

3191  
COMMERCIAL STREET

SAN DIEGO, CA 92113

± 9,954 SF CREATIVE WAREHOUSE WITH OFFICE  
AVAILABLE FOR LEASE



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**PACIFIC COAST  
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Commercial Real Estate

  
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WORLDWIDE  
REAL ESTATE SERVICES

# PROPERTY OVERVIEW



± 9,954 SF Creative Warehouse with Offices



± 3,000 SF Fenced Yard with Enclosed Patio Area



Across from Orange Line Trolley Stop ([View Link](#))



Close Access to I-15, I-5, & I-94



Short Distance to Downtown San Diego



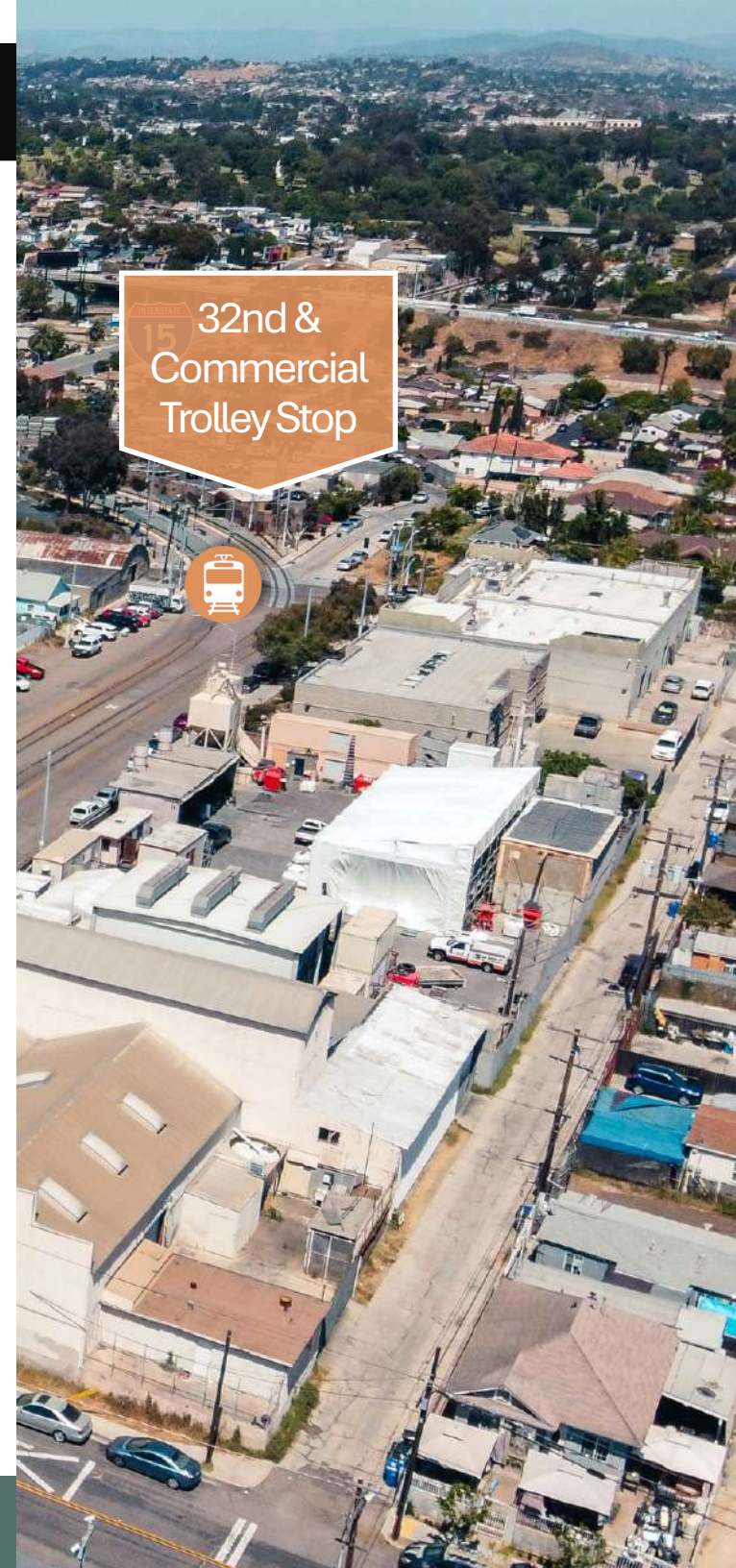
Zoning: CC-3-6 ([View Link](#))



