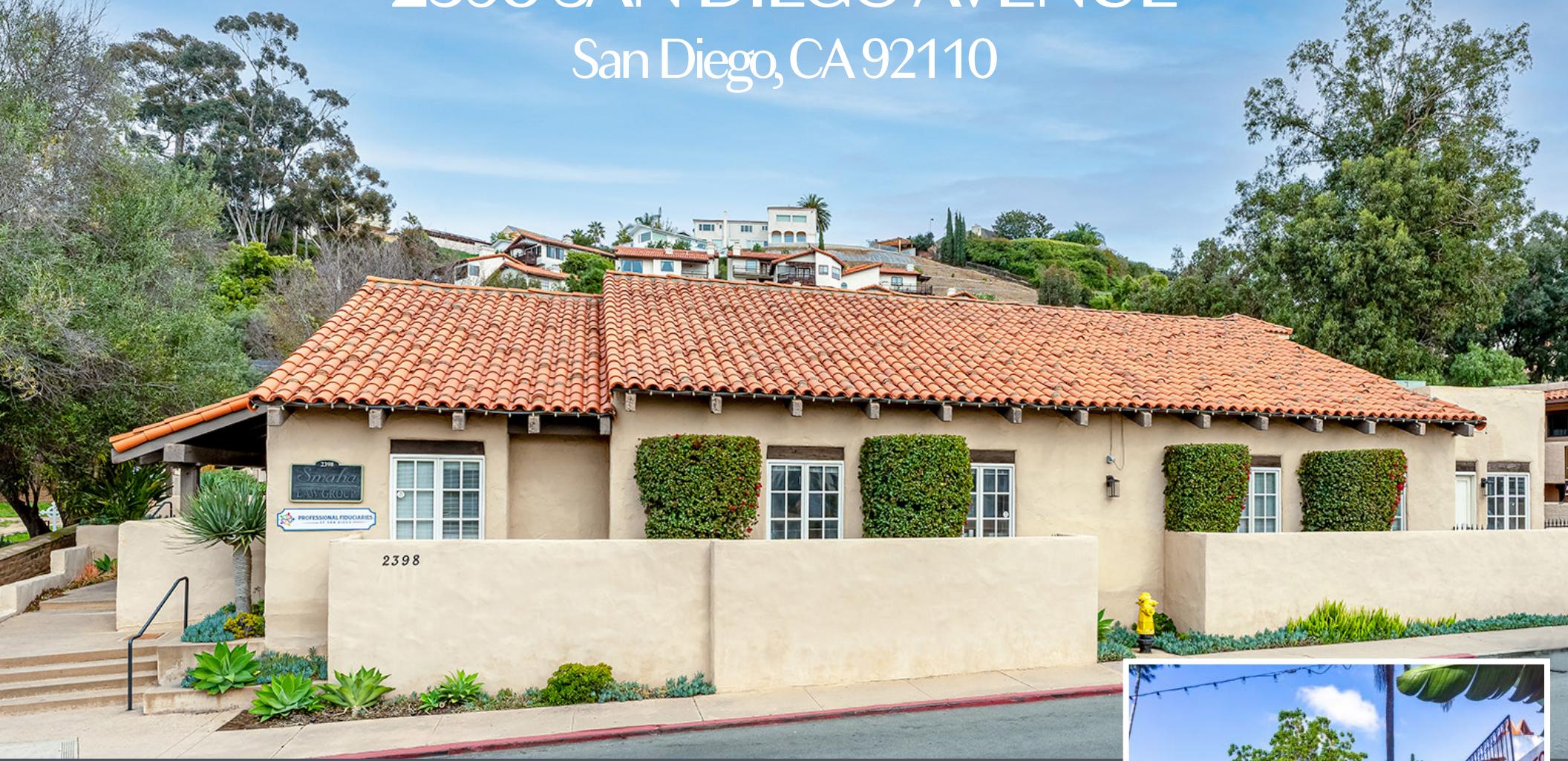


2398 SAN DIEGO AVENUE

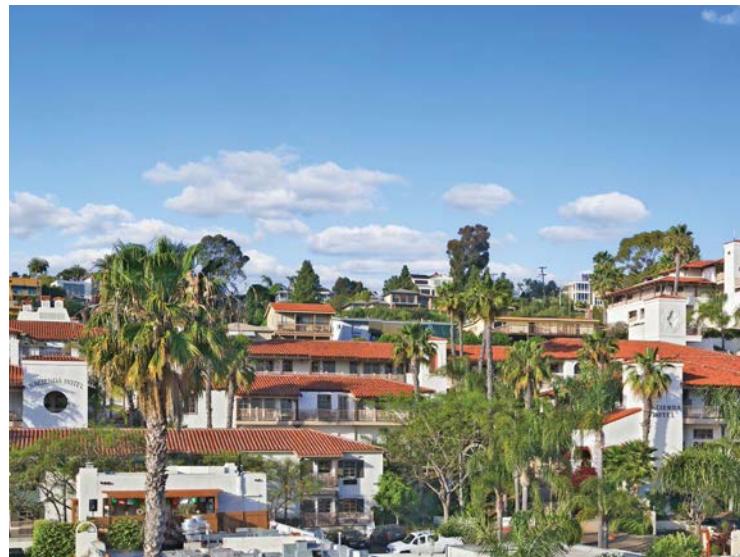
San Diego, CA 92110



OWNER/USER OFFICE PROPERTY FOR SALE
HISTORIC OLD TOWN | \$3,725,000

PROPERTY HIGHLIGHTS

- Sale Price: \$3,725,000
- Built in 1970 & substantially renovated in 2013
- Size: ±4,270 SF (with ±1,200 SF bonus attic/storage space)
- Land Size: 0.28 AC
- Construction: Wood Frame, Stucco, Tile Roof
- Valuable recently approved permits and plans are included, sparing the next owner 8-10 months of permitting wait time and considerable expense. Full architectural drawings provided upon request.
- Multiple entrances allowing for numerous ways to demise the building for different users
- Parking: 15 parking spaces in the private off street parking lot and tons of street parking nearby
- Zoning: OTCC-2-2
- APN: 443-513-3800
- Currently builtout as a professional law office
- Walking distance to Old Town State Historic Park, numerous restaurants and shops, the Old Town Transit Center, Juniper Serra Museum, Bazaar del Mundo and much more!
- Building's Walk Score®: Walker's Paradise (90)
- 5 minute drive away from the San Diego International Airport
- 10 minute drive or trolley ride from Downtown San Diego
- Easy access to Interstate 5, 8 and Highway 163



THE LOCATION

Old Town San Diego is known as the oldest settled area in San Diego. It is nestled along Interstate 5, and surrounded by restaurants, retail, office, nightlife and endless amenities in the area, and just 5 minutes north of Downtown San Diego. Attractive spanish style retail and office buildings line the streets, and the growth and development of Old Town and 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.

Old Town is one of the most iconic and historic neighborhoods in the City of San Diego. The region is the traditional land of the First People of the Kumeyaay Nation (Kumeyaay People), who had lived here for thousands of years. Old Town is the first European settlement known as the birthplace of San Diego and the state of California. In 1968, the State of California Department of Parks and Recreation established Old Town State Historic Park to preserve the rich and diverse heritage that characterized San Diego. Old Town has ten hotels, 30 restaurants, and over 75 unique shopping places.



