

SAN DIEGO
INVESTMENT
REAL ESTATE

FOR SALE

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



3400 4th 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 4th & Upas)

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

- **LIST PRICE:** \$3,750,000
- **ADDRESSES:** 3400 4th Ave. & 320-322 Upas St., San Diego CA 92103
- **OVERVIEW:** Two buildings totaling ±4,700 gross sf (*Buyer to Verify*)
Two parcels totaling ±9,370sf (*Buyer to Verify*)
- **3400 4th AVE:** Office Building: ±2,454 gross sf (single story)
Parcel: ±6,573sf
Parking: ±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: ±2,264sf (two stories)
Parcel: ±2,800sf
One garage
APN: 452-554-11
- **ZONING:** CC3-8 - City of San Diego
- **FRONTAGES:** ±153’ on Upas; ±66’ on 4th (not exact rectangle)

PLEASE DO NOT DISTURB THE TENANTS!

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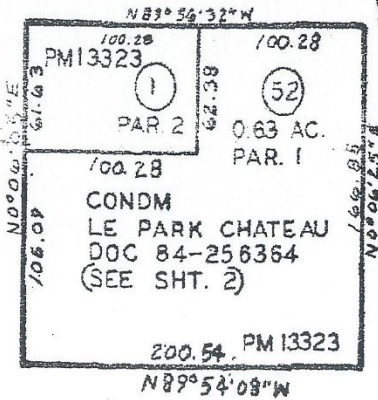
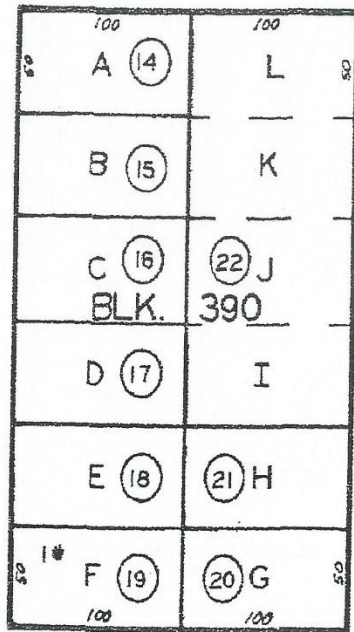
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Parcel Map

DISCREPANCY
BETWEEN LOTS
NOT OUT UNTIL
RECORDED (SEE
FOR SIGNATURE)
0

53
HT. 1

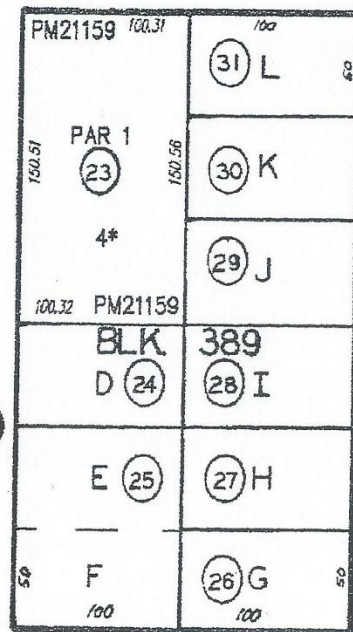
2ND AVE



UPAS

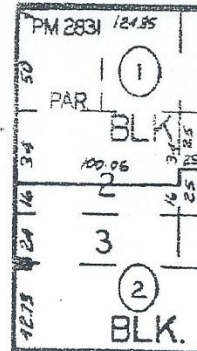
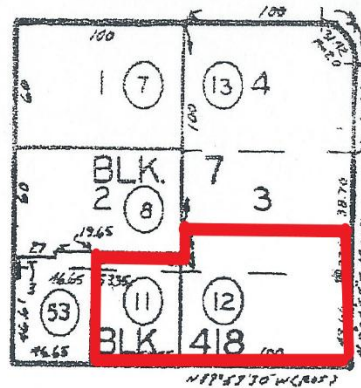
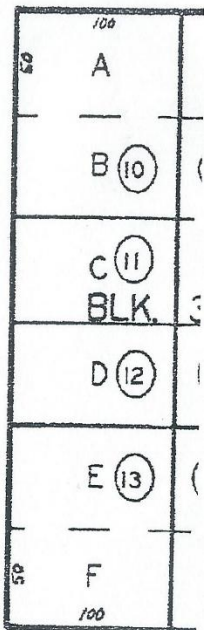
3RD AVE