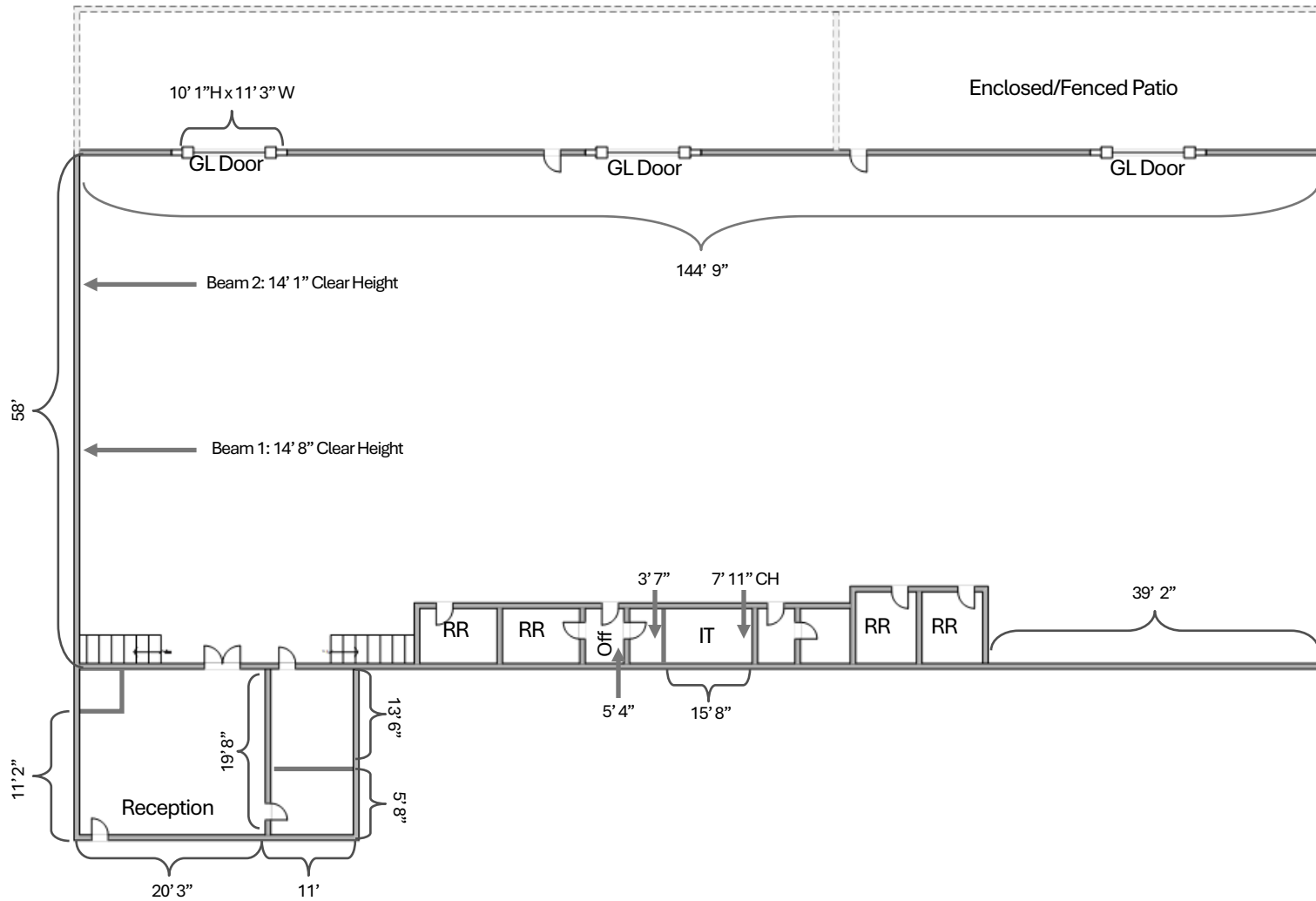
Contact Agent for Lease Rate Available with 30 Days Notice

