's lease expires 3/31/25



THE OFFERING

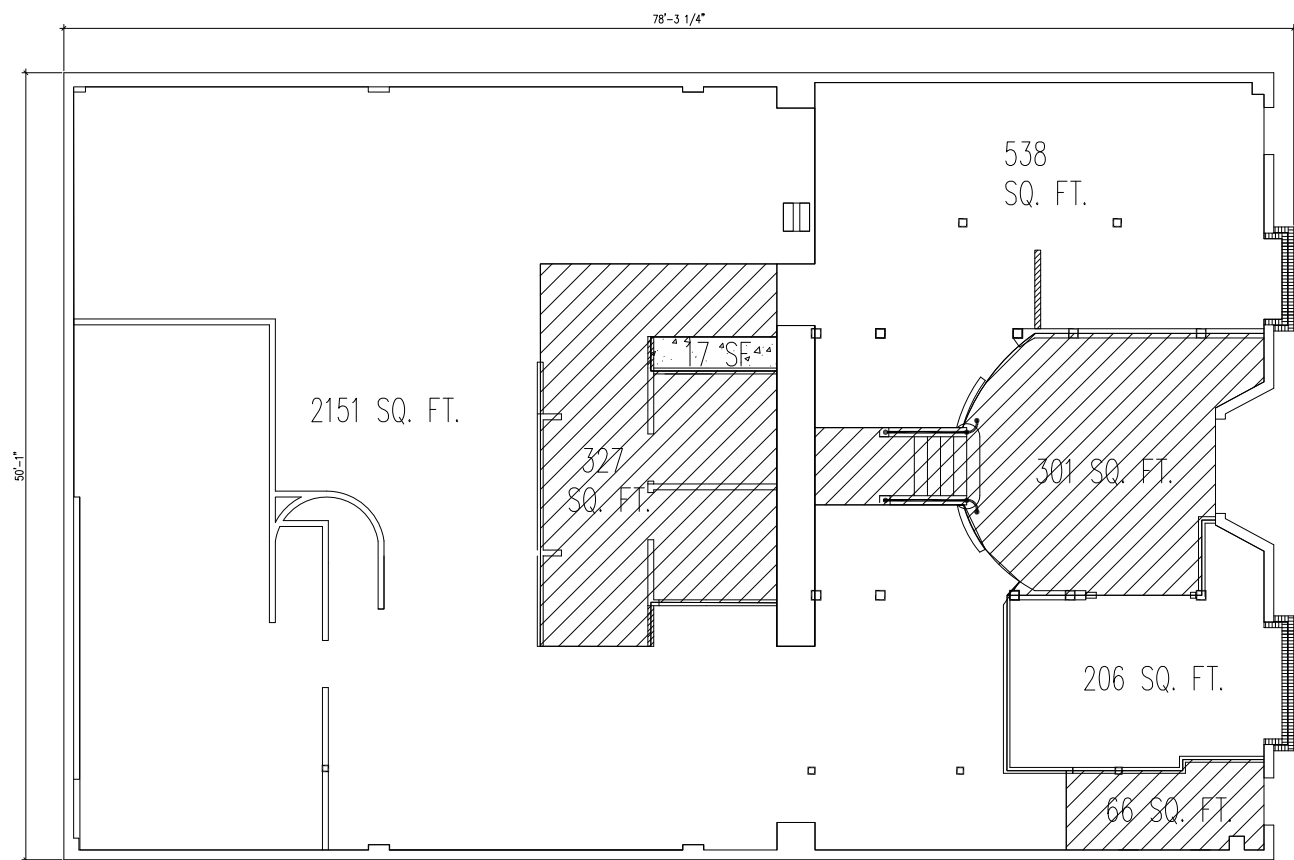






