

**SAN DIEGO  
INVESTMENT  
REAL ESTATE**

## **FOR SALE**

**Uptown 'Owner-User' Office/Mixed-use Property  
2 Buildings totaling  $\pm 2,462\text{sf}$**



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

*Exclusive Broker:*

**PAUL SLOMAN**

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619/692-1100

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

Paul Sloman: Lic. # 00892531

# **FOR SALE!**

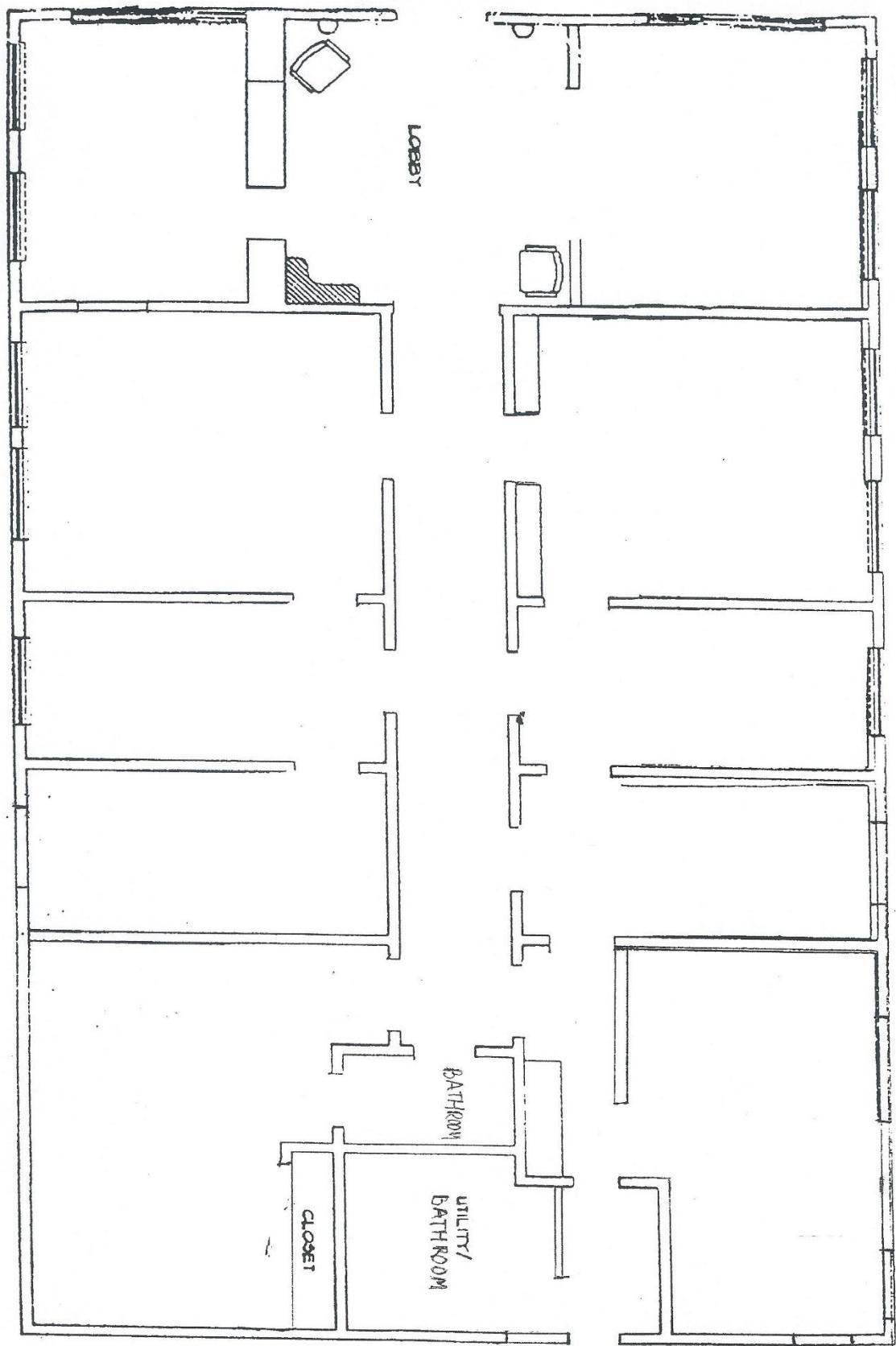
## **Uptown San Diego 'Owner-User' Office/Mixed-use Property**

- 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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**420 WALNUT**  
**Rough Floor Plan**



**418 WALNUT**  
**Apartment**



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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ASSESSOR'S MAP  
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7-05-0

MAP 692 -LOMA GRANDE  
MAP 596 -BROOKES ADDITION  
ROS 10466

