

Former Nursing Home & Current School | FOR SALE

4135 54th Place
San Diego, CA 92105

Price: \$7,500,000
Building: 27,464 SF
Land: 2.7 acres
APN: 472-290-04-00
Year Built: 1958
Zoning: RM 1-1
Seller Leaseback: Seller would like to
Lease back through June of 2025

Allowable Uses:

Schools
Hospitals
Intermediate Care
Nursing
Retirement Home
Student Dorms
Permanent Supportive Housing
Transitional Housing
Town Homes
Apartments
Affordable Housing
Adult Day Care



Scott Duhs

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Austin Dias, MSRE

Vice President | CA License: 01888482

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COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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Close Aerial

4135 54th Place
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Aerial

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South East View

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North East View

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Trojan Ave.



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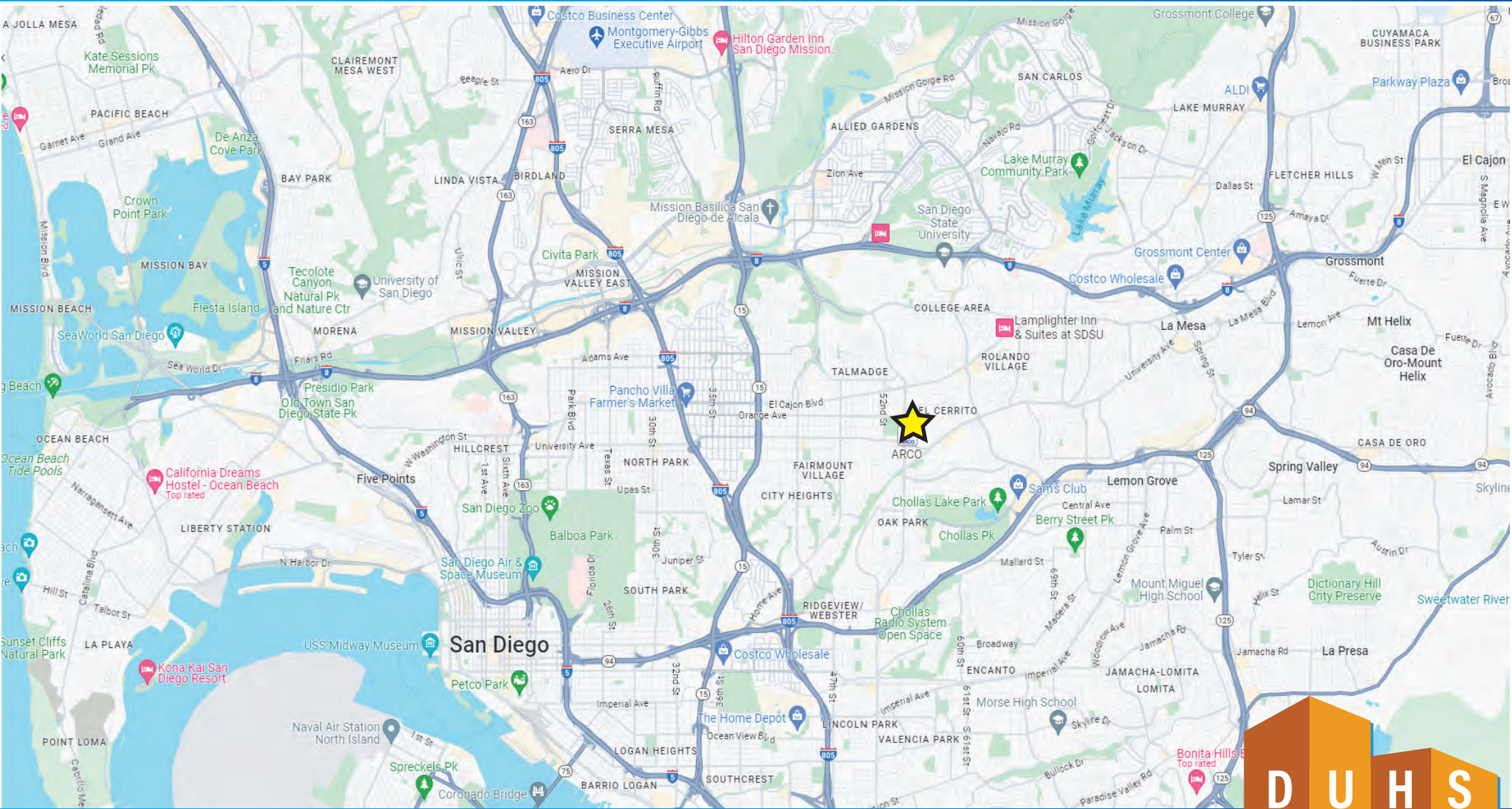
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Regional Map

