

RARE OWNER/USER CREATIVE OFFICE IN COLUMBIA DISTRICT



**1133
Columbia
Street**

San Diego, CA

FOR SALE



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COMPETITIVE SET

DISCLAIMER NOTICE

Confidentiality & Disclaimer

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by QFC Real Estate. In addition, no representation is made respecting to zoning, condition of title, dimensions or any matters of a legal or environmental nature. Furthermore, Buyer is responsible for determining that the zoning applicable to the Property and any future potential development of such. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. The information contained in this brochure is submitted subject to change of price, errors, omissions, or other conditions, withdrawal without notice, and to any special listing conditions imposed by owner. No representation or recommendation is made by QFC Real Estate as to the legal, financial or tax consequences and all prospective Buyers are encouraged to complete their own due diligence, hire independent consultants and/or advisors in order to obtain information they deem reliable.

All property showings are by appointment only. Please contact your QFC Real Estate agent for more details.



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01

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

High-end creative office building that is currently 50% leased providing positive cash-flow after debt service for a new owner while occupying and owning one of downtown's most unique buildings. The estimated occupancy cost is minimal given the partially-leased income, depreciation write-off, etc. This is important for business owners who strive to not only minimize expenses, but rather have their business occupancy contribute to their investment portfolio.

Excellent curb appeal as the building has been completely remodeled and repositioned into a modern creative office building with an "open-air free-flow" concept. This includes exposed ceilings, ducting and support beams. The demand for creative nontraditional low-ceiling-type properties continues to diminish while demand for more collaborative open-ceiling office buildings, such as the subject property, continues to flourish. This significant office trend furthers the building's long-term appreciation.



22,822 SF
creative office
building



High-end
creative finishes



Proximity to
Little Italy shops
& restaurants



Immediate
access to 5 and 163
Freeways



PROPERTY OVERVIEW

Address	1133 Columbia Street, San Diego, CA
Building Area	22,822 SF
Lot Size	0.23 AC
Stories	2
Year Renovated	2012
Land Use	Commercial
Zoning	CCPD-Core
Price	Negotiable
Price PSF	
Leased	50%
Electrical System	3-phase, 4-wire, 208/120, 1200-amps
Construction	Wood-frame structure with concrete slab foundation
Elevator	One (1) 3,000-lb load car
HVAC Systems	Rooftop packaged units
Roofing System	Low-slope roof system with a single-ply, TPO-type cover skylights.
Interior Improvments	Interiors consist of drywall walls and open ceilings. The floors are covered with carpeting, vinyl, and tile flooring

