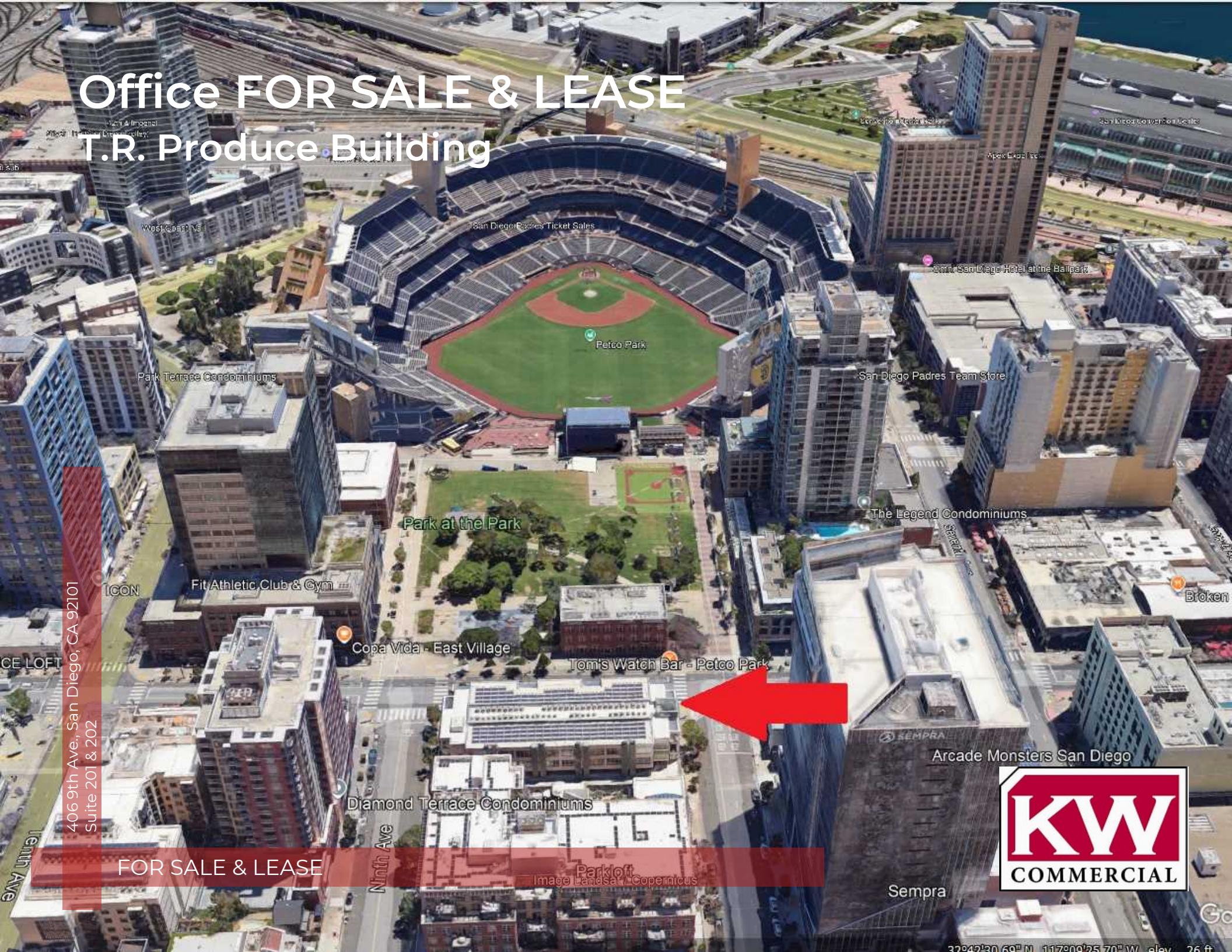


Office FOR SALE & LEASE

T.R. Produce Building



406 9th Ave., San Diego, CA 92101
Suite 201 & 202

FOR SALE & LEASE



DISCLAIMER

406 NINTH AVENUE



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KW COMMERCIAL SDNI
13400 Sabre Springs Pkwy #100
San Diego, CA 92128



Each Office Independently Owned and Operated

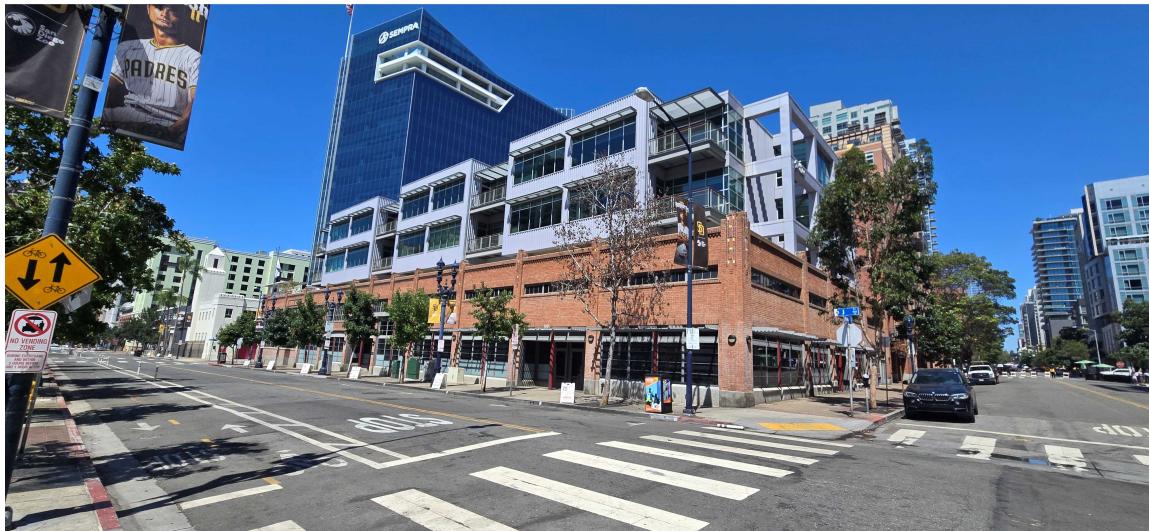
PRESENTED BY:

