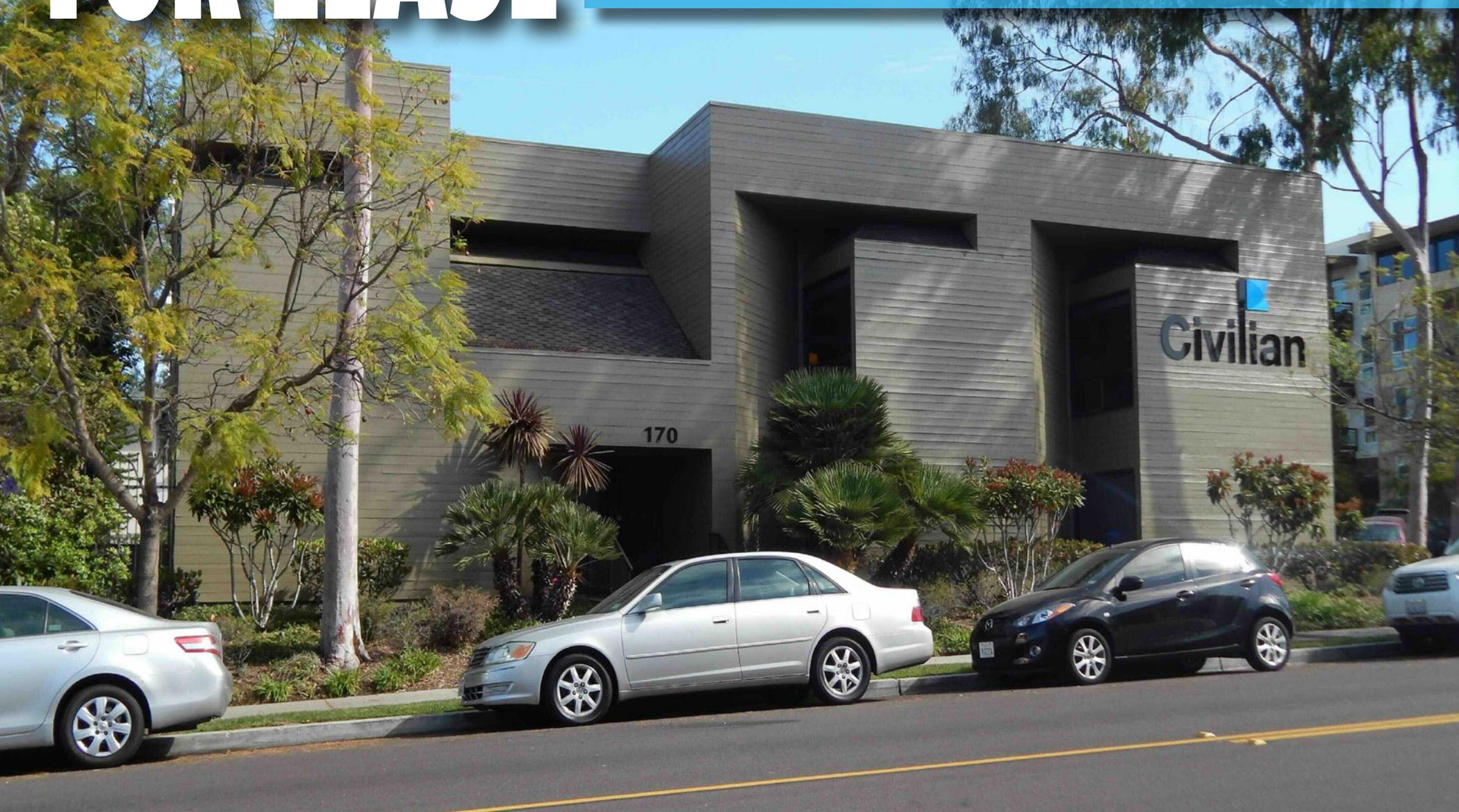


FOR LEASE

± 5,426 SF FREESTANDING 2- STORY OFFICE BUILDING
170 LAUREL STREET | SAN DIEGO, CA 92101



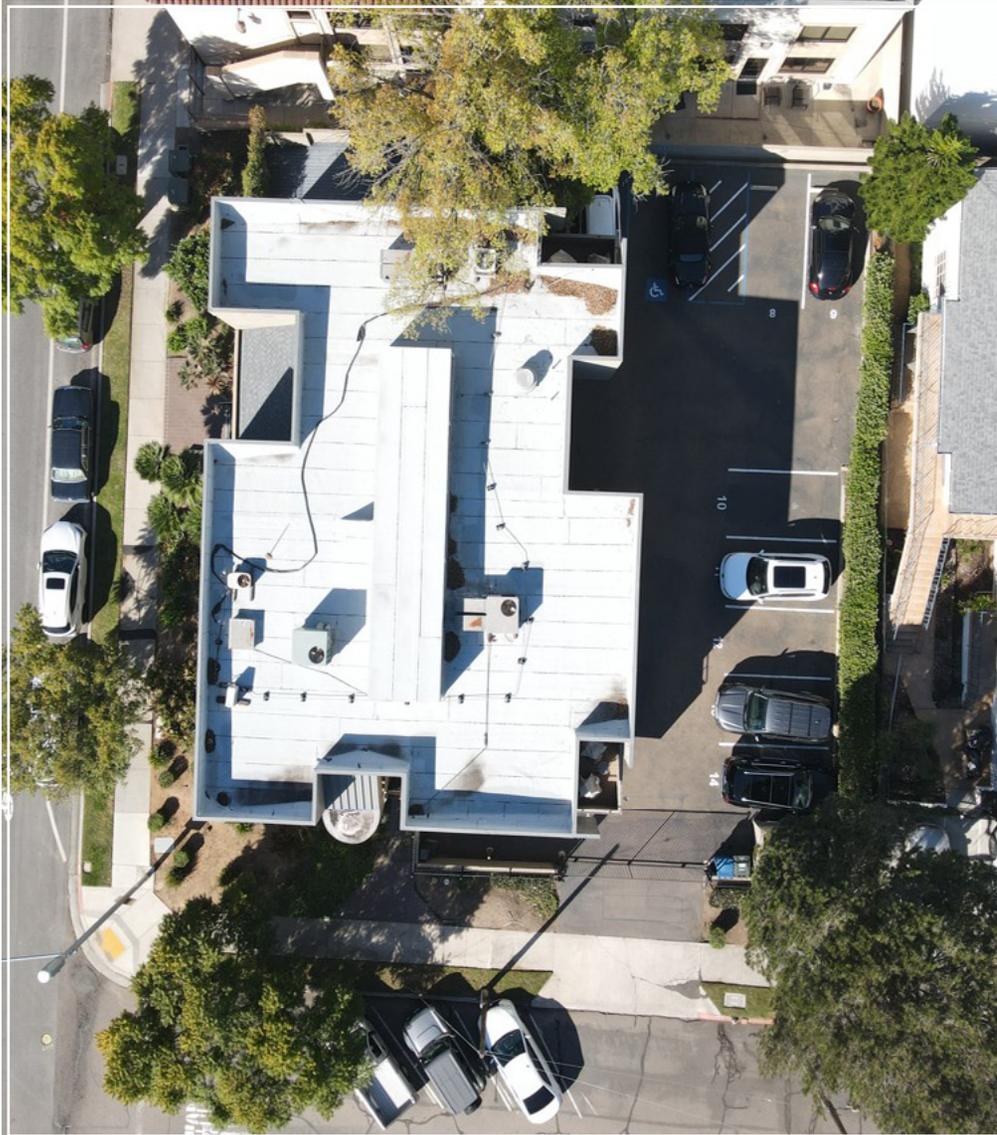
**COMMERCIAL
ASSET
ADVISORS**

858.360.3000 | caacre.com

GINO KALASHO
Senior Vice President
Gino@caacre.com
DRE Lic # 02046687

MAX JOHNSON
Sales Associate
Max@caacre.com
DRE Lic # 0214905

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.