# PROPERTY FEATURES

- > Three (3) Grade Level Roll-Up Doors
- > Enclosed/Fenced Patio
- > Ceiling Height: ± 14' - 16'
- > Skylights Throughout Warehouse
- > Four (4) Full Bathrooms with Showers
- > Office, Reception and Creative Warehouse
- > Currently Built Out as Fitness Gym/Wellness Studio



# FLOOR PLAN/SITE PLAN

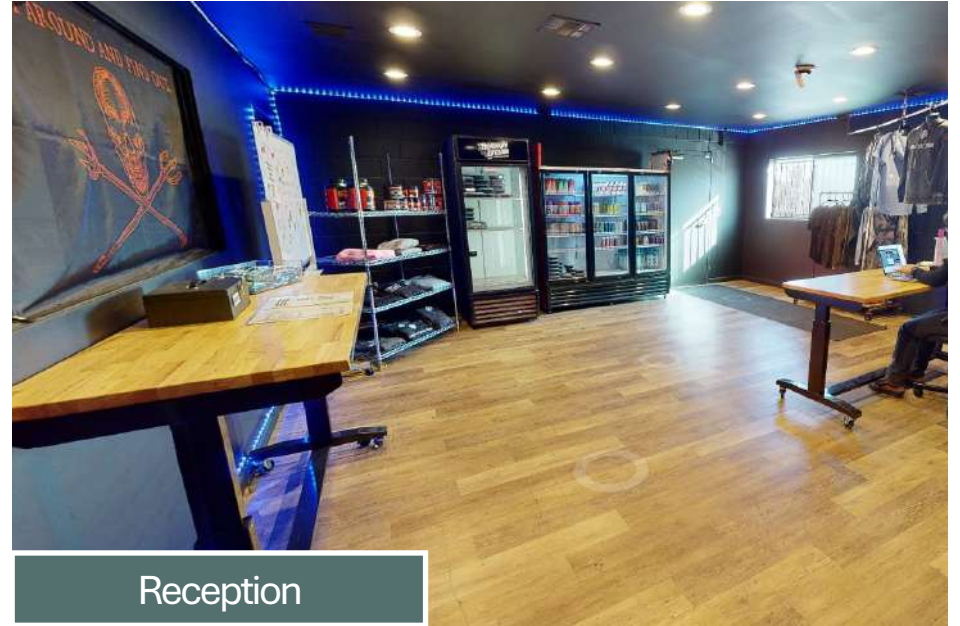


Floor Plan & Measurements Not Fit to Scale; for Reference Purposes Only.

