

IDEAL PURCHASE OPPORTUNITY
FOR OWNER/USER OR INVESTOR



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Voit
REAL ESTATE SERVICES



PROPERTY OVERVIEW



EXECUTIVE SUMMARY

Voit Real Estate Services is pleased to offer for sale, Towne Center, located on the border of the Uptown submarket in Bankers Hill at 1706 5th Avenue, San Diego, CA 92101.

The property is a well parked three-story building totaling approximately 14,333 square feet situated on approximately 0.23 acres. This opportunity is ideal for an owner/user.

The project is in close proximity to the heart of San Diego's Downtown and Little Italy districts with its many restaurants, shopping and entertainment establishments, all within walking distance.

- » Owner/User and/or Investment Opportunity
- » Potential Partial Sale Leaseback Opportunity
- » Flexible Square Foot Options for Owner-Users
- » Zoning Accommodates a Wide Range of Buyers
- » Recent Property Renovation and Exterior Upgrades

BUILDING SIZE	±14,333 RSF
OFFERING PRICE	\$4,250,000
BUILDING PSF	\$297/SF

ADDRESS: 1706 5th Avenue, San Diego, CA 92101

BUILDING SIZE: ±14,333 SF

LAND SIZE: ±0.23 AC (10,019 SF)

YEAR BUILT: 1981

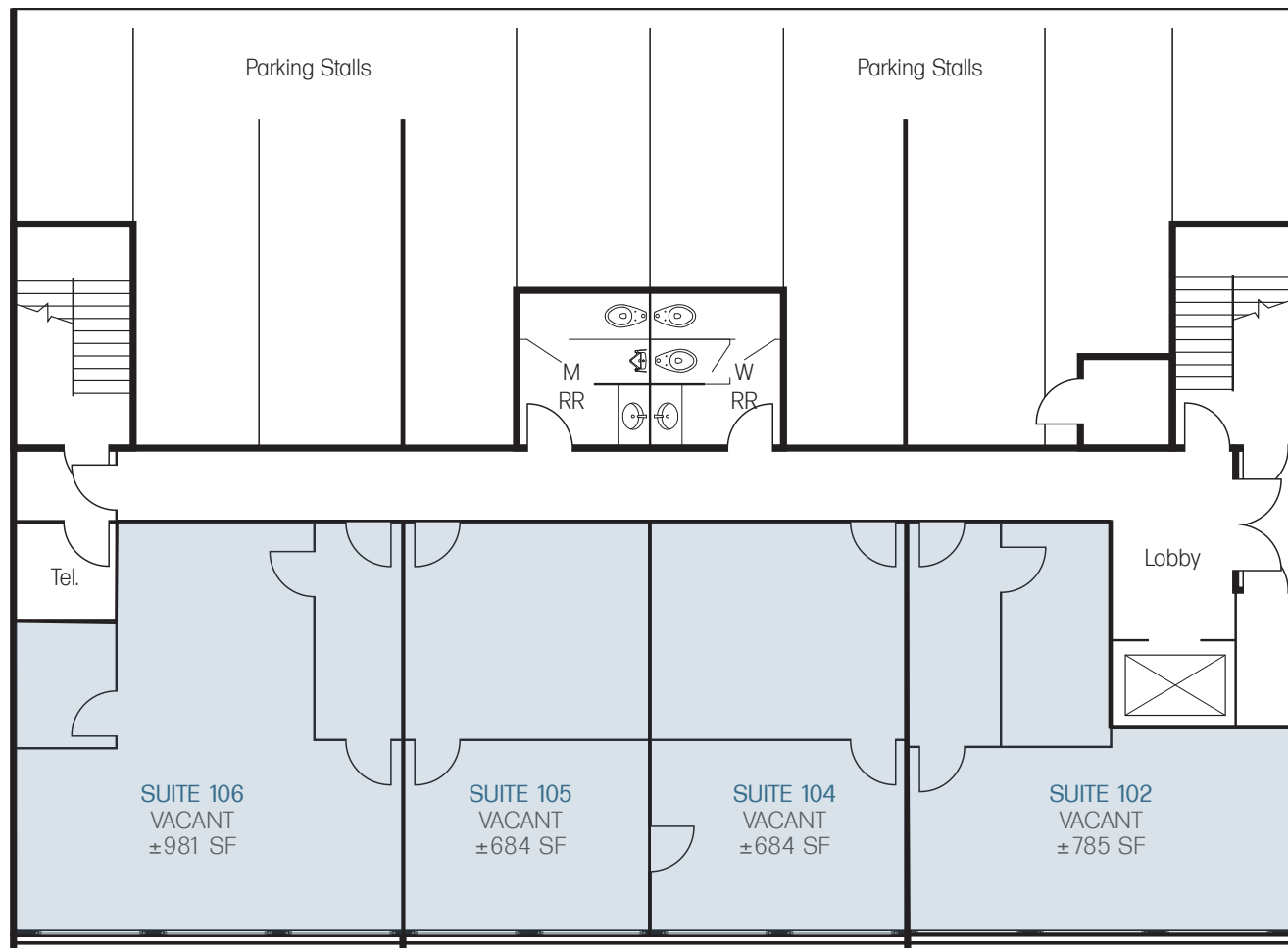
PARKING: 22 Spaces Secure & Gated

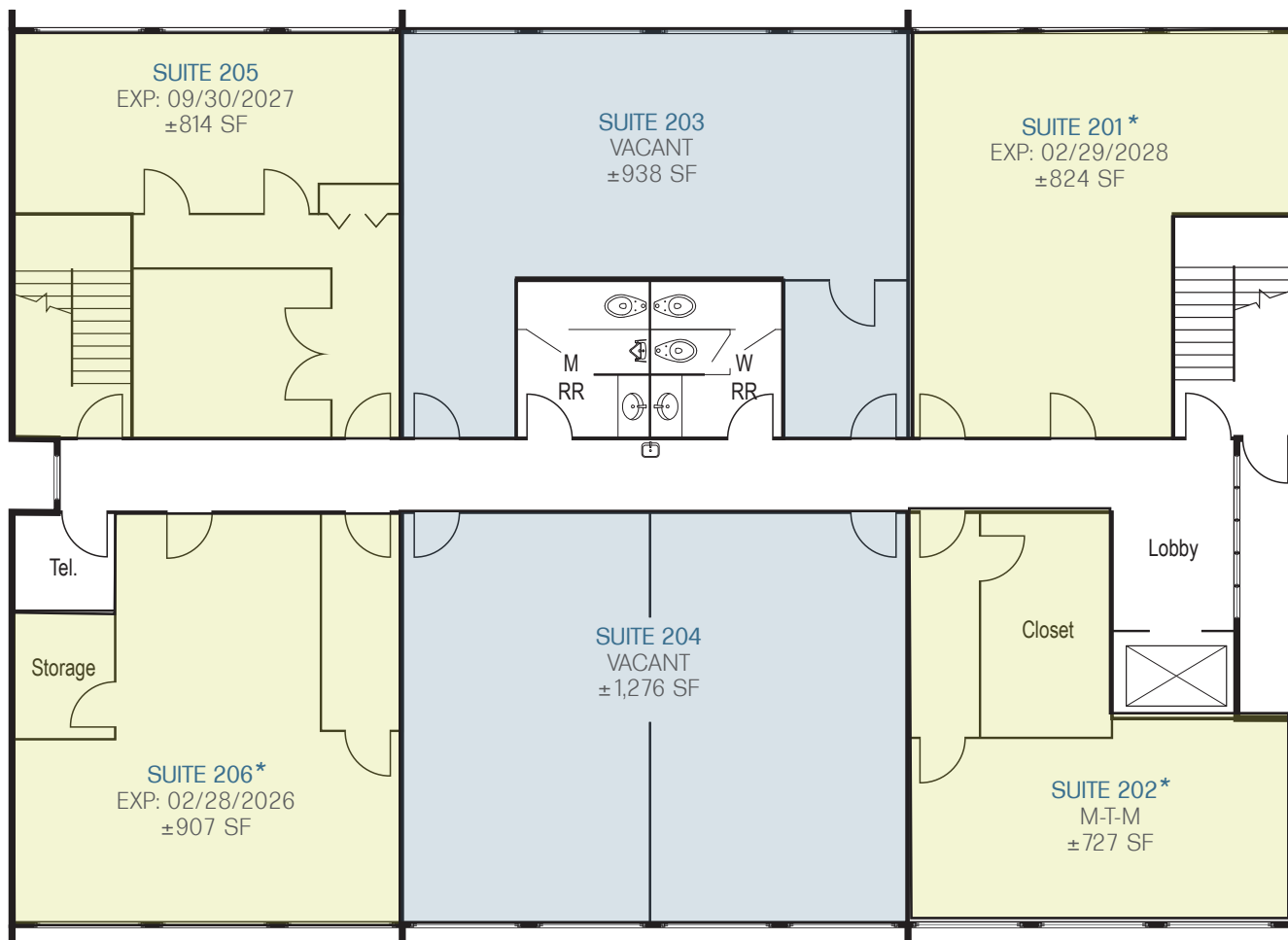
STORIES: Three (3)

