



SAN DIEGO  
INVESTMENT  
REAL ESTATE

**FOR SALE!**

**Historically Designated ±2,070sf 'Owner-User' Office Property  
Sherman Heights Historic District**



**1940 Market Street, San Diego, CA**

*Exclusive Broker:*

**PAUL SLOMAN**

[psloman@sdinvestment.com](mailto:psloman@sdinvestment.com)

619/692-1100

San Diego Investment Real Estate, Inc.: Lic. # 01378658

Paul Sloman: Lic. # 00892531





## **PROPERTY SUMMARY**

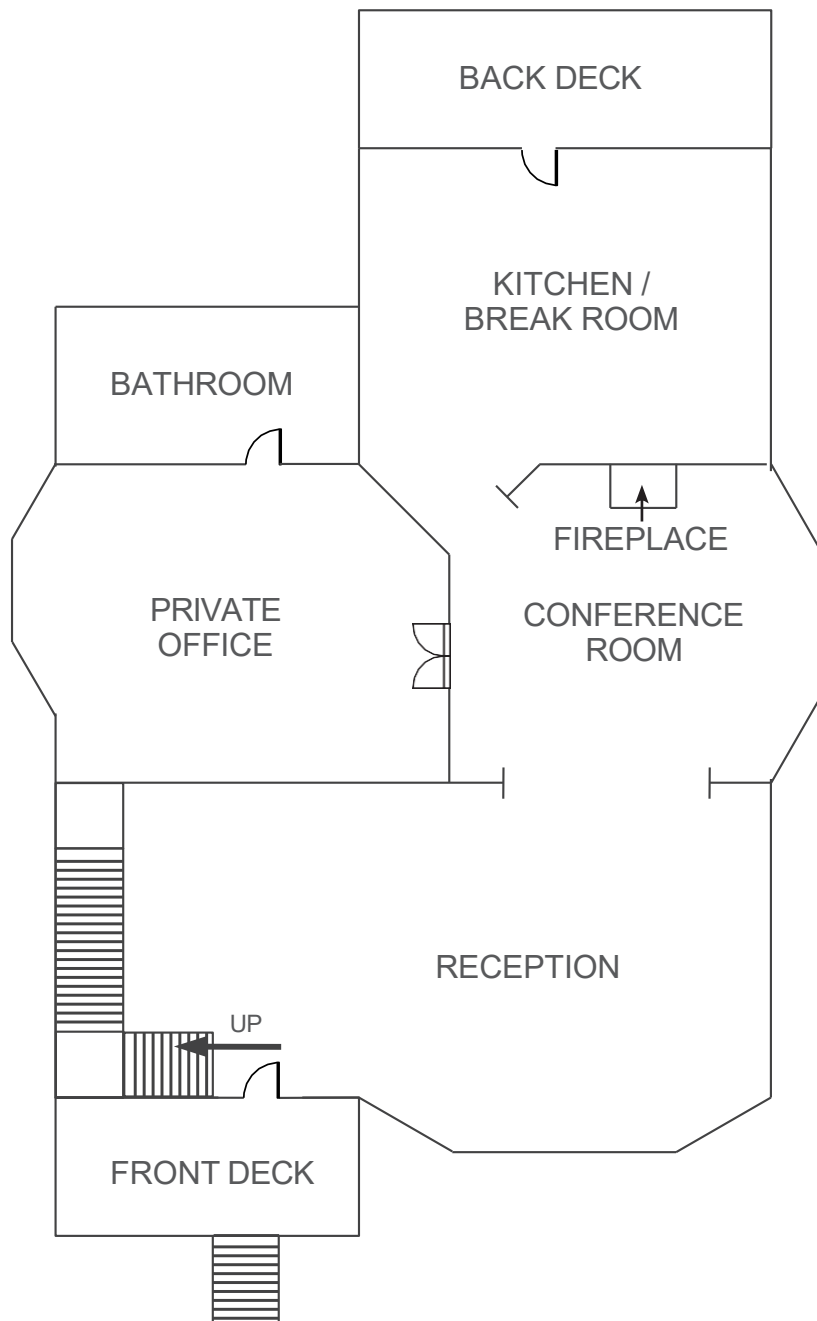
### **Historically Designated Queen Anne Victorian Office Building Sherman Heights Historic District**

- **LIST PRICE:** \$1,550,000
- **ADDRESS:** 1940 Market Street, San Diego, CA 92102
- **DESCRIPTION:** The Anne & William Hamilton House.  
Historically designated 'Owner-user' office building (*Buyer to verify*)
- **BUILDING SIZE:** ±2,070 gross square feet (*Buyer to verify*)  
(plus large exterior storage structure)
- **YEAR BUILT:** 1896 (major renovation in ±2006?)
- **PARCEL SIZE:** ±6,100sf (*Buyer to verify*)
- **ON-SITE PARKING:** ±4 secured on-site parking spaces
- **APN:** 535-190-05
- **ZONING:** City of San Diego: CC3-4  
(Allows broad array of office & commercial uses)
- **FREEWAY ACCESS:** Super convenient access to  
I-5, SR-94 & SR-163!
- **SHOWINGS:** All showings by appointment.

ALL INFORMATION CONCERNING THIS PROPERTY IS DEEMED TO BE CORRECT BUT ABSOLUTELY NO REPRESENTATION OR WARRANTY IS MADE BY PAUL SLOMAN &/OR SAN DIEGO INVESTMENT REAL ESTATE, INC. REGARDING ITS ACCURACY. IT IS SUBMITTED TO A BUYER SOLELY FOR THEIR OWN INDEPENDENT VERIFICATION DURING THEIR DUE DILIGENCE CONTINGENCY.

