

SAN DIEGO  
INVESTMENT  
REAL ESTATE

## **FOR SALE**

**Uptown 'Owner-User' Office/Mixed-use Property  
2 Buildings totaling ±2,462sf**



**418-420 Walnut Avenue, San Diego, CA**

*Exclusive Broker:*

**PAUL SLOMAN**

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

Paul Sloman: Lic. # 00892531

# **FOR SALE!**

## **Uptown San Diego 'Owner-User' Office/Mixed-use Property**

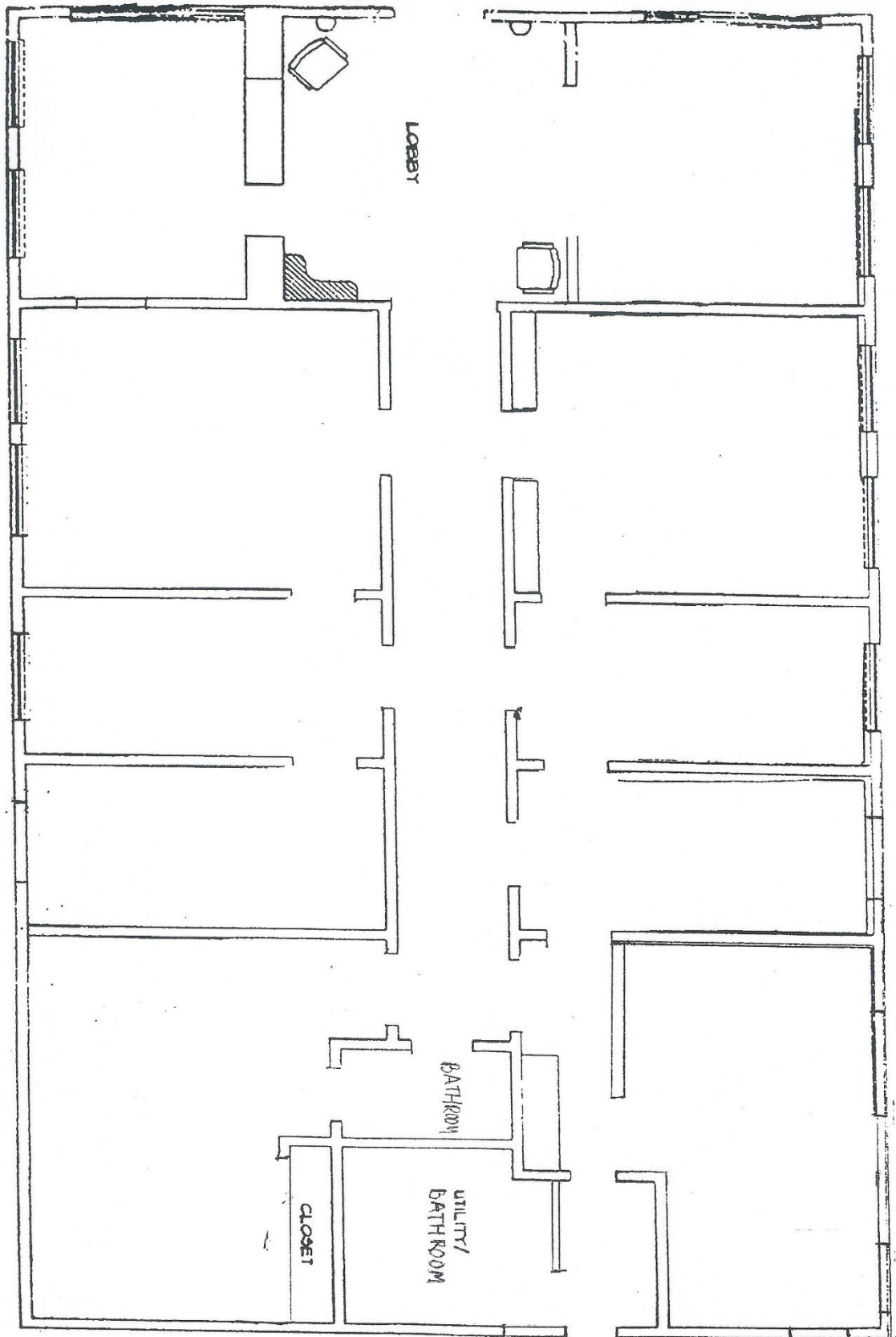
- **LIST PRICE:** **\$2,250,000**
- **ADDRESS:** 418-420 Walnut Avenue, San Diego CA 92103
- **BUILDINGS:**  
420 Walnut: ±1,943 gross sf  
418 Walnut: ± 519 gross sf  
± 2,462 gross sf (*Buyer to Verify*)
- **PARCEL SIZE:** ±6,000 square feet (*Buyer to Verify*)
- **ON-SITE PARKING:** ±3 spaces accessed of the alley
- **DESCRIPTION:**  
420 Walnut: Largely private office build-out  
(originally constructed as a medical building)  
418 Walnut: Apartment – recently renovated
- **ZONING:** CC3-10 - City of San Diego
- **CURRENT OCCUPANCY:** 420 Walnut is leased month-to- month  
418 Walnut is vacant
- **SHOWINGS:** ALL SHOWINGS BY APPOINTMENT!  
Please Do Not Disturb the Tenant

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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.

# 420 WALNUT

## Rough Floor Plan





**418 WALNUT**  
**Apartment**







