



# ±902 SF CONDO FOR SALE IN HISTORIC DOWNTOWN BUILDING

444 WEST C STREET, SUITE 220, SAN DIEGO, CA 92101

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**Voit**  
REAL ESTATE SERVICES

**FENA**  
COMMERCIAL  
GROUP



## PROPERTY DETAILS



**ATRIUM COURTYARD**  
Allowing Natural Light



**FOUR-STORIES**  
Brick Building with  
Wrought Iron Details



**SABRINA CAFÉ & DELI**  
On-site



**KEY ACCESS REQUIRED**  
For Restrooms on  
Every Floor



**FIRE SPRINKLERS**  
Dry Sprinkler System



**SECURITY**  
Surveillance and  
Maintenance, Gates  
Locked After Hours



**ELEVATOR SERVICE**  
Elevator Serve  
Floors 1 - 4



**SUITE 220**  
AVAILABLE CONDO

**±902 SF**  
AVAILABLE CONDO SIZE

**\$465,000**  
SALE PRICE

**\$515/SF**  
PRICE/SF

**360°**  
**VIEW VIRTUAL TOUR**





ACROSS THE STREET FROM  
THE SAN DIEGO CENTRAL  
COURTHOUSE AND  
SUPERIOR COURT OF  
CALIFORNIA

WALKING DISTANCE TO  
MULTIPLE TO AMTRAK &  
TROLLEY STATION/STOPS

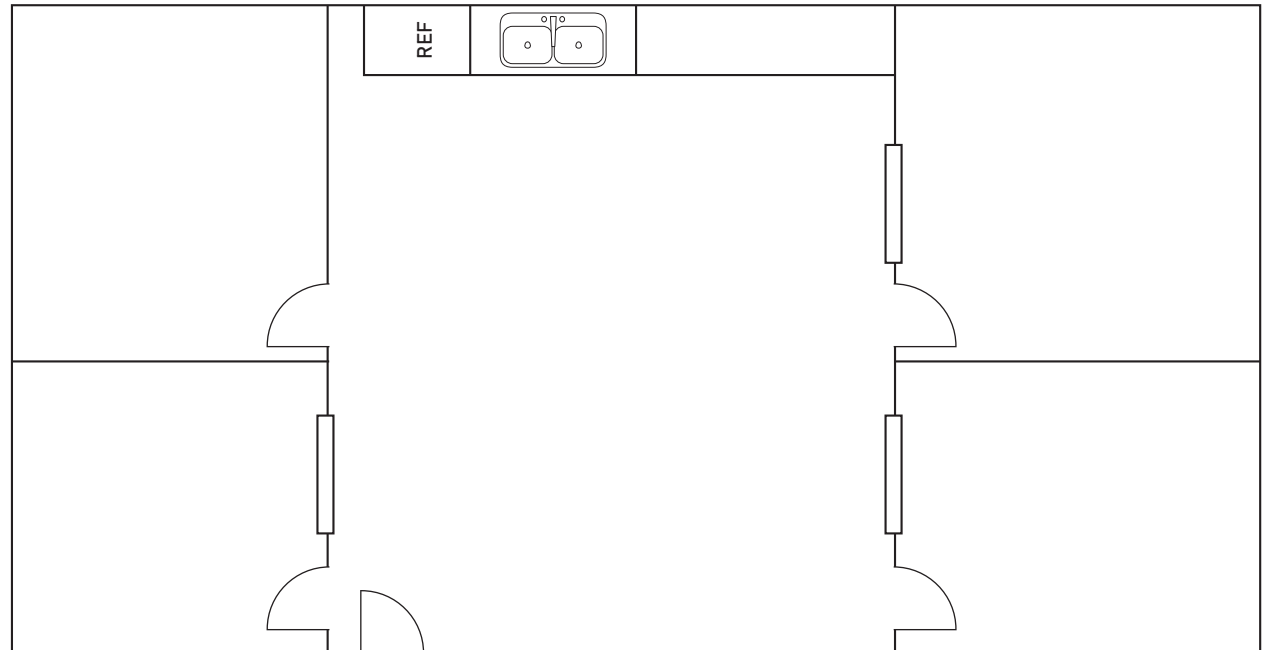
SITUATED IN THE HUB OF  
SAN DIEGO'S BUSINESS  
DISTRICT WITH CLOSE  
PROXIMITY TO THE  
CONVENTION CENTER

