



For Sale or Lease with Purchase Option Starting at \$295,000!

COLUMBIA COURT

**Approx. 613 – 1,471 SF Office Condos
In Downtown’s Columbia District**

444
W C STREET
San Diego, CA 92101

WELCOME TO COLUMBIA COURT!



Columbia Court is a distinctive four-story brick building nestled in the heart of downtown San Diego's coveted west-side *Columbia District*. Featuring charming wrought iron details and a central courtyard, the property offers suites with soaring 14-foot ceilings, operable windows, and sweeping views of the San Diego Bay and city skyline. Tenants enjoy direct access to the trolley line and Santa Fe Depot, plus walkability to the Federal and County courthouses and nearby amenities. With gated access, on-site surveillance, and separate restrooms on each floor—alongside a ground-floor deli—Columbia Court blends architectural character, modern convenience, and peace of mind in one of San Diego's most connected waterfront locations.

PROPERTY DETAILS



ADDRESS

444 W C Street, San Diego, CA 92101



AVAILABILITY

Multiple Suites from ± 613 - 1,471 SF

Suite 210: ± 1,471 SF Owner-User with Income Potential

Suite 330: ± 613 SF Owner-User



PRICING

\$295,000 - \$695,000





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



IDEAL FOR...

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

ACE PARKING

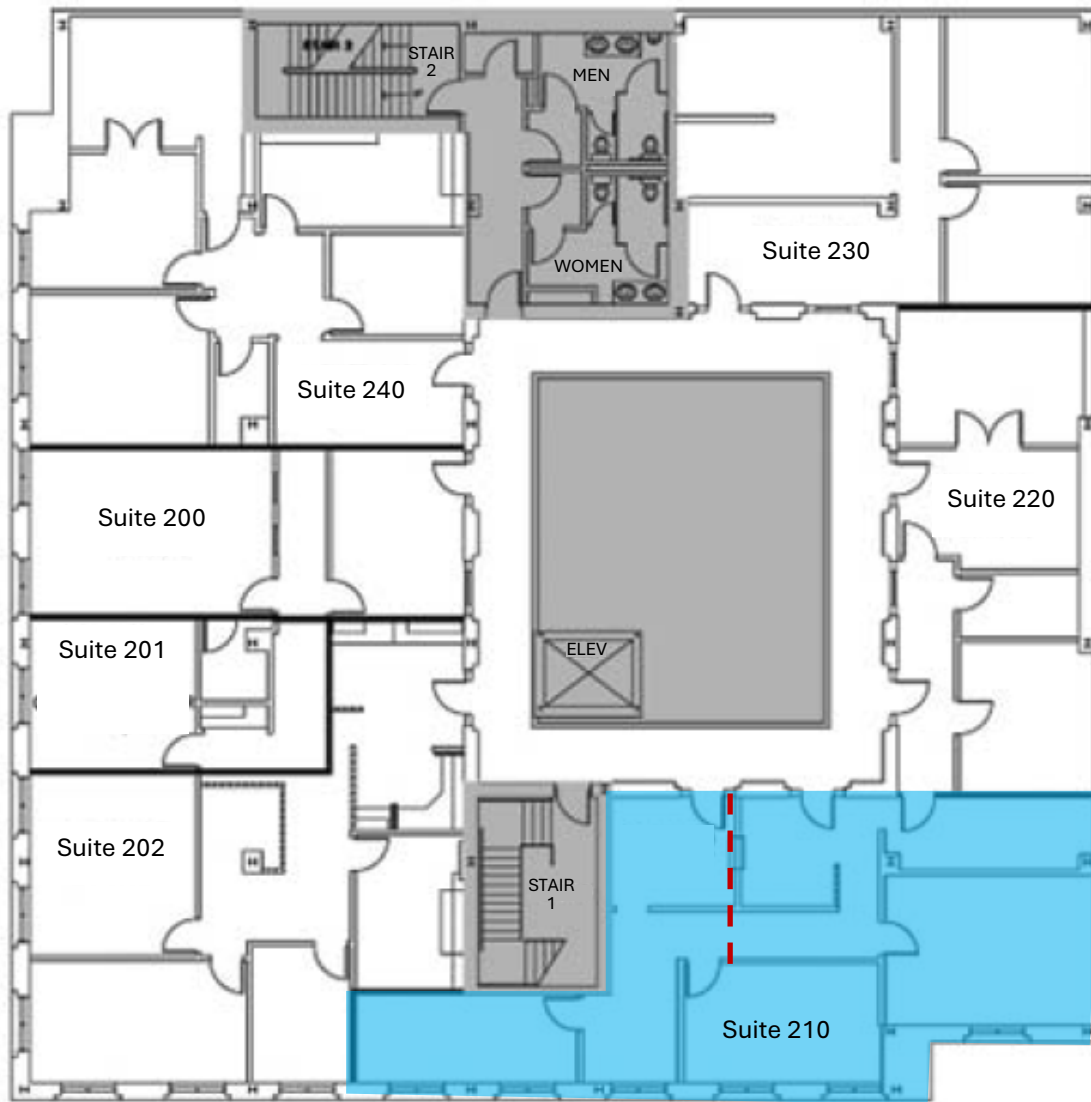


2 Parking Lots with Availability at:
600 W Broadway, San Diego CA 92101
501 W Broadway, San Diego CA 92101

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

SUITE 210 | ±1,471 SF Office Condo For Sale or Lease with Purchase Option

444
W C STREET
San Diego, CA 92101



SUITE FEATURES

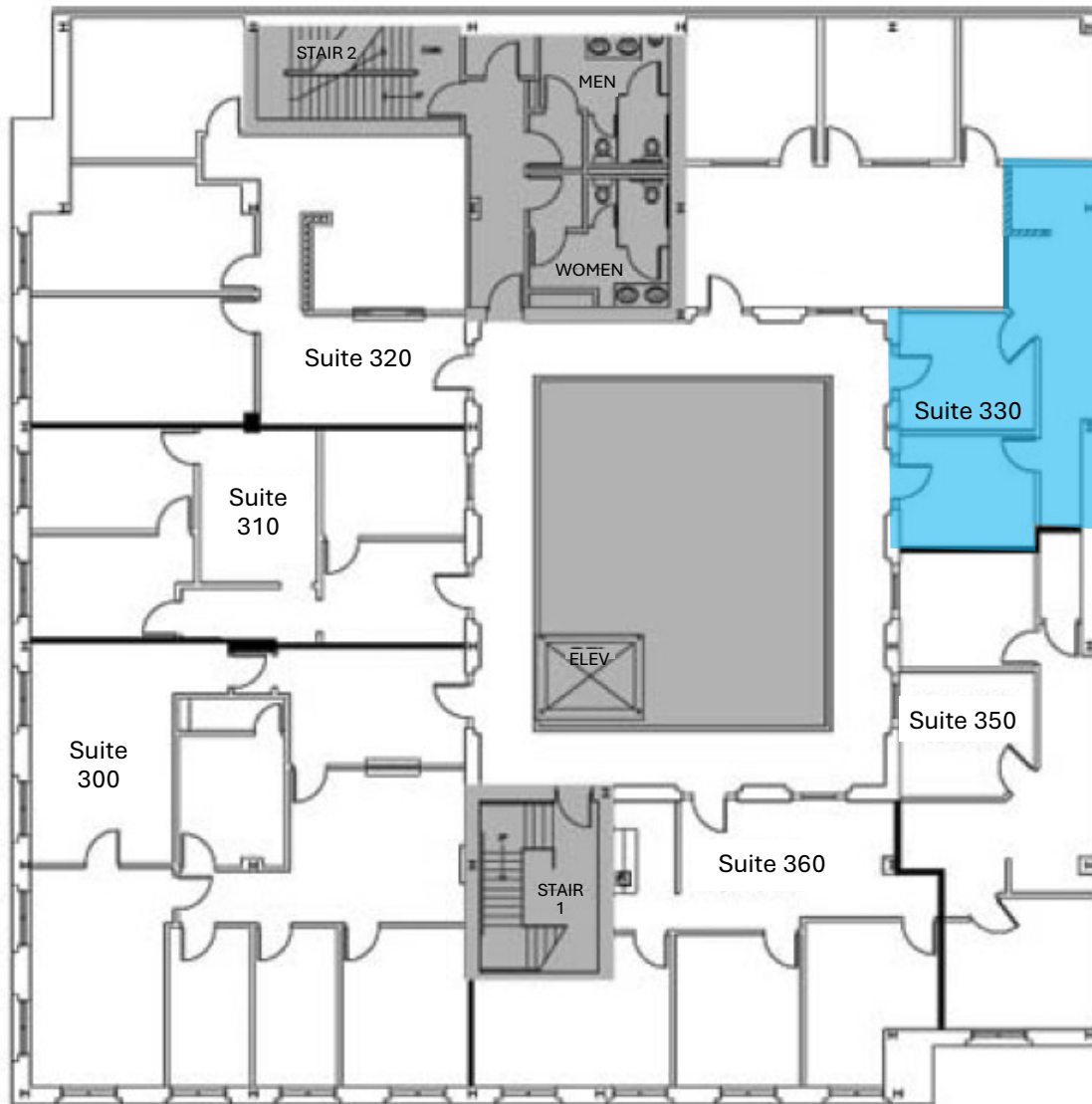
- 3 Private Offices
- Conference Room
- Reception/Waiting Room
- Open Office
- Elevator Served
- May be Demised into 2 Smaller Suites for Owner-User with Income Potential
- 2025 HOA dues: \$976 / month
- Sale Price: \$695,000**

--- Possible Demising Wall

*Floor Plan is not to scale; for reference purposes only. To be verified.

SUITE 330 | ±613 SF Office Condo For Sale or Lease with Purchase Option

444
W C STREET
San Diego, CA 92101



SUITE FEATURES

- 2 Offices
- Reception/Waiting Room
- Open Office
- Elevator Served
- 2025 HOA dues: \$1,054 / month
- Sale Price: \$295,000**

*Floor Plan is not to scale; for reference purposes only. To be verified.



LOCATION MAP | 444 W C Street, San Diego, CA 92101



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.