THOMAS JACOBUCCI
Managing Director
O: (760) 604-3354
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01900160, California

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

406 NINTH AVENUE



OFFERING SUMMARY

SALE PRICE:	Call Agent
SUITE 201 SF:	777 Sf
SUITE 202 SF	765 Sf
LEASE RATE:	Call Agent
LEASE TERM:	3 - 5 Yrs
AVAILABLE 201 SF:	777 Sf
AVAILABLE 202 SF	765 Sf

PROPERTY OVERVIEW

406 9th Avenue – TR Produce Building | Suites 201 & 202

For Lease or Sale – Available Individually or Together

Positioned in the heart of San Diego's vibrant East Village, directly across from Petco Park, Suites 201 and 202 at the historic TR Produce Building offer a rare opportunity to own or lease creative office space in one of downtown's most dynamic neighborhoods.

Suite 201 – 777 SF

Suite 202 – 765 SF

Available separately or as a combined package (1,542 SF total)

Both suites feature a versatile, open layout with sealed concrete floors, soaring open ceilings, and expansive window lines that flood the space with natural light. Each suite includes HVAC and a kitchenette, making them ideal for creative office users, showrooms, or collaborative work environments.

Secure Entry

Flexible purchase or lease options

Modern creative office finishes with abundant natural light

Kitchenettes in both suites & HVAC

Historic TR Produce Building character in a prime East Village location

Across from Petco Park, with walkable access to the Gaslamp Quarter, dining, retail, and transit

Whether leased individually or purchased together, these suites provide a rare chance to secure a customizable creative workspace in one of downtown San Diego's fastest-growing districts.

LOCATION & HIGHLIGHTS

406 NINTH AVENUE



LOCATION INFORMATION

Building Name:	TR Produce Building
Street Address:	406 9th Ave
City, State, Zip:	San Diego, Ca 92101
County:	San Diego
Market:	Downtown
Sub-market:	East Village
Cross Streets:	9th & J

LOCATION OVERVIEW

406 9th Avenue is located directly across the street from Petco Park in the heart of Downtown San Diego's East Village, one of the city's most vibrant and fastest-growing neighborhoods. Centered around Petco Park, home of the San Diego Padres, East Village offers a dynamic blend of residential, retail, office, dining, and entertainment uses. Just steps from the Gaslamp Quarter, the area is alive with energy and activity, from coffee shops and rooftop bars to boutique retail, fitness centers, and a thriving nightlife.

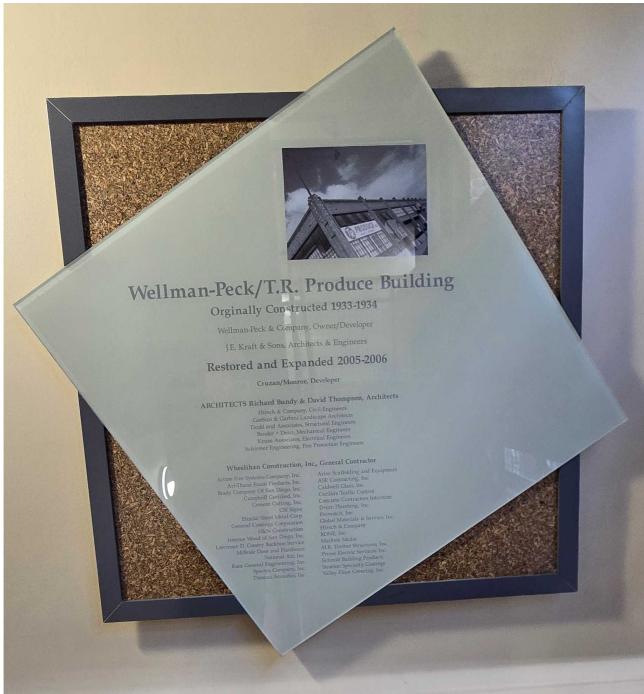
The property is highly accessible, with close connections to I-5 and SR-94 as well as convenient public transportation via the San Diego Trolley and multiple bus lines. Continued investment in East Village has brought new high-rise residences, hotels, and mixed-use projects, further elevating the neighborhood's appeal. With year-round excitement from baseball games, concerts, and cultural events, the area offers unmatched visibility in a lively environment that seamlessly blends business with lifestyle.

PROPERTY HIGHLIGHTS

- Secure Entry
- Flexible purchase or lease options
- Modern creative office finishes with abundant natural light
- Kitchenettes in both suites & HVAC
- Historic TR Produce Building character in a prime East Village location

