



## Investment Summary

<b>Location:</b>	3544 Euclid Ave San Diego, CA
<b>Price:</b>	\$ 1,200,000
<b>Price/SF:</b>	\$161.29
<b>Parcel Number:</b>	476-062-33
<b>Lot Size:</b>	15,000 sq. ft. (0.34 acres)
<b>Building Size:</b>	7,440 sq. ft.
<b>Comments:</b>	This mixed-use property is located in the City Heights neighborhood of San Diego. City Heights an ethnically diverse neighborhood, and is currently undergoing a renaissance of new construction. This property is fit for an owner/user or an investor. The property has plans for the addition of second story apartments. Many small business owners call the surrounding area home to their businesses. San Diego is renowned for its idyllic climate, 70 miles of pristine beaches and a dazzling array of world-class family attractions. Popular attractions include the world-famous San Diego Zoo and Wild Animal Park, Sea World San Diego and LEGOLAND California.

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