

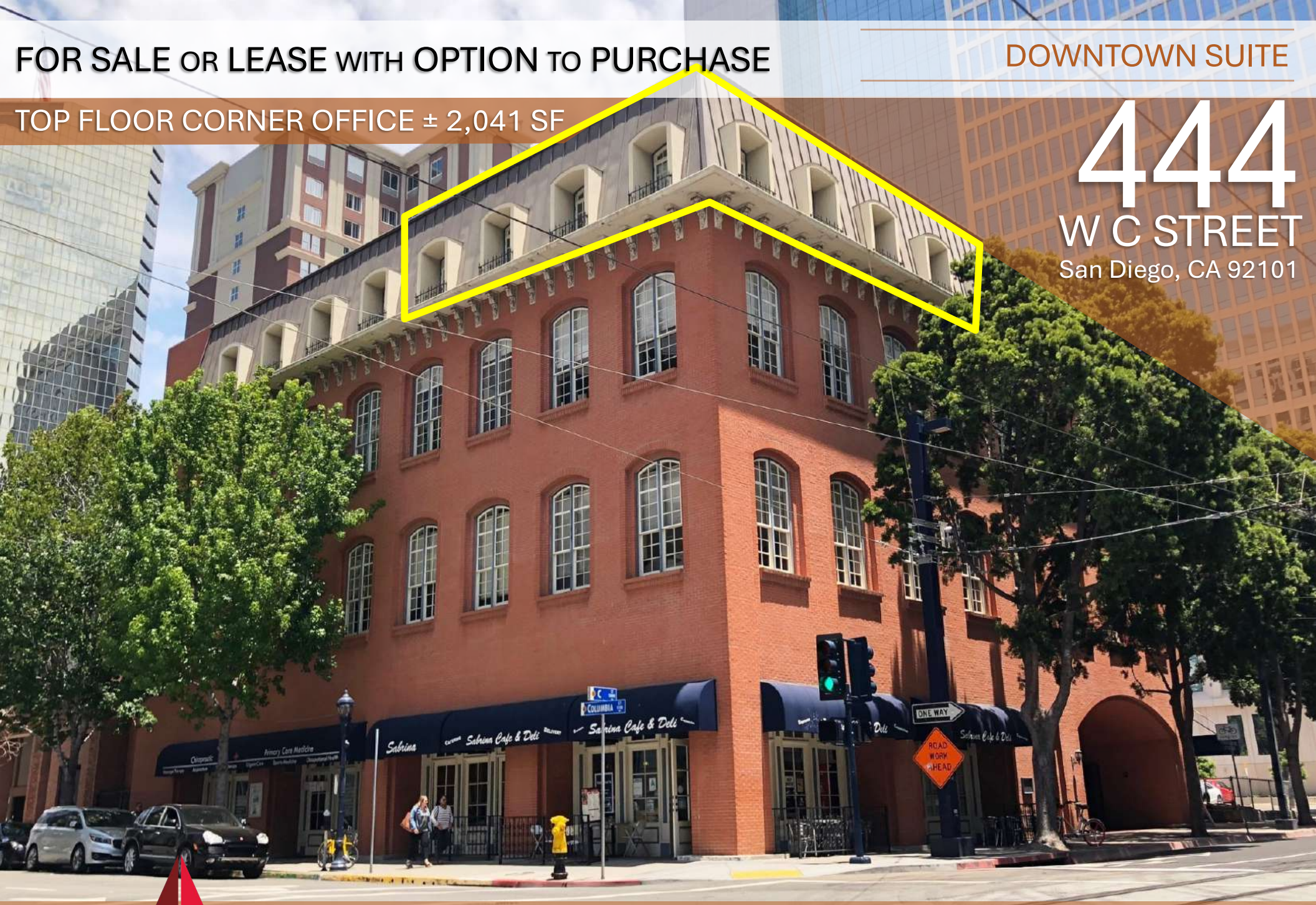
FOR SALE OR LEASE WITH OPTION TO PURCHASE