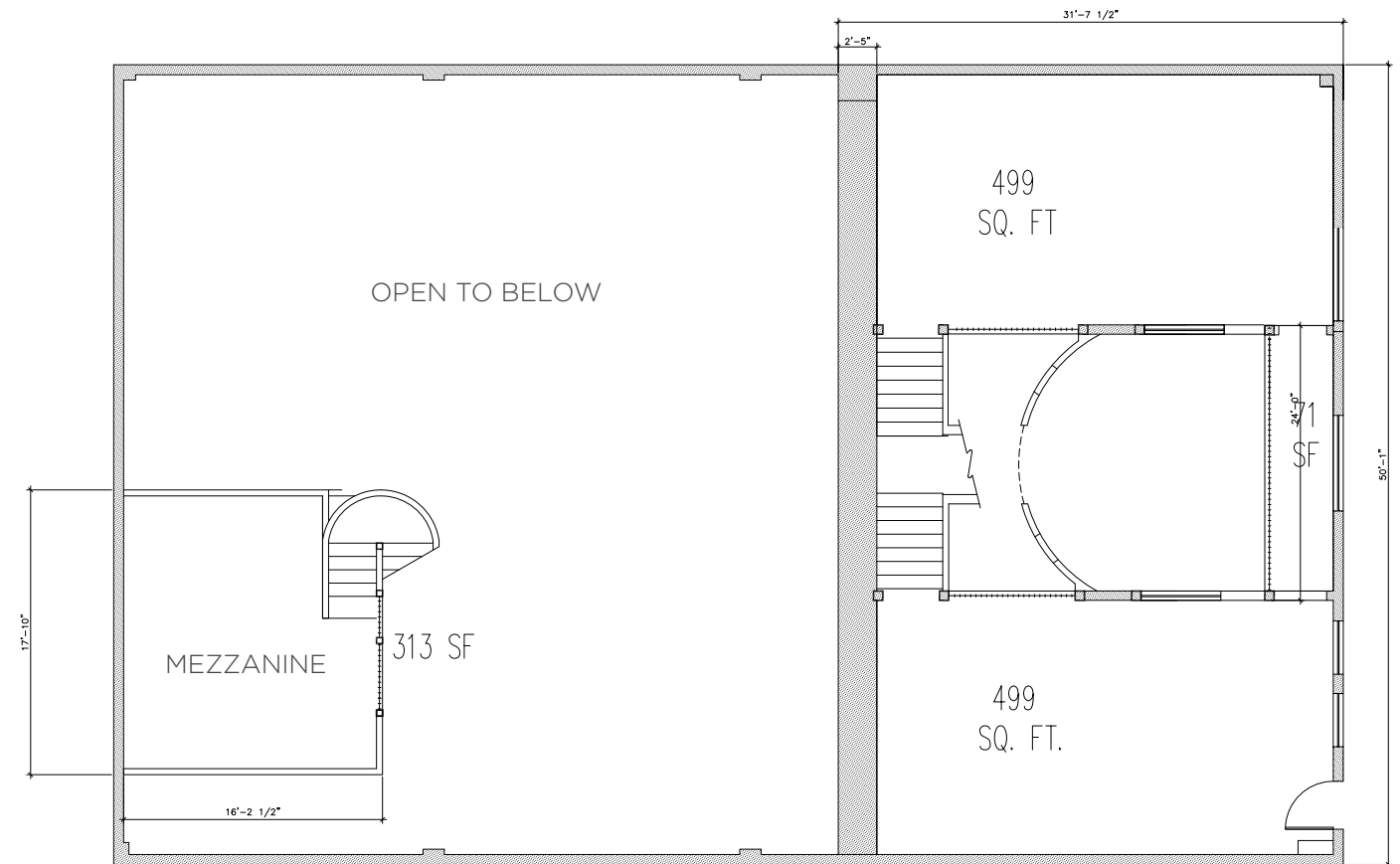
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