ZONING: CC-3-4

STORIES: Three (3) Stories

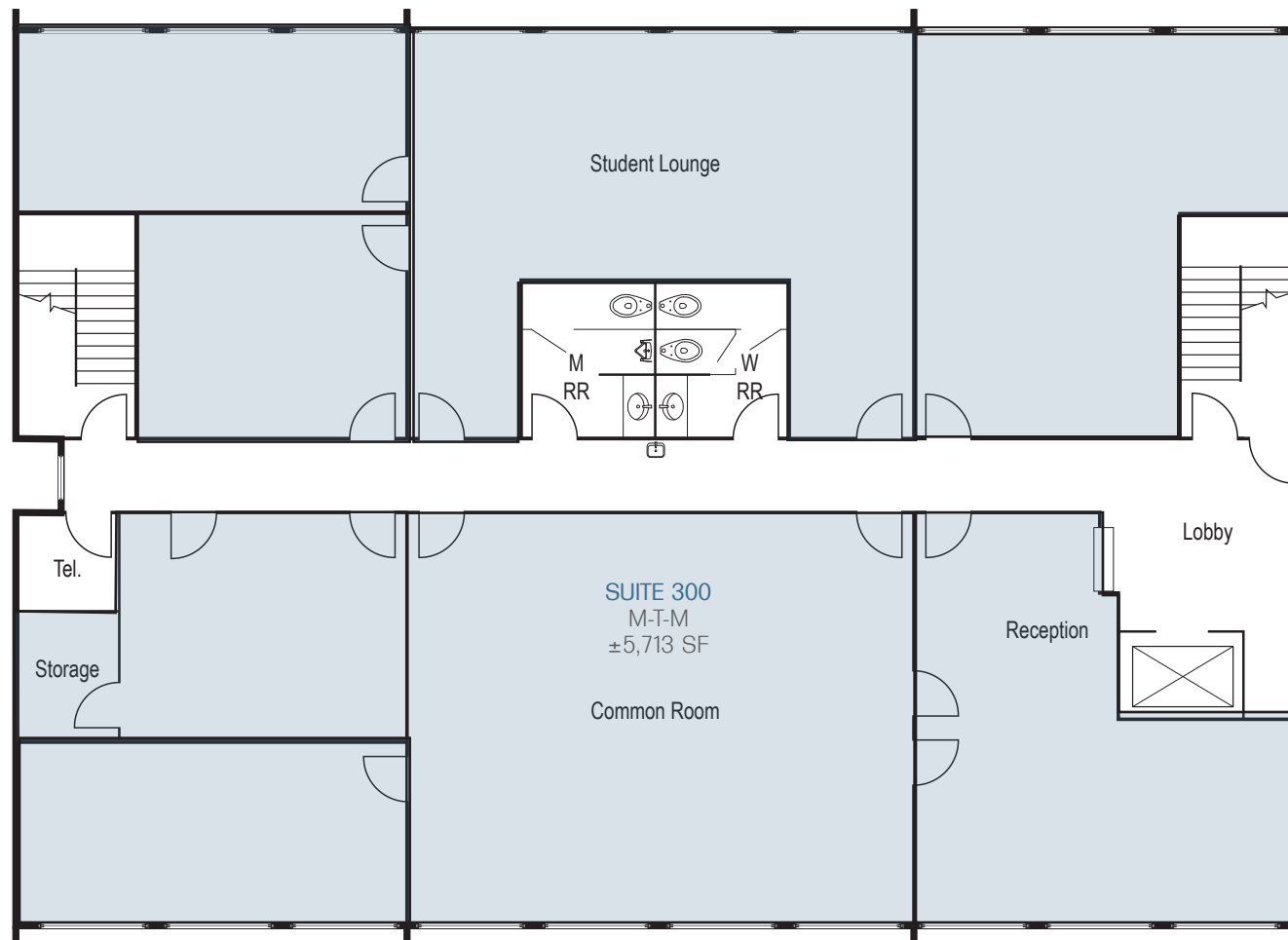
ELEVATOR: One (1)