DOWNTOWN SUITE

TOP FLOOR CORNER OFFICE ± 2,041 SF

444

W C STREET
San Diego, CA 92101




**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

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PROPERTY DETAILS



ADDRESS

444 W C Street, San Diego, CA 92101



AVAILABILITY

Suite 400:

- ± 2,041 SF Office For Sale or Lease
- Sale Price: \$949,065 (± \$465/SF)
- Lease Rate: \$4,695 Per Month (± \$2.30/SF)
- Lease Option to Purchase Negotiable



HIGHLIGHTS



- Architecturally Unique 4-Story Brick Building with Wrought Iron Details
- Atrium Interior Courtyard, Allowing Light Flow
- On-Site Deli
- Property Surveillance and Maintenance, Gates Locked and Closed After Hours
- Key Accessible Restrooms on Every Floor
- Walking Distance to the Central Courthouse and US District Courthouse
- Walking Distance to Amtrak & Trolley Station/Stops
- West Facing Views over Santa Fe Depot and the San Diego Bay
- Ideal for Legal / Law Office





**SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN DIEGO**



HIGH ACCESSIBILITY

- Located Across the Street from The San Diego Central Courthouse and Superior Court of California
- Walk to Amtrak & Trolley Station/Stops
- Situated in the Hub of San Diego’s Business District with Close Proximity to The Convention Center
- Adjacent to Little Italy/Gaslamp in the Heart of “West Side” Downtown
- Ability to Walk to Dozens of Restaurants, Cafes, Breweries, Retailers, Hotels, Tourist Attractions and Shopping Centers
- Costar Walk Score: 96

HIGHEST & BEST USES

- Attorney, Lawyer, Financial Adviser, Accountant, Analyst, etc., all Business Professionals

