

FOR SALE

2487 Kettner Boulevard
San Diego, CA 92101

QFC
REAL ESTATE



West Laurel Studios For Sale

EMMETT CAHILL
619.243.8470
ecahill@qfcrc.com
BRE #02033604

PETER WRIGHT
619.243.8450
pwright@qfcrc.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



ASKING PRICE

\$1,149,000

SPACE AVAILABLE

1,610 SF

PROPERTY HIGHLIGHTS

- Modern award winning architecture and construction
- Built 2007
- Fee simple ownership, no HOA
- Located on Kettner Boulevard in Little Italy close to restaurants, bars, music venues, and shopping
- Live/work potential with garage
- Dedicated garage parking



EMMETT CAHILL
619.243.8470
ecahill@qfcrc.com
BRE #02033604

PETER WRIGHT
619.243.8450
pwright@qfcrc.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



EMMETT CAHILL
619.243.8470
ecahill@qfcrc.com
BRE #02033604

PETER WRIGHT
619.243.8450
pwright@qfcrc.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

FLOOR PLAN

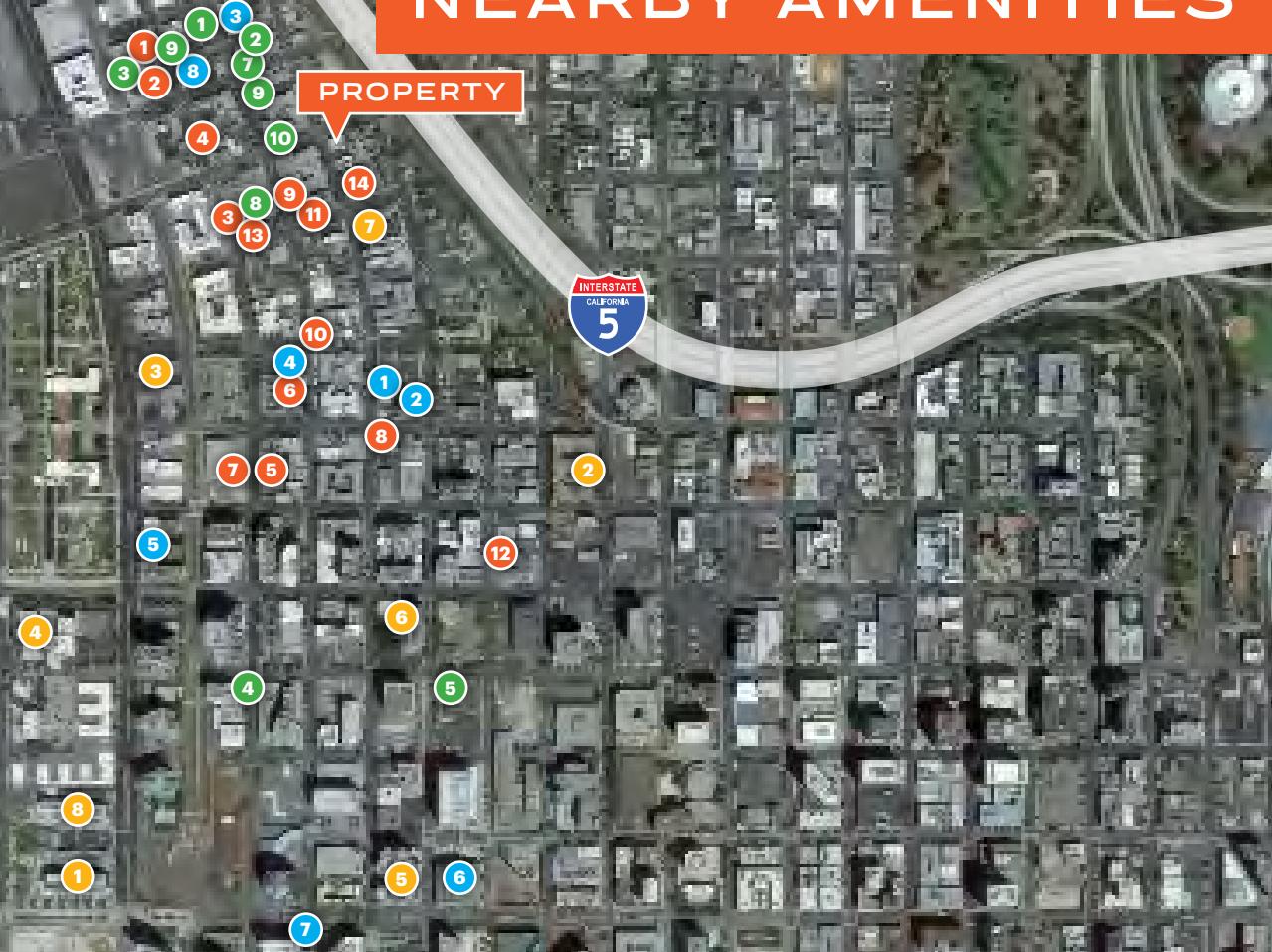


EMMETT CAHILL
619.243.8470
ecahill@qfcrc.com
BRE #02033604

PETER WRIGHT
619.243.8450
pwright@qfcrc.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

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

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

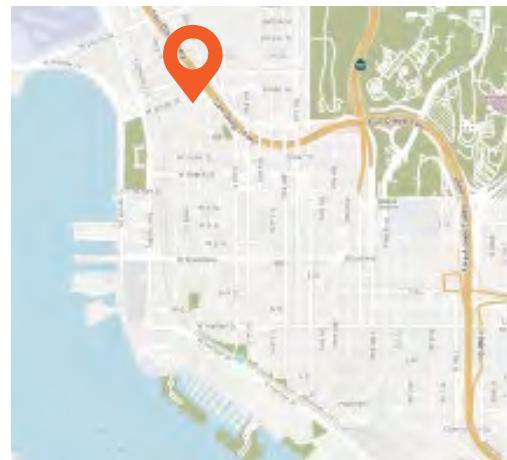
1. Ballast Point
2. Bottlecraft
3. The Waterfront
4. Stone Brewing
5. Karl Strauss
6. Rovino
7. Vino Carta
8. M Winehouse
9. Carruth Cellars
10. Pali Wine Co.
11. Bolt Brewing

EMMETT CAHILL
619.243.8470
ecahill@qfcrc.com
BRE #02033604

PETER WRIGHT
619.243.8450
pwright@qfcrc.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

LOCATION



LOCATION HIGHLIGHTS

- Heart of Little Italy
- Walk score of 90 out of 100 – Walkers Paradise
- 3 minute walk from the Sycuan Green Line Little Italy Trolley Stop
- Nearby parks include Amici Park, Waterfront Park and American Plaza
- Close restaurants include Queenstown Public House, Lofty Coffee, Cafe Italia, Ironside, Craft & Commerce, Harbor, Shake Shack, Ballast Point, Stone Tasting Room and many more

WALKING DISTANCE

to Numerous Restaurants & Retail

Excellent Freeway Access to
**INTERSTATE 5 &
HIGHWAY 163**

EMMETT CAHILL
619.243.8470
ecahill@qfcrc.com
BRE #02033604

PETER WRIGHT
619.243.8450
pwright@qfcrc.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

FOR SALE

2487 Kettner Boulevard
San Diego, CA 92101

QFC
REAL ESTATE



Contact Information

QFC REAL ESTATE

1495 Pacific Highway, Suite 450
San Diego, CA 92101
619.243.8454 • qfc.com

EMMETT CAHILL

619.243.8470
ecahill@qfc.com
BRE #02033604

PETER WRIGHT

619.243.8450
pwright@qfc.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.