- **Prime Ownership Opportunity** – Ideal for owner-users, investors, or developers looking to acquire a versatile and fully upgraded 2-story office building in the thriving heart of Mission Hills
- **Rare Onsite Parking** – A standout feature in Mission Hills, offering convenient onsite parking for tenants and visitors—an invaluable asset in this high-demand area
- **Prestigious Neighborhood Appeal** – Mission Hills boasts some of the highest home prices in San Diego, featuring a charming mix of historic single-family homes and boutique retail, making it a highly desirable and affluent community
- **Thriving Growth Hub** – Enjoy the best of both worlds with established neighboring tenants and the exciting new infill apartment development, The Sasan, bringing fresh energy to the area
- **Land Assemblage Potential** – A rare chance to potentially expand your investment with the adjacent property at 4012 Goldfinch Street, home to the well-known Harley Gray Kitchen & Bar
- **Powerful Market Demographics** – Benefit from a dense population of over 500,000 within a 5-mile radius and an impressive average household income of \$128,400 within just 1 mile
- **Prime Restaurant Row** – Adjacent to Mission Hills’ many successful Restaurants & Bars, Goldfinch Street is well known as an incredible dining destination in the city



FIRST FLOOR  
09-08-14

1ST FLOOR



SECOND FLOOR  
09/08/14

2ND FLOOR

THIS SPACE CAN BE CONVERTED TO A RESTAURANT



ZONING

CC-3-8

MULTIPLE USE

COMMUNITY  
COMMERCIAL-  
RESIDENTIAL  
PERMITTED



73 DU PER ACRE

COMPLETE  
COMMUNITIES

8.0 FAR



# SURROUNDING BUSINESSES

01

*Harley Gray*  
kitchen & bar mission hills

02



03

CARDELLINO

04



05

COMMUNION

06



07

**LAZY ACRES**  
natural market

08

**FARMER'S**  
EST. 2014  
BOTTEGA

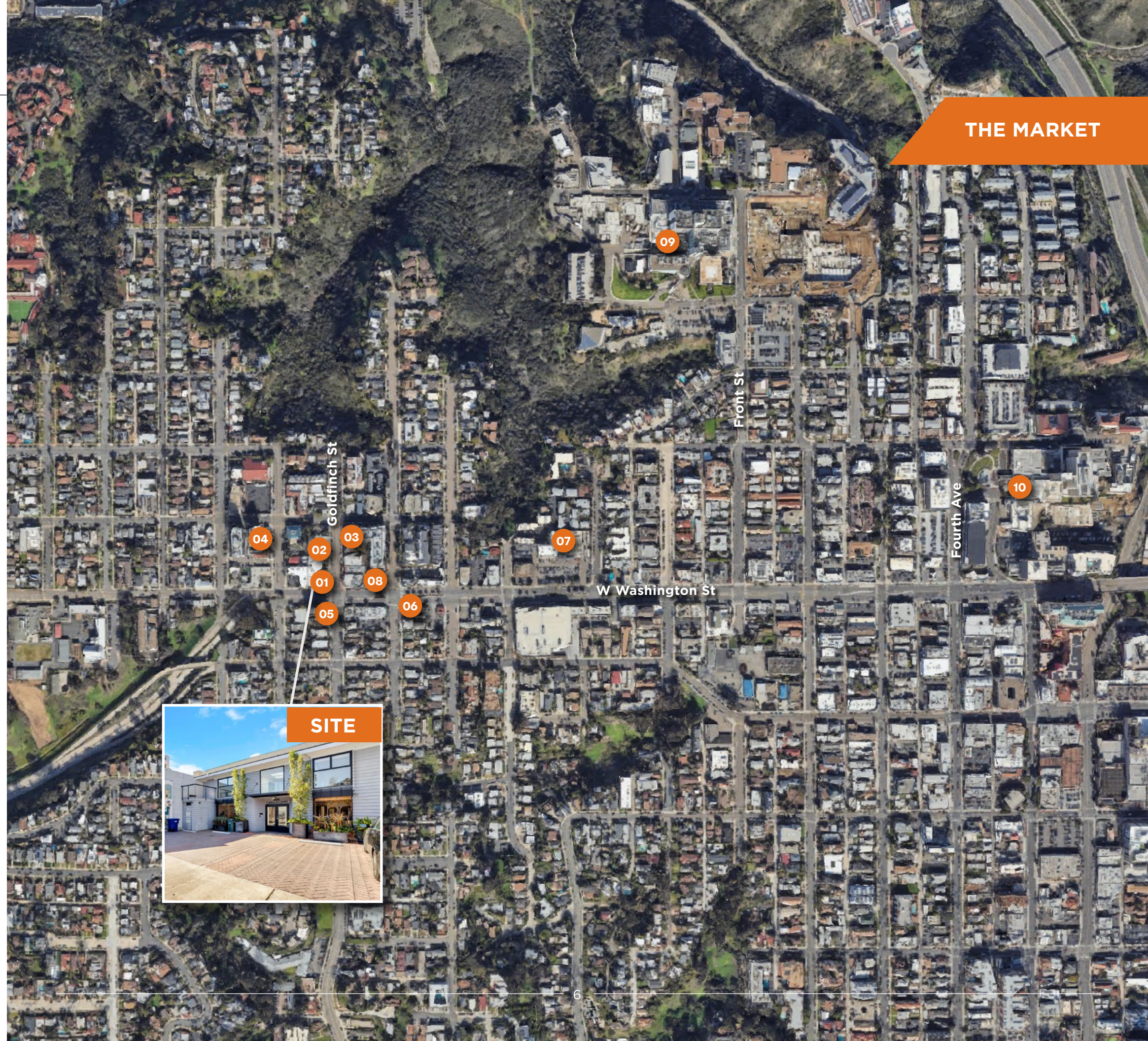
09

UC San Diego Health

10

 Scripps Mercy Hospital

## THE MARKET







1112 FORT STOCKTON DR, SAN DIEGO, CA 92103

**Sale Date:** In Escrow      **Asking Price:** \$3,500,000  
**Size:** 2,609 SF      **PSF:** \$1,341



3861 FRONT ST, SAN DIEGO, CA 92103

**Sale Date:** September 2022      **Sale Price:** \$2,790,000  
**Size:** 3,361 SF      **PSF:** \$830



4020 GOLDFINCH ST, SAN DIEGO, CA 92103

