

**SAN DIEGO  
INVESTMENT  
REAL ESTATE**

**FOR SALE**

**Uptown Office Building w. Parking  
& Classic Duplex (Land Assemblage!)**



**3400 4<sup>th</sup> Avenue & 320-322 Upas Street, San Diego, CA**

*Exclusive Broker:*

**PAUL SLOMAN**

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619/692-1100

San Diego Investment Real Estate, Inc.: Lic. # 01378658

Paul Sloman: Lic. # 00892531

## FOR SALE

### **Uptown Office Building w. Parking + Duplex (N/W/C 4<sup>th</sup> & Upas)**

#### **‘Owner-user’ &/or Land Assemblage for Future Development!**

- **LIST PRICE:** **\$3,750,000**
- **ADDRESSES:** 3400 4<sup>th</sup> Ave. & 320-322 Upas St., San Diego CA 92103
- **OVERVIEW:** Two buildings totaling  $\pm 4,700$  gross sf (*Buyer to Verify*)  
Two parcels totaling  $\pm 9,370$ sf (*Buyer to Verify*)
- **3400 4<sup>th</sup> AVE:** Office Building:  $\pm 2,454$  gross sf (single story)  
Parcel:  $\pm 6,573$ sf  
Parking:  $\pm 8$  secured on-site spaces  
APN: 452-554-12  
Existing tenant may vacate early if buyer wanted,  
though their lease runs to December 2026  
(Tenant improvements: private office build-out)
- **320-322 UPAS:** Duplex: 2 large one beds:  $\pm 2,264$ sf (two stories)  
Parcel:  $\pm 2,800$ sf  
One garage  
APN: 452-554-11
- **ZONING:** CC3-8 - City of San Diego
- **FRONTAGES:**  $\pm 153'$  on Upas;  $\pm 66'$  on 4<sup>th</sup> (not exact rectangle)

**PLEASE DO NOT DISTURB THE TENANTS!**

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# Parcel Map

### WALNUT

N 89° 56' 32" W	
100.28 PM13323	100.28
(1) PAR. 2	(52) 0.63 AC. PAR. I
/ca. 28	
COND LE PARK CHATEAU DOC 84-256364 (SEE SHT. 2)	
200.54, PM 13323	
N 89° 54' 08" W	