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EXTERIOR PHOTO



INTERIOR PHOTOS



INTERIOR PHOTOS



SITE PLAN

STATE ST

COLUMBIA ST

WBST

WCST



Parking



Parking



Parking



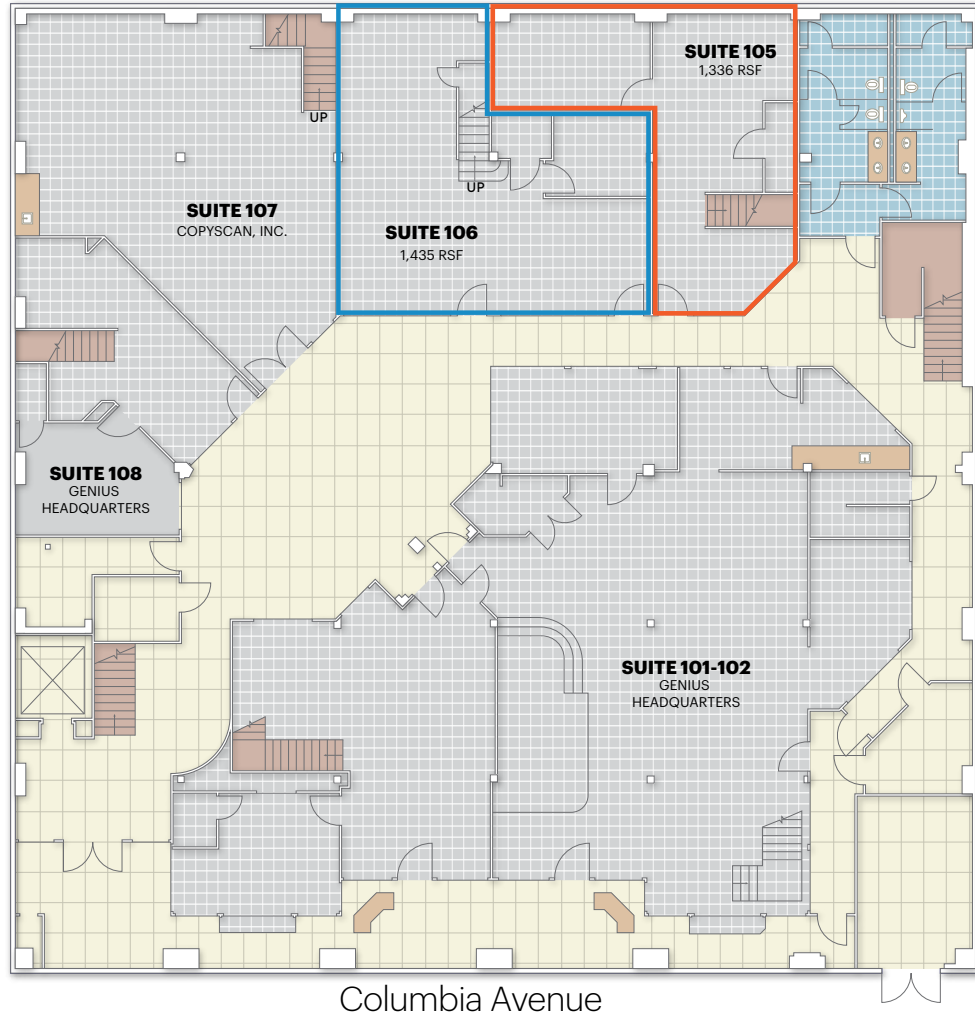
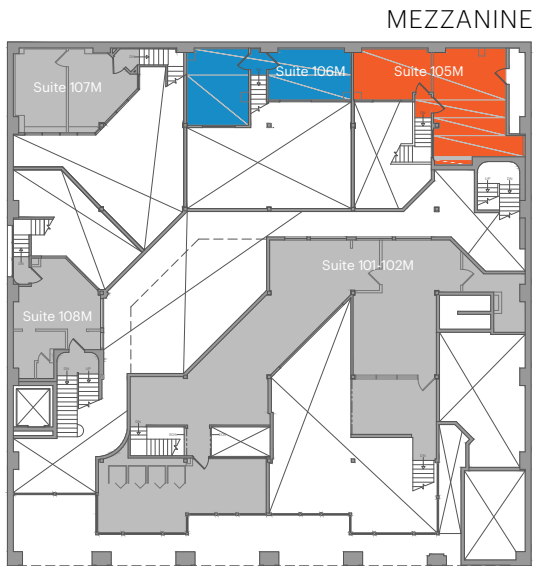
Parking



