

2534 STATE STREET

SAN DIEGO, CA 92101

SAN DIEGO
INTERNATIONAL
AIRPORT



2534 STATE ST
7,004 SF Bldg

2516-20 STATE ST
5,002 SF Parcel

**MODERN
OFFICE BUILDING
& VACANT LAND
PARCEL**

.....
FOR SALE

PROPERTIES CAN BE SOLD SEPARATELY OR TOGETHER

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CAST
CAPITAL PARTNERS

2534 STATE STREET

PROPERTY HIGHLIGHTS

BUILDING SF	7,004 SF
LAND AREA	4,884 SF
PRICE	\$3,500,000

Modern 3-Story Office Building (Built 2008)

High quality office with elevator service and covered parking.

Executive Suite Layout with Multiple Income Streams including Executive Suites & Virtual Rent via Mailboxes

Seller currently uses one-floor and operates the other floor as an Executive Suite which collects approximately \$7,600/month. Another additional revenue stream comes from Virtual Rent for \$1,750/month. **The total additional income is \$9,350/month.**

Integrated On-Site Covered and Secure Parking

Covered parking garage on the 1st Floor plus Lobby Area.

High Accessible Banker's Hill / Mission Hills Location

Adjacent to I-5 and minutes to Downtown San Diego, Little Italy, Balboa Park, and SD International Airport.





2516-20 STATE STREET

PROPERTY HIGHLIGHTS

LAND SF

5,002 SF

SECURE PARKING LOT

Gated Parking currently utilized by Owner that can park approximately 12 parking stalls.