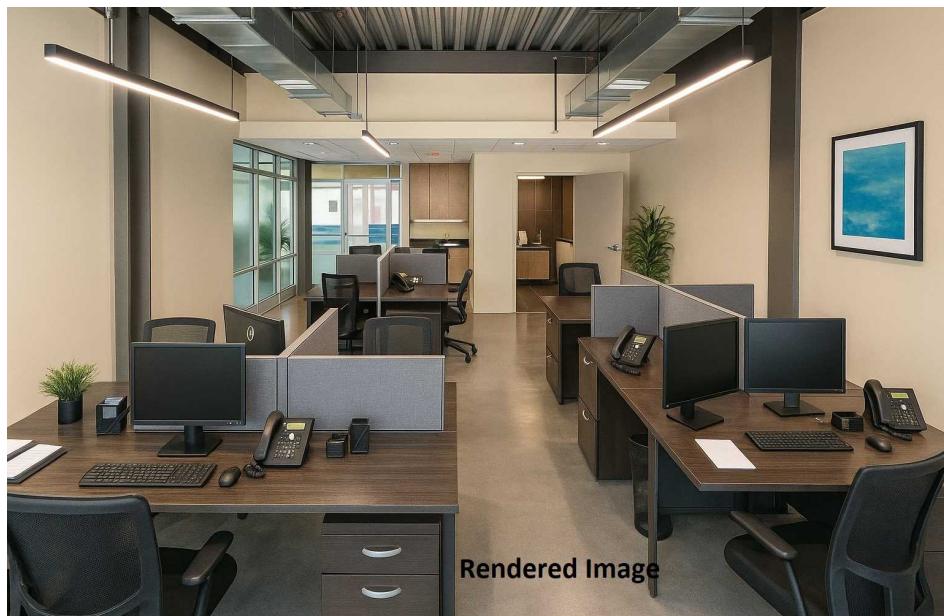
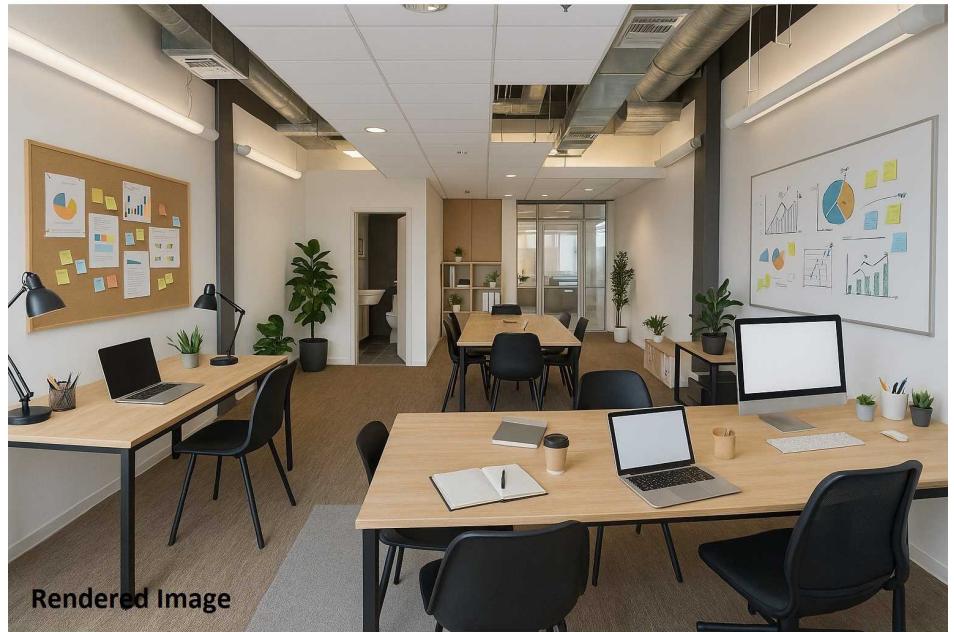
PROPERTY PHOTOS

