



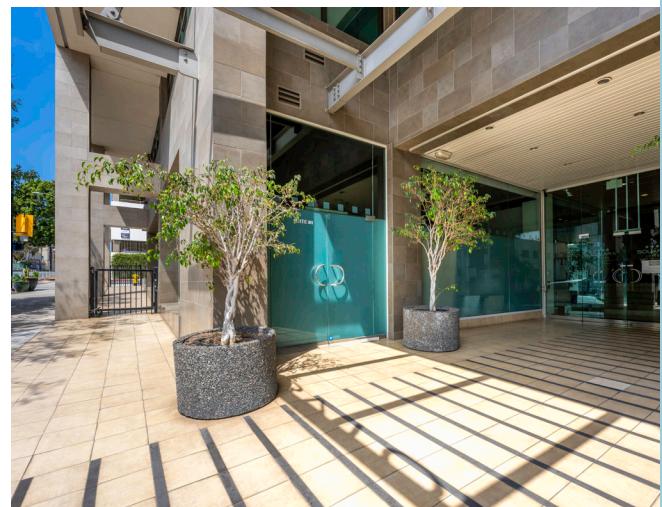
RETAIL/OFFICE SUITE FOR SALE

• • • SUITE 101



DOWNTOWN/BANKERS HILL

DMJ
PARTNERS



SUITE DETAILS • • •

- » ±3,166 SF ground floor retail/office condo for sale fronting Cedar Street & 4th Avenue
- » Sale Price: \$2,168,710 (\$685/RSF)
- » HOA Dues: \$0.34/SF/Month
- » Ground floor presence with multiple glass door entrances
- » Could potentially split into multiple users
- » Exterior signage available
- » 3 on-site parking spaces (included in sale)
 - Additional parking available in nearby lots and garages
- » On-site storage available
- » Access to building fitness center, locker room, sauna, spa and racquetball court (included in sale)
- » Located in Downtown/Bankers Hill within walking distance to the Gaslamp Quarter, Balboa Park & Little Italy
- » Excellent Freeway Access to I-5, Highway 163 and the San Diego International Airport



SUITE DETAILS continued...

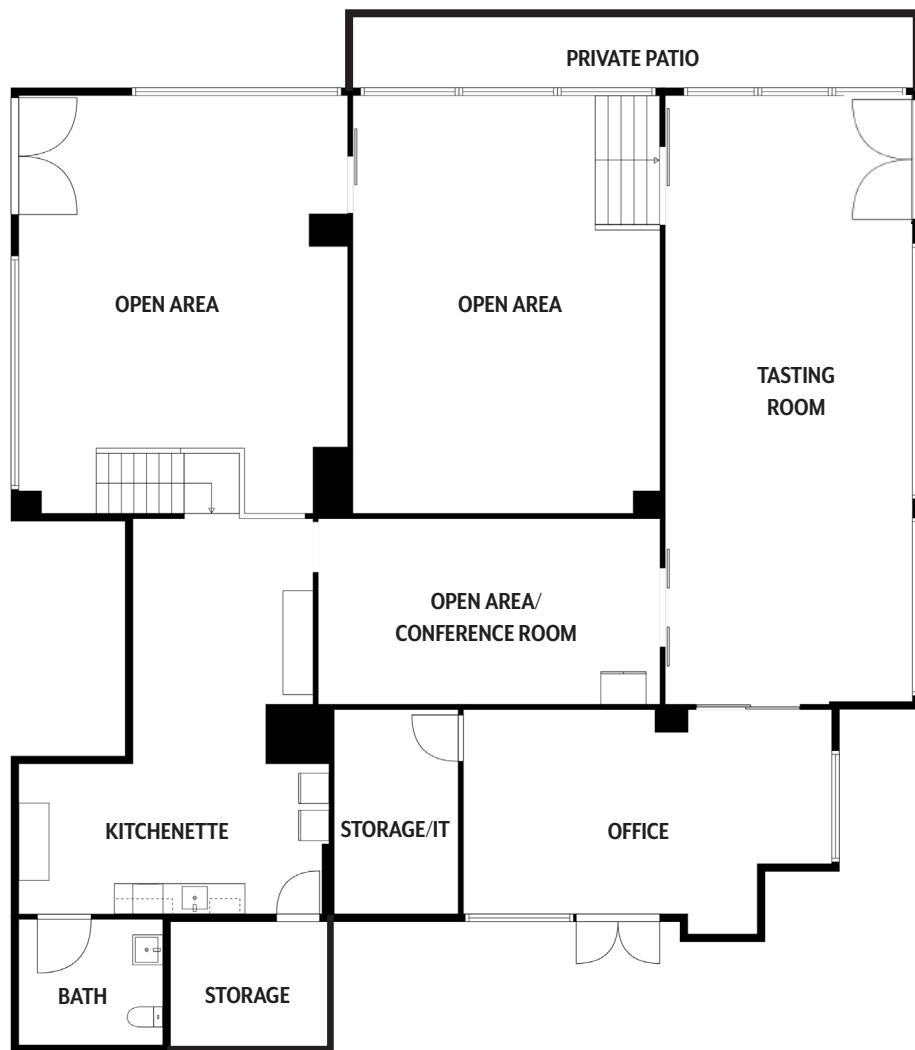
- » Currently built out as a tasting room for a privately owned family winery
- » 2 private event rooms, large offices or conference rooms
- » Kitchenette with sink
- » Open office areas
- » Private restrooms
- » Storage/IT Room
- » High ceilings throughout
- » Exterior private patio
- » Flexible layout provides for multiple uses including retail, office & medical