# INTERIOR PHOTOS



Outdoor Patio



Reception



Gym/Wellness Studio

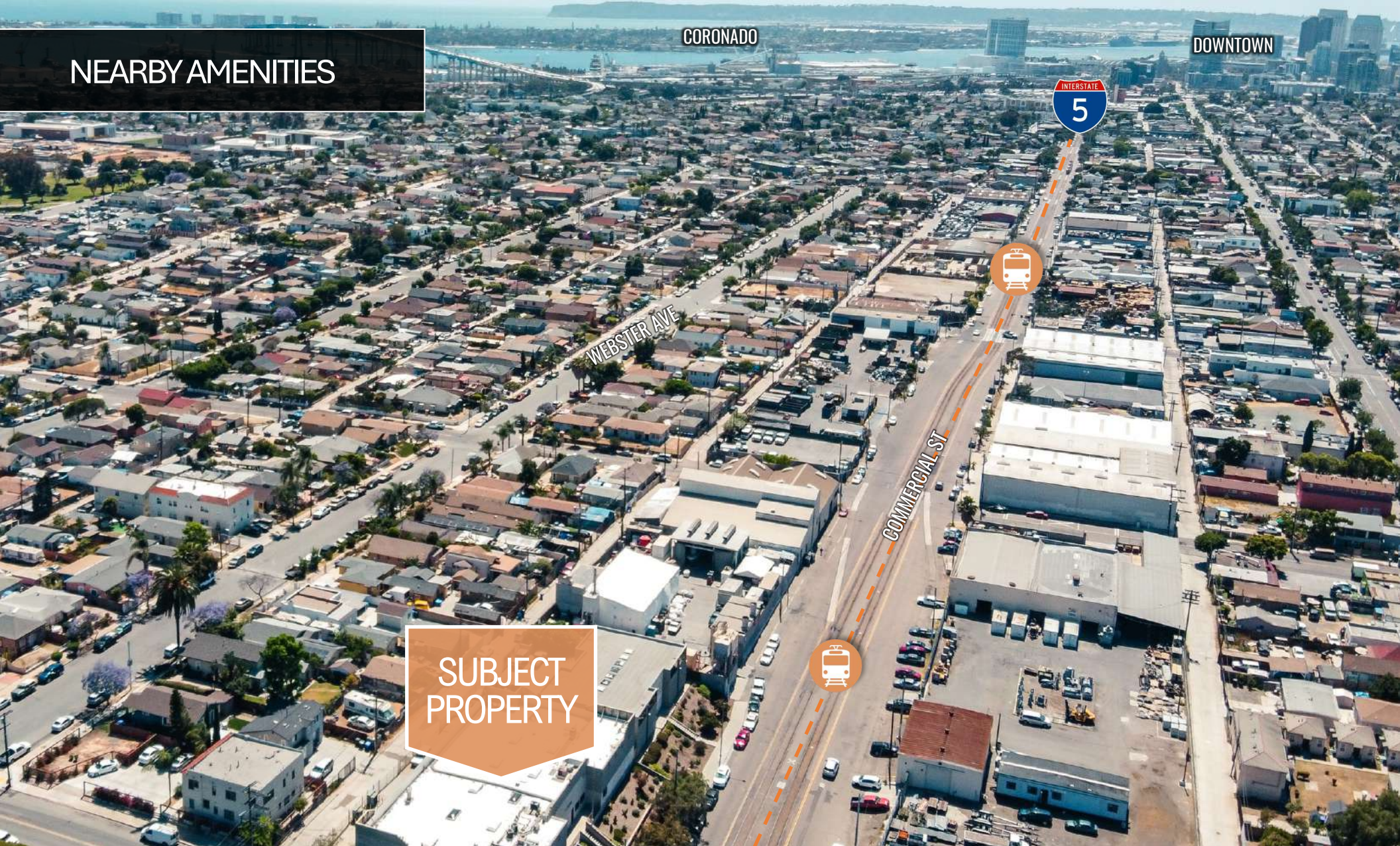


Gym/Wellness Studio

# NEARBY AMENITIES

CORONADO

DOWNTOWN



SUBJECT PROPERTY

1 MILE



# LOCATION

MINUTES