UPAS

DISCREPANCY  
BETWEEN LOTS  
PAST OUT UNTIL  
RECORDED (SEE  
FOR SIGNATURE)  
0

53

2ND AVE

100	A (14)	L
	B (15)	K
	C (16)	(22) J
	BLK.	390
	D (17)	I
	E (18)	(21) H
1*	F (19)	(20) G
100		100

3RD AVE

100.31	100
150.51	150.56
PAR 1 (23)	K (30)
4*	J (29)
100.32 PM21159	
BLK (24)	389 (28) I
E (25)	H (27)
F 100	G (26) 100

4-TH AV

63	A	100
	—	—
	B (10)	(
	—	—
	C (11)	(
	BLK.	3
	—	—
	D (12)	1
	—	—
	E (13)	(
	—	—
50	F	
	—	—
	100	

990 THORN

100 100

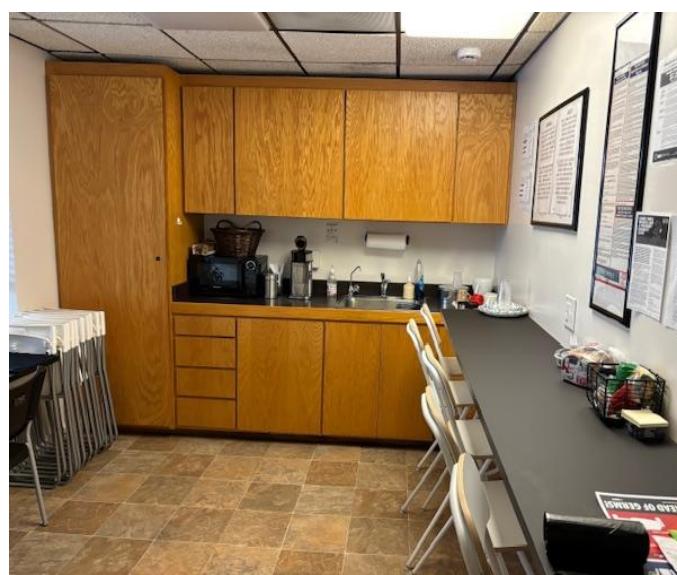
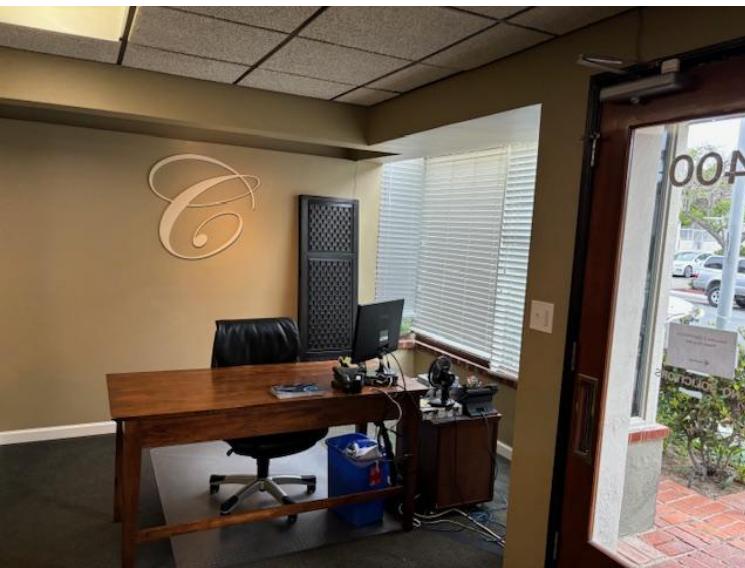
100	100
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100

