

**FOR SALE**

**732 - 1,555 SF CONDOS AVAILABLE**

**4455 MORENA BOULEVARD, SAN DIEGO, CA 92117**



**GARRETT FENA, SIOR**

Senior Vice President/Partner

Lic #01909122 | 858.458.3318 | [gfena@voitco.com](mailto:gfena@voitco.com)

**Voit**  
REAL ESTATE SERVICES

**FENA**  
COMMERCIAL  
GROUP

Voit Real Estate Services is pleased to offer this unique owner/user opportunity to purchase individual office condominiums ranging in size from 732 SF - 1,555 SF.

Located at 4455 Morena Boulevard, is a two-story building totaling approximately 31,825 square foot and situated on approximately 1.97 acres in the highly desirable Pacific Beach/Morena submarket.



## PROPERTY HIGHLIGHTS

Great Location in the Pacific Beach/Morena Submarket

Excellent Access Along the I-5 Corridor & 52-Freeway

4/1,000 SF Parking Ratio

Close Proximity to Retail Amenities

Walking Distance to Costco

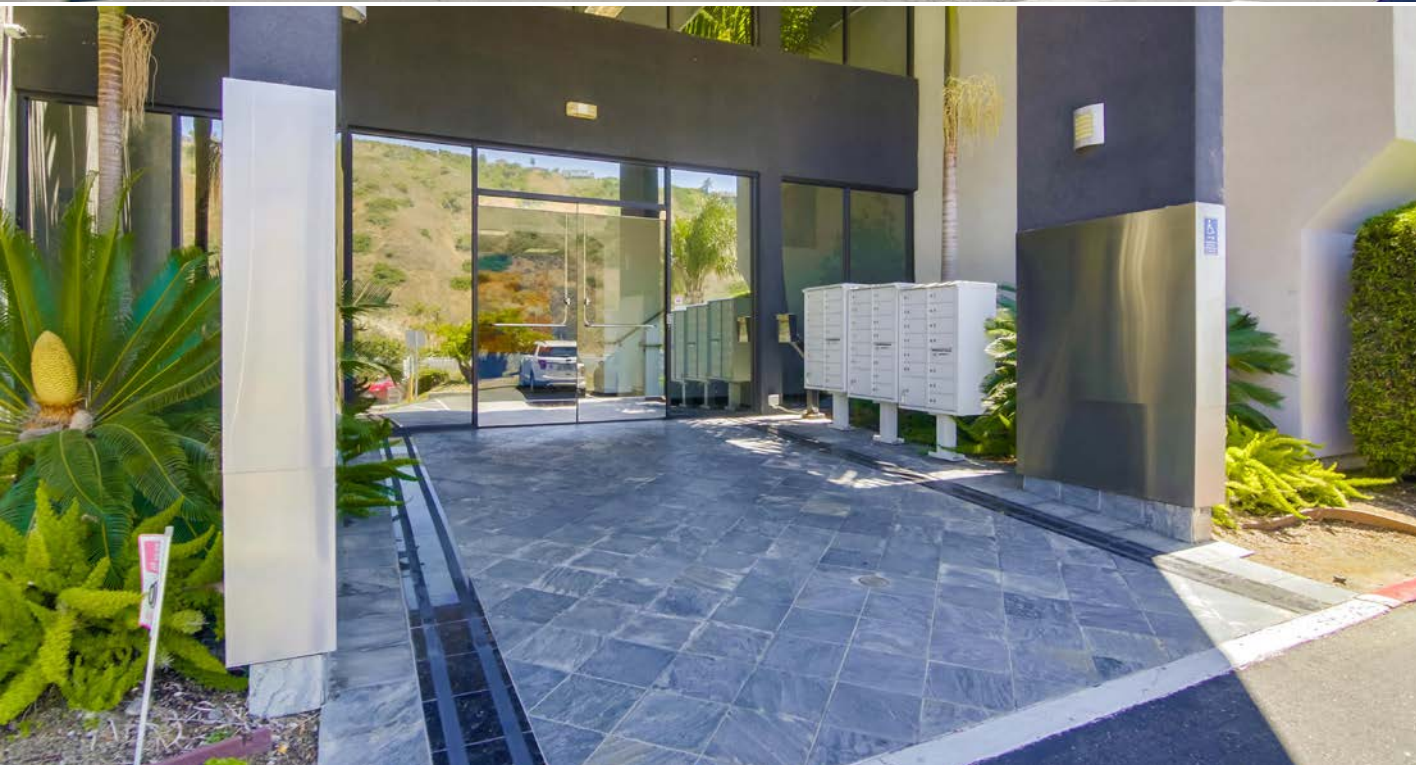
Beautiful Lobby & Common Areas

Building Wired For High Speed Fiber

Plenty of Free Parking for Visitors

Quiet and Well Maintained Office Building

Elevator Served



## EXECUTIVE SUMMARY

### CENTER NAME

MORENA EXECUTIVE PLAZA

### ADDRESS

4455 MORENA BOULEVARD, SAN DIEGO, CA 92117

### BUILDING SIZE

±31,825 SQUARE FEET

### LOT SIZE

±1.97 ACRES

### # OF STORIES

TWO (2)