FLOOR PLAN



4TH AVENUE

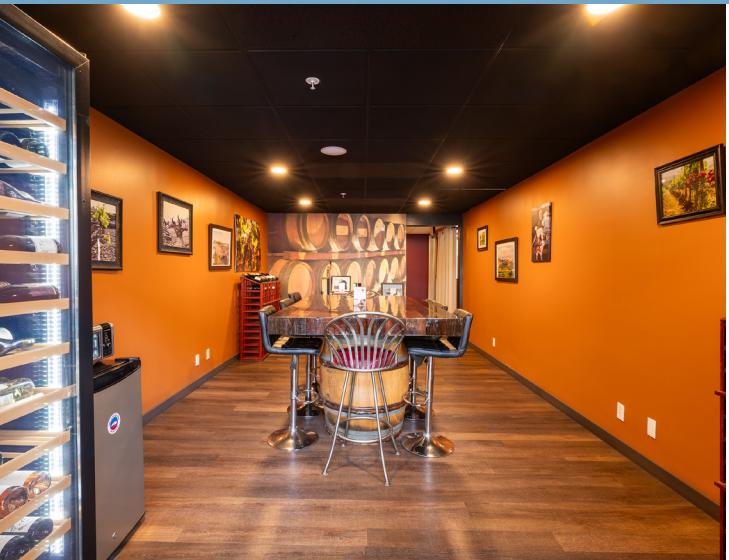
CEDAR STREET



*FLOOR PLAN IS NOT TO SCALE



SUITE PHOTOS



BUILDING AMENITY PHOTOS



DOWNTOWN/BANKERS HILL

The Downtown & Bankers Hills neighborhoods are located along the San Diego Bay, and surrounded by office, retail, nightlife and endless amenities. The area is highly desirable for residents & tenants looking for a work, live, play lifestyle. The recent growth and development in its immediate surrounding areas has created a lure for smaller start up companies looking for creative office space that is conveniently located for its employees.

Downtown San Diego serves as the cultural, financial center and central business district of San Diego County with more than 5,000 businesses, over 137,379 jobs and nine districts. Three freeways (Interstate 5, Highway 163 and Highway 94) either pass through or start/end in Downtown San Diego. The area is served by the San Diego Metropolitan Transit System and the San Diego Trolley. Commuter trains also link downtown with northern San Diego County. The San Diego International Airport is located directly north of Downtown.



Excellent Freeway Access to Interstate 5 & Highway 163



80 Transit Score



98 Walk Score



Walking distance to numerous restaurants & retail



62 Bike Score





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