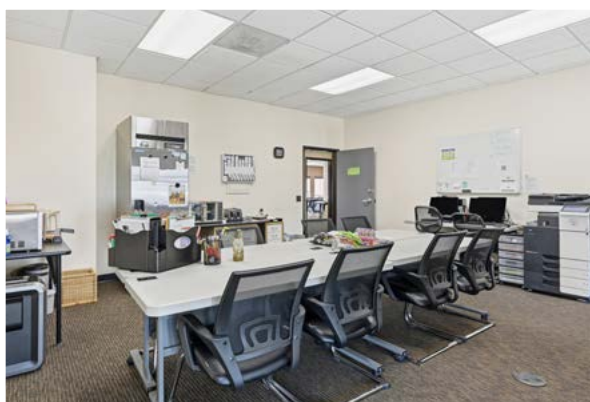
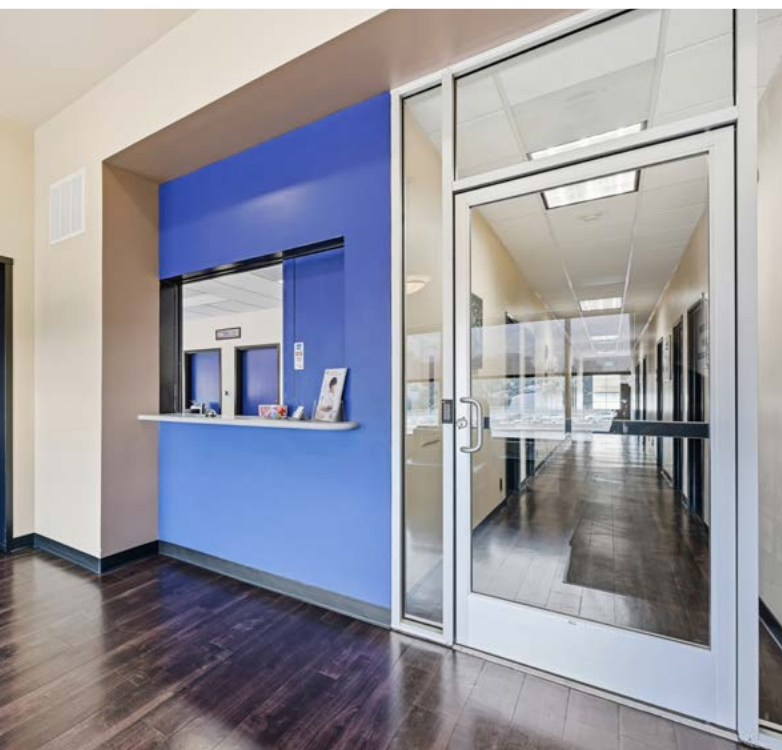