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Front Gate

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Top View

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Main Entrance

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Site Plan

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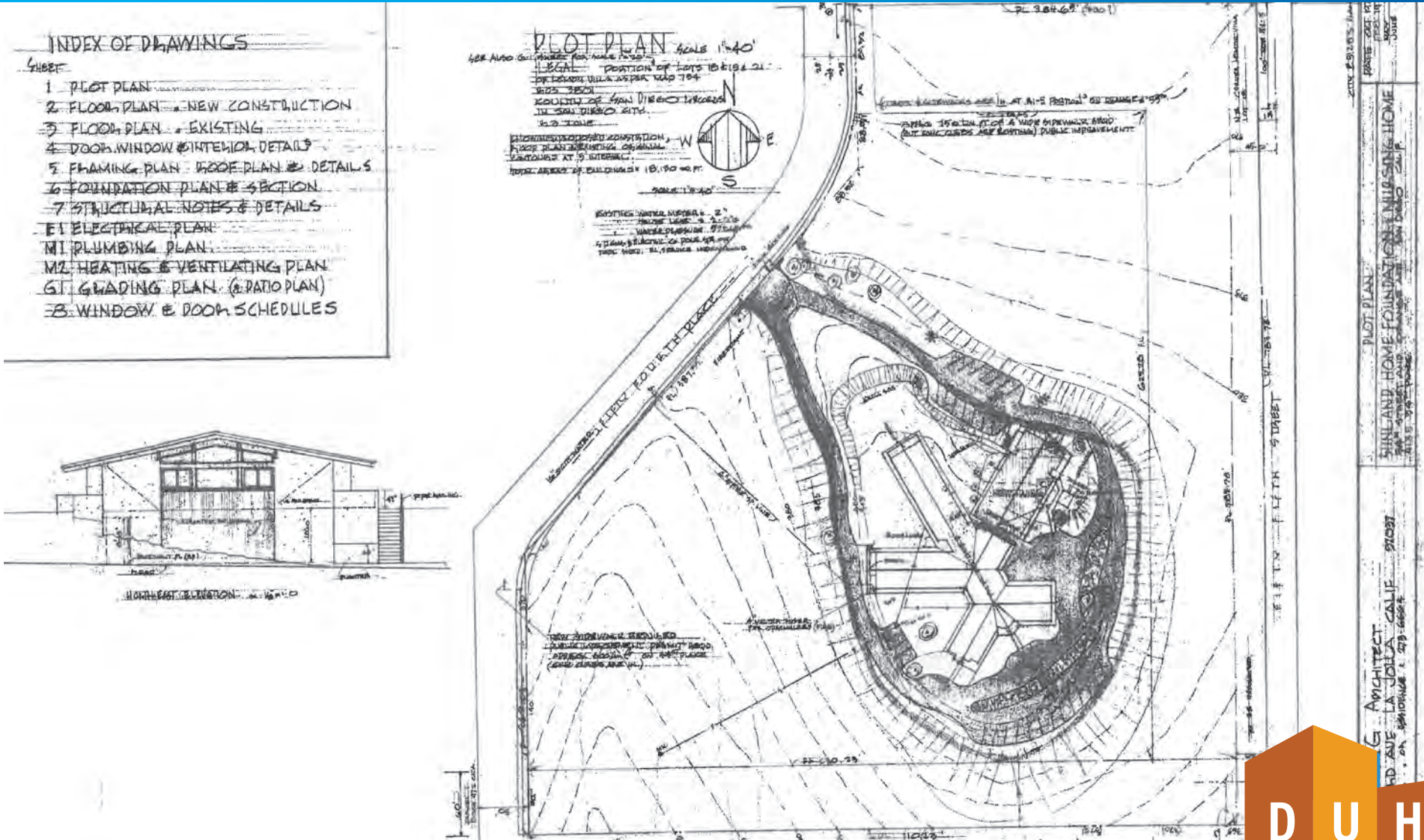
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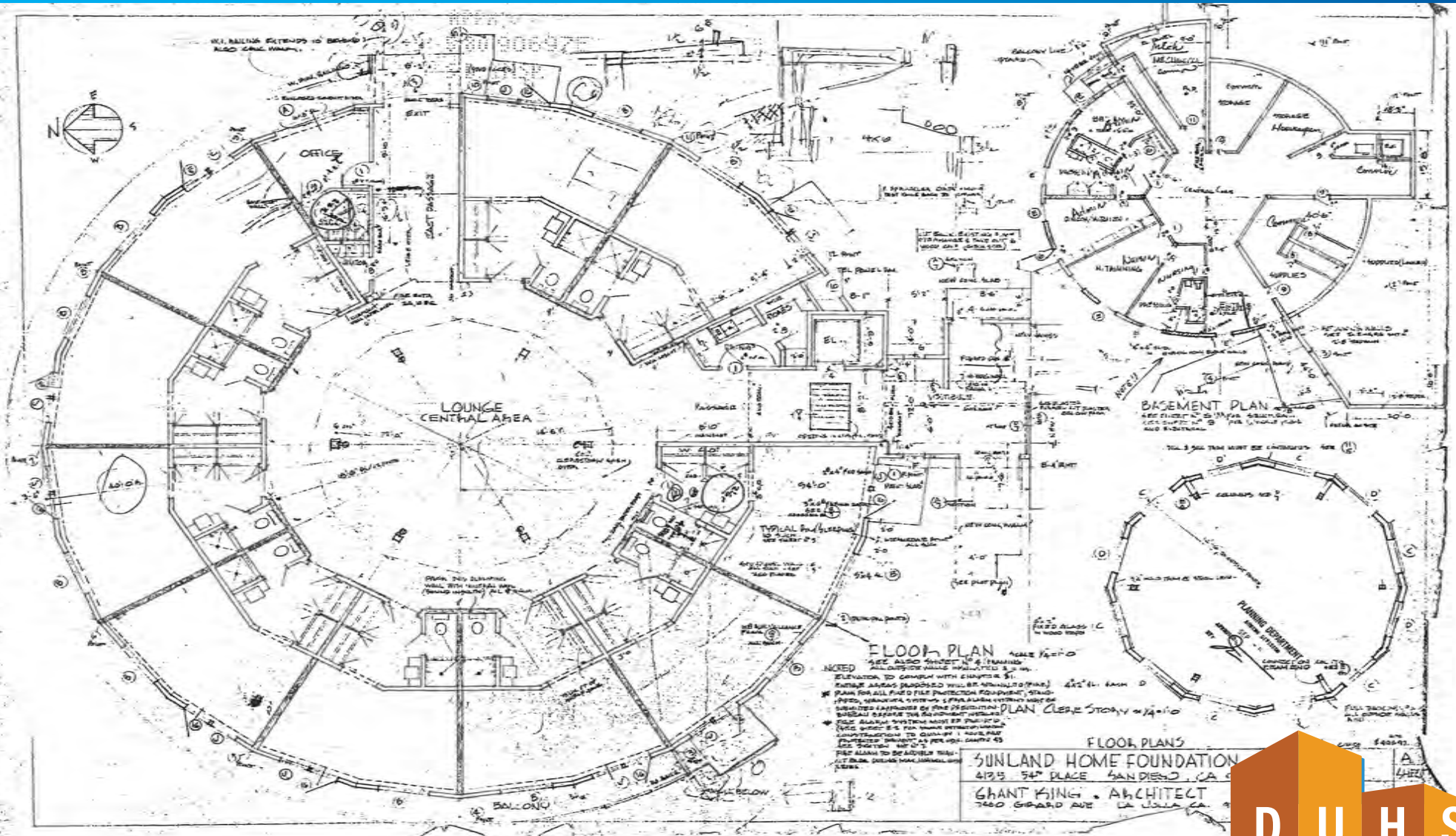
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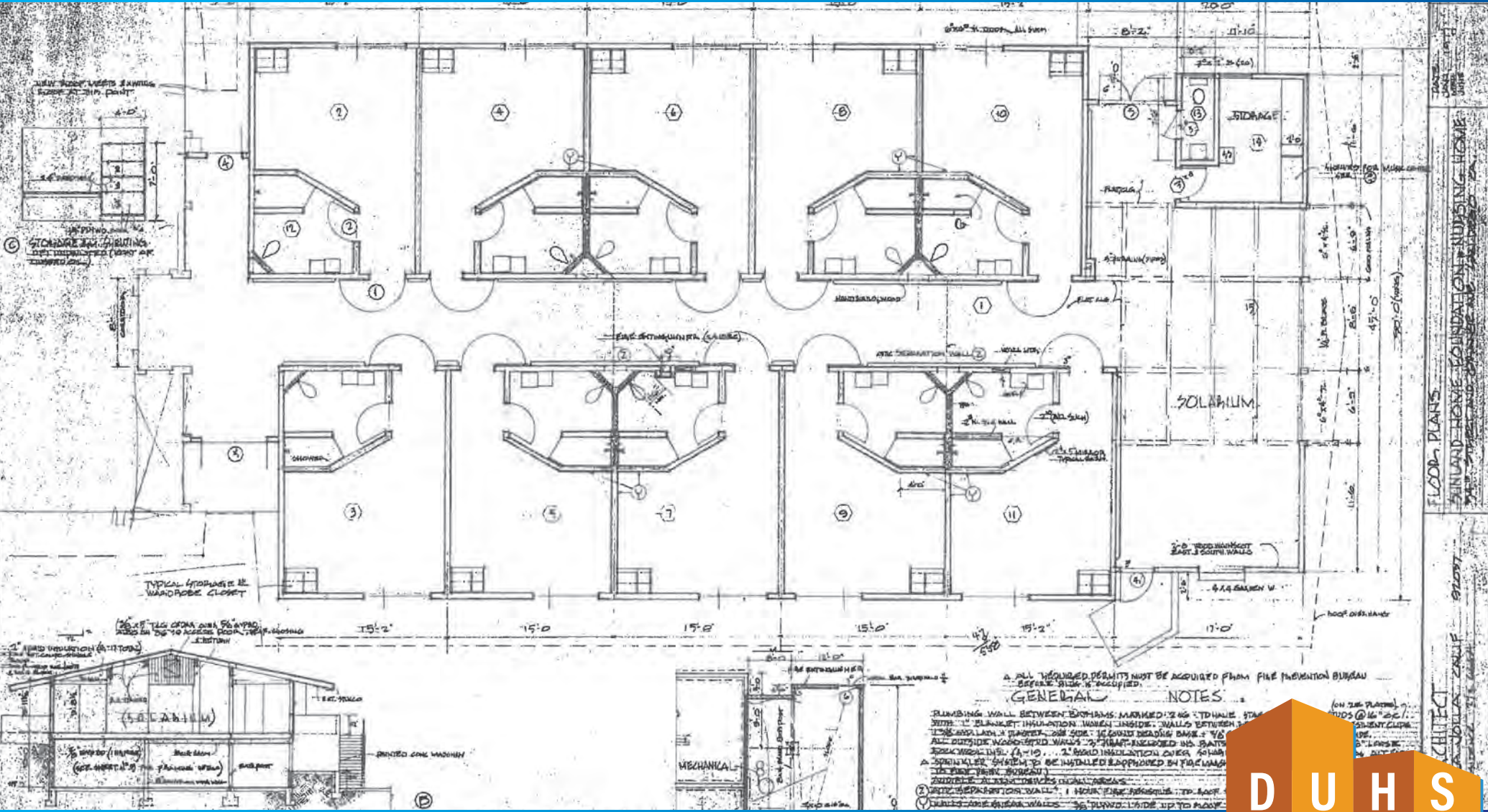