PROPERTY FEATURES

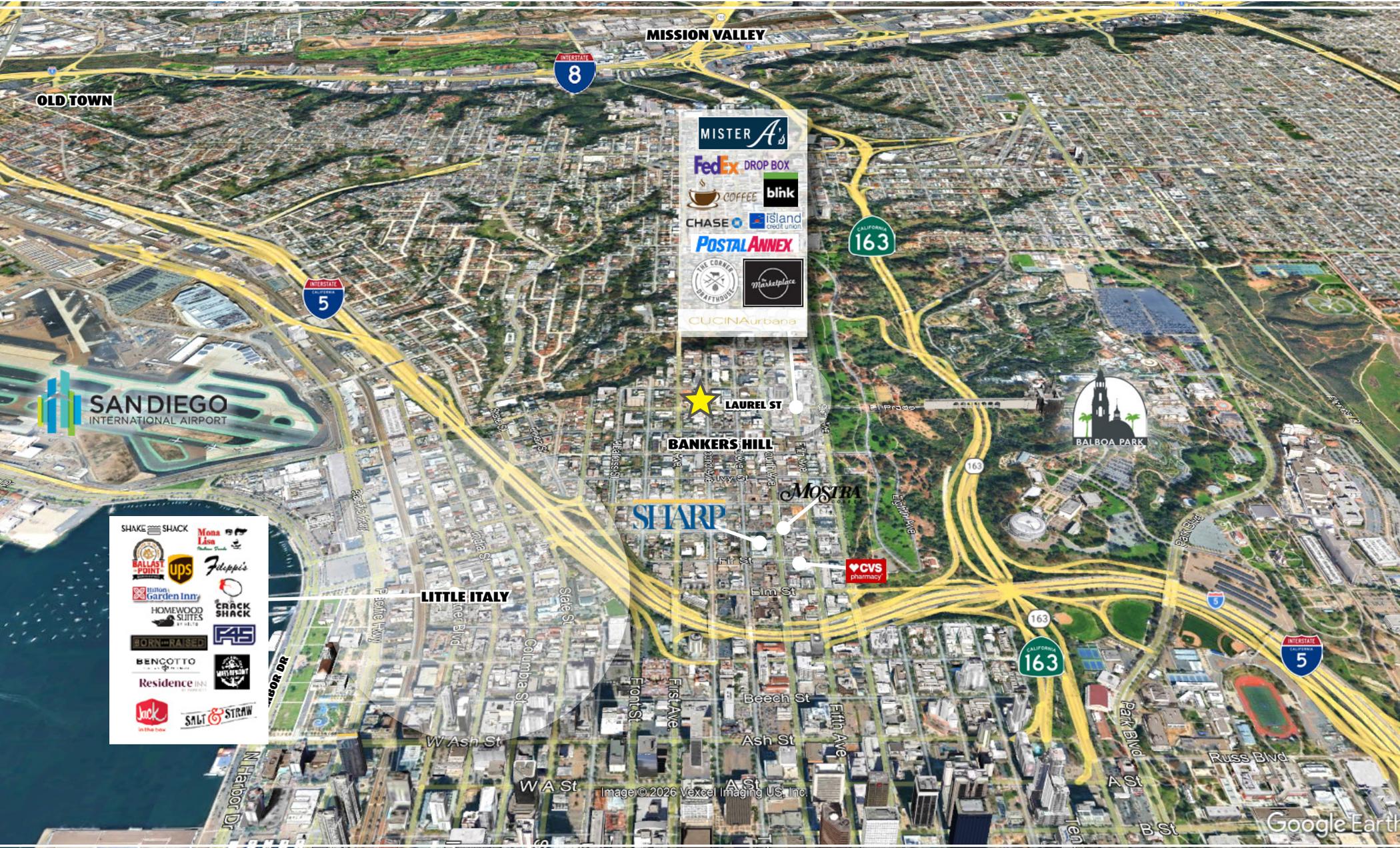
-  ± 5,426 SF Two-story private office building available on 9,881 SF lot
-  Fourteen (14) private parking spaces, as depicted on the attached parking plan
-  Multiple private offices, conference rooms, and media room suitable for podcast production
-  Kitchen / break area
-  Highly walkable to dining, boutiques, and cultural amenities throughout Bankers Hill and adjacent neighborhoods
-  Central, highly accessible urban submarket with convenient freeway connectivity
-  Prime Bankers Hill location with immediate proximity to Balboa Park and Downtown San Diego
-  Lease Rate \$ 2.75/SF Gross + Utilities



FOR LEASE

FREESTANDING 2- STORY OFFICE BUILDING | 170 LAUREL STREET, SAN DIEGO, CA 92101

This stand-alone building offers full-building identity in a premier San Diego submarket with immediate access to Downtown and Balboa Park, plus strong connectivity to surrounding neighborhoods and amenities. Ideal for professional, medical, or creative office users seeking a high-image location and long-term stability.



