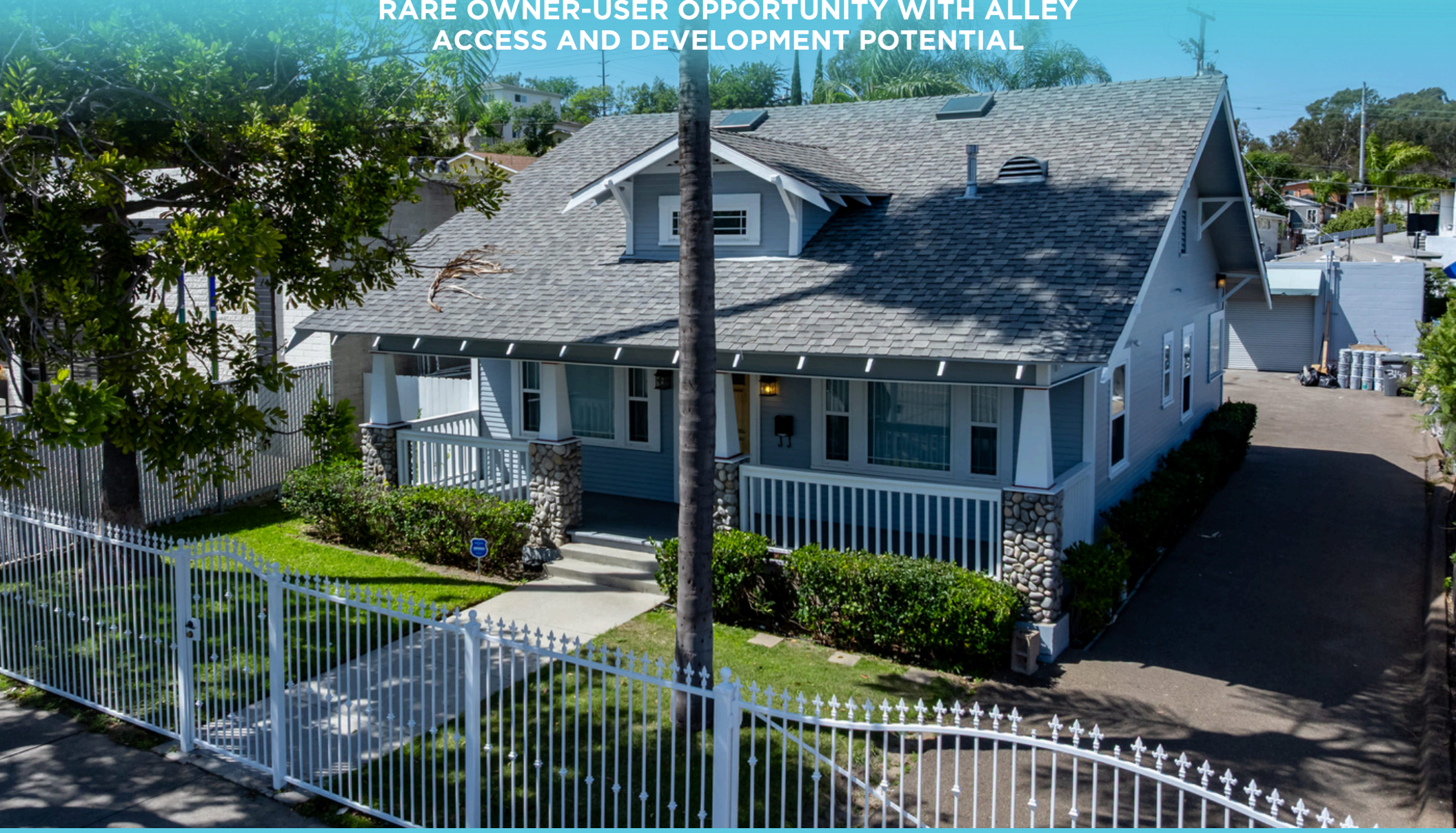


3148 MARKET ST. SAN DIEGO, CA 92102

RARE OWNER-USER OPPORTUNITY WITH ALLEY
ACCESS AND DEVELOPMENT POTENTIAL



DANIEL FEFFERMAN

DRE# 02026109

BROKER-ASSOCIATE | FOUNDER



(619) 733-9038

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THE OFFERING

Rare opportunity to acquire a character-rich commercial property with long-term flexibility and future upside. Originally built as a Craftsman home and thoughtfully converted to office use, the property has been owner-occupied for more than two decades and reflects a strong sense of pride of ownership throughout. Situated on a 7,332 SF fully secure and gated lot, the site includes a detached 960 SF rear building currently used for warehouse and storage, with alley access enhancing functionality for the back portion of the property.