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A ALL REQUIRED PERMITS MUST BE ACQUIRED FROM FIRE PREVENTION BUREAU BEFORE WORK IS COMMENCED.

GENERAL NOTES

- 1. PLUMBING WALL BETWEEN EXHIBITS MARKED '2' TO HAVE 2" THICK STAFF WITH 1" BLANKET INSULATION. WOMEN INSIDE. WALLS BETWEEN '1' AND '2' TO HAVE 2" THICK STAFF WITH 1" BLANKET INSULATION. WOMEN INSIDE. WALLS BETWEEN '1' AND '2' TO HAVE 2" THICK STAFF WITH 1" BLANKET INSULATION. WOMEN INSIDE.
- 2. FIRE SEPARATION WALL: 1 HOUR FIRE RESISTIVE TO ROOF.
- 3. WALLS ARE BRICK WALLS TO BE PLUMBED UP TO PLUMBING.



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Demographics

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	1-MILE	3-MILE	5-MILE
POPULATION			
2028 PROJECTION	42,132	238,542	606,311
2023 ESTIMATE	43,181	242,986	616,122
2010 CENSUS	43,688	237,818	595,055
HOUSEHOLDS			
2028 PROJECTION	13,859	84,182	219,759
2023 ESTIMATE	14,257	85,936	223,469
2010 CENSUS	14,688	84,964	216,268
INCOME / HOUSING			
2023 AVERAGE HOUSEHOLD INCOME	\$72,963	\$87,146	\$93,209
2023 MEDIAN HOUSEHOLD INCOME	\$52,962	\$64,546	\$71,162
2023 MEDIAN HOME VALUE	\$487,417	\$575,191	\$574,062
OWNER OCCUPIED HOUSING	29.38%	39.58%	41.06%
RENTER OCCUPIED HOUSING	70.62%	60.42%	58.94%
POPULATION BY RACE			
WHITE	58.27%	66.75%	68.09%
BLACK	14.95%	12.84%	11.64%
AM. INDIAN & ALASKAN	1.65%	1.58%	1.42%
ASIAN	20.49%	13.25%	12.97%
HAWAIIAN & PACIFIC ISLAND	.47%	.65%	.82%
OTHER	4.17%	4.92%	5.06%
POPULATION BY HISPANIC ORIGIN			
NON-HISPANIC ORIGIN	54.03%	56.81%	58.11%
HISPANIC ORIGIN	45.97%	43.19%	41.89%

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