

WEST LAUREL STUDIOS

Voit
REAL ESTATE SERVICES



CREATIVE / LIVE-WORK UNIT



2483 KETTNER BOULEVARD
SAN DIEGO, CALIFORNIA 92101

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2483 KETTNER BOULEVARD

SAN DIEGO, CALIFORNIA 92101



2483 KETTNER BOULEVARD is an approximately 1,610 SF creative office unit located in the heart of Little Italy with walkable amenities and the best that Little Italy has to offer. Property has potential for Live / Work option.

1,610 SF
UNIT SIZE

NONE
HOA

2007
YEAR BUILT

\$1,247,000
SALE PRICE

\$775/SF
PRICE PSF

DOWNTOWN

CORONADO

SAN DIEGO BAY

LITTLE ITALY

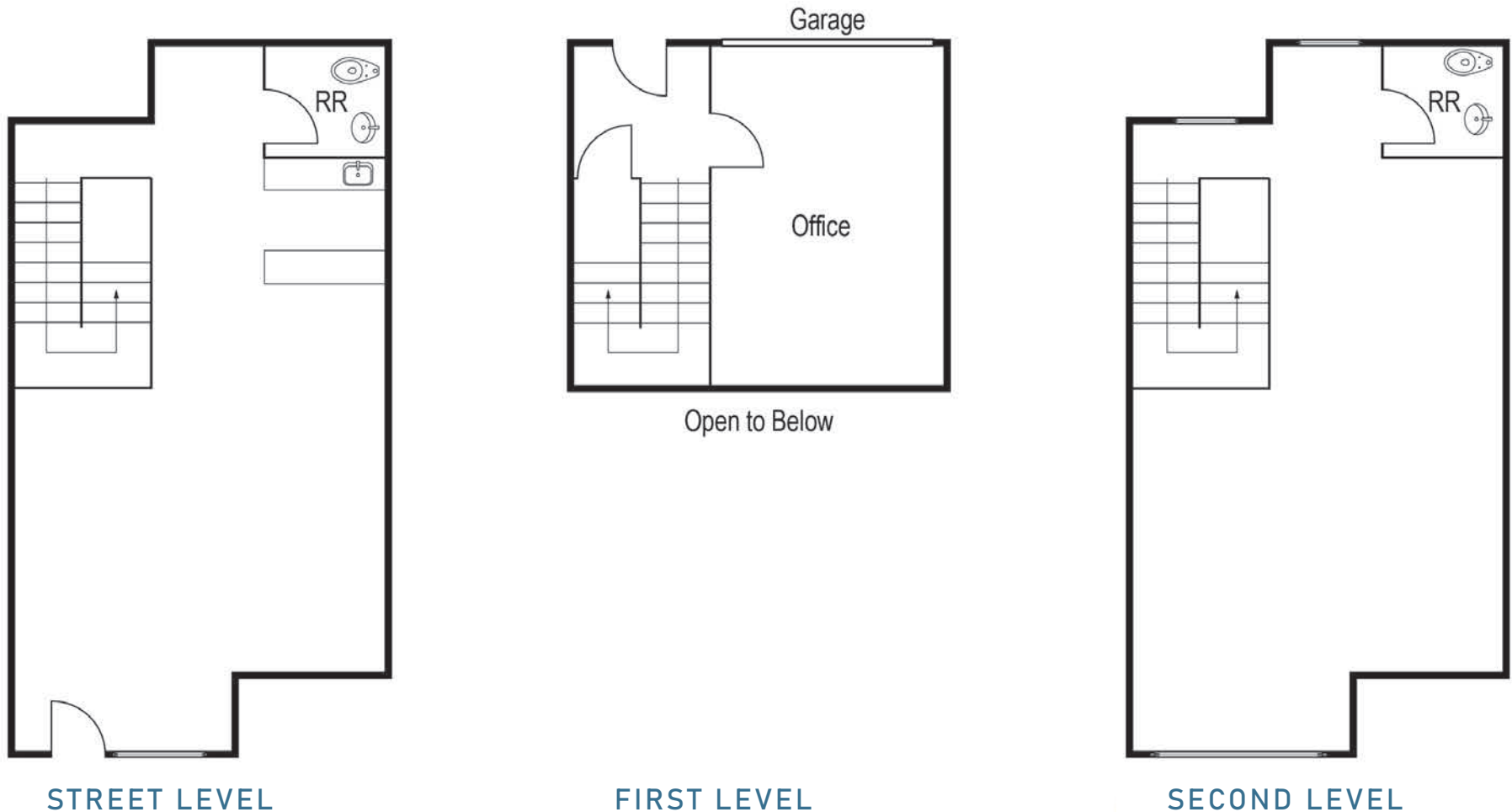
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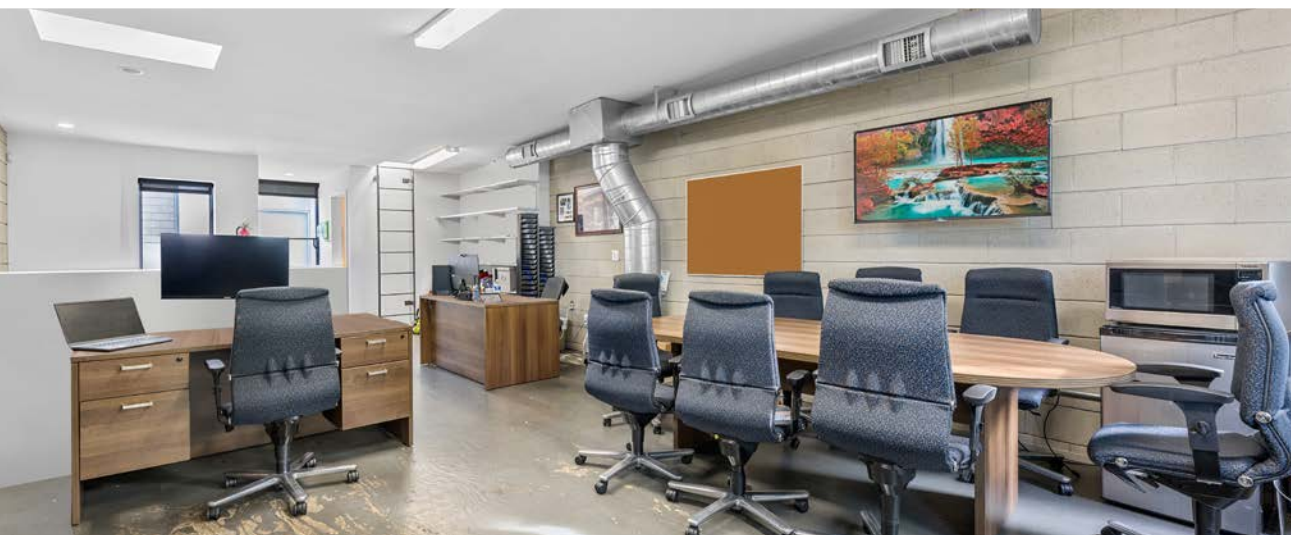
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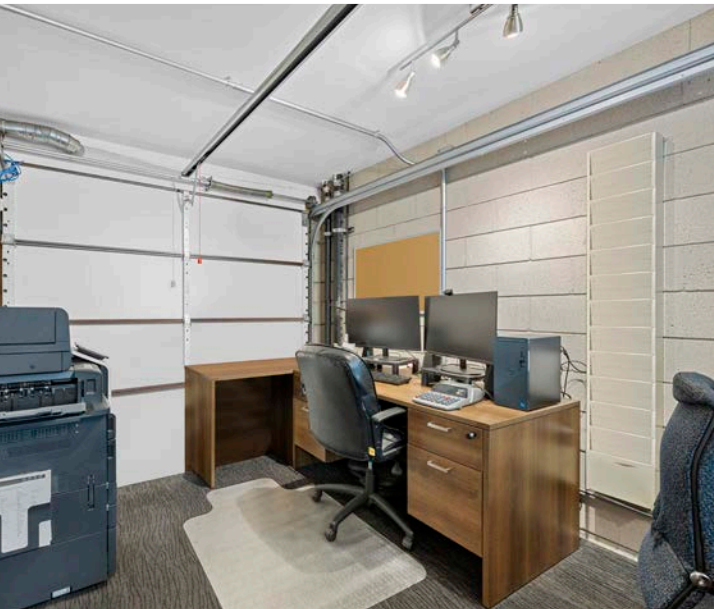
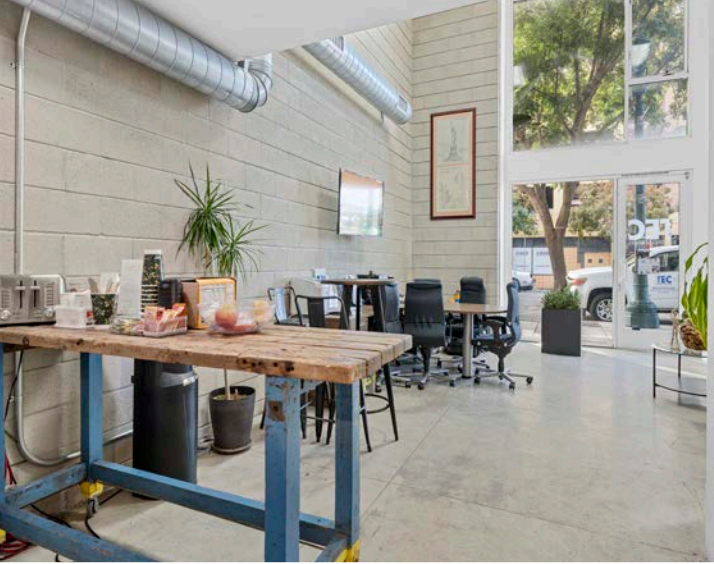


