

967-969 HORNBLEND ST

SAN DIEGO, CA 92109

OFFICE/RETAIL/
MEDICAL BUILDING
WITH PARKING!

**FOR LEASE OR
FOR SALE**



RYAN KING
619-567-2677
ryan.king@cast-cap.com
License #01885401

JOSH SIMMS
619-500-7473
josh.simms@cast-cap.com
License #02080261

CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS



967-969 Hornblend Street
SAN DIEGO, CALIFORNIA 92109



±6,578 RSF
±0.14 LAND ACRES (±6,250 SF)



5 Minutes
WALKING DISTANCE TO OCEAN



11 Gated Parking Spaces +1 Motorcycle Space
PORTION OF SPACES ARE COVERED



Operable Roll Up Window and Sky Lights
CONTEMPORARY INTERIOR



Great Pacific Beach Location
LOCATION, LOCATION, LOCATION



Building Signage
AVAILABLE



3 Separate Electric Meters
NATURAL GAS AVAILABLE



Fiber Available
THROUGH SPECTRUM



Zoning CC-4-2
ALLOWED USES: MEDICAL, RESIDENTIAL
CARE, TRADE SCHOOL, R&D

FOR SALE: \$5,750,000
LEASE RATE: \$3.75/SF + UTILITIES

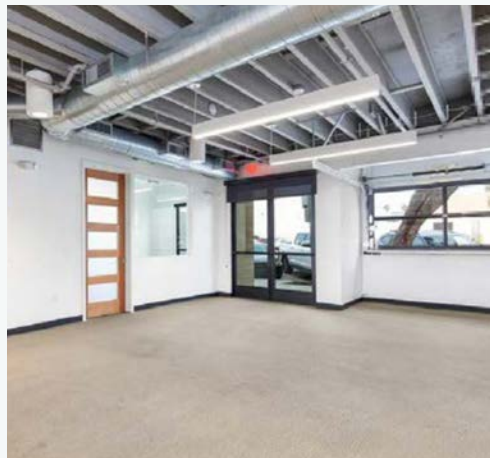


High-End Creative Office Improvements

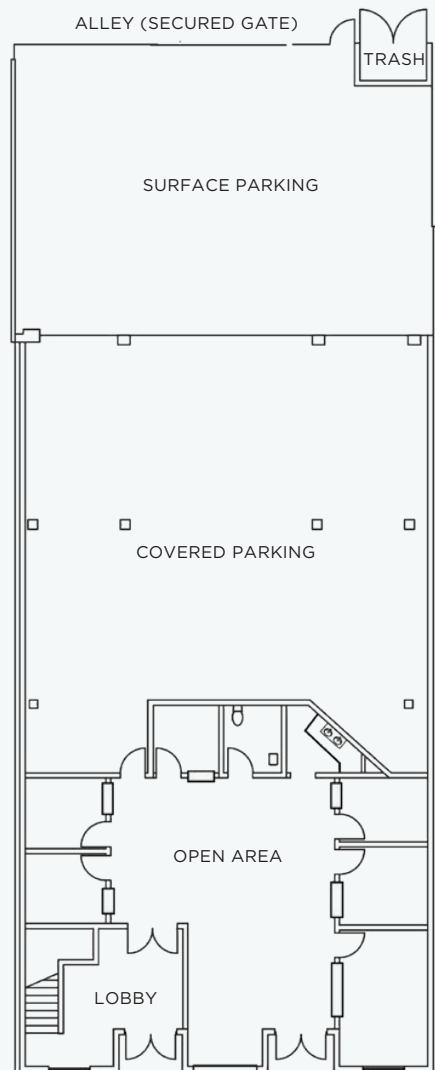
Three (3) Exterior Balconies

ADT and Security Cameras

On-Site Excellent Parking Secure & Gated

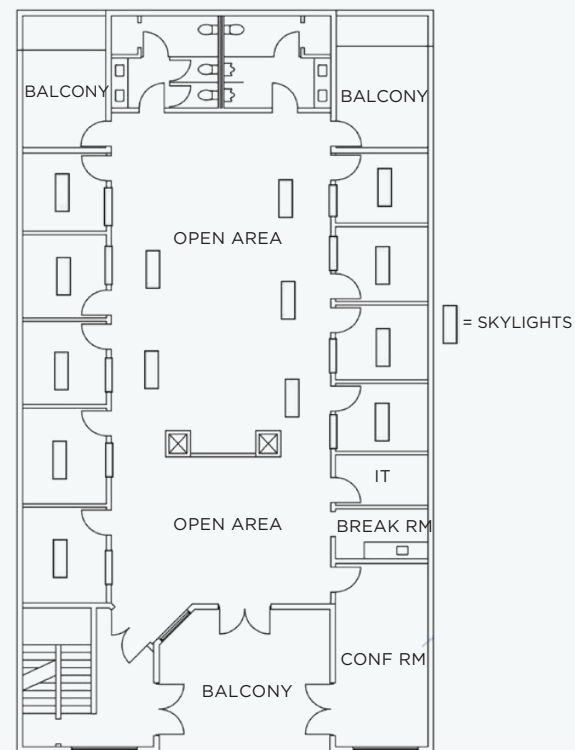


FLOOR PLAN



FIRST FLOOR (AS-BUILT)
±2,025 RSF*

*ENTIRE FIRST & SECOND FLOOR
CAN BE COMBINED FOR ±6,578 RSF



SECOND FLOOR (AS-BUILT)
±4,458 RSF*

NEIGHBORHOOD RETAIL

Pacific Ocean

- 5 minute walk to the ocean
- 10 minute drive to I-5
- 15 minute drive to Downtown San Diego

SITE

TRADER JOE'S PETSMART

STAPLES

RITE AID



Pacific Plaza I

VONS CVS pharmacy



petco



Balboa Ave

Grand Ave

Mission High School

Goodwill



Firestone

Grand Ave



BIG TIRES

FIVE GUYS



SUBWAY



CVS pharmacy

Pacific Beach Dr

Mission Bay

SALES COMPARABLES



Property Address	4990 Mission Blvd	3795 Mission Blvd	941-945 Pearl St	1454 Garnet Ave
Sale Date	12/8/2023	6/2/2024	12/27/2024	3/28/2025
RBA/GLA	3,059 SF	4,284 SF	3,047 SF	6,136 SF
Sale Price	\$2,900,000	\$3,785,000	\$2,600,000	\$5,000,000
Price Per SF	\$948/SF	\$884/SF	\$853/SF	\$815/SF
Year Built	1973	1985	1957	1947
Land Area	8,492 SF/0.19 AC	2,614 SF/0.06 AC	7,245 SF/0.17 AC	15,682 SF/0.36 AC

AVERAGE \$/SF = \$875/SF

HORNBLEND



CAST

CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
619-935-5152
www.Cast-Cap.com

RYAN KING
619-567-2677
ryan.king@cast-cap.com
License #01885401

JOSH SIMMS
619-500-7473
josh.simms@cast-cap.com
License #02080261

Copyright ©2025 CAST Capital Partners. All rights reserved. The information contained herein was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through CAST Capital Partners.