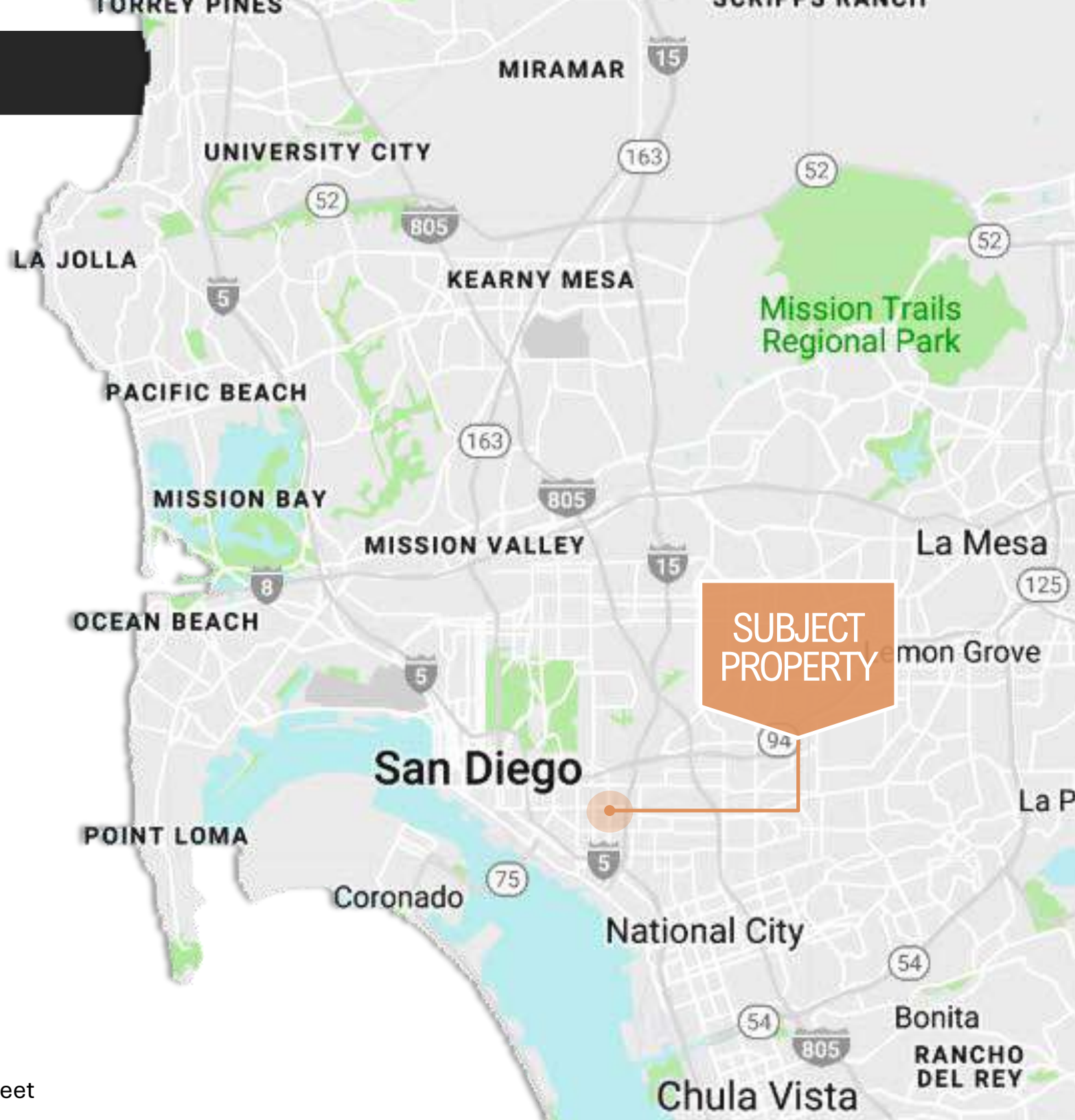
**10**  
DOWNTOWN

**13**  
32ND ST NAVAL BASE

**20**  
US - MEXICO BORDER

**22**  
MIRAMAR TRADE AREA

07 | 3191 Commercial Street



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