DRIVE-TIME MAP | 444 W C Street, San Diego, CA 92101



10 MINUTES

SAN DIEGO INTERNATIONAL AIRPORT

13 MINUTES

MISSION BEACH BOARD WALK

14 MINUTES

MISSION VALLEY

20 MINUTES

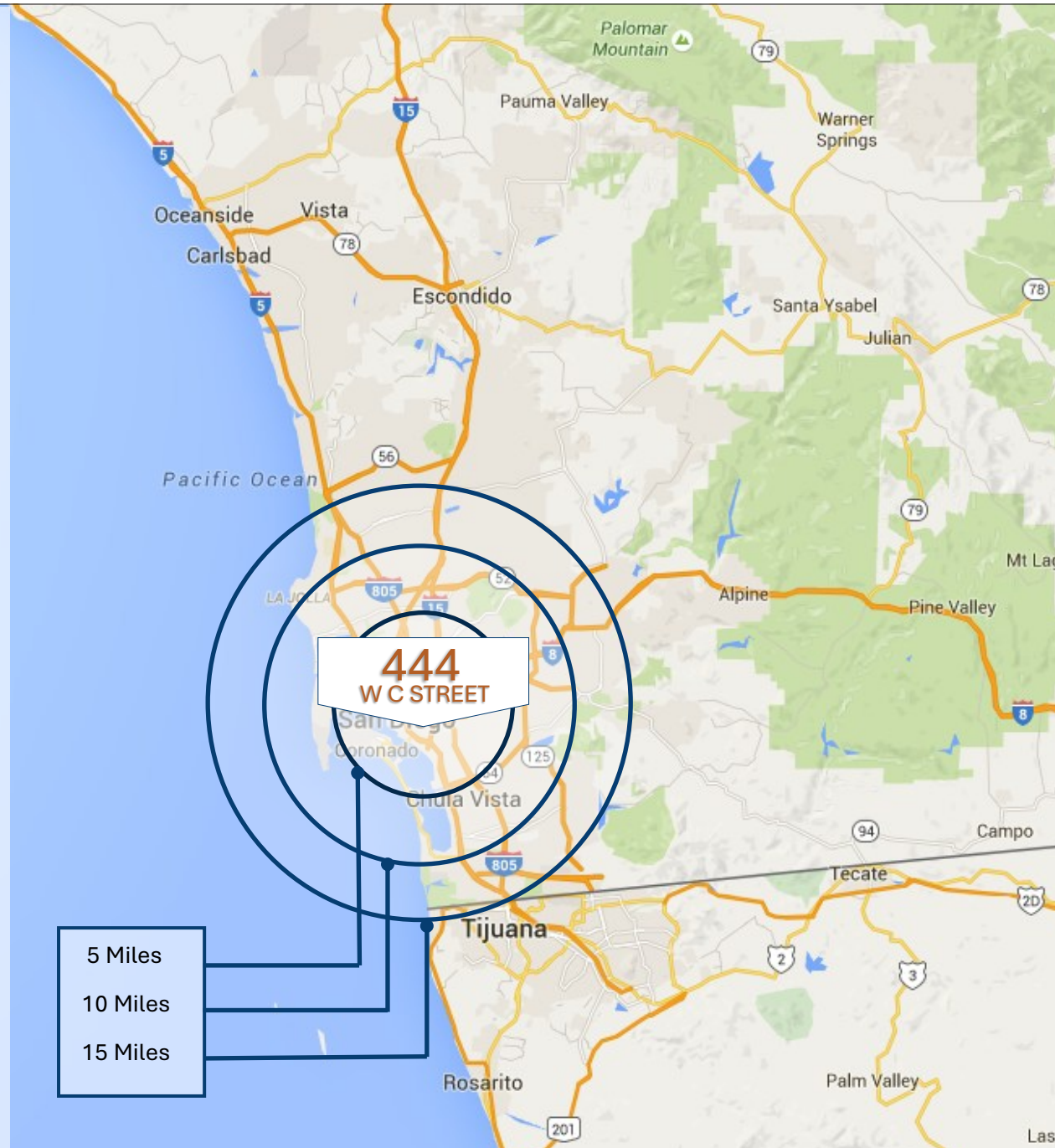
U.S. - MEXICO BORDER

1 HOUR **15** MINUTES

JOHN WAYNE AIRPORT (ORANGE COUNTY)

2 HOURS

TO LOS ANGELES INTERNATIONAL AIRPORT



Suites For Sale or Lease with Purchase Option

DOWNTOWN SUITE

Approx. 613 – 1471 SF Office Condos

HANNAH CHEADLE

Sales & Leasing Associate
Hannah@PacificCoastCommercial.com
(619) 469-3600
Lic. 02169277

VINCE PROVENZANO

Executive Director, Brokerage
Vince@PacificCoastCommercial.com
(619) 469-3600
Lic. 00780182

PACIFIC COAST COMMERCIAL

10721 Treena Street, Suite 200
San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209330



PACIFIC COAST
COMMERCIAL

SALES - MANAGEMENT - LEASING

444
W C STREET
San Diego, CA 92101



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.