406 NINTH AVENUE



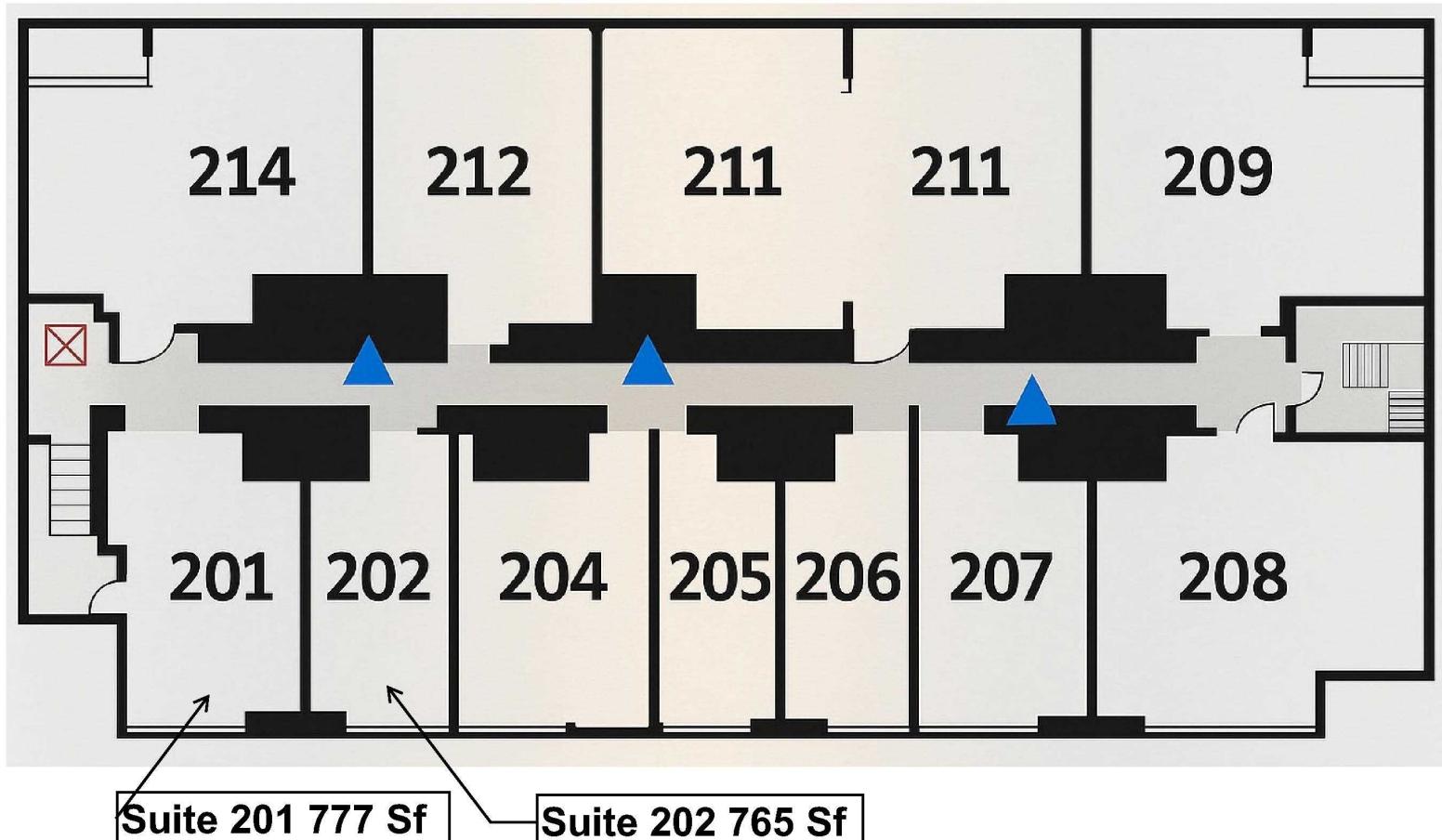
PROPERTY PHOTOS

406 NINTH AVENUE



OFFICE PLAN