LOCAL DEMOGRAPHICS 92101

SOURCE: COSTAR/ SITESUSA ESTIMATES

1-Mile Radius
(Downtown / Hillcrest / Little Italy / Bankers Hill)



Population: ~95K



Median Age: ~38



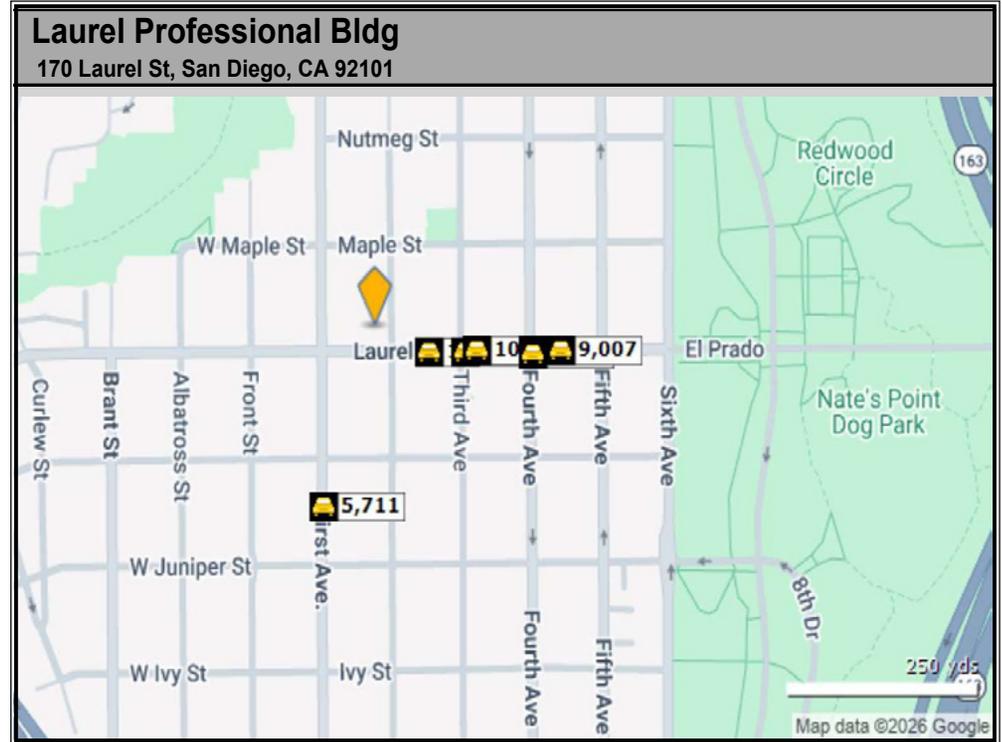
Households: ~55K



Average Household Income: ~\$135K

Characteristics:

- High density urban population
- Large renter share and many professionals
- Strong income due to downtown employment and coastal proximity



Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Laurel St	3rd Ave	0.03 E	2024	12,110	MPSI	.04
2	Laurel St	3rd Ave	0.03 E	2025	12,113	MPSI	.04
3	Laurel Street	5th Ave	0.02 W	2025	8,550	MPSI	.07
4	Laurel St	3rd Ave	0.01 W	2025	10,142	MPSI	.08
5	Laurel Street	3rd Ave	0.01 W	2025	12,018	MPSI	.12
6	4th Avenue	Quince St	0.01 N	2025	7,040	MPSI	.12
7	4th Ave	Quince St	0.01 N	2023	7,074	MPSI	.12
8	1st Ave	W Kalmia St	0.03 N	2024	5,709	MPSI	.13
9	1st Ave	W Kalmia St	0.03 N	2025	5,711	MPSI	.13
10	Laurel St	4th Ave	0.02 W	2018	9,007	MPSI	.14

BANKERS HILL

Bankers Hill is one of San Diego's most established and desirable urban neighborhoods, positioned between Downtown and Balboa Park. Known for its walkability, strong demographic base, and steady demand from professional and medical users, the area continues to attract new investment and boutique businesses that benefit from a dense, amenity-rich environment.

With convenient access to major freeways and immediate connectivity to Downtown, Mission Hills, and Hillcrest, Bankers Hill offers a central location that supports daily commuting and client-facing operations. Join a neighborhood with lasting momentum, strong visibility, and a proven track record as a premier destination for growing businesses.



FOR LEASE

± 5,426 SF FREESTANDING 2- STORY OFFICE BUILDING
170 LAUREL STREET | SAN DIEGO, CA 92101



**COMMERCIAL
ASSET
ADVISORS**

858.360.3000 | caacre.com

GINO KALASHO
Senior Vice President
Gino@caacre.com
DRE Lic # 02046687

MAX JOHNSON
Sales Associate
Max@caacre.com
DRE Lic # 0214905

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.