

**FOR SALE**

**COASTAL OWNER-USER OPPORTUNITY | 3-PHASE POWER | ON-SITE PARKING**



**2,524 SF OFFICE BUILDING**

**MATTHEW MONTERROSO**

Senior Vice President  
Matt@caacre.com  
DRE Lic # 02073919  
Call/Text: 858.285.3769

**BRIAN JENKINS**

Principal  
Brian@caacre.com  
DRE Lic # 01814828

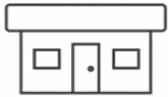
**2820 SHELTER ISLAND DR. | SAN DIEGO CA 92106**

**858.360.3000 | www.caacre.com**



# KEY HIGHLIGHTS . . .

**FREE-STANDING  
BUILDING**



**FLEXIBLE  
ZONING**



**BAY  
VIEWS**



**250A 3-PHASE  
ELECTRICAL SERVICE**



**ON-SITE AMENITIES**  
RESTROOMS ON BOTH FLOORS  
PRIVATE SHOWER  
2ND FLOOR BALCONY



**MINUTES FROM  
DOWNTOWN SAN DIEGO**



**PRIME LOCATION IN POINT LOMA**

Positioned in the heart of Point Loma, 2820 Shelter Island Dr. offers an exceptional owner-user opportunity in one of San Diego’s most vibrant coastal communities. Located just blocks from the waterfront and major regional attractions, this prime space benefits from high visibility, strong foot traffic, and proximity to affluent residential neighborhoods.

- **Strategic Location** – Situated in the dynamic Point Loma market with easy access to downtown San Diego, Liberty Station, and Shelter Island.
- **High-Traffic Area** – Surrounded by popular dining, retail, and entertainment destinations, with steady consumer demand from both locals and visitors.

With Point Loma’s thriving community and ongoing development, 2820 Shelter Island Dr. is an excellent opportunity to establish or expand your business in a premier San Diego location.



# SUMMARY . . .



## SHELTER ISLAND OWNER/USER OPPORTUNITY



<b>BUILDING ADDRESS:</b>	2820 SHELTER ISLAND DRIVE   SAN DIEGO CA 92106
<b>SITE/LOCATION:</b>	The property is located on Shelter Island Drive in San Diego, west of North Harbor Drive and along the Shelter Island waterfront.
<b>SIZE:</b>	Building: 2,524 SF   Lot: 4,572 SF
<b>PRICE:</b>	Contact listing agent for pricing
<b>STORIES:</b>	Two (2)
<b>PARKING SPACES:</b>	Seven (7)
<b>YEAR BUILT:</b>	1947 (Renovated 2009)
<b>ASSESSOR'S PARCEL NO.:</b>	531-352-04-00
<b>HVAC:</b>	Rooftop Packaged HVAC Unit
<b>ELECTRICAL:</b>	3-Phase Power, 250 Amps (480Y/277V & 120/240V High-Leg Configuration)
<b>PLUMBING:</b>	Copper Supply Lines; Tankless Gas Water Heater
<b>ZONING:</b>	CV-1-2 Visitor Commercial (Office, Medical, Retail and Visitor-Serving Uses) Buyer to Verify

858.360.3000 | [www.caacre.com](http://www.caacre.com)