### PARKING

5.00/1,000 SQUARE FEET

### YEAR BUILT

1983

### SPRINKLERS

WET

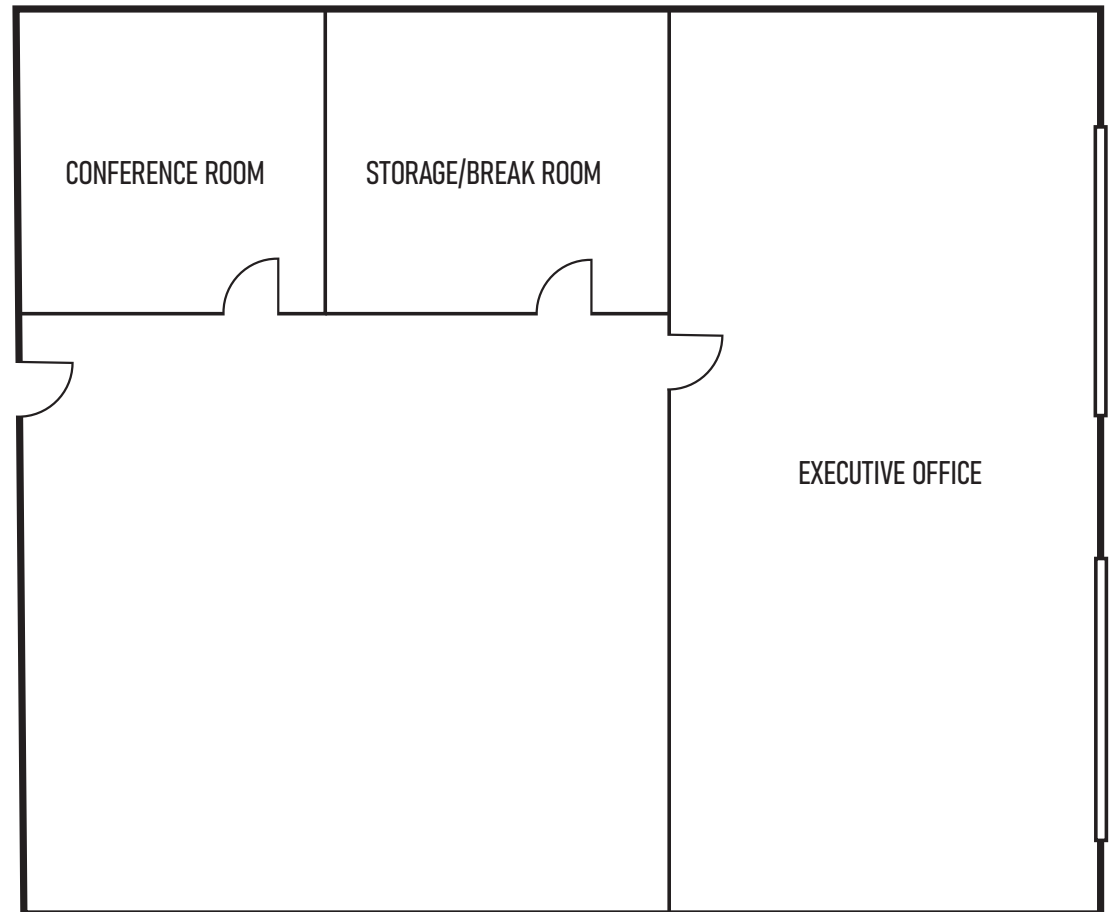
### ZONING

IP-2-1, SAN DIEGO



**SUITE 209: 825 SF**  
**SALE PRICE: \$399,000**

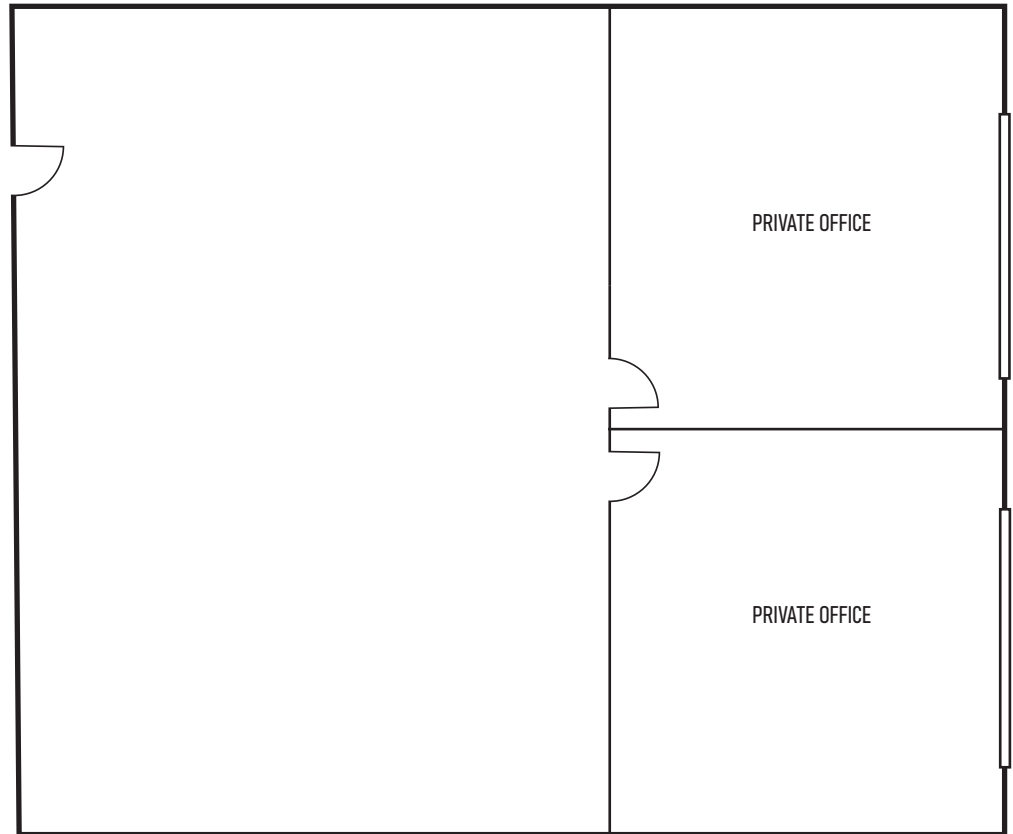
- » ±825 SF Office Space for Sale
- » One (1) Executive Office
- » Storage/Break Room
- » One (1) Private Office/Small Conference
- » Open Area/Reception
- » High End Modern Improvements
- » Excellent Views
- » **Seller Financing Available**

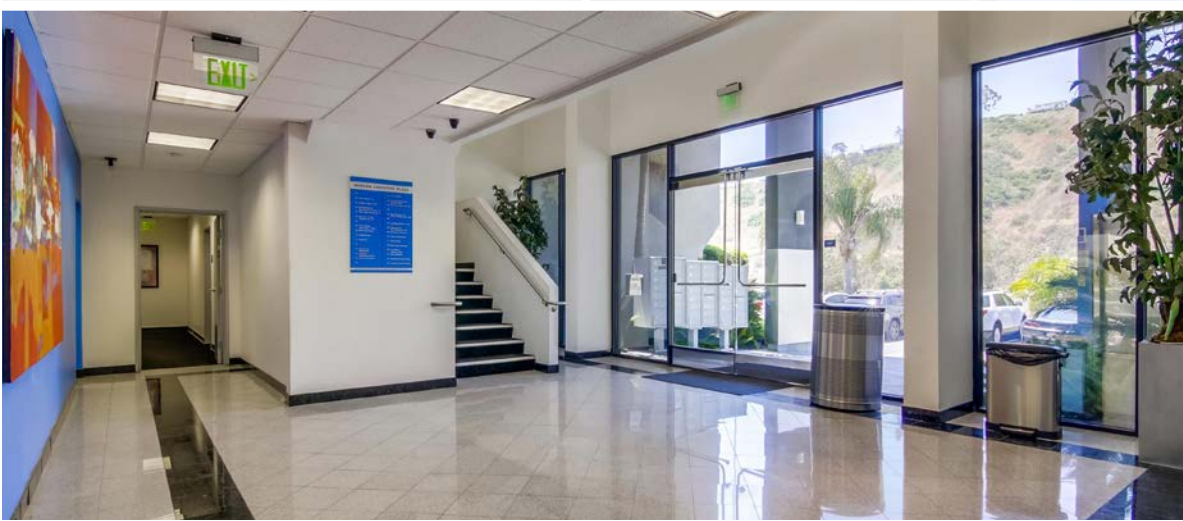




**SUITE 205: 732 SF**  
**SALE PRICE: \$375,000**

- » ±732 SF Office Space for Sale
- » Two (2) Private Offices
- » Open Area/Reception
- » Excellent Views
- » Can Deliver up to 1,555 SF of Contiguous Space







Clairemont Town Square

<b>VONS</b>	<b>Michaels</b> Where Creativity Happens	<b>Burlington</b>
<b>ROSS</b> DRESS FOR LESS	<b>ACE</b> Hardware	<b>TJ-maxx</b>
<b>CVS</b> pharmacy	<b>OUTBACK</b> STEAKHOUSE	<b>GameStop</b>
<b>BIG LOTS!</b>	<b>3'S</b>	<b>Denny's</b>
	<b>Bath &amp; Body Works</b>	<b>99c only</b>

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