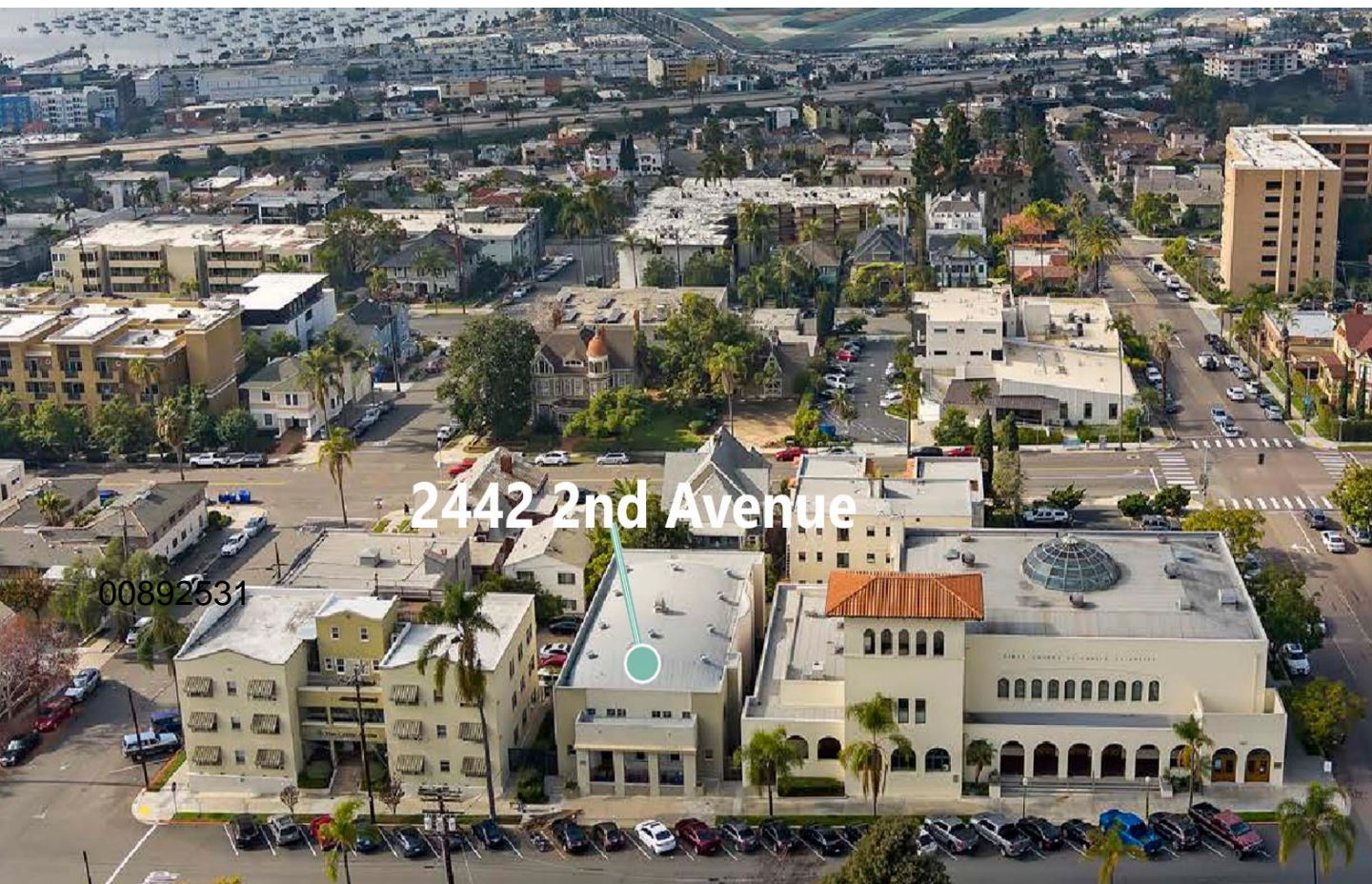


SAN DIEGO  
INVESTMENT  
REAL ESTATE

**FOR SALE**

**Bankers Hill 'Creative' &/or Assembly Building**



**2442 SECOND AVENUE, SAN DIEGO, CA 92101**

*Brokers:*

**PAUL SLOMAN: Broker License # 00892531**  
psloman@sinvestment.com; 619/692-1100

**ADAM PASCU: Broker License # 01465911**  
adam@73degrees.com; 858/761-1707

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



2442 2nd Avenue

## FOR SALE

# ‘Creative’ Commercial &/or Assembly Building Future Development Site Possibilities!

- **LIST PRICE:** \$1,800,000
- **ADDRESS:** 2442 Second Avenue, San Diego, CA 92101
- **BUILDING SIZE:** Footprint: ±4,000 gross square feet  
+ Very large mezzanine  
+ Partial basement  
(NOTE: Buyer to independently verify building size)
- **PARCEL SIZE:** ±5,000 square feet  
(NOTE: Buyer to independently verify parcel size)
- **POSSIBLE USES:** Gym, instructional studios (e.g. yoga),  
religious assembly, ‘creative office’ etc.
- **BUILD-OUT:** Reception area, conference room,  
open work space, 20 semi-private workstations,  
kitchen, 4 restrooms
- **ZONING:** City of San Diego: CC3-4
- **SHOWINGS:** By appointment only - to schedule please contact:  
ADAM PASCU  
adam@73degrees.com; 858/761-1707

ALL INFORMATION CONCERNING THIS PROPERTY IS DEEMED TO BE CORRECT BUT ABSOLUTELY NO REPRESENTATION OR WARRANTY IS MADE BY SAN DIEGO INVESTMENT REAL ESTATE, INC. OR PAUL SLOMAN REGARDING ITS ACCURACY. IT IS SUBMITTED TO A BUYER SOLELY FOR THEIR INDEPENDENT VERIFICATION DURING THEIR DUE DILIGENCE CONTINGENCY.