Walk Score

90

Walker's Paradise



Transit Score

65

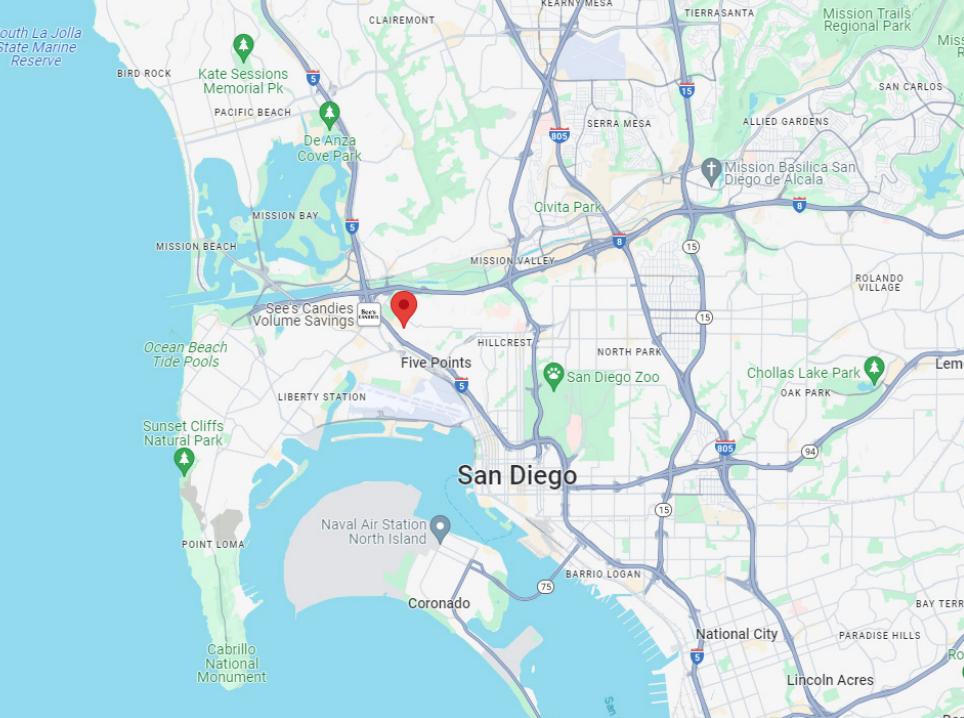
Bus, Trolley & Train
Stations all neaby



Bike Score

61

New, improved bike
lanes recently added



Drive Times



Airport
5 Minutes



Interstates 5 & 8
Highway 163
5 Minutes



Beaches
15 Minutes



NEARBY RESTAURANTS

When it comes to experiencing some of the rich history of the city while you're out for dinner, you won't find anything quite like Old Town. Old Town's dining is lively and vibrant, known for its authentic Mexican cuisine with traditional flavors and culture.

What comes as a surprise to many visitors is that many of the best restaurants in San Diego's Old Town are not Mexican food. The neighborhood is more diverse than most people realize and is constantly evolving.

It has amazing sushi, pizza, and of course, Mexican food and tequila and all are located just steps from 2398 San Diego Avenue.