Positioned in the Stockton neighborhood between Logan Heights and Golden Hill, the property offers convenient access to the 94, 15, and 5 freeways, creating strong connectivity throughout San Diego. The detached rear structure also presents flexibility for continued storage use, additional office space, or future repositioning, with potential for added mixed-use density, subject to buyer verification.

Delivered vacant at closing, this is an ideal opportunity for an owner-user or SBA buyer seeking immediate occupancy with the ability to operate from the front building while exploring ways to create additional long-term value at the rear of the site.

INQUIRE FOR PRICING

APN: 545-121-03-00

BUILDING SIZE:

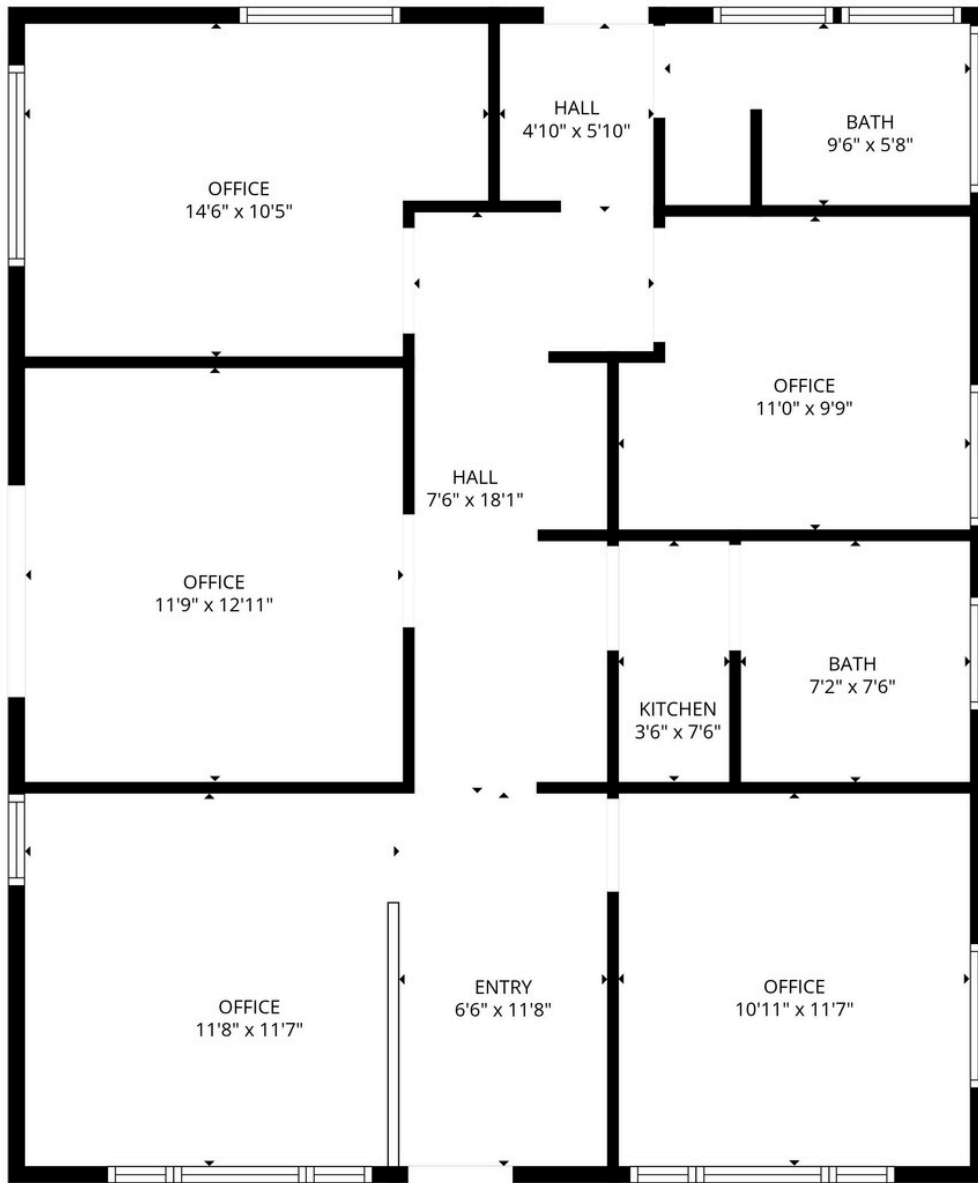
- 1,080-SF GROUND FLOOR
- 720-SF UPSTAIRS CONFERENCE ROOM
- 960-SF WAREHOUSE

LOT SIZE: 7,332-SF

ZONING: C-C-3-4

COMPLETE COMMUNITIES: TIER 3 (6.5 FAR)





FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENT DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