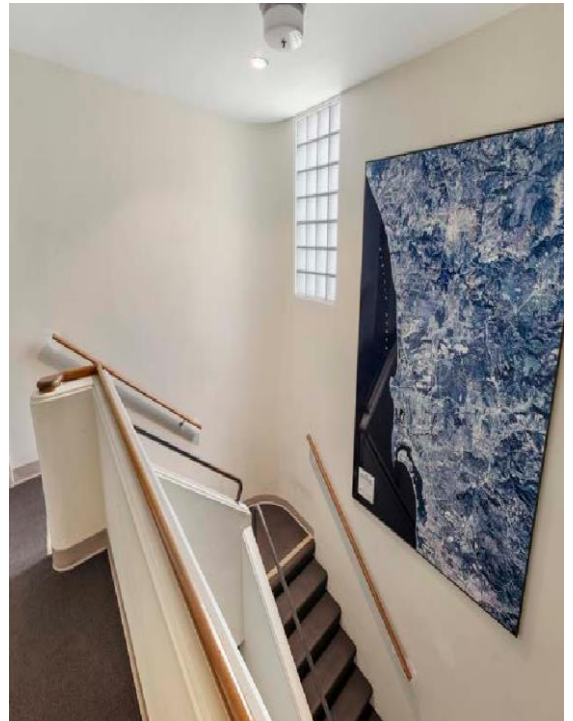
**2442 2<sup>nd</sup> AVENUE**



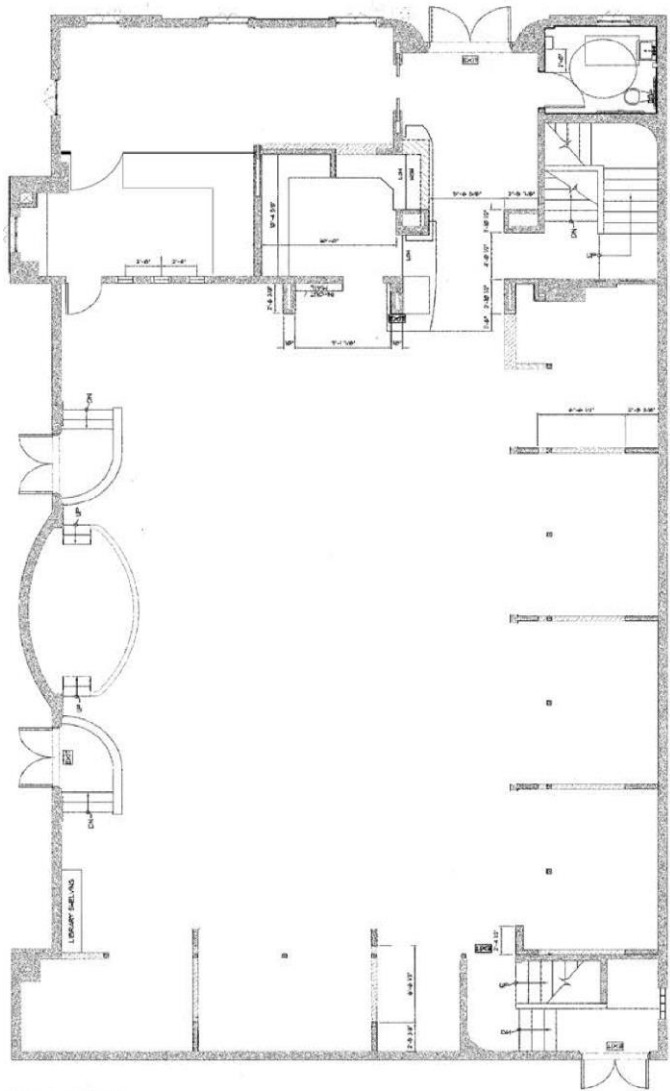
**INTERIOR**



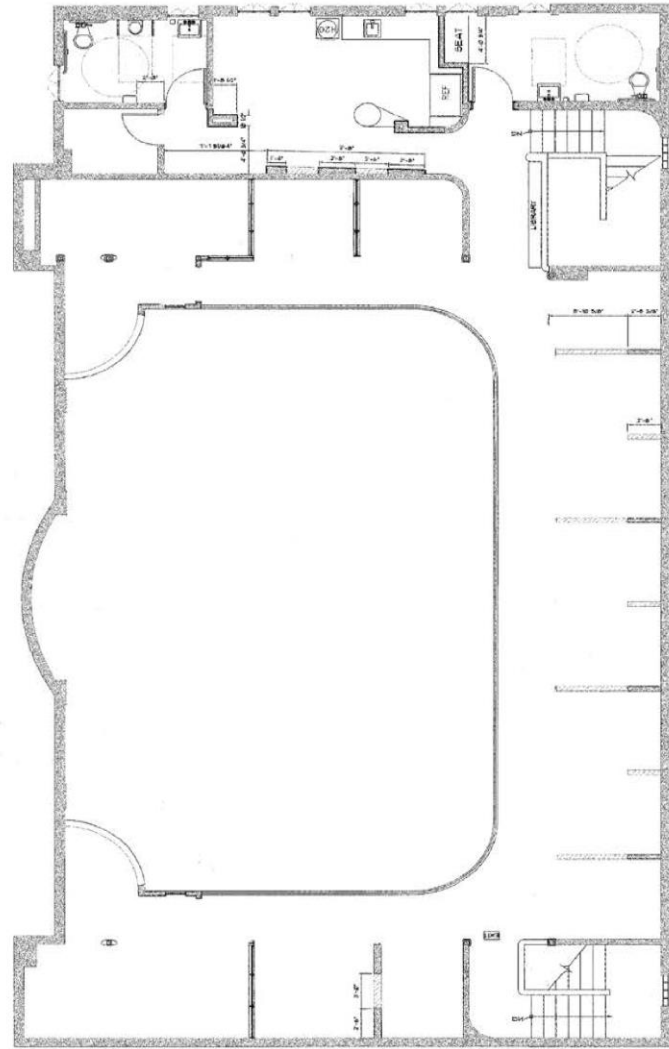