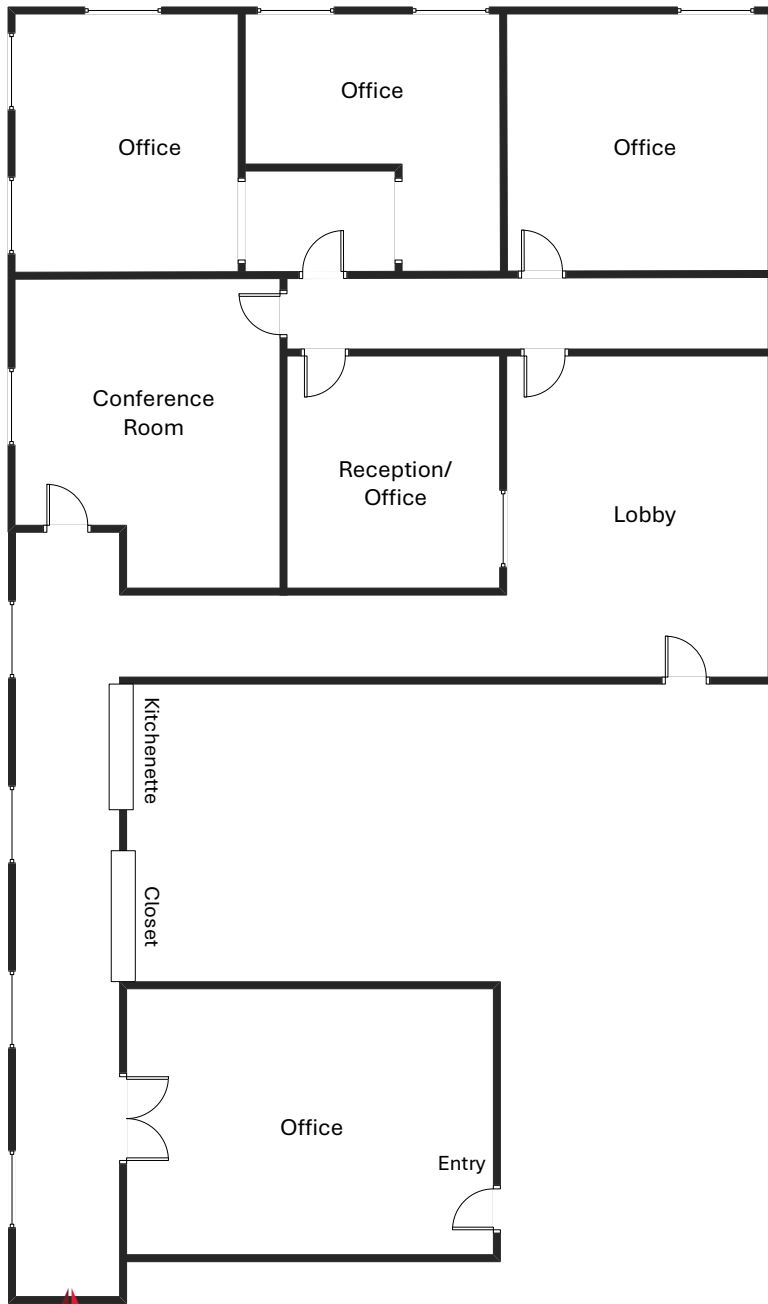
ACE PARKING



2 Parking Lots with Availability at:
600 W Broadway, San Diego CA 92101
501 W Broadway, San Diego CA 92101

Quotes (As of March 2024)
\$250 monthly for Reserved
\$220 monthly for Unreserved

SUITE 400 | Approx. 2,041 Square Feet



444

W C STREET
San Diego, CA 92101

SUITE FEATURES

- Lobby
- Reception/Office
- 4 Private Offices
- Conference Room
- Kitchenette
- Sale Price: \$949,065 (\$465/SF)
- Lease Rate: \$4,695 Per Month (\$2.30/SF)
- Lease Option to Purchase Negotiable

*Floor Plans are not to scale; for reference purposes only. To be verified.

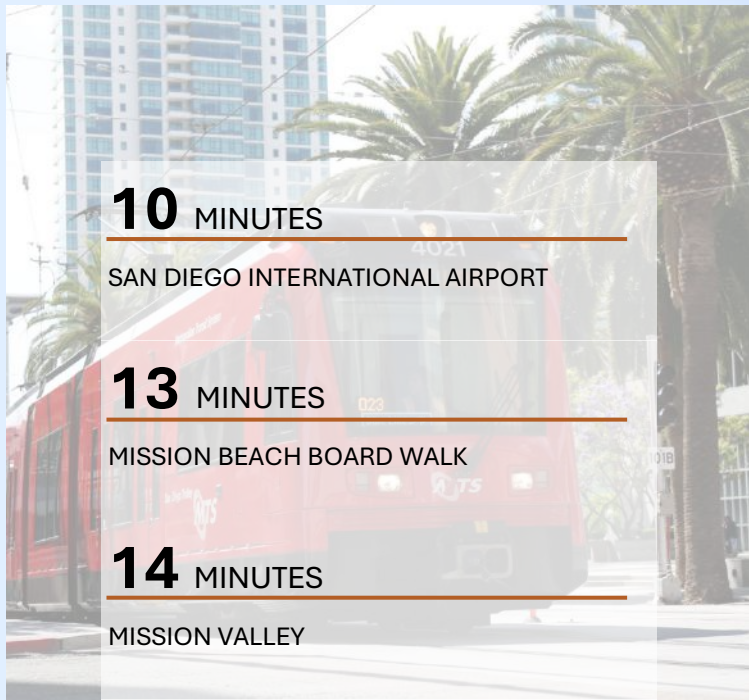




Proximity to Municipal Courts

- 1** Central Courthouse 3 Mins.
- 2** US District Courthouse 3 Mins.
- 3** Juvenile Court 17 Mins.
- 4** Kearny Mesa Traffic 19 Mins.
- 5** South County 21 Mins.
- 6** East County 27 Mins.





