

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

**First time on  
the market!**

The ultimate investor,  
value-add, owner-user  
and development  
property

The main image shows the storefront of "Ocean Beach Boat & Auto Upholster". The building is a single-story structure with a light-colored stucco finish and a red-tiled roof. A prominent sign above the entrance reads "OCEAN BEACH BOAT & AUTO UPHOLSTER" with a seagull logo. The address "4838" is displayed above the glass entrance doors. The property is landscaped with several palm trees and smaller green trees. A silver sedan is parked in the foreground on the left, and a wooden fence is visible on the right. The sky is clear and blue.

OCEAN BEACH BOAT & AUTO UPHOLSTER

4838

**FOR SALE**

# Ocean Beach Investment/ Owner User Property

4826 & 4838 Voltaire St | San Diego, CA 92107

**Chuck Wasker, CCIM**  
Senior Vice President  
License No. 00813848  
+1 858 677 5332  
chuck.wasker@colliers.com

**Colliers**  
4350 La Jolla Village Drive  
Suite 500  
San Diego, CA 92122  
colliers.com/sandiego



4838 Voltaire St

# Property Highlights

**Sales Price:**  
**\$3,900,000**

- Just 3 blocks to the beach, this property is located in the heart of Ocean Beach on Voltaire Street
- Great location with street frontage and strong pedestrian and vehicular traffic year-round
- Street parking in front of building
- 4838 Voltaire: 3,800 SF storefront retail
- 4826 Voltaire: 1,376 SF single family residence
- Zoning: CC-4-2 ([Permitted Uses](#)) with numerous uses allowed including mixed-use
- APN: 448-332-17 & 448-332-16



The subject property at 4826 – 4838 Voltaire St. consists of a 3,800 sq. ft./ retail store front and a 1,376 sq.ft. single family residence in a vibrant retail corridor in Ocean Beach.

The 4838 retail property is occupied by Ocean Beach upholstery which has been there for more than 40 years and is currently on a month-month lease. Built in the 70's, it benefits from strong pedestrian traffic, great local demographics and good proximity to restaurants, and other retail uses.

The 4826 Voltaire property is a 3br/2 single family residence built in the 1920's. The property is currently occupied by a tenant on a month to month lease.

Both properties are on separate 5,000 sq.ft. rectangular lots. The zoning is CC-4-2 (community-serving commercial) and allows for 1 unit/1,500 sq. ft.

This property would be perfect for an owner-user with rental income from the residence or a developer who looks to build a mixed-use property in a high density beach adjacent area.



# Investment Highlights

## 4838 Voltaire St

- An approximately 3,800 SF retail storefront on 5,000 SF lot
- Zoned CC-4-2 (community-serving commercial) which is attended to accommodate development with a pedestrian orientation
- Ocean Beach Upholstery has been there for nearly 50 years
- Tenant is on a month-to-month lease allowing for an owner-user or investor to raise rents substantially
- Ample street parking with 5 spaces located in the rear belonging to the property
- Excellent demographics

## 4826 Voltaire St

- An approximately 1,376 SF, 3-bedroom, 2 bath single family home on a 5,000 SF lot with a 2 car garage
- Zoned CC-4-2 which calls for 1 unit/1,500 SF
- Tenant is on a month-to-month lease
- First time on the market for sale in 50 years

