

SAN DIEGO  
INVESTMENT  
REAL ESTATE

## **FOR SALE**

**Uptown 'Owner-User' Office/Mixed-use Property  
2 Buildings totaling ±2,400sf**



**418-420 Walnut Avenue, San Diego, CA**

*Exclusive Broker:*

**PAUL SLOMAN**

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

Paul Sloman: Lic. # 00892531

## Uptown San Diego 'Owner-User' Office-Health/Mixed-use Property

(Possible Uses: General Office, Acupuncture, Chiropractic etc.)

- **LIST PRICE:** \$2,250,000
- **ADDRESS:** 418-420 Walnut Avenue, San Diego CA 92103
- **BUILDINGS:** 420 Walnut: ±1,915 gross sf  
418 Walnut: ± 485 gross sf  
± 2,400 gross sf (*Buyer to Verify*)
- **PARCEL SIZE:** ±6,000 square feet (*Buyer to Verify*)
- **ON-SITE PARKING:** ±3 spaces accessed of the alley
- **DESCRIPTION:** 420 Walnut: Largely private office build-out (originally constructed as a medical building)  
418 Walnut: Apartment (1 bed) – recently remodeled!
- **ZONING:** CC3-10 - City of San Diego
- **CURRENT OCCUPANCY:** 420 Walnut is leased month-to- month  
418 Walnut is vacant
- **SHOWINGS:** ALL SHOWINGS BY APPOINTMENT!  
Please Do Not Disturb the Tenant

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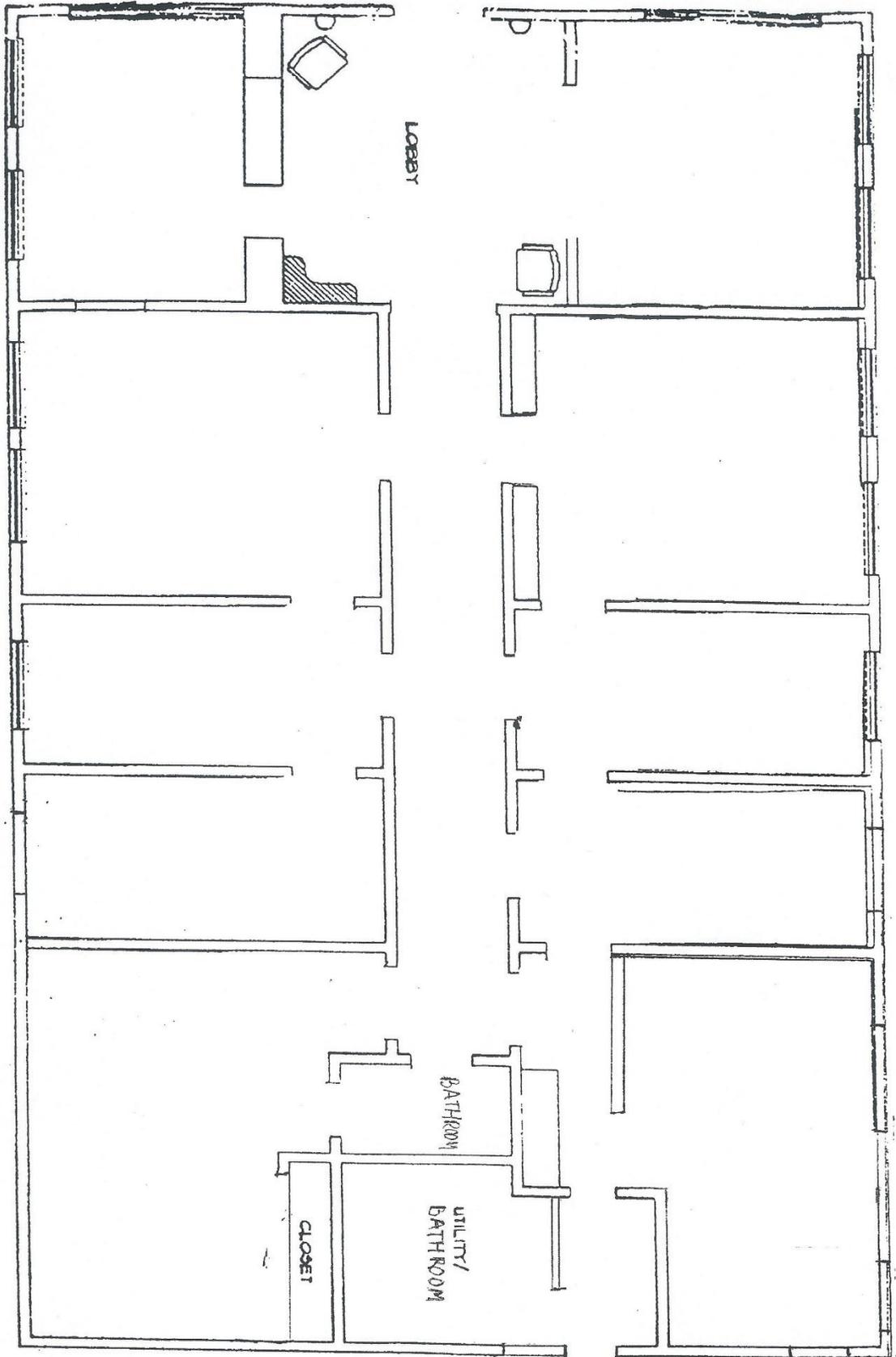


# 418 WALNUT Apartment



# 420 WALNUT

## Rough Floor Plan



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