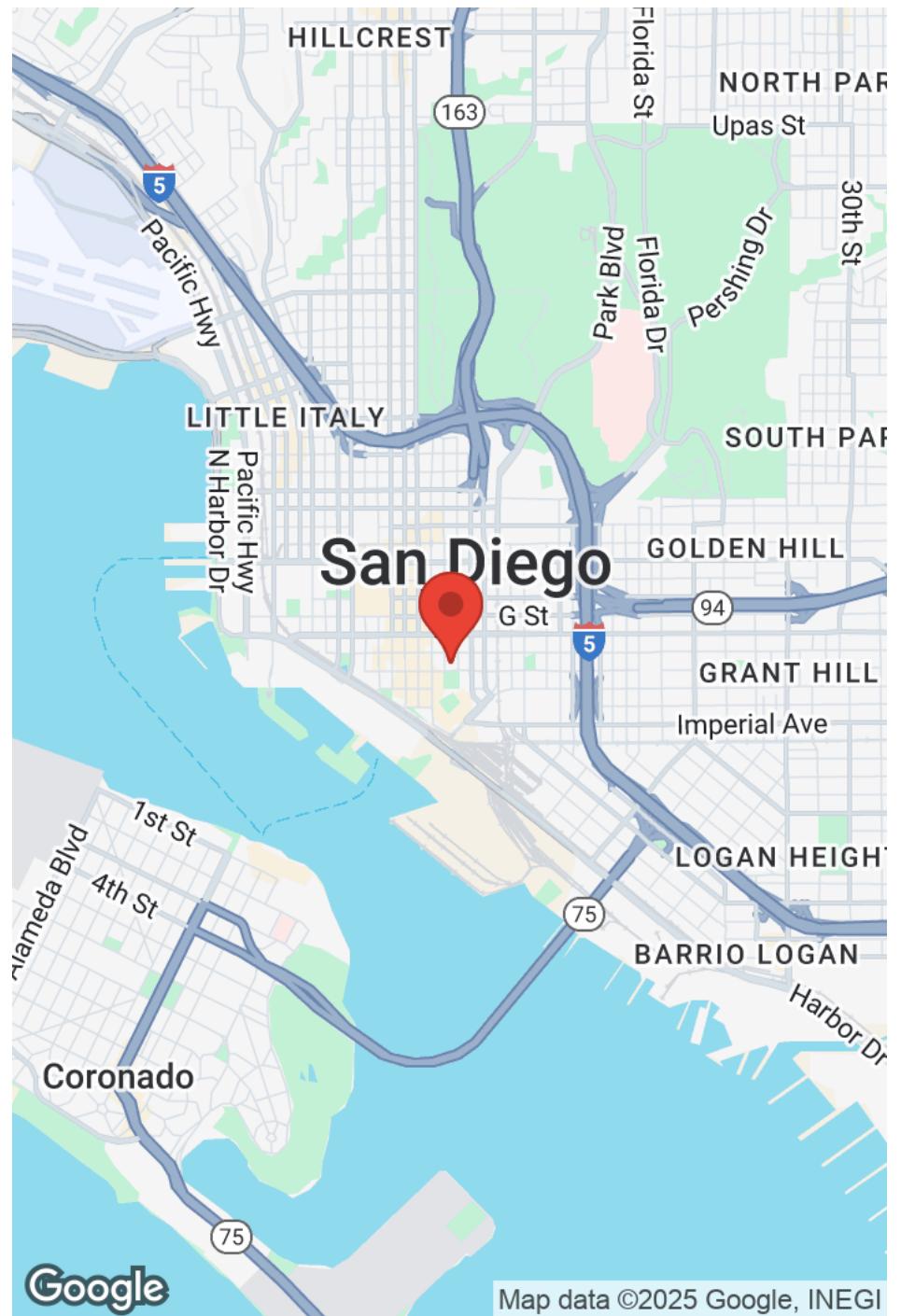
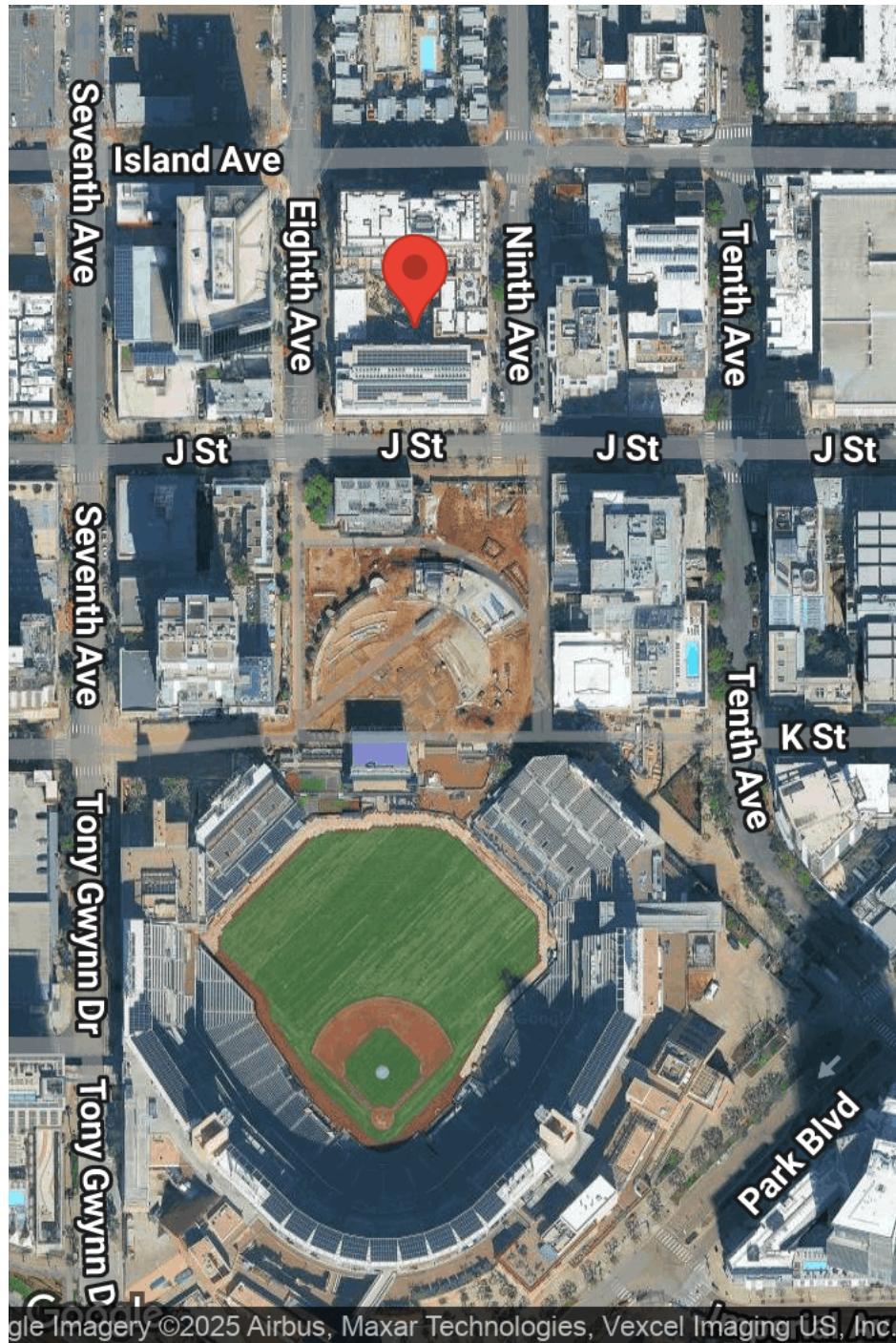
406 NINTH AVENUE