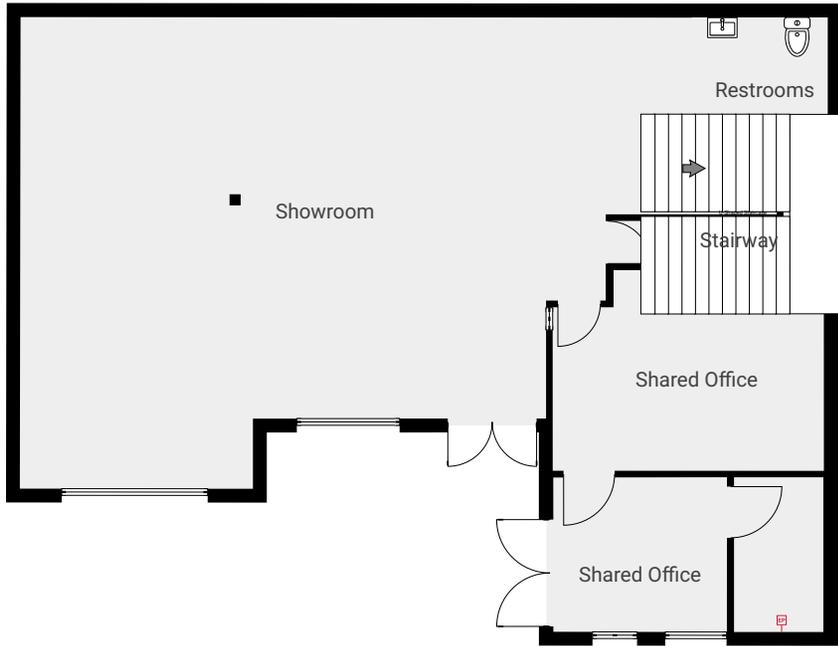
This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

**2820 SHELTER ISLAND DR. | SAN DIEGO CA 92106**

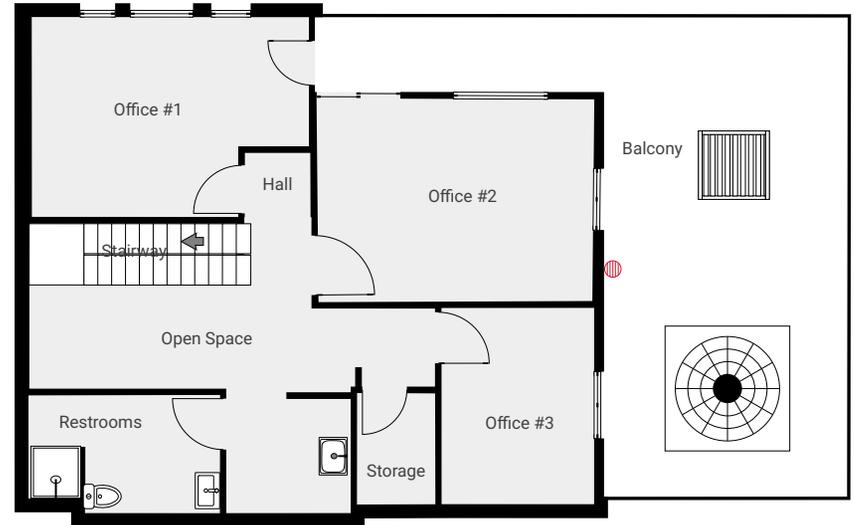


# FLOOR PLAN . . .

▼ **Ground Floor | 1,561 SF**



▼ **2nd Floor | 963 SF**



# BUILDING INFRASTRUCTURE . . .

<b>ELECTRICAL:</b>	250A 3-Phase
<b>HVAC:</b>	Rooftop Packaged Unit
<b>PLUMBING:</b>	Copper Supply Lines
<b>WATER HEATER:</b>	Noritz Tankless Gas
<b>ROOF:</b>	Standing Seam Metal
<b>CONFIGURATION:</b>	Two-Story Office Layout
<b>PARKING:</b>	Seven (7) On-Site Spaces



# LOCATION

## SHELTER ISLAND OWNER/USER OPPORTUNITY



858.360.3000 | [www.caacre.com](http://www.caacre.com)

2820 SHELTER ISLAND DR. | SAN DIEGO CA 92106

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.





**FOR SALE**  
COASTAL OWNER-USER OPPORTUNITY | 3-PHASE POWER | ON-SITE PARKING

**MATTHEW MONTERROSO**  
Senior Vice President  
Matt@caacre.com  
DRE Lic # 02073919  
Call/Text: 858.285.3769

**BRIAN JENKINS**  
Principal  
Brian@caacre.com  
DRE Lic # 01814828

**2820 SHELTER ISLAND DR. | SAN DIEGO CA 92106**  
858.360.3000 | [www.caacre.com](http://www.caacre.com)

