

For Sale

±9,722 SF OWNER/USER DEVELOPMENT OPPORTUNITY

2811 NIMITZ BLVD
SAN DIEGO, CA 92106



2811

2811

For more information contact

MICKEY MORERA
858.369.3030
mickey.morera@kidder.com
LIC N° 00950071

JEFF BROWN
858.369.3016
jeff.brown@kidder.com
LIC N° 01496665

km Kidder
Mathews



Kidder Mathews is pleased to present 2811 Nimitz Blvd, a ±9,722 SF single-tenant office building. Prime location for redevelopment zoned CC-4-2 for mixed use.

ADDRESS	2811 Nimitz Blvd, San Diego, CA 92110
BUILDING SF	±9,722 SF
TYPE	Owner / User / Investor
LOT SIZE	±0.34 AC
ZONING	CC-4-2 (click here for zoning information)

\$4,380,000

SALE PRICE

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HIGHLY- ACCESSIBLE LOCATION

Walking distance to Liberty Station

Conveniently located near numerous restaurants, grocery stores, coffee shops, banks, hotels and the San Diego International Airport

Quick access to major roads such as Harbor Blvd, Rosecrans St and Scott Rd.

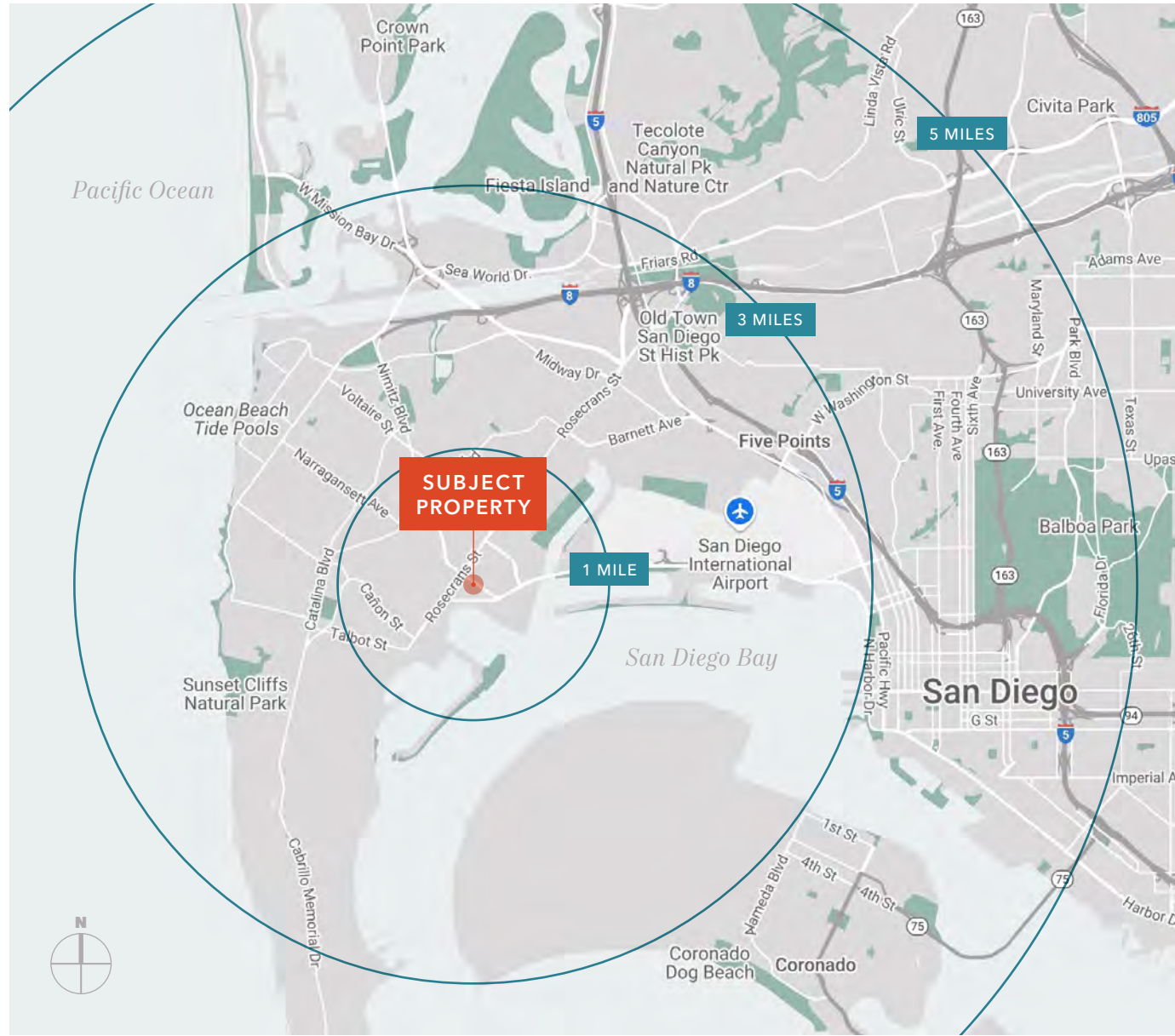
Minutes away from the I-5 and I-8 freeway

3 MIN
SAN DIEGO AIRPORT

5 MIN
DOWNTOWN SD

15 MIN
CORONADO

30 MIN
US/MEXICO BORDER



NEIGHBORING DEVELOPMENTS

Midway Rising

With the goal of increasing affordable housing options for San Diegans, the City of San Diego issued a notice of availability for the 48.5-acre site in the Midway-Pacific Highway Community that includes the Sports Arena area. Midway Rising's proposal is consistent with the Midway-Pacific Highway Community Plan and includes:

- A modern, 16k seat sports arena
- A multi-acre central urban park
- A mixed-use entertainment, arts and cultural district
- 4,250 housing units (2,000 affordable units [80% Area Median Income and below] and 2,250 market-rate units)



NAVWAR OTC Revitalization

The Naval Base Point Loma Old Town Campus is home to Naval Information Warfare Systems Command (NAVWAR). NAVWAR needs new mission-capable and modern facilities to support its cyber security mission. The Navy is considering plans to maximize the value of approximately 70.3 acres of Navy-owned underutilized property at the Old Town Campus to support NAVWAR needs. NAVWAR provides approximately \$3.5 billion annually to the San Diego regional economy. The potential redevelopment would bring additional economic benefits to the region through the construction and operation of new commercial, residential, and transportation facilities.





MIDWAY RISING



SD INTL AIRPORT

San Diego Bay



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LIBERTY STATION



NIMITZ BLVD

N HARBOR BLVD



SUBJECT PROPERTY



ROSECRANS ST



SCOTT ST



AVAILABLE FOR SALE

KIDDER MATHEWS

2811 NIMITZ BOULEVARD

Exclusively listed by

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KIDDER.COM

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**km Kidder
Mathews**