**3400 4<sup>th</sup> Avenue  
Secured Parking Lot  
(±8 spaces)**

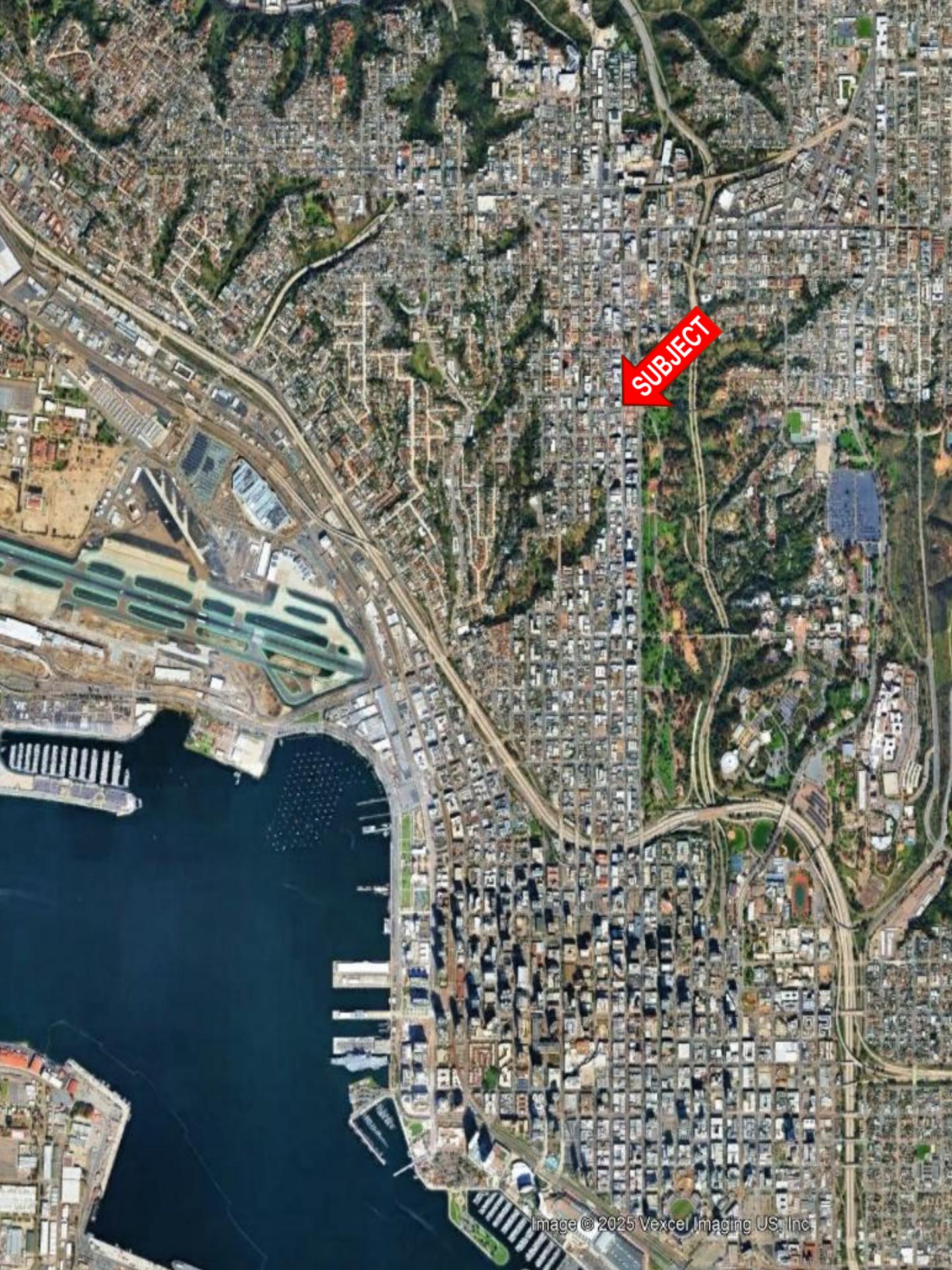


# 3400 4<sup>th</sup> Avenue – Interior

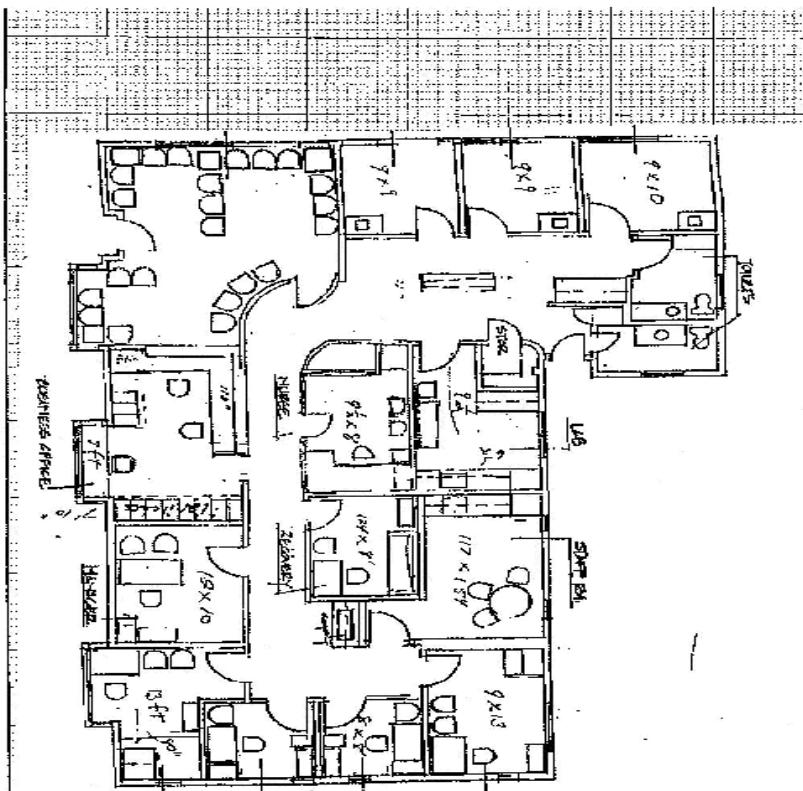


**320-322 Upas Street  
Private Patio Area**





## **3400 4<sup>th</sup> Avenue Rough Floor Plan**



(Possible modifications to this plan may have occurred)