554



THORN

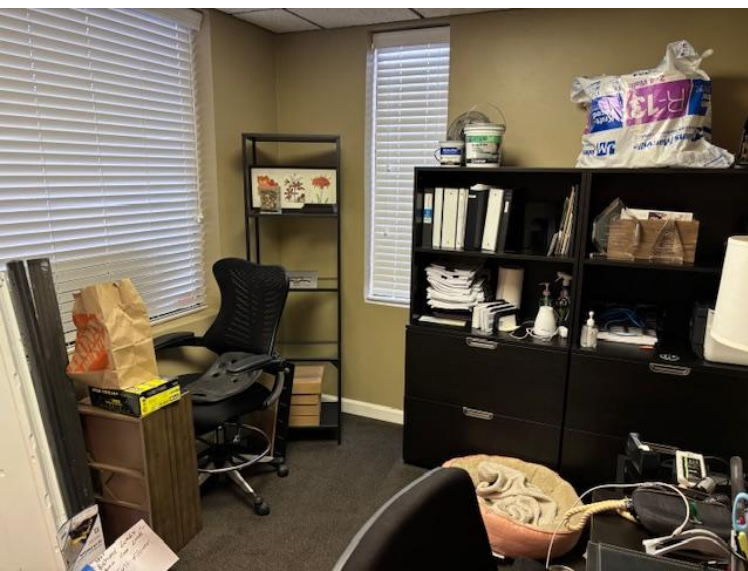
4TH AVE



**3400 4th Avenue
Secured Parking Lot
(±8 spaces)**

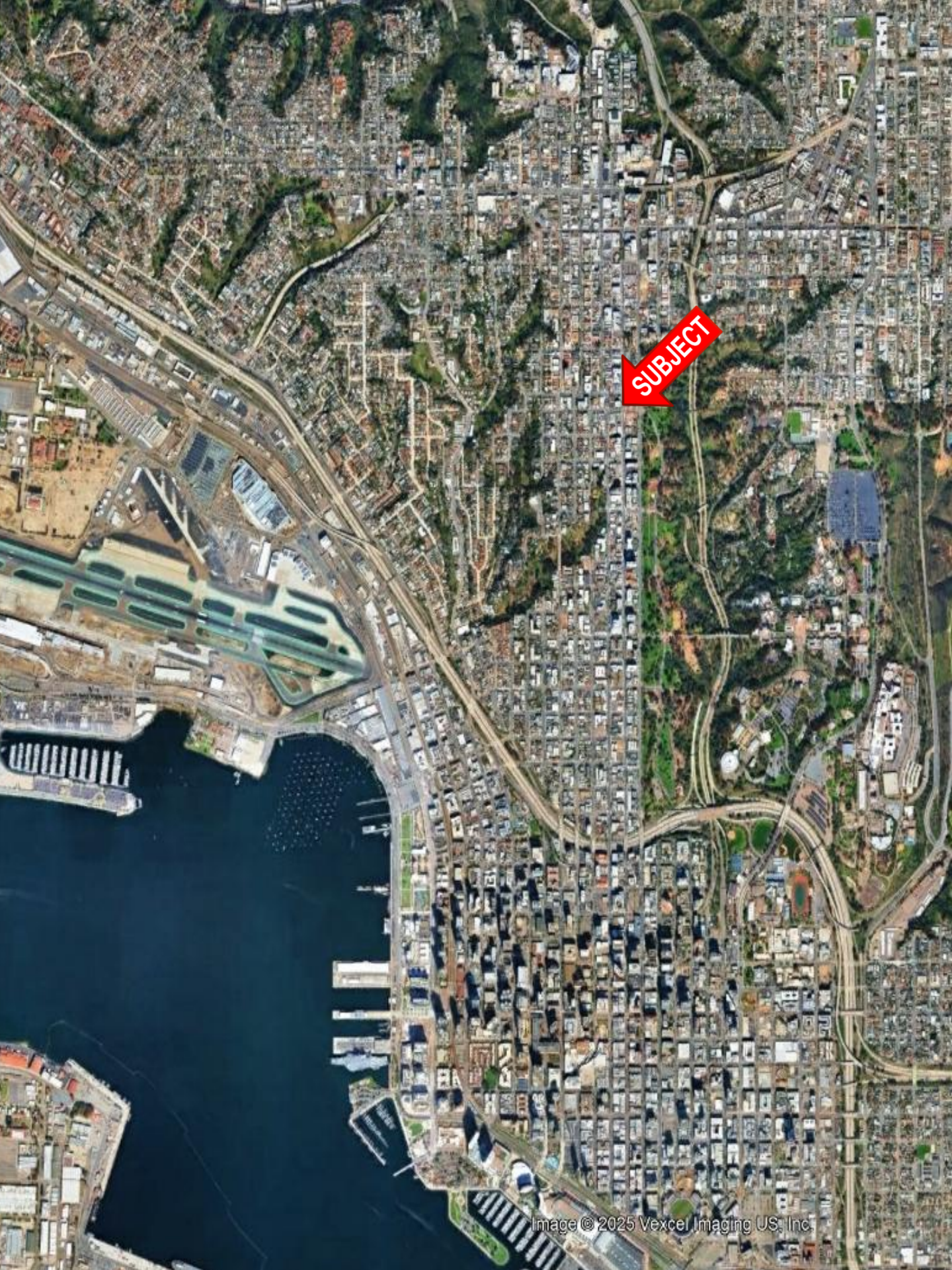


3400 4th Avenue – Interior



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





A hand-drawn floor plan of a building, oriented horizontally. The plan shows several rooms with dimensions and labels. On the left side, there is a large room labeled "BUSINESS OFFICE" with a "7 ft" dimension. Below it is a "RECEPTION" area. The central part of the plan features a large room labeled "117 x 18'9\"/>

(Possible modifications to this plan may have occurred)