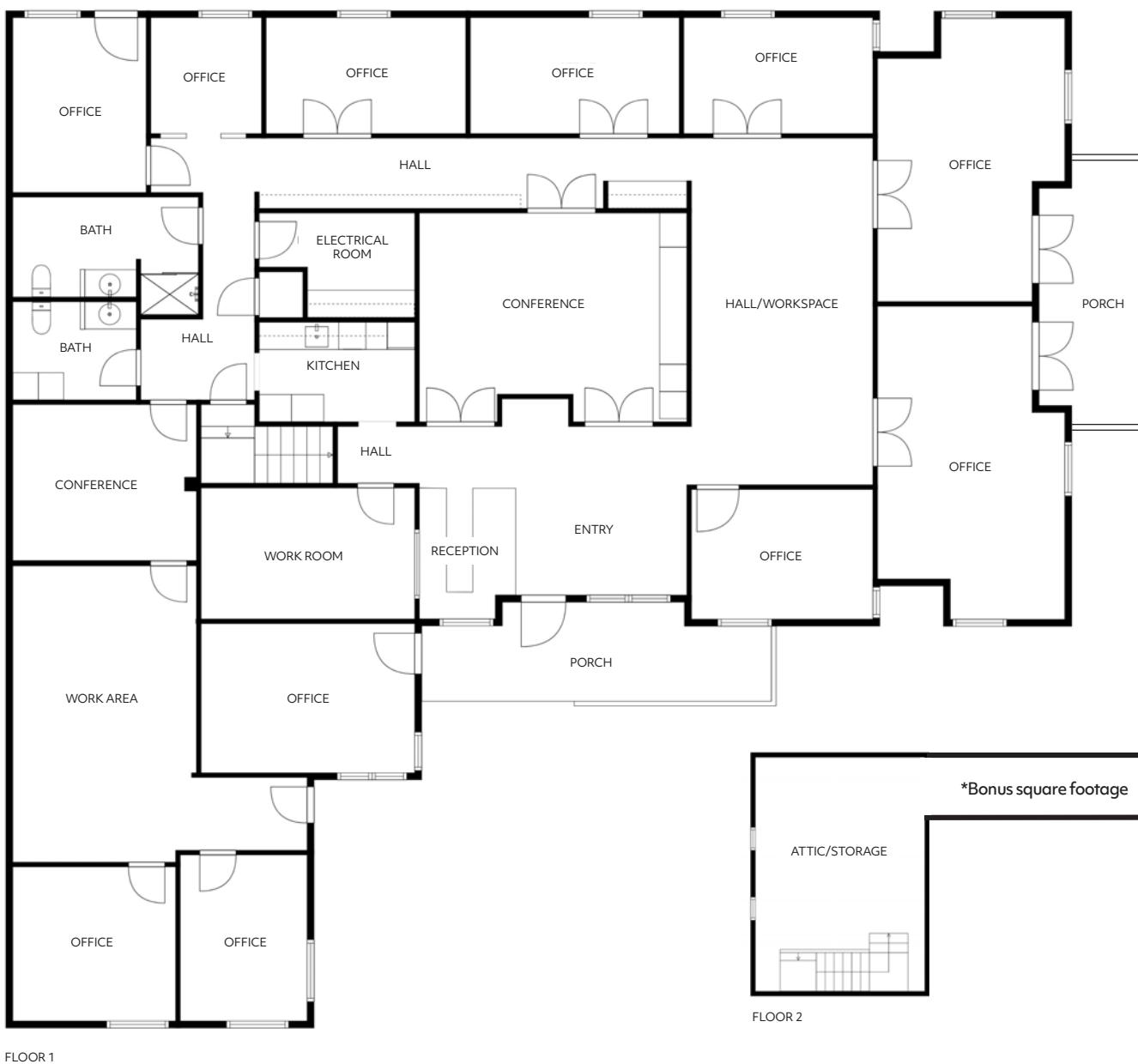


CURRENT BUILD-OUT FEATURES

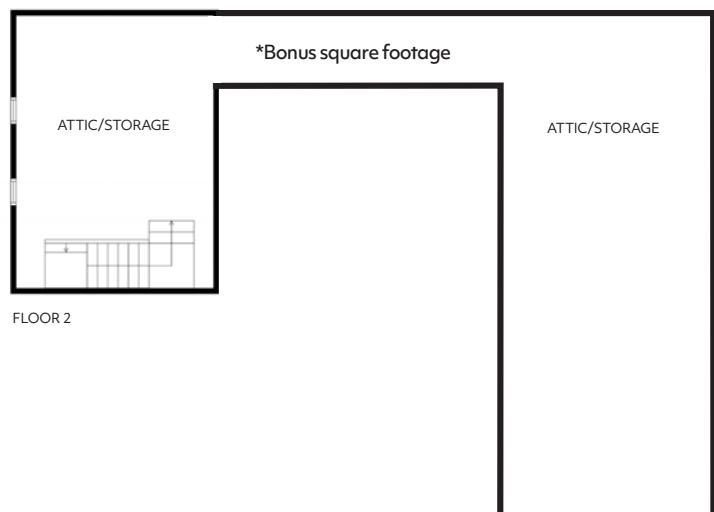
- Approximately 4,270 SF (with \pm 1,200 SF bonus attic/storage space)
- Reception Area with Vaulted Ceilings
- Abundant Natural Light
- Eleven Private Offices
- Two Conference Rooms
- Three Work Spaces
- Kitchen with Sink
- Two Private Restrooms, one with a Shower
- Electrical/IT Room
- Two Private Patio/Porch Areas



FLOOR PLAN | CURRENT BUILD-OUT



*Floor plan is not to scale. Buyer to verify all measurements as part of Due Diligence.

