

444 W C ST

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Chiropractic
Massage Therapy Acupuncture Physical Therapy Agent Care Sports Medicine Occupational Health
Primary Care Medicine

Sabrina

CATERING

Sabrina Cafe & Deli

DELIVERY

Sabrina Cafe & Deli

COLUMBIA

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444 W C ST
OFFICE BUILDING FOR SALE

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PROPERTY
INFORMATION

EXECUTIVE SUMMARY

444 W C ST
OFFICE BUILDING FOR SALE



OFFERING SUMMARY

Sale Price:	\$489,000
Building Size:	1,049 SF
Number of Units:	1
Price / SF:	\$466.16
Cap Rate:	3.3%
NOI:	\$16,146
Year Built:	1984
Zoning:	CCPD-C
City:	San Diego
APN:	533-482-04-03

PROPERTY OVERVIEW

Prime location - Columbia District office condo within walking distance (1 block) to the Central Courthouse & US District Courthouse. Perfect location for an owner/user law firm. 5 Private offices and one open bullpen. Current tenant is leased until 11/30/2025 and paying \$2600 monthly. HOA fees of \$697 per month paid by owner. Property tax rate of 1.28% paid by owner. Building has secured access and a full deli on-site. Key accessible restrooms on each floor. Monthly parking available at ACE lots adjacent and nearby for \$220 monthly.

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LOCATION
INFORMATION



PROPERTY DESCRIPTION

444 W C ST
OFFICE BUILDING FOR SALE



LOCATION DESCRIPTION

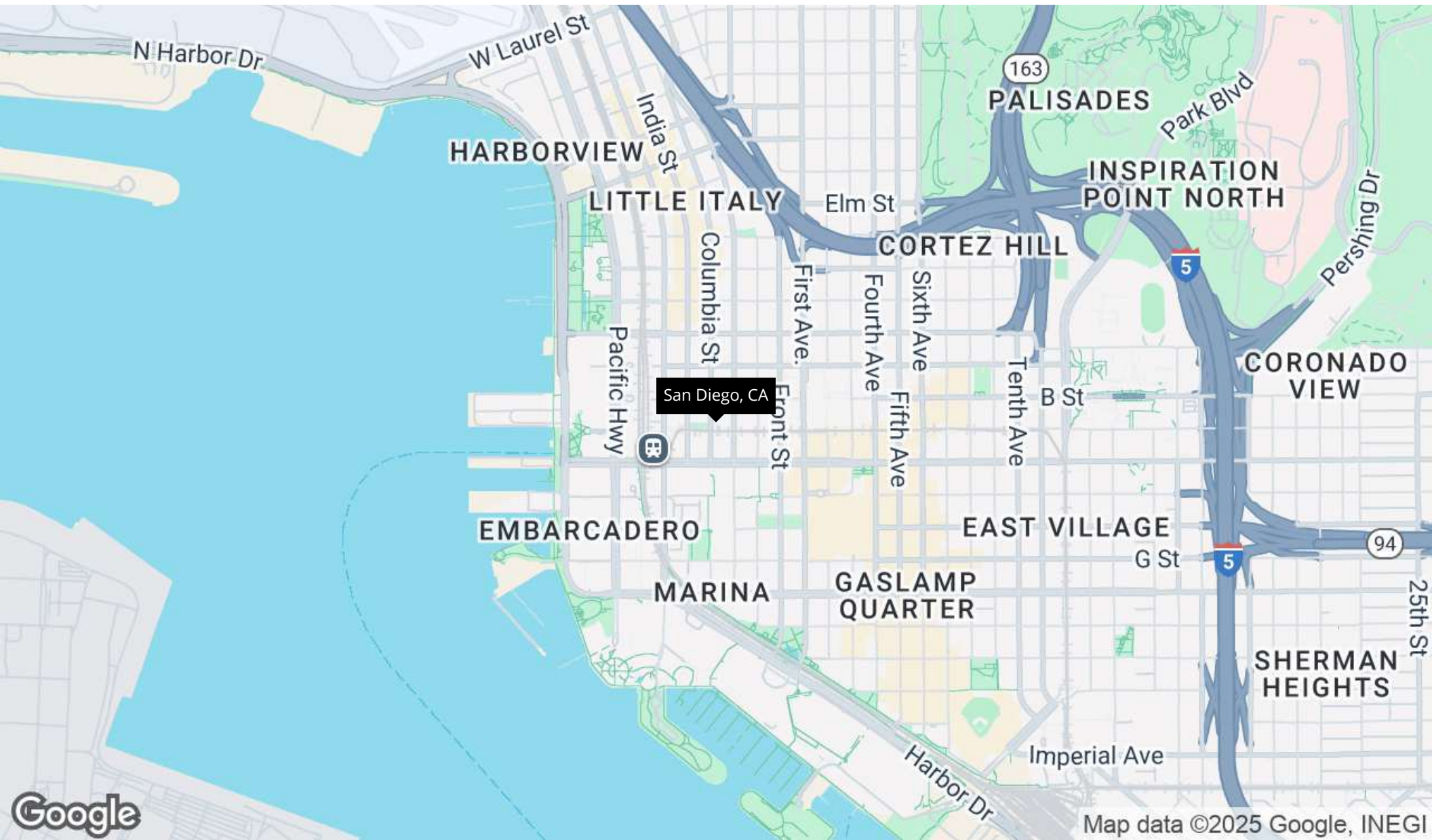
Discover a prime investment opportunity in the heart of San Diego. Located in the thriving downtown district, this property offers convenient access to a dynamic business community and vibrant urban lifestyle. Surrounded by renowned dining, entertainment, and cultural destinations, this area attracts top talent and a steady stream of visitors. Embrace the energy of the Gaslamp Quarter, explore the historic charm of the Marina District, or take in stunning waterfront views at Seaport Village. With a strong market for office space and a diverse range of amenities nearby, the property promises an exceptional investment for the savvy investor seeking a strategic position in San Diego's commercial real estate landscape.