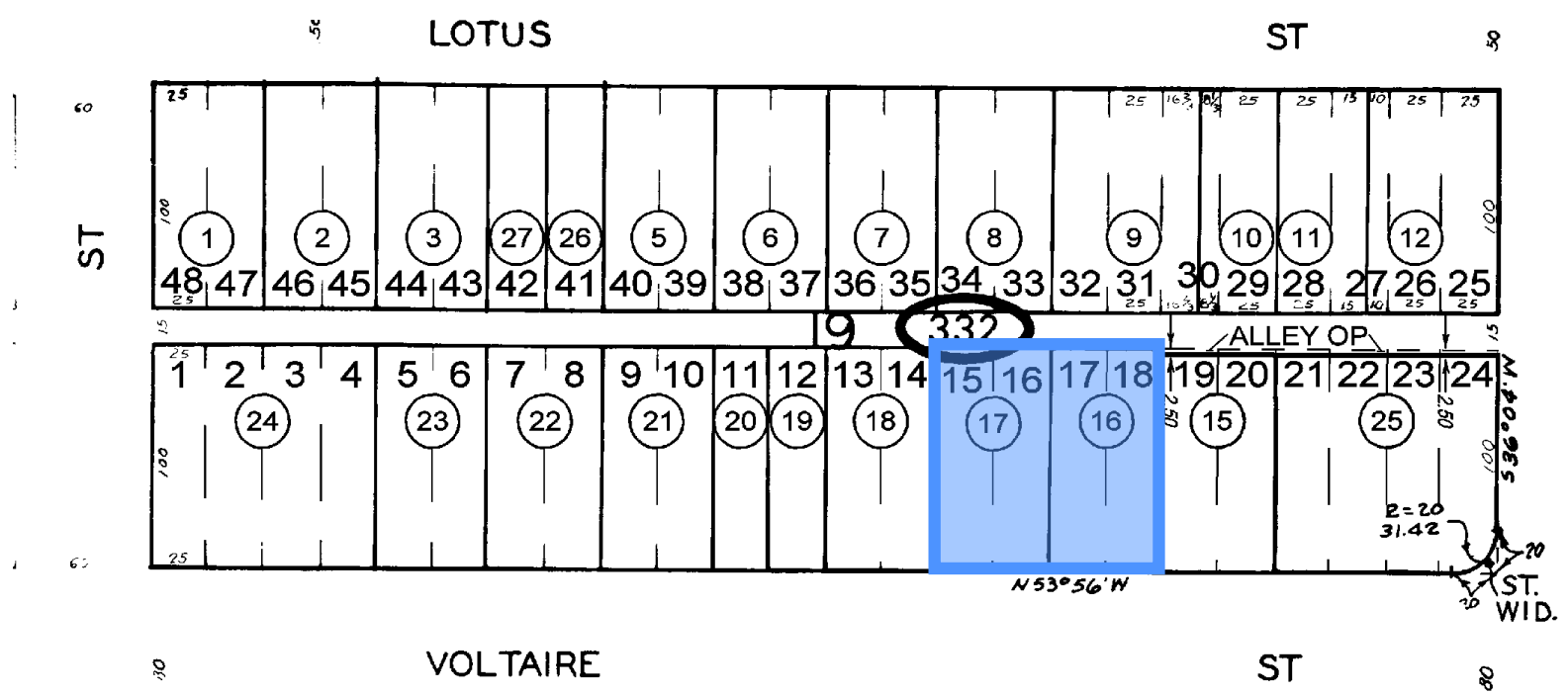
## Rent Roll

Tenant	Rent*	Square Footage	Rent/SF	Lease Term
Ocean Beach Upholstery	\$3,960/mo	3,800	\$1.04*	Month-to-Month
Single Family Residence	\$2,000/mo	1,376	\$1.45	Month-to-Month

*\*Retail rents are \$2.00 - \$2.25 NNN  
Buyer to verify square footage.*



# APN Map



# Area Overview

Just north of Point Loma, Ocean Beach is a small beach town and a favorite among locals who spend their days surfing, sunbathing around the pier, hanging out in their vintage VW vans, and strolling through the many surf shops, taco stands and unique local boutiques. Ocean Beach has a throwback groovy vibe of vintage SoCal, coupled with friendly locals, great dining and micro brews, and a vibrant nightlife scene.

A local favorite in Ocean Beach is The Pier at the foot of Newport Avenue. This is one of the longest piers in Southern California, extending a half mile out to sea and one of the most visited landmarks in San Diego County. Newport Avenue Beach is perhaps the most popular beach in Ocean Beach for surfers and people just enjoying the sights or hanging out. Newport Avenue is lined with shops, restaurants and bars for your pleasure while visiting.

There is a celebration once a week at the OB Farmers Market. This eclectic open air market is a Certified Farmers Market (CFM) through the California Department of Agriculture. There are over 100 vendors including certified farmers, artisans and crafters selling pre-packaged food and hot food featuring cuisine from around the world.