# First Floor Plan

PARKING AREA



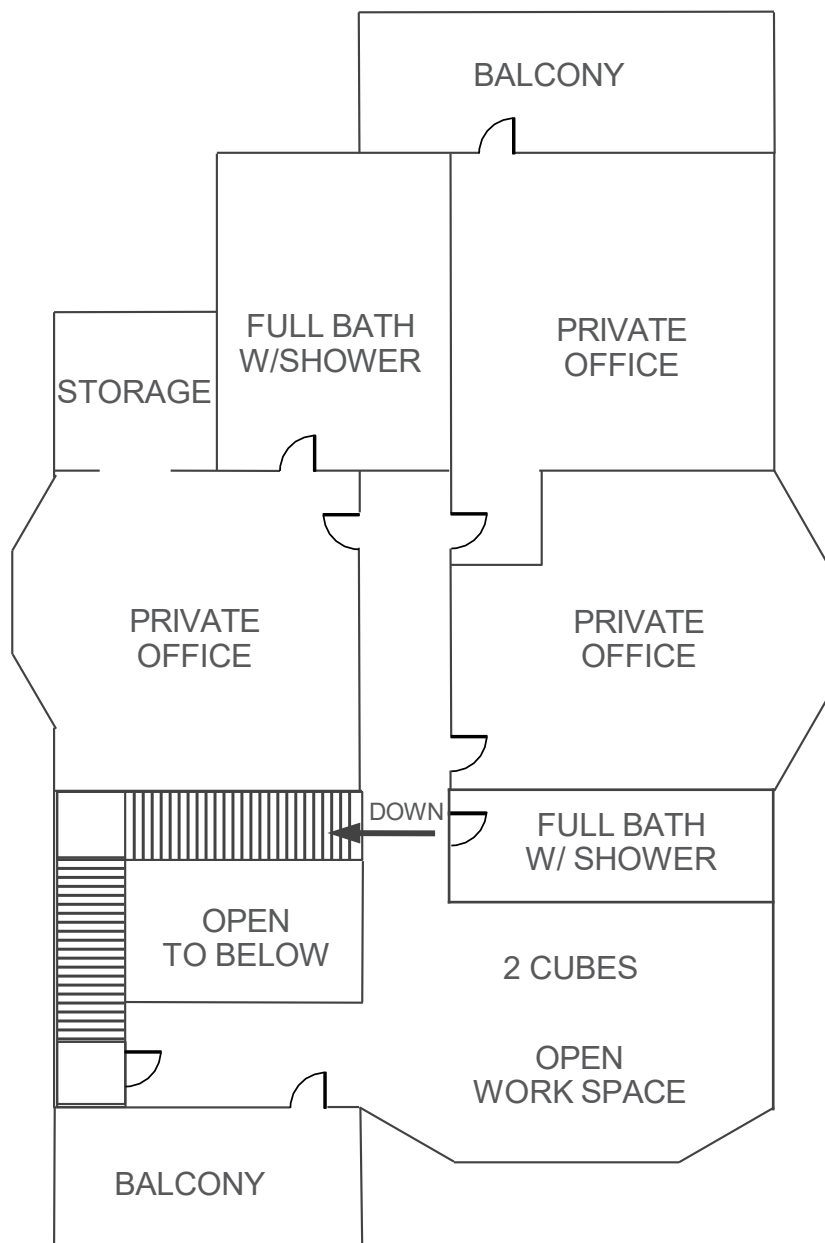
20<sup>TH</sup> STREET

MARKET STREET

\*NOT TO SCALE

## Second Floor Plan

PARKING AREA



**MARKET STREET**

**20<sup>TH</sup> STREET**

\*NOT TO SCALE

















6-2-12-26

# CHANGES

BLK OLD NEW VRCUT

PICK-UP 44 64 4334

22/25 45 8/ 2/35

STREET

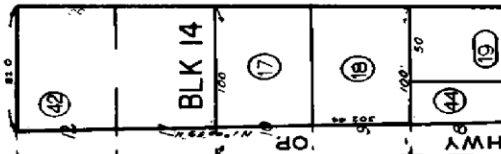
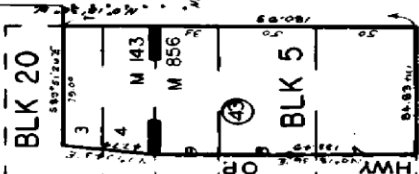
SUBJECT

STREET

2014

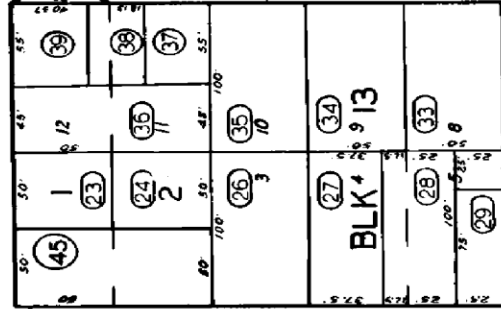
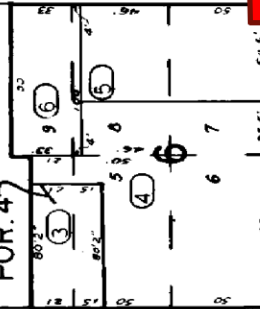
1914

INTERSTATE 5



STREET

POR. 47



20

21

MARKET