LOCATION DETAILS

Market	San Diego
Submarket	Downtown San Diego

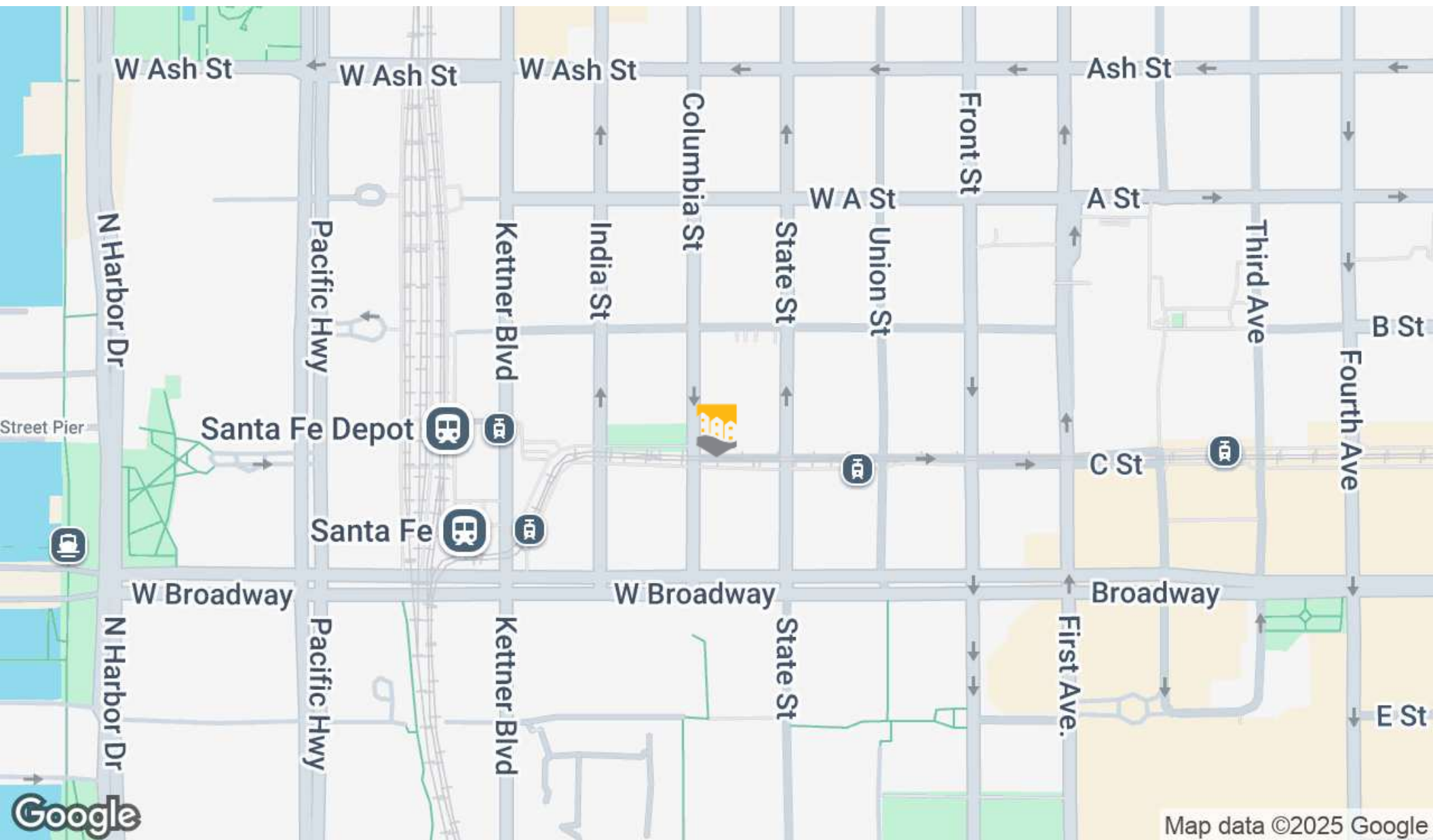
REGIONAL MAP

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OFFICE BUILDING FOR SALE



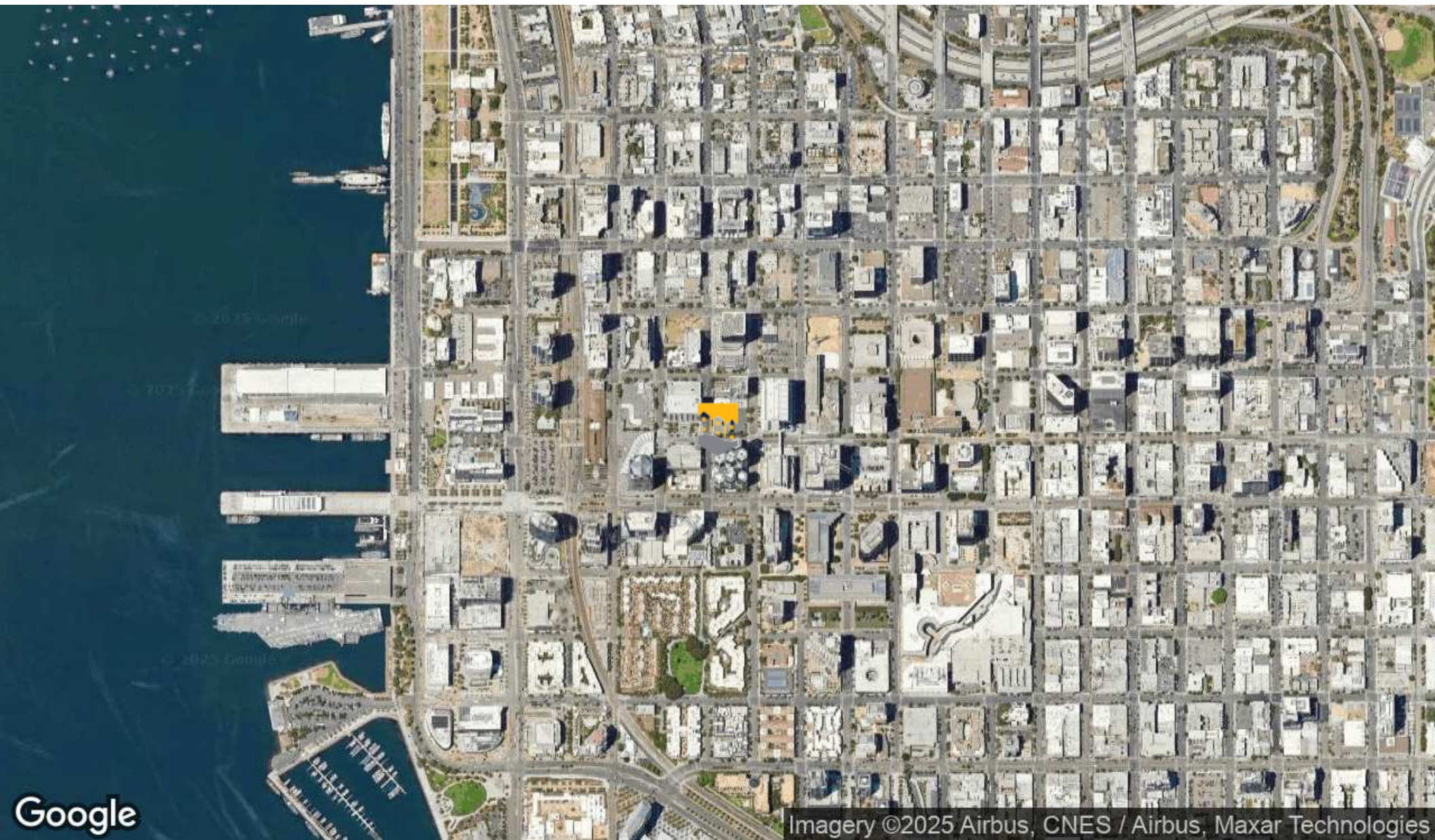
LOCATION MAP

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AERIAL MAP

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OFFICE BUILDING FOR SALE



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FINANCIAL ANALYSIS

FINANCIAL SUMMARY

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INVESTMENT OVERVIEW	CURRENT	PROFORMA
Price	\$489,000	\$489,000
Price per SF	\$466	\$466
Price per Unit	\$489,000	\$489,000
GRM	15.67	12.35
CAP Rate	3.3%	5.01%
Cash-on-Cash Return (yr 1)	3.3%	5.01%
Total Return (yr 1)	\$16,146	\$24,546
OPERATING DATA	CURRENT	PROFORMA
Gross Scheduled Income	\$31,200	\$39,600
Total Scheduled Income	\$31,200	\$39,600
Gross Income	\$31,200	\$39,600
Operating Expenses	\$15,054	\$15,054
Net Operating Income	\$16,146	\$24,546
Pre-Tax Cash Flow	\$16,146	\$24,546
FINANCING DATA	CURRENT	PROFORMA
Down Payment	\$489,000	\$489,000

INCOME & EXPENSES

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INCOME SUMMARY	CURRENT	PROFORMA
Vacancy Cost	\$0	\$0
GROSS INCOME	\$31,200	\$39,600
EXPENSES SUMMARY	CURRENT	PROFORMA
HOA	\$8,364	\$8,364
Property Tax	\$5,993	\$6,259
OPERATING EXPENSES	\$15,054	\$15,054
NET OPERATING INCOME	\$16,146	\$24,546

RENT ROLL

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SUITE	SIZE SF	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	LEASE END
444	1,049 SF	-	\$2,600	\$2.48	11/30/2025
TOTALS	1,049 SF	\$0.00	\$2,600	\$2.48	
AVERAGES	1,049 SF		\$2,600	\$2.48	



 CORFAC
INTERNATIONAL
SOUTH COAST
COMMERCIAL

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ADDITIONAL
PHOTOS

ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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DEMOGRAPHICS