FLOOR PLANS | FLOOR 1

Suite	RSF	Availability
105*	1,336 RSF	Vacant
106*	1,435 RSF	Vacant

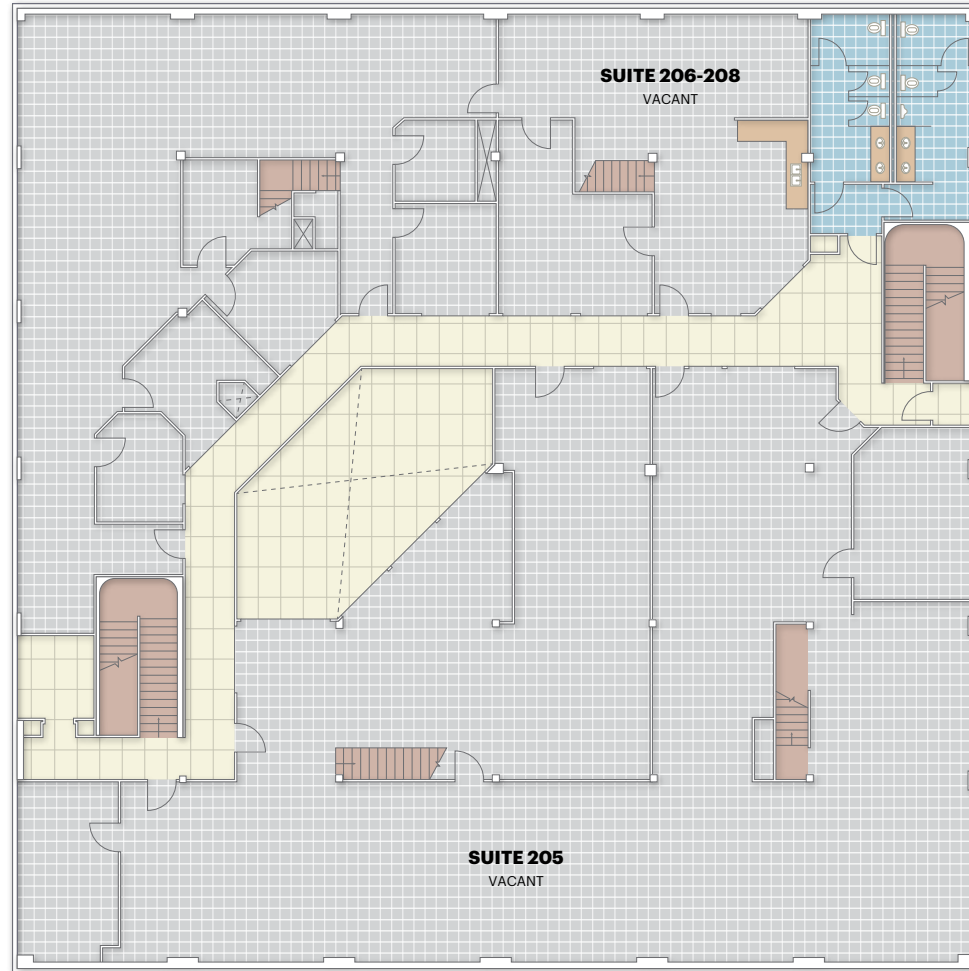
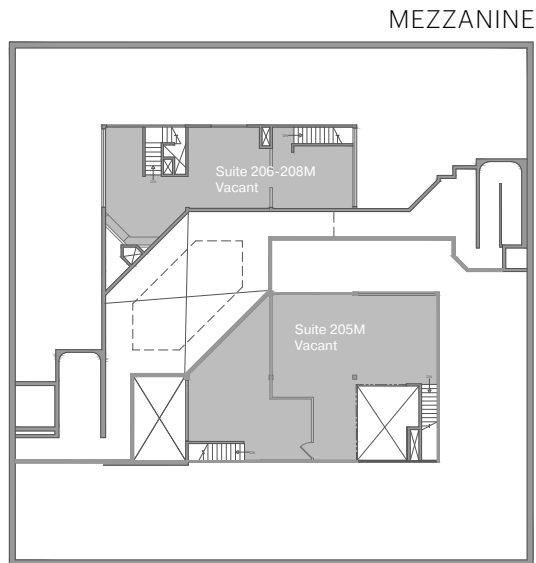
*Suites 105 & 106 may be combined for a total of 2,771 RSF.