PROPERTY FEATURES

- An approximately 1,610 SF creative office property
- Three level office property with converted garage/roll up door
- Two direct exterior entry from street level and garage level
- Modernized, upscale creative office finishes
- Prime location in the North end of the Little Italy district
- Dedicated exterior building signage







POPULATION



25,984
1 MILE

202,130
3 MILE

463,771
5 MILE

AGE



41.7
1 MILE

38.2
3 MILE

37.2
5 MILE

HOME VALUE



\$912,357
1 MILE

\$869,993
3 MILE

\$841,151
5 MILE

HOUSEHOLDS



15,063
1 MILE

97,741
3 MILE

196,177
5 MILE

COLLEGE DEGREE



58.0%
1 MILE

48.0%
3 MILE

41.0%
5 MILE

INCOME



\$120,640
1 MILE

\$109,540
3 MILE

\$106,492
5 MILE

TRAFFIC COUNTS



LAUREL STREET + INDIA STREET.....17,686

LAUREL STREET + INTERSTATE 5209,280

LAUREL STREET + KETTNER BOULEVARD.....27,636

LAUREL STREET + COLUMBIA STREET.....12,853





LITTLE ITALY
SAN DIEGO

THE COMMUNITY...

WELCOME TO LITTLE ITALY

Once home to San Diego's flourishing tuna fishing industry and generations of Italian families who made their living on the sea, Little Italy is now a chic, pedestrian-friendly neighborhood, that is packed with trendy cocktail bars, brewpubs and restaurants with bustling patios. Upscale clothing boutiques, indie music venues and quaint piazzas dot the area, while the weekly Little Italy Mercato Farmers' Market draws crowds to its mix of produce, gourmet food and craft stalls. The green lawns of Waterfront Park have fountains and offer views of the bay.