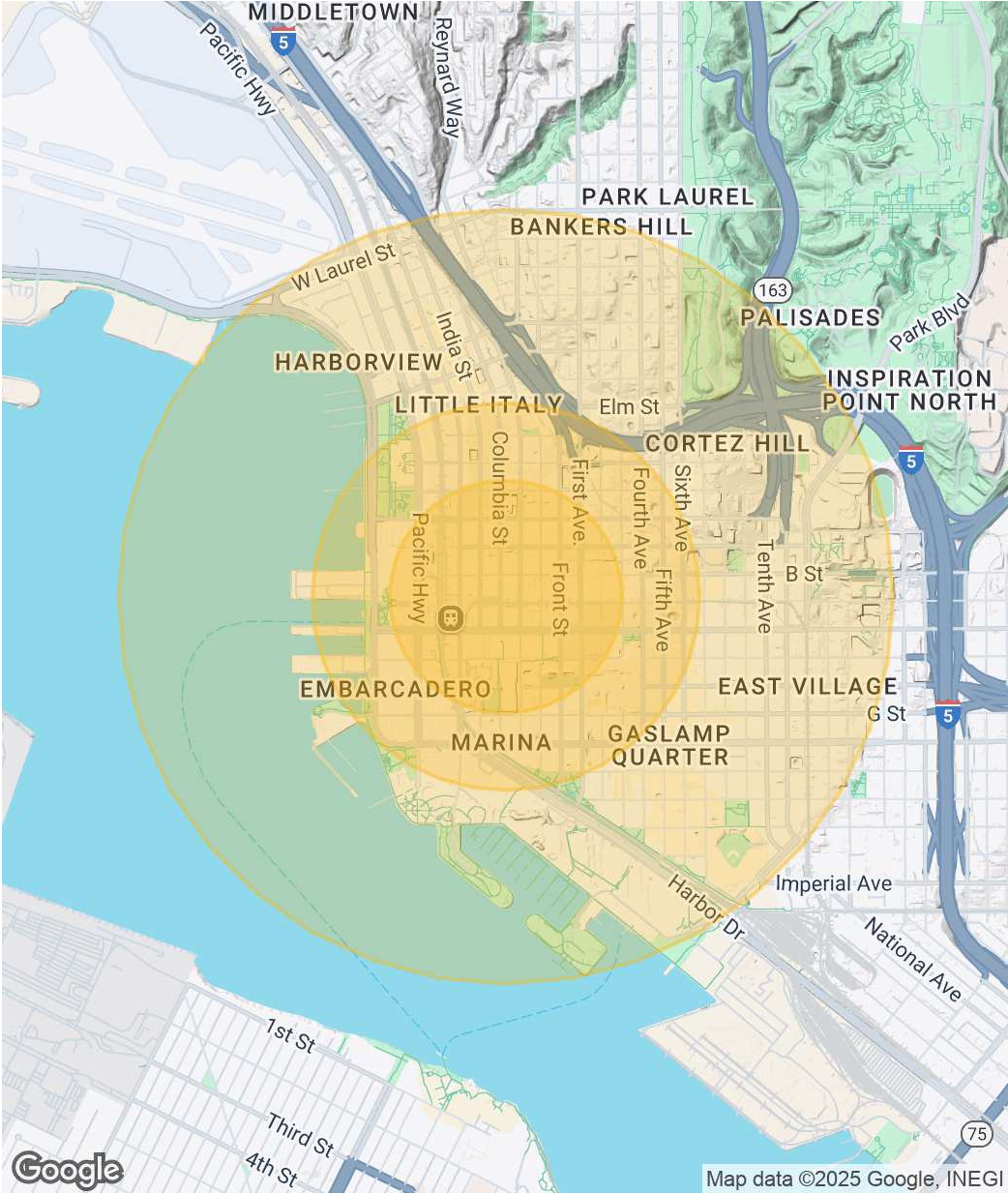
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,665	18,180	45,090
Average Age	48	47	44
Average Age (Male)	47	47	44
Average Age (Female)	51	49	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,421	10,205	26,729
# of Persons per HH	2	1.8	1.7
Average HH Income	\$124,689	\$135,977	\$121,806
Average House Value	\$1,097,422	\$1,102,913	\$1,000,669

Demographics data derived from AlphaMap



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ADVISOR BIOS

**MARK MORGAN**

Senior VP

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PROFESSIONAL BACKGROUND

With 25 years of multi-family real estate experience, Mark has been involved in the sale and acquisition of over \$200,000,000 in real estate transactions. He has a deep understanding of how the apartment market in San Diego operates, including tracking sales, cash flow expectations of buyers, rental rate fluctuations, income and expense analysis, the interpretation of market indicators, condo-conversion analysis, and the devising of real estate marketing strategies. Mark's extensive real estate background has assisted him in maximizing the value of his clients' real estate and increasing their returns. In addition to representing his clients, he has been involved as an investor in the acquisition, condo-conversion, and sale multiple apartment complexes throughout San Diego County. This additional experience allows him to view the transaction from the perspective of a principal. As such, Mark has an extensive knowledge of the various investment products the San Diego County market has to offer.

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