THIRD FLOOR

THIRD FLOOR
±5,713 SF









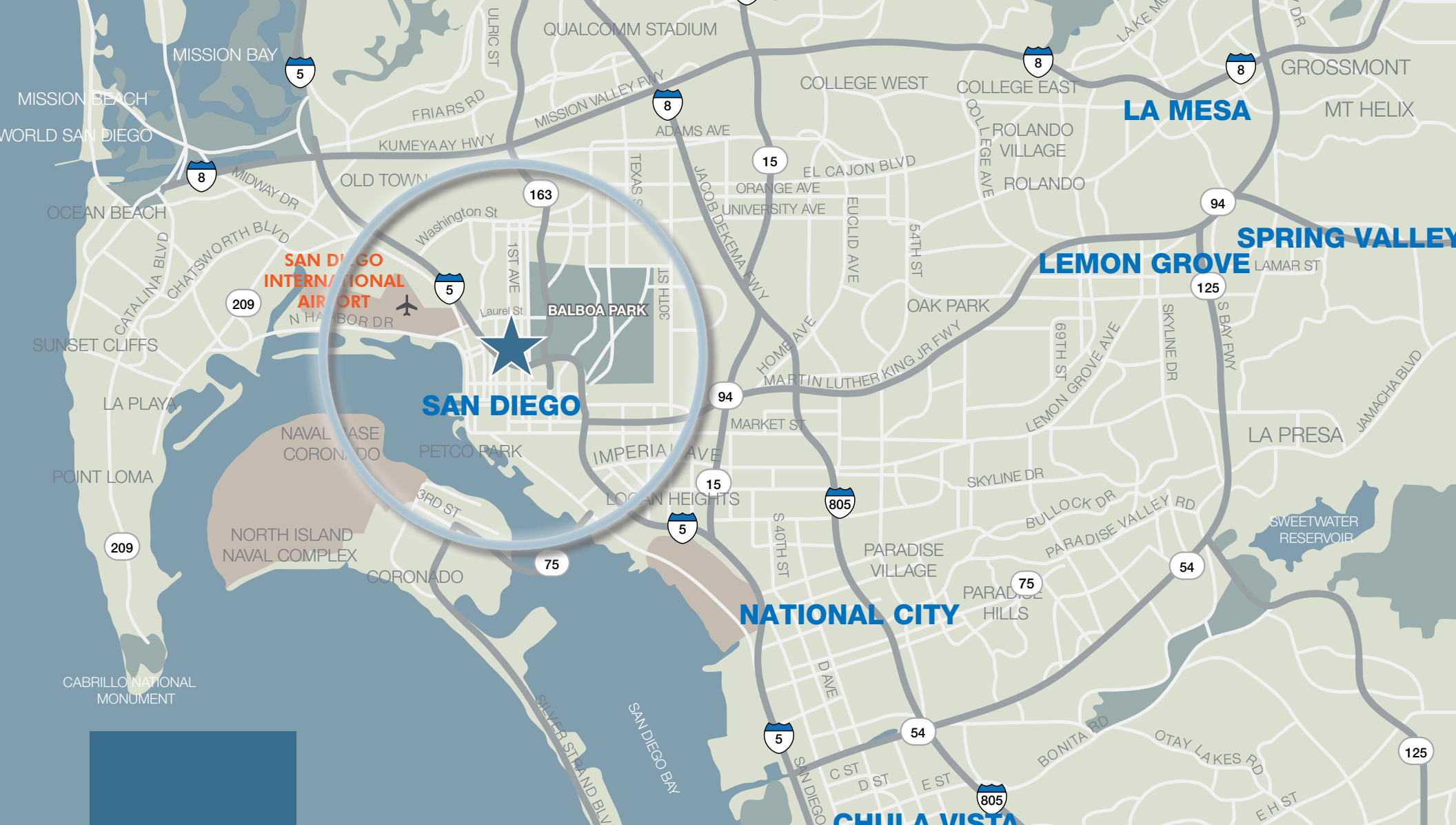




SALE COMPARABLES

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IMAGE	ADDRESS	BUILDING SIZE	SALE PRICE	PRICE/SF	DATE SOLD
	4010 Goldfinch Street	5,050 SF	\$3,200,000	\$633.66/SF	5/14/2025
	2811 Nimitz Boulevard	9,722 SF	\$4,500,000	\$462.87/SF	4/30/2025
	2254 San Diego Avenue	7,207 SF	\$2,450,000	\$339.95/SF	12/9/2024
	3356-3368 2nd Avenue	6,844 SF	\$2,500,000	\$365.28/SF	9/18/2023
	3636 4th Avenue	13,184 SF	\$6,675,500	\$506.33/SF	7/24/2023
	3585 5th Avenue	5,036 SF	\$3,100,000	\$615.57/SF	2/2/2023
	440 Beech Street	10,931 SF	\$7,200,000	\$658.68/SF	9/14/2022



MARKET OVERVIEW

An aerial photograph of Uptown San Diego, showing a mix of historic and modern architecture, streets, and greenery. The title 'Uptown District' is overlaid in a large, white, cursive font.

Uptown District

A

Overall Niche Grade

A

Public Schools

A-

Good For Families

A+

Nightlife

A

Diversity

Uptown San Diego is a collection of distinct and historic neighborhoods located just north of Downtown, bordering Balboa Park. It includes areas like Hillcrest, Mission Hills, University Heights, and Bankers Hill, each with its own unique character, architecture, and commercial districts. The area is known for its urban feel, mix of residential and commercial spaces, and proximity to cultural attractions like Balboa Park.

HISTORIC AND URBAN: The area features many of San Diego's oldest neighborhoods, with a blend of historic architecture and a modern, urban setting.

PROXIMITY TO ATTRACTIONS: It is situated directly north of downtown and adjacent to Balboa Park, providing easy access to the park's museums, zoo, and gardens.