**Sale Date:** May 2022      **Sale Price:** \$3,921,106  
**Size:** 3,952 SF      **PSF:** \$992



4030 GOLDFINCH ST, SAN DIEGO, CA 92103

**Sale Date:** May 2022      **Sale Price:** \$2,678,894  
**Size:** 2,573 SF      **PSF:** \$1,041



4101 RANDOLPH ST, SAN DIEGO, CA 92103

**Sale Date:** July 2022      **Sale Price:** \$1,720,000  
**Size:** 2,460 SF      **PSF:** \$699






120 UNIVERSITY AVE, SAN DIEGO, CA 92103

**Sale Date:** November 2024      **Sale Price:** \$2,220,000  
**Size:** 3,122 SF      **PSF:** \$711






# DEMOGRAPHICS




## 1 MILE

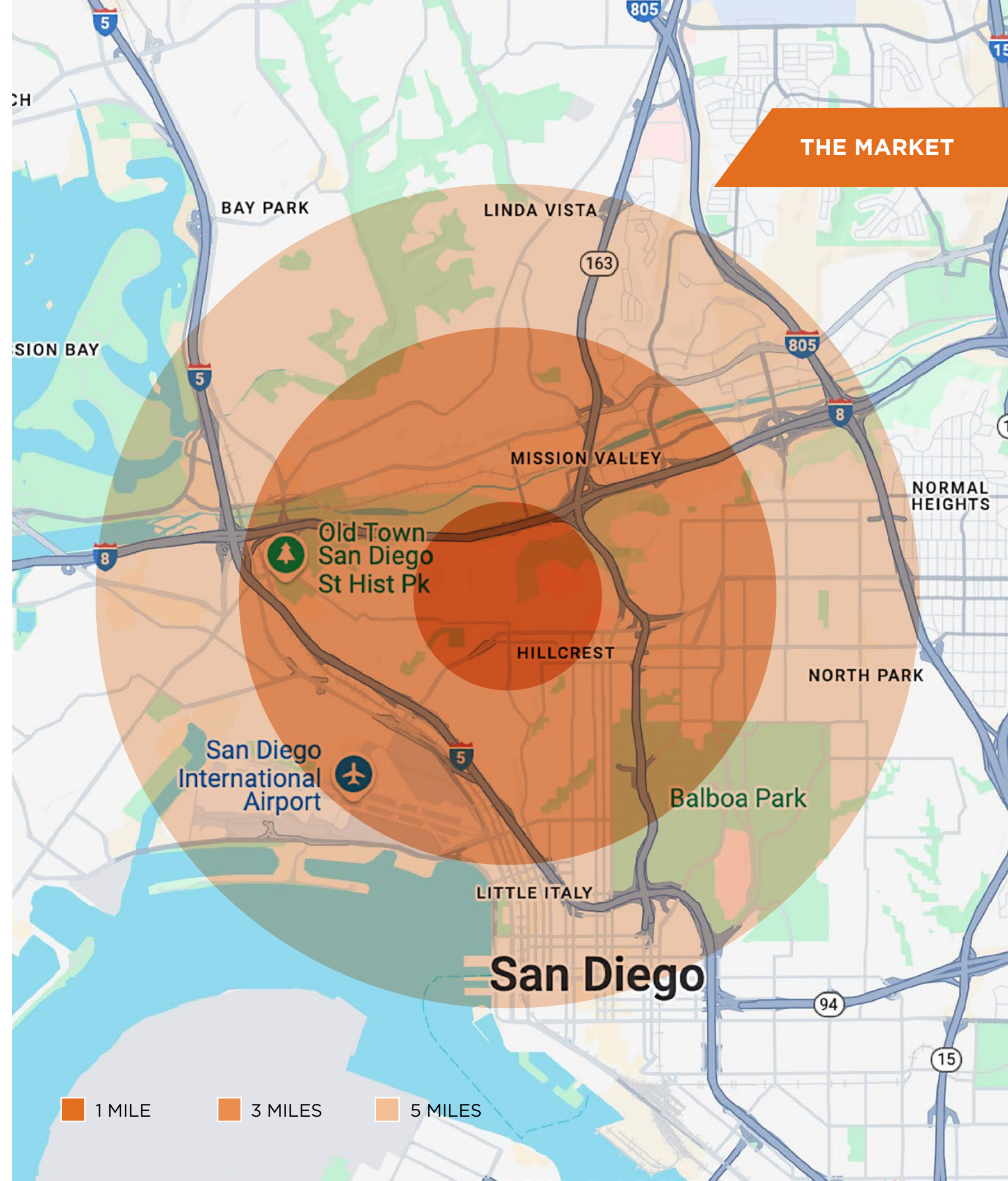
	Population	23,542
	Daytime Population	31,909
	Average Household Income	\$128,400

## 3 MILES

	Population	205,499
	Daytime Population	219,993
	Average Household Income	\$109,476

## 5 MILES

	Population	515,009
	Daytime Population	367,210
	Average Household Income	\$107,644



**THE MARKET**

1 MILE
  3 MILES
  5 MILES



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**FOR SALE**  
\$3,900,000

SALES INQUIRIES



MICHAEL SPILKY, PRESIDENT  
CA LIC #01469032  
858-792-5521  
mike@locationmatters.com

**LOCATION  
MATTERS**

LOCATIONMATTERS.COM