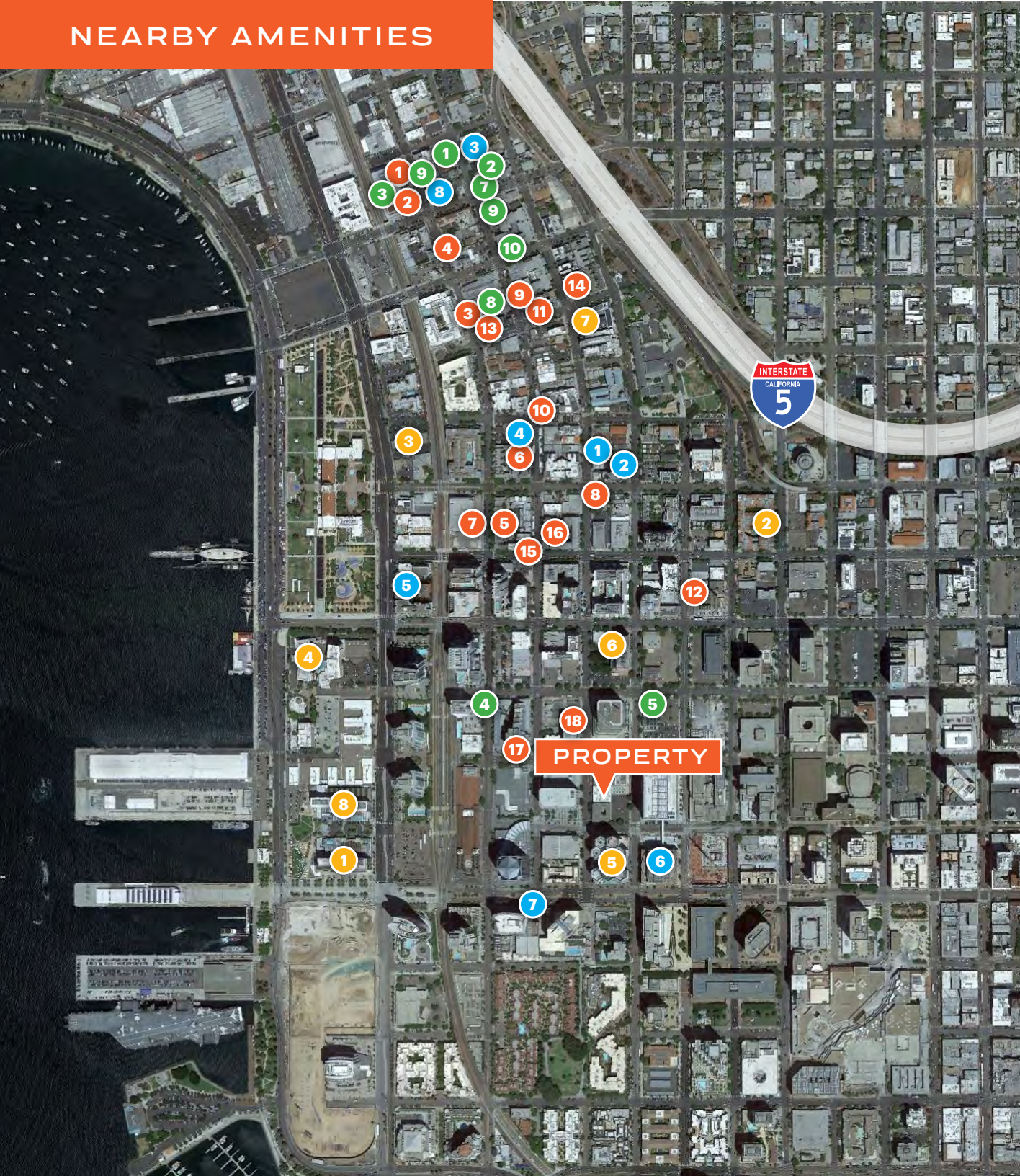
FLOOR PLANS | FLOOR 2

Suite	RSF	Availability
205*	6,752 RSF	Vacant
206-208*	4,564 RSF	Vacant

*Suites 205 & 206-208 comprise of the entire 2nd floor, totaling 11,316 RSF.



NEARBY AMENITIES



RESTAURANTS

1. Juniper + Ivy
2. Crack Shack
3. Underbelly
4. Kettner Exchange
5. Craft & Commerce
6. Ironside Fish and Oyster
7. King and Queen Cantina
8. Queenstown Public House
9. Born and Raised
10. Little Italy Food Hall
11. Civico 1845
12. Extraordinary Desserts
13. Bencotto
14. Harumama
15. Petrini's San Diego
16. Enoteca Style
17. Carnivore Sandwich
18. The Mudbar

COFFEE

1. Lofty Coffee
2. Pappalecco
3. James Coffee Co.
4. Caffe Italia
5. Portal Coffee
6. Coava
7. Copa Vida
8. Bird Rock Coffee Roasters

HOTELS

1. Intercontinental
2. Doubletree
3. Residence Inn
4. Wyndham
5. The Guild
6. Carte
7. Porto Vista
8. Springhill Suites

BARS & BREWPUBS

1. Ballast Point
2. Bottlecraft
3. The Waterfront
4. Stone Brewing
5. Karl Strauss
6. Rovino
7. Vino Carta
8. M Winehouse
9. Carruth Cellars
10. Pali Wine Co.
11. Bolt Brewing

02

MARKET OVERVIEW

Little Italy

Once home to San Diego's flourishing tuna fishing industry and generations of Italian families who made their living on the sea, Little Italy is now a lively neighborhood with cozy patio cafés, international restaurants, craft brew stops, urban wineries, art galleries, sophisticated shops, boutique hotels, and the festive Piazza della Famiglia.

A slew of luminary chefs have gravitated to Kettner Boulevard, giving it the moniker of "Top Chef Alley" with distinctive eateries including Juniper & Ivy, Cloak & Petal, Born and Raised, The Crack Shack, Herb & Wood and Kettner Exchange. India Street is lined with restaurants featuring cuisines of both Southern and Northern Italy, including the classic Filippi's Pizza Grotto, featuring an old-fashioned Italian dining experience.

The central gathering point in Little Italy is a European-style piazza known as Piazza della Famiglia. The 10,000-square-foot plaza connects India and Columbia streets and features a dramatic tiled fountain. Enjoy an afternoon stroll across the cobblestone street while relaxing before dinner. The piazza, in the "heart" of Little Italy, is dedicated to the past, present, and future families of the Little Italy neighborhood. Just steps from the plaza, savor the flavors of Italy in the Little Italy Food Hall. This new social dining concept offers six locally-driven food stations and a full bar with local beers and craft cocktails.