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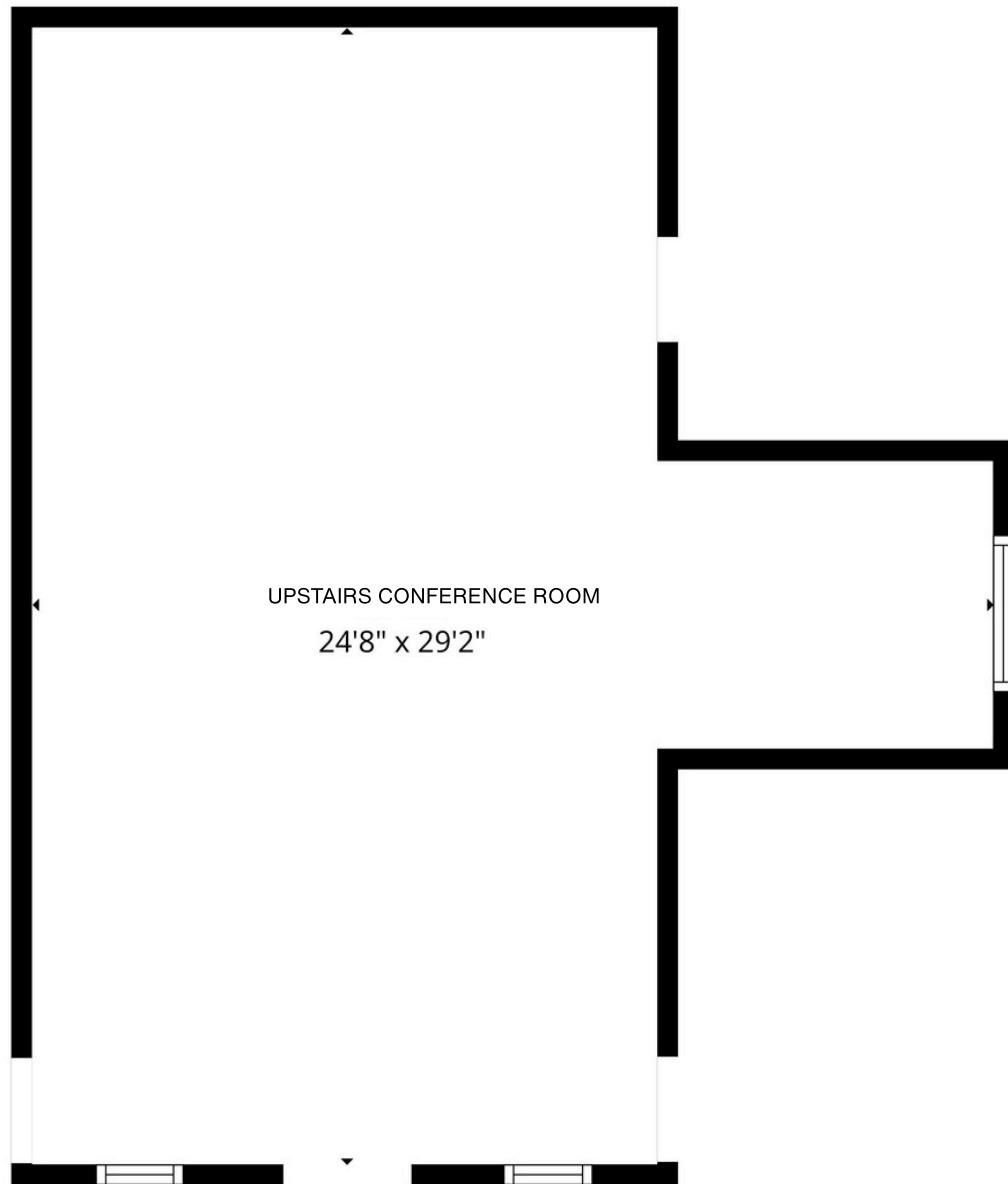