TR Produce Building
406 9th Ave., San Diego, Ca 9101

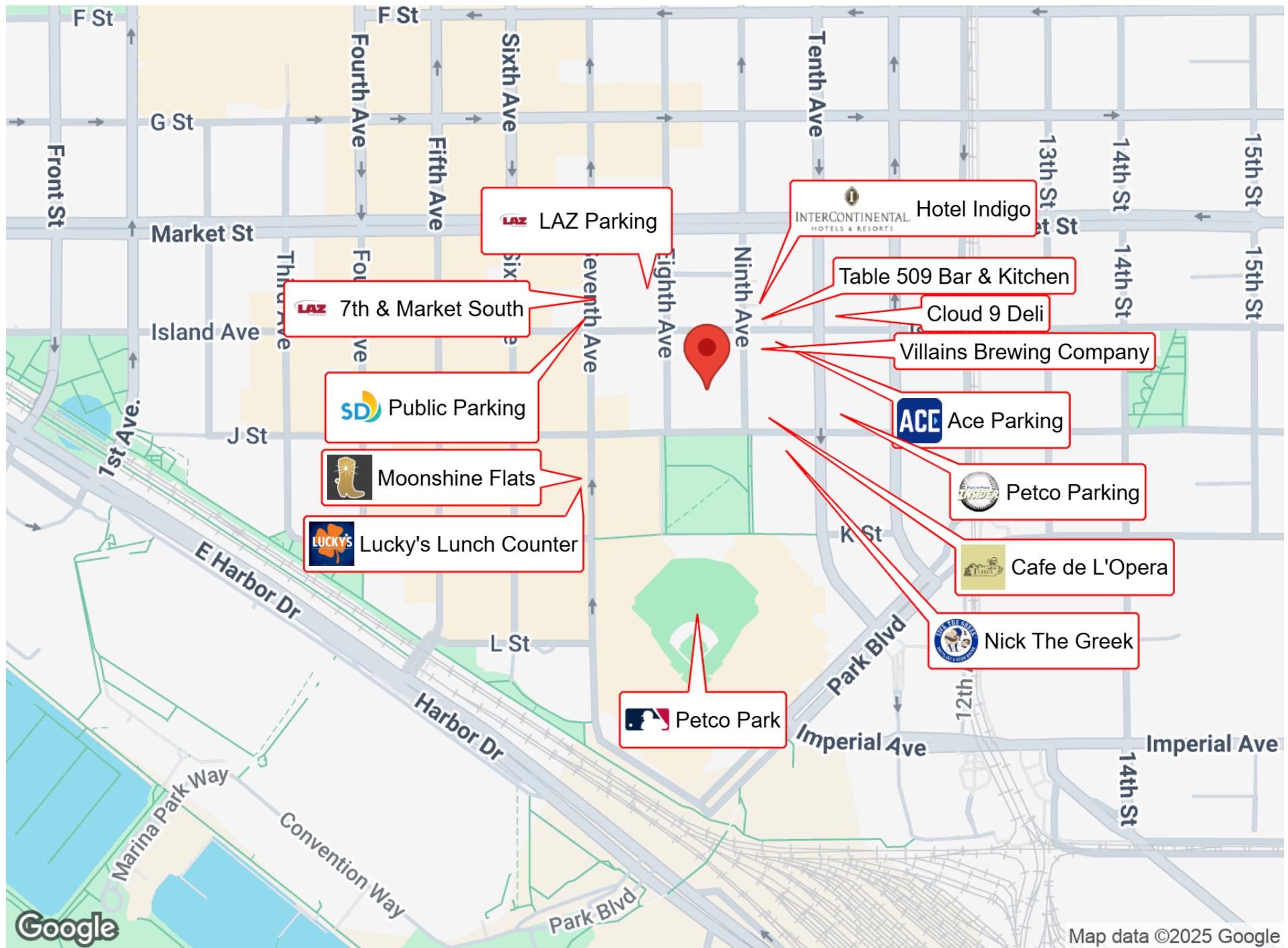
LOCATION MAPS

406 NINTH AVENUE



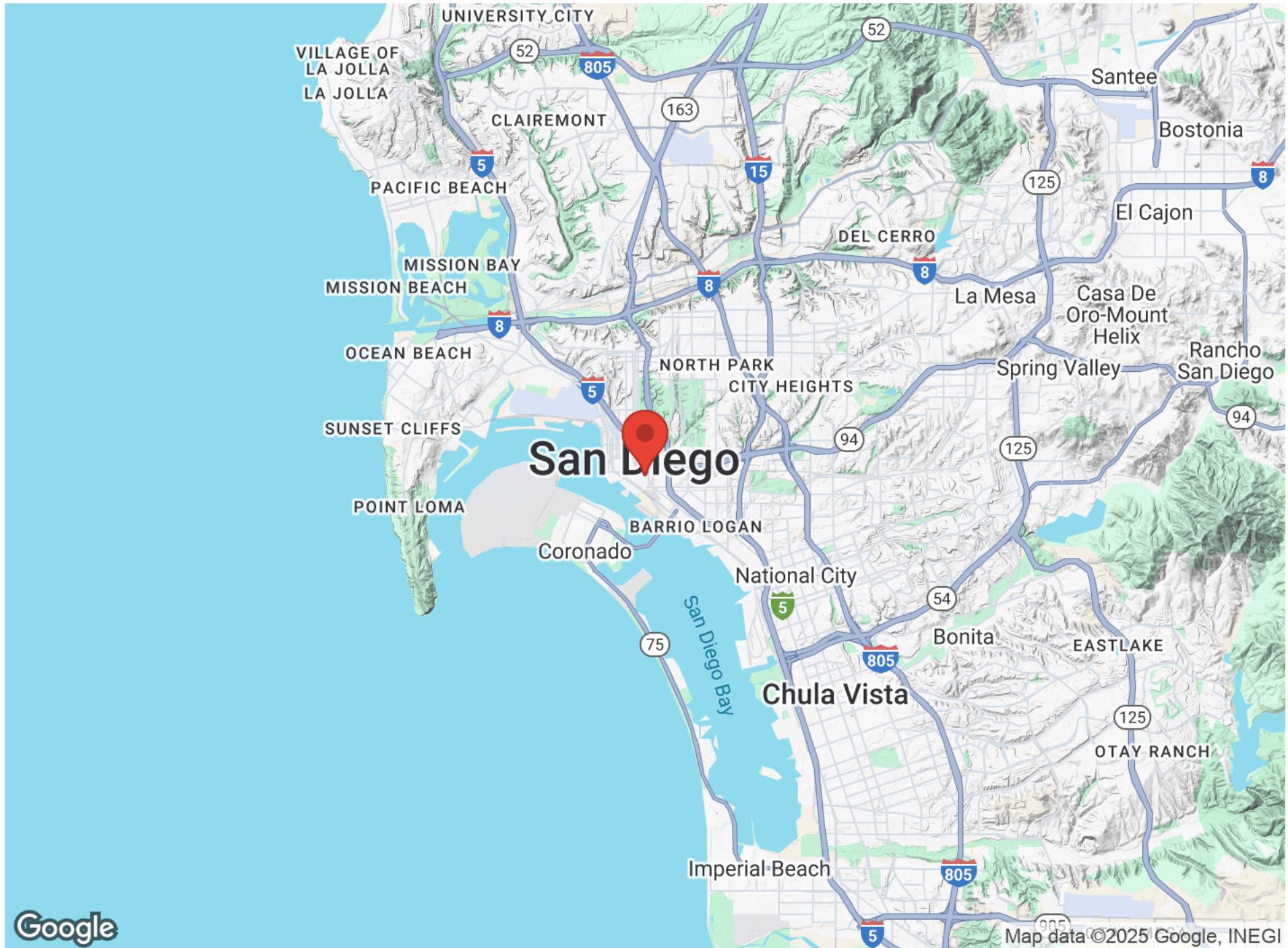
BUSINESS MAP

406 NINTH AVENUE



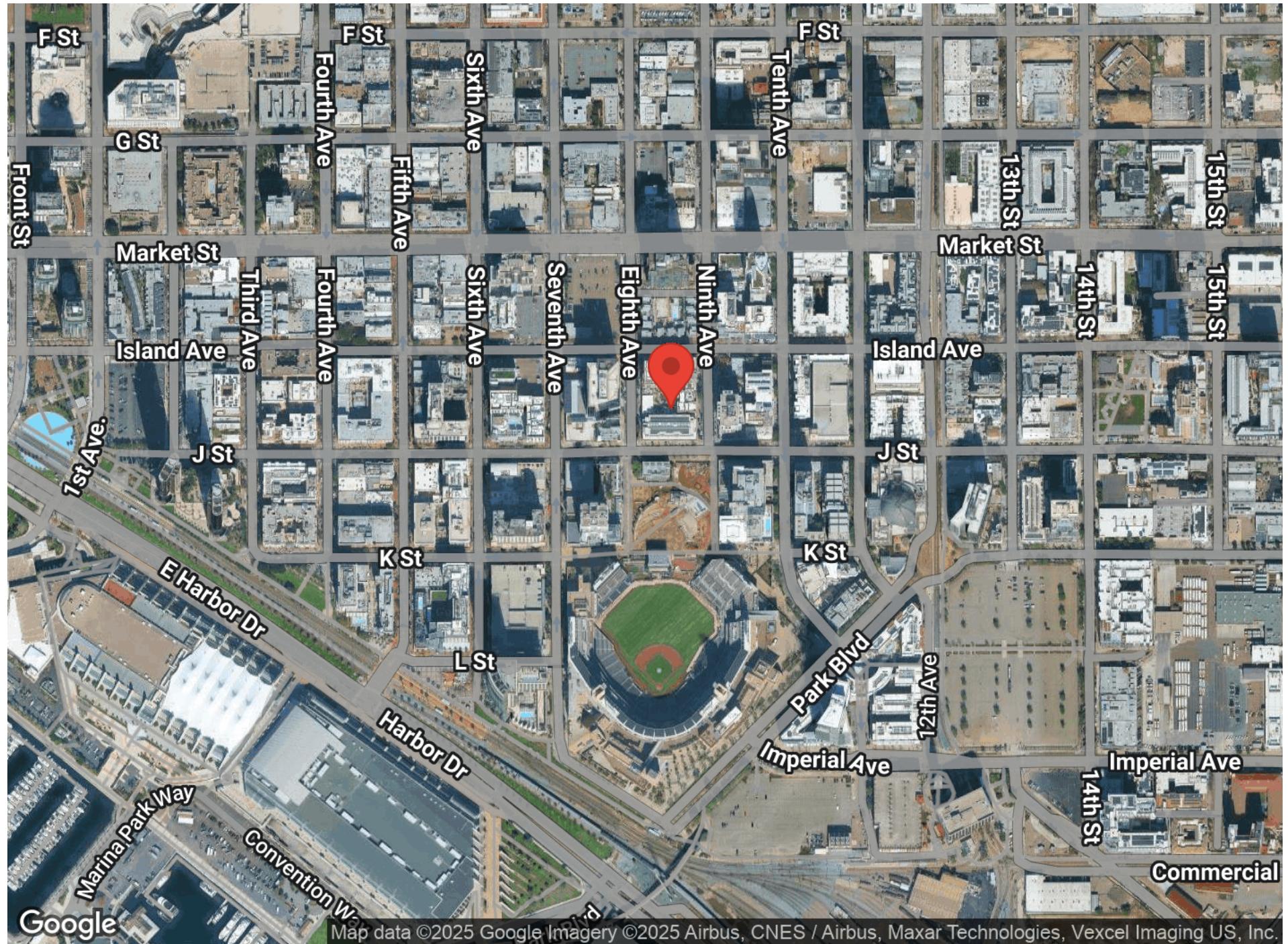
REGIONAL MAP

406 NINTH AVENUE



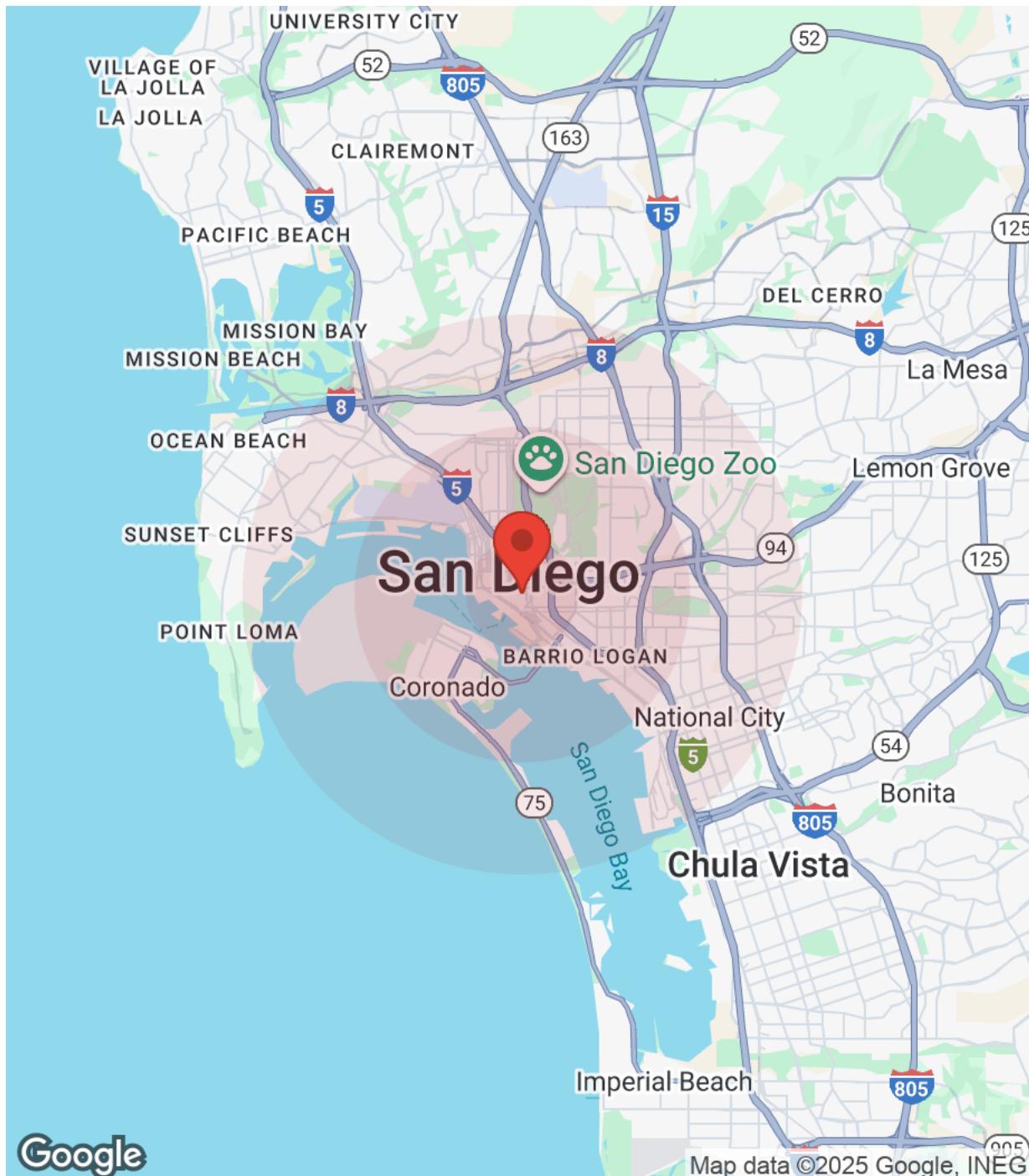
AERIAL MAP

406 NINTH AVENUE



DEMOGRAPHICS

406 NINTH AVENUE



	1 Mile	3 Miles	5 Miles
Population			
Male	20,739	89,127	238,466
Female	14,585	75,050	217,630
Total Population	35,324	164,177	456,096
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,225	26,368	86,366
Ages 15-24	1,858	15,248	51,984
Ages 25-54	17,223	78,302	213,169
Ages 55-64	5,501	20,425	49,633
Ages 65+	7,517	23,834	54,944
Race	1 Mile	3 Miles	5 Miles
White	23,279	105,665	249,523
Black	2,886	8,071	35,969
Am In/AK Nat	132	400	1,119
Hawaiian	20	114	771
Hispanic	10,576	71,865	216,411
Multi-Racial	13,472	89,232	265,556
Income	1 Mile	3 Miles	5 Miles
Median	\$45,618	\$49,795	\$45,007
< \$15,000	4,133	11,164	26,252
\$15,000-\$24,999	2,445	8,294	21,268
\$25,000-\$34,999	1,710	6,589	18,954
\$35,000-\$49,999	1,722	9,174	25,685
\$50,000-\$74,999	2,416	11,447	28,998
\$75,000-\$99,999	1,660	7,763	18,300
\$100,000-\$149,999	1,955	7,356	16,127