# INTERIOR



# FLOOR PLANS



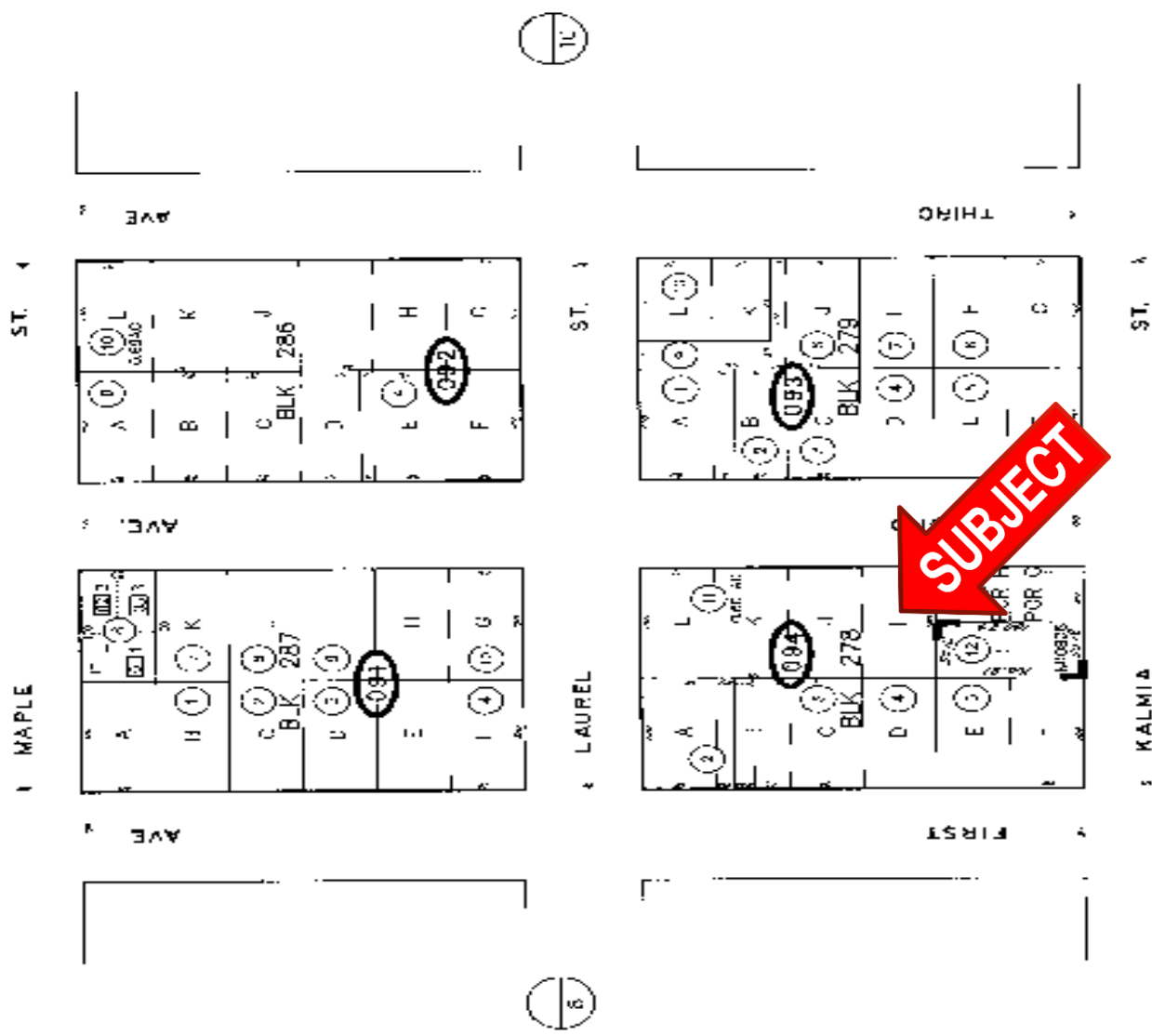
MAIN LEVEL



UPPER LEVEL

533-091-094

map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, easements, acreage or other matters shown thereon.



**Designed by Irving Gill**

**The Next Door Neighbor  
2450 2<sup>nd</sup> Avenue**