The central gathering point in Little Italy is a European-style piazza known as Piazza della Famiglia. The 10,000-square-foot plaza connects India and Columbia streets and features a dramatic tiled fountain. Enjoy an afternoon stroll across the cobblestone street while relaxing before dinner. The piazza, in the "heart" of Little Italy, is dedicated to the past, present, and future families of the Little Italy neighborhood.

Little Italy also features some great local boutiques including Rosamariposa, Vocabulary Boutique, and Stroll where you can find fun women's fashions and handmade local items, and the NoLi Art & Design District which encompasses a group of retail shops, design stores and art galleries. Klassic and Architectural Salvage are both worth a visit for home goods and unusual finds.



91

RESTAURANTS



72

SHOPS



19

HOTELS

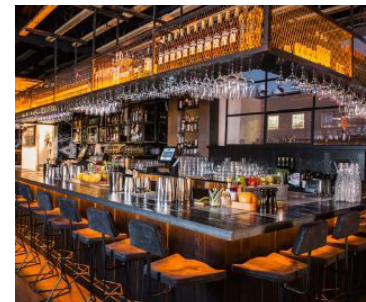
Today, San Diego's most dynamic food and drink scene is centered in Little Italy. It's a place where the past meets the present, where Top Chef alums have set up shop next to old-school eateries that remain treasured landmarks.

A slew of luminary chefs have gravitated to Kettner Boulevard, giving it the moniker of "Top Chef Alley" with distinctive eateries including Juniper & Ivy, Cloak & Petal, Born and Raised, The Crack Shack, Herb & Wood and Kettner Exchange.

No Little Italy neighborhood would be complete without a true Italian market and Mona Lisa Italian Foods fits the bill. The deli offers a selection of foods, wine and delicious deli sandwiches.

Since 1934, the Waterfront Bar & Grill has been a favorite local watering hole serving locally brewed ales and burgers. And the British-owned and -operated Princess Pub and Grille serves British and Irish beers, along with traditional pub fare such as fish and chips for patrons watching soccer and rugby via satellite TV.

Craft Beer is also in the spotlight here with establishments such as Ballast Point Brewing and Bottlecraft Beer Shop & Tasting Room. And for wine lovers, Carruth Cellars Wine Garden and Pali Wine Co. are perfect places for local wine tasting.



THE CITY...

DOWNTOWN SAN DIEGO



4,000
BUSINESSES



90
ARTS & CULTURE
ORGANIZATIONS



9
NEIGHBORHOODS



37
PUBLIC PARKS



120
TECH START-UPS



1 in 5
WALK TO WORK

TICKET

The heart of San Diego is its Downtown neighborhood, located only minutes from San Diego International Airport. Downtown serves as the cultural, financial, and business district of San Diego, with more than 4,000 businesses and nine districts. It is also home to The San Diego Convention Center, Petco Park, and headquarters for city, county, state, and federal governments.

The thriving urban center offers an abundance of choice for accommodation, dining, and attractions, all easily accessible by foot, bike, car, or public transportation. By day, families can enjoy local attractions like The New Children's Museum, a baseball game with the San Diego Padres, or catch a trolley to Balboa Park and the San Diego Zoo.

The nearby Embarcadero lines the western edge of Downtown and is home to the cruise ship terminal, the Navy Pier, Seaport Village, the USS Midway Museum, the Star of India, and the Maritime Museum of San Diego.

By night, the city transforms into a playground with contemporary and Victorian architecture side by side, housing posh night clubs, hot music venues, rooftop bars, gastropubs, craft beer, and fine dining restaurants. The city exudes a sexy glow and offers views to Point Loma and Coronado Island.

Downtown is easily accessible with major freeways including Interstates 5 and 805, and State Highway 163. Within Downtown public transportation is efficient and cost effective. The trolley provides access in several key areas with major connections at Downtown's Santa Fe Station. Sustainable transportation is promoted through locally driven Rikshaws, ride share programs, and rentable bikes and scooters.





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