**74,011**

Local  
Population



**36.9**

Median  
Age



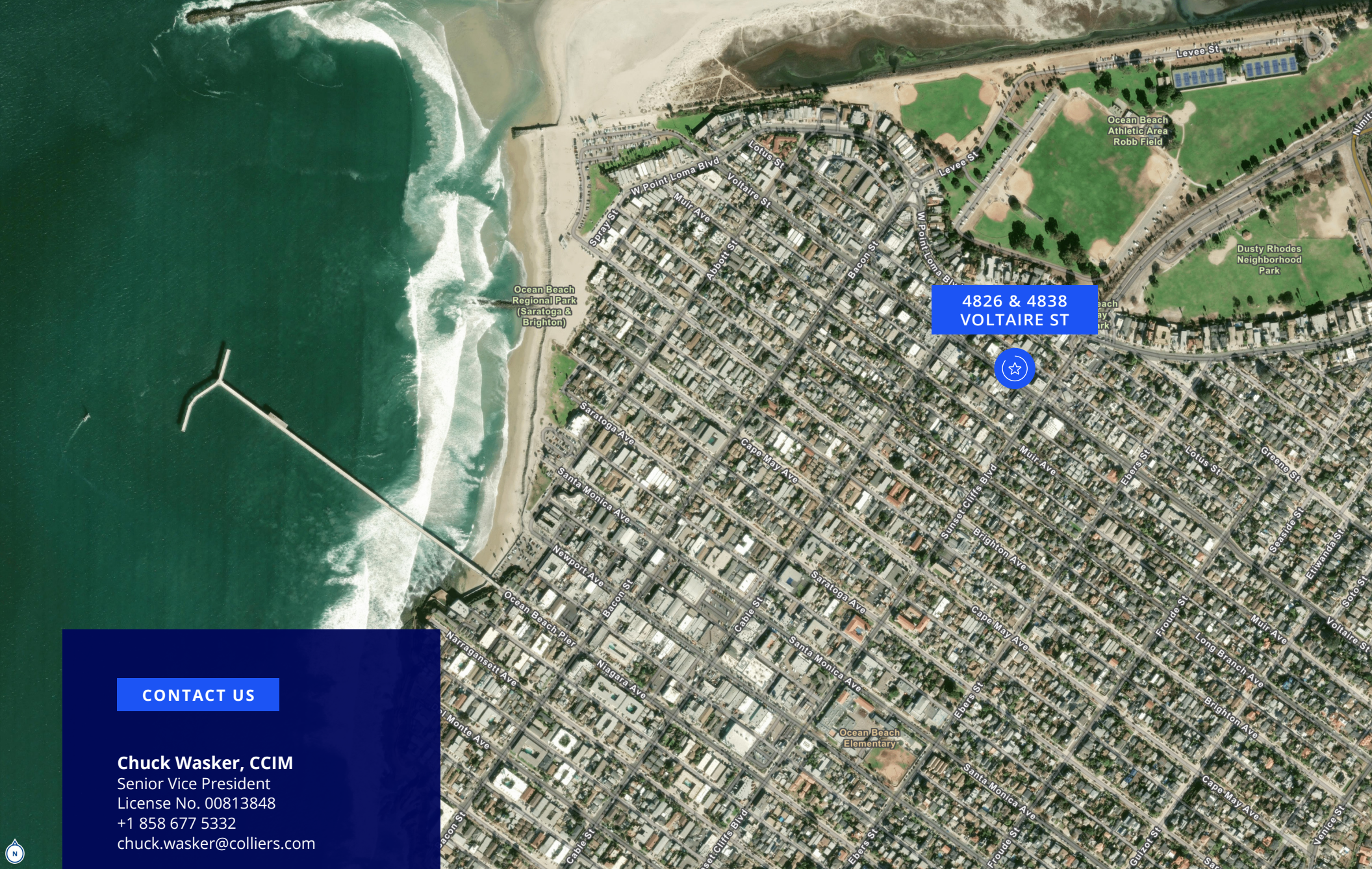
**\$111,540**

Average  
Household  
Income



**64%**

Percent of  
Population  
with Degrees



4826 & 4838  
VOLTAIRE ST



**CONTACT US**

**Chuck Wasker, CCIM**  
Senior Vice President  
License No. 00813848  
+1 858 677 5332  
chuck.wasker@colliers.com

Colliers  
4350 La Jolla Village Drive  
Suite 500  
San Diego, CA 92122  
colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.