\$150,000-\$199,999	881	3,321	6,084
> \$200,000	1,061	3,655	6,345
Housing	1 Mile	3 Miles	5 Miles
Total Units	21,830	80,973	189,656
Occupied	17,949	71,169	172,777
Owner Occupied	4,282	22,264	55,484
Renter Occupied	13,667	48,905	117,293
Vacant	3,881	9,804	16,879

PROFESSIONAL BIO

406 NINTH AVENUE



THOMAS JACOBUCCI

Managing Director



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01900160, California

Tom Jacobucci – Commercial Real Estate Advisor
Specializing in Commercial Sales, Leasing, Industrial, Automotive & Investment Properties

With more than 25 years of experience in business management, operations, and real estate, Tom Jacobucci provides strategic guidance to property owners, tenants, and investors across industrial, automotive service, retail, and investment sectors.

Before entering real estate full-time in 2011, Tom held senior management positions with industry leaders Caterpillar and Cummins Cal Pacific, overseeing service, parts, and facility operations. This operational background gives him a unique perspective when advising clients on site functionality, business location strategies, and long-term real estate planning.

Since shifting into commercial real estate, Tom has successfully completed numerous leasing and sales transactions—from helping businesses secure ideal locations to structuring investment acquisitions and dispositions. Known for his client-first approach, strong negotiations, and market knowledge, he tailors every strategy to achieve client goals.

Tom also brings public-sector expertise from his tenure as Mayor of Burlington, Colorado (2000–2004), where he oversaw municipal assets including parks, offices, service facilities, and the city airport. This experience enhances his ability to navigate entitlements, zoning, and public-private development projects.

Now affiliated with KW Commercial, Tom combines national reach with local market expertise to deliver effective and practical real estate solutions.

Core Expertise

Commercial Sales & Leasing

Industrial, Automotive, and Service Properties

Owner-User & Investment Sales

Tenant Representation & Site Selection

Lease Negotiation & Asset Repositioning

Professional Affiliations

SDAR – San Diego Association of Realtors

CRASD – Commercial Real Estate Alliance of San Diego

CCIM – Certified Commercial Investment Member

ICSC – International Council of Shopping Centers