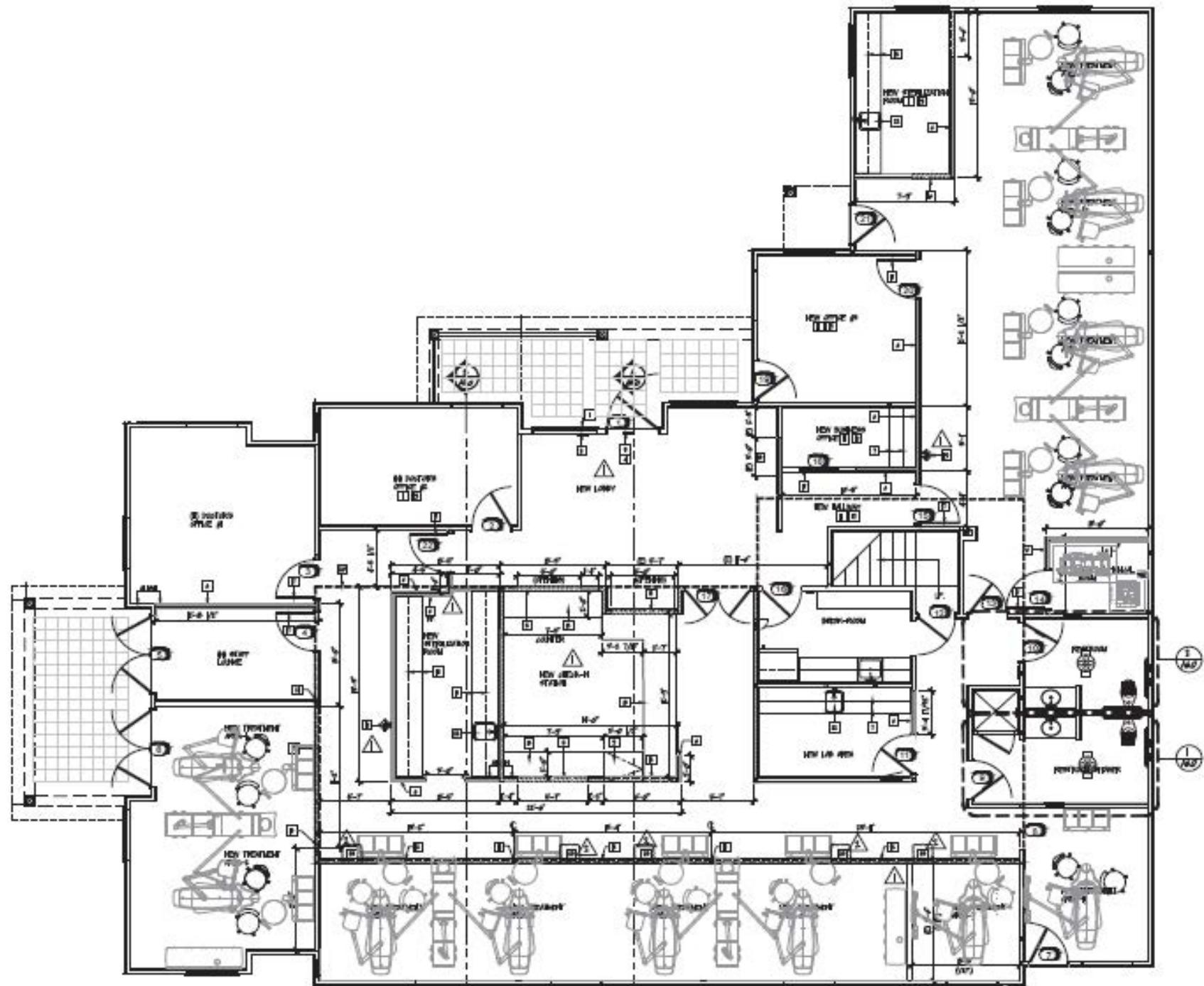


PERMITTED DENTAL/MEDICAL BUILD-OUT FEATURES

- Recently completed permitted plans include:
 - » Reception/waiting room/nurses stations
 - » 2 window-lined doctor's offices
 - » Staff lounge
 - » 12 treatment/exam areas
 - » 2 Sterilization rooms with plumbing
 - » Dental lab with sink
 - » Mechanical room
 - » 2 ADA restrooms (one with a shower)
 - » Breakroom with sink
 - » 2 additional offices for staff or office managers
 - » Full set of plans and MEP drawings are available upon request



FLOOR PLAN | PERMITTED DENTAL/MEDICAL BUILD-OUT



PROPERTY PHOTOS



15 PRIVATE PARKING SPACES



EXCELLENT STREET FRONTAGE ON
SAN DIEGO AVENUE



VAULTED CEILINGS THROUGHOUT



LARGE RECEPTION

PROPERTY PHOTOS



2398

SAN DIEGO AVENUE

San Diego, CA 92101

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