VIBRANT COMMERCIAL AREAS: Each neighborhood has active commercial districts with a wide variety of restaurants, shops, and bars. Hillcrest is particularly known as San Diego's LGBTQ+ hub.

POPULATION AND FEEL: The area has an urban feel with a diverse mix of residents, including many young professionals. It has a reputation for being a desirable place to live due to its amenities and high-quality public schools.

San Diego



Boasting a population of more than 3.3 million residents countrywide, San Diego is California's second largest city and the United States' eighth largest.

Located on the coast of the Pacific Ocean in Southern California, San Diego is widely known as "America's Finest City." Renowned for its miles and miles of white-sand beaches and amazing weather with an average yearly temperature of 70 degrees.

With breakthrough technology companies and research organizations, the largest military concentration in the world and a strong tourism industry, the San Diego region has one of the most diverse, dynamic economies in the country.



3.3M+
POPULATION



1.2M
HOUSING UNITS



\$268B
GDP



1.56M
JOBS



\$881,500
MEDIAN HOME PRICE

SAN DIEGO RANKINGS

#1

BUSIEST
LAND PORT
OF ENTRY

#1

LARGEST
CONCENTRATION
OF MILITARY ASSETS
IN THE WORLD

#1

GREENEST
CITY IN
THE US

#3

IN THE U.S. FOR
LIFE SCIENCES
AND BIOTECH

#1

MOST INNOVATIVE
CITIES IN
THE US

#3

HOTTEST CITIES
IN AMERICA FOR
STARTUPS

#3

BEST LARGE
CITY TO LIVE
IN THE US

#2

SOLAR
INDUSTRY JOBS
IN THE US



LOCATION MAP





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