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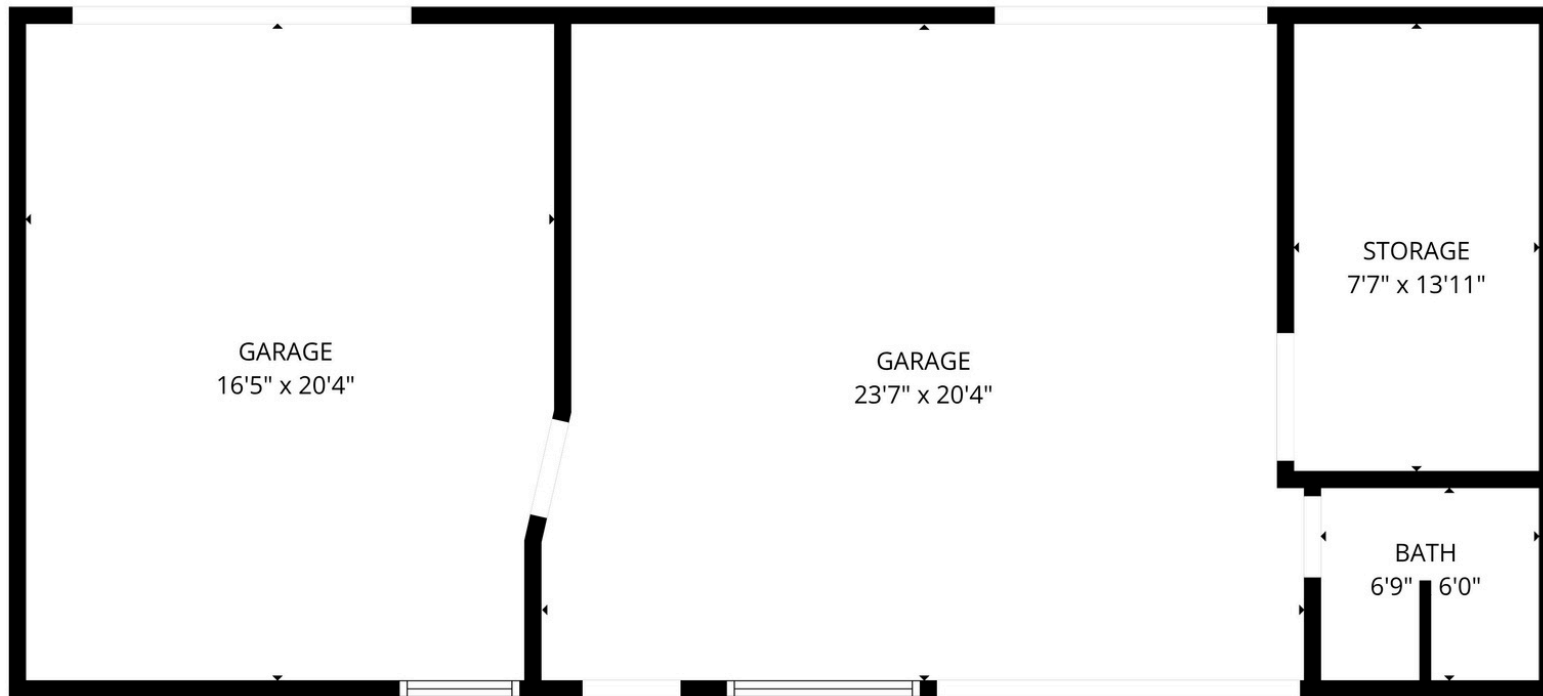
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