10 MINUTES

SAN DIEGO INTERNATIONAL AIRPORT

13 MINUTES

MISSION BEACH BOARD WALK

14 MINUTES

MISSION VALLEY

20 MINUTES

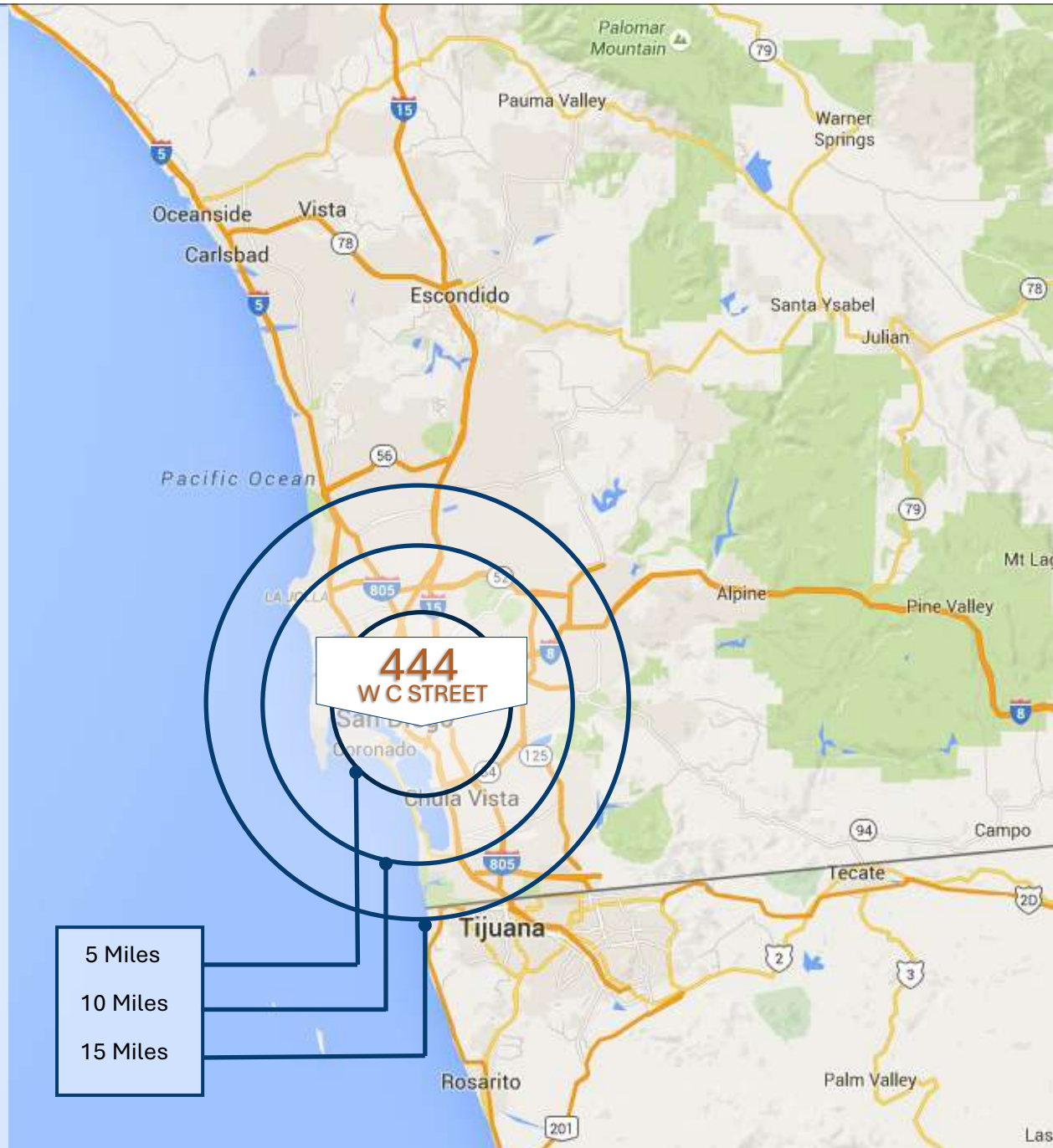
U.S. - MEXICO BORDER

1 HOUR **15** MINUTES

JOHN WAYNE AIRPORT (ORANGE COUNTY)

2 HOURS

TO LOS ANGELES INTERNATIONAL AIRPORT



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including floorplans, zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase or lease.