Premier location for the legal industry - adjacent to all three courthouses.



Adjacent to Karl Strauss Restaurant and Brewery as well as within walking distance to numerous other restaurants and retail amenities such as Little Italy and the Santa Fe Depot.



Surrounded by numerous parking lots including parking garages directly across the street and behind the subject property.



1.4M POPULATION



92.8% EMPLOYMENT RATE



\$602,600 AVERAGE HOME VALUE



\$79,673 AVERAGE HHI



35 MEDIAN AGE



1% POPULATION GROWTH

03

COMPETITIVE SET

SALE COMPARABLES



**1500-1520 State Street
San Diego, CA 92101**

RBA	29,100 SF
Sale Price	\$14,500,000
Price/SF	\$498
Sale Date	9/2022



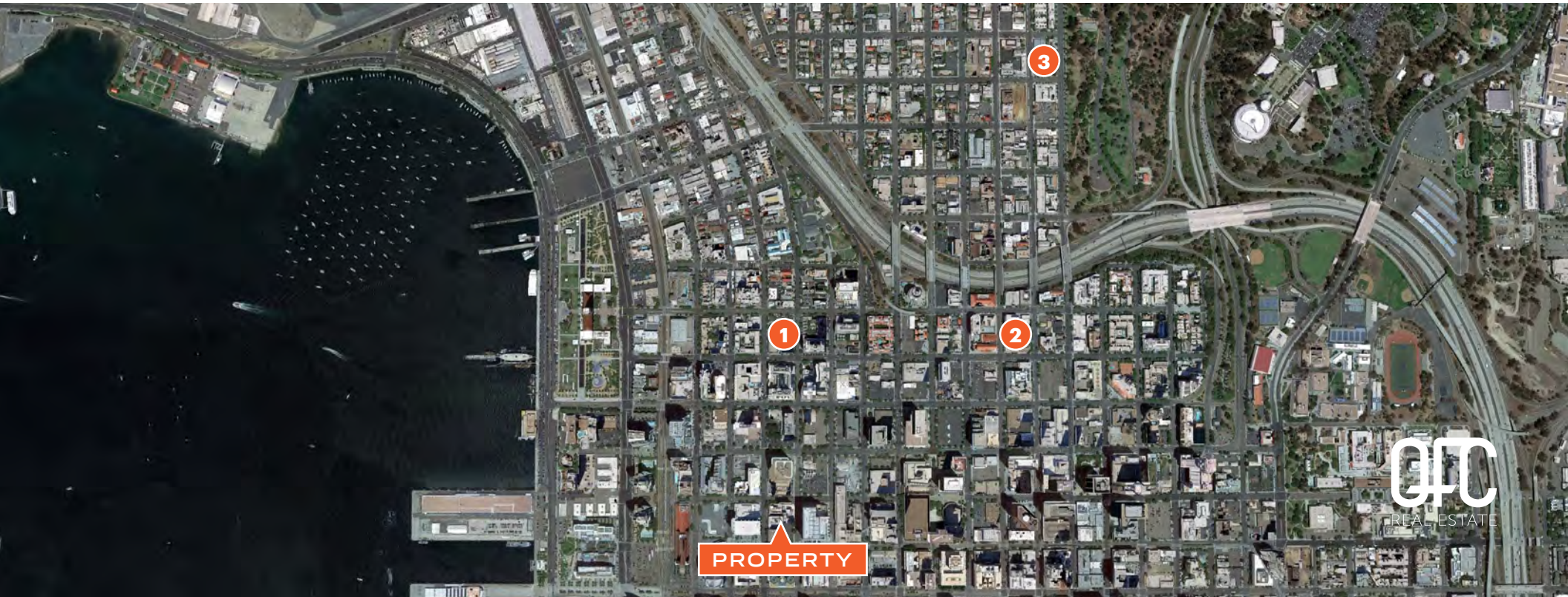
**440 Beech Street
San Diego, CA 92101**

RBA	10,931 SF
Sale Price	\$7,200,000
Price/SF	\$658
Sale Date	9/2022



**2137-2141 5th Avenue
San Diego, CA 92101**

RBA	14,400 SF
Sale Price	\$5,400,000
Price/SF	\$375
Sale Date	10/2021



PROPERTY



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