ZONING CC-3-4

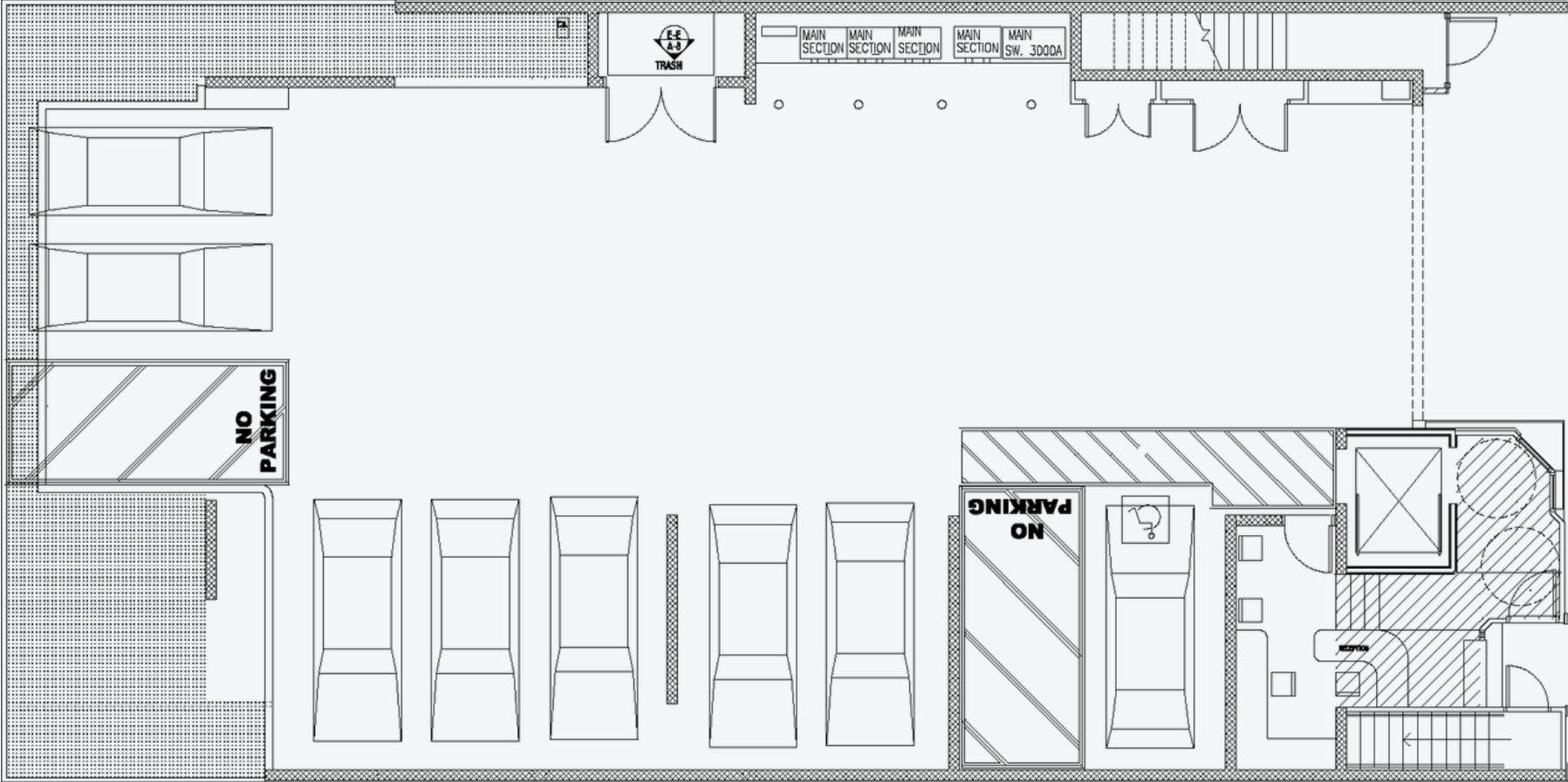
Tier 3 Complete Communities

PRICE

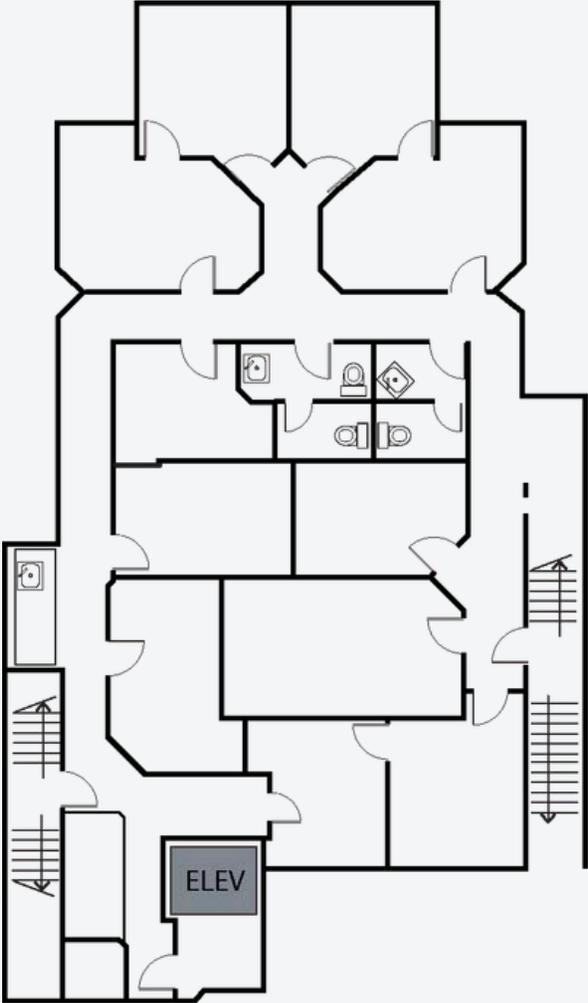
\$1,250,000

PROPERTY & PARKING CAN BE SOLD
TOGETHER OR SEPARATELY. OWNER WILL
CONSIDER ALL OFFERS

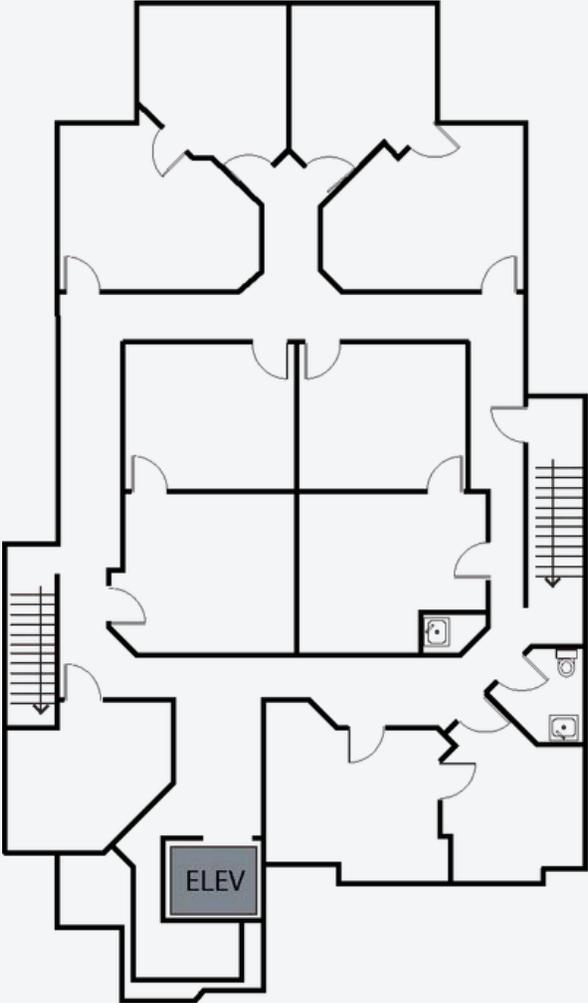
PARKING FLOOR PLAN



FLOOR PLAN



2ND FLOOR



3RD FLOOR



W LAUREL ST

STATE STREET





8

OLD TOWN
SAN DIEGO

MIDWAY
RETAIL /
SPORTS ARENA
DISTRICT

OLD TOWN
TRANSIT
CENTER

5

MISSION HILLS

FIVE POINTS

WASHINGTON
ST TROLLEY
STATION

MIDDLETOWN

5

LIBERTY
STATION

PORT OF
SAN DIEGO

SITE

SAN DIEGO
INTERNATIONAL AIRPORT

BANKERS
HILL

DOWNTOWN
SAN DIEGO



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