SHORT WALK TO SAN DIEGO  
HARBOR, SEAPORT VILLAGE  
& FIRST IN CLASS RADD  
PROJECT TRANSFORMING  
THE DOWNTOWN  
WATERFRONT

ADJACENT TO LITTLE ITALY/  
GASLAMP IN THE HEART  
OF "WEST SIDE" DOWNTOWN

WALK TO RESTAURANTS,  
CAFES, BREWERIES,  
RETAILERS, HOTELS,  
TOURIST ATTRACTIONS  
AND SHOPPING CENTERS





## SUITE FEATURES

- » Newly remodeled creative office condo
- » High end, modernized improvements
- » High ceilings with open ceiling structure
- » Natural lighting, pendant lights and windows throughout
- » Four (4) private offices
- » Open area with kitchenette/storage
- » Spec suite condition ready for immediate occupancy





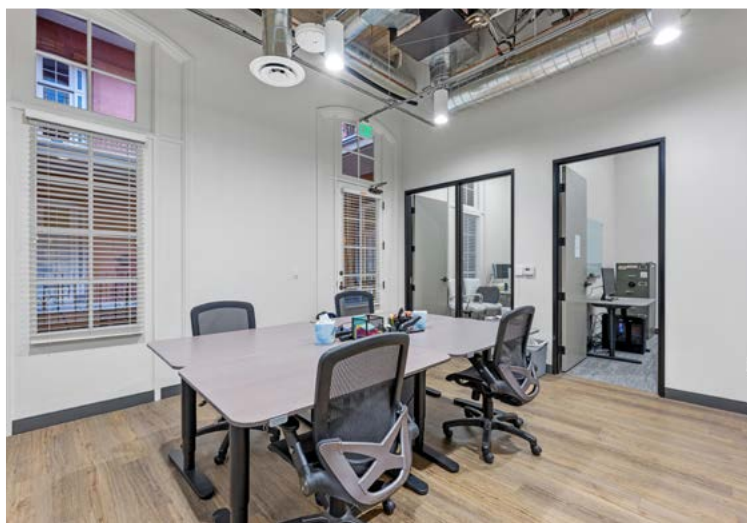
*Unique  
Architecture*



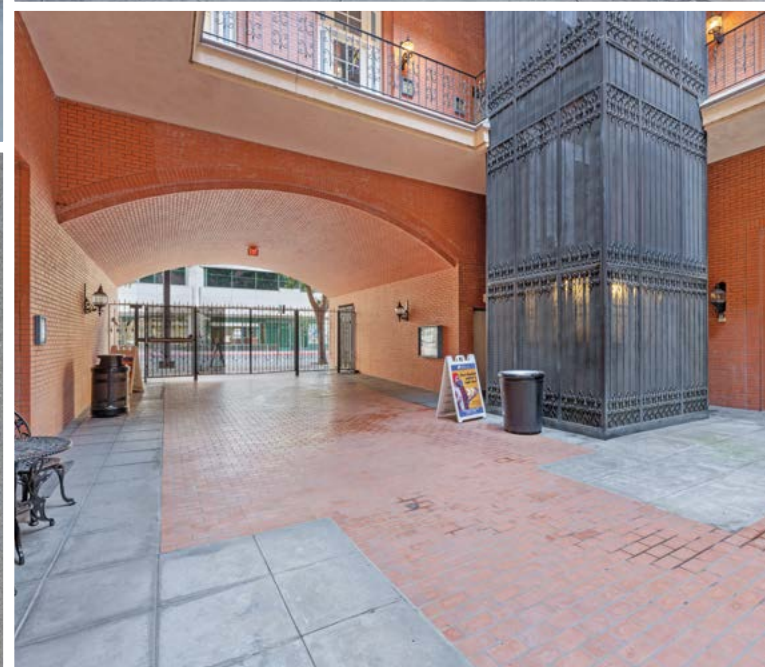


*Abundant Natural Light*













DEMOGRAPHICS

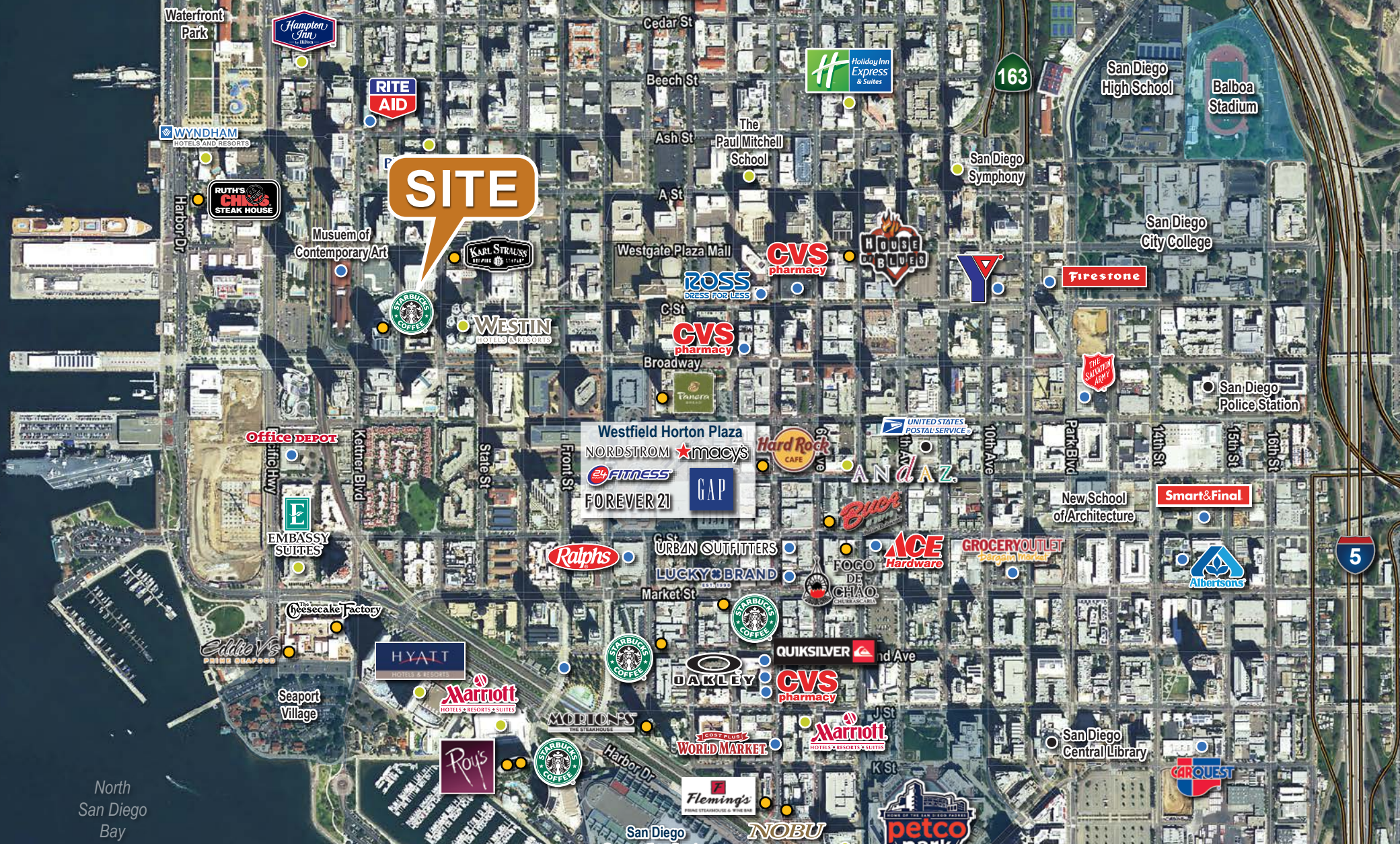
	1 MILE	3 MILE	5 MILE
2024 Population	44,989	95,065	174,974
2029 Population Projection	45,582	95,772	175,551
2024 Households	26,455	47,832	83,360
2029 Household Projection	26,832	48,289	83,756
Median Household Income	\$82,915	\$79,114	\$82,068
Median Home Value	\$805,713	\$896,047	\$929,251
Median Year Built	2003	1995	1979











## GARRETT FENA, SIOR

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