

# INDUSTRIAL OWNER-USER AND/OR DOWNTOWN SAN DIEGO DEVELOPMENT OPPORTUNITY

**±2,100 SF INDUSTRIAL IMPROVEMENTS ON ±3,992 SF LOT**

765 17TH STREET, SAN DIEGO 92101

- Excellent Freeway Access to I-5, I-163 and I-94
- Within the Complete Communities Housing Solutions and Transit Priority Area Overlay, allowing for higher density and height.

**PRICE: \$1,497,000**



**TIM GOSSELIN, CCIM**  
(760) 822-3730  
DRE Lic # 01495432

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





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SAN DIEGO BAY

CORONADO  
BRIDGE

SAN DIEGO  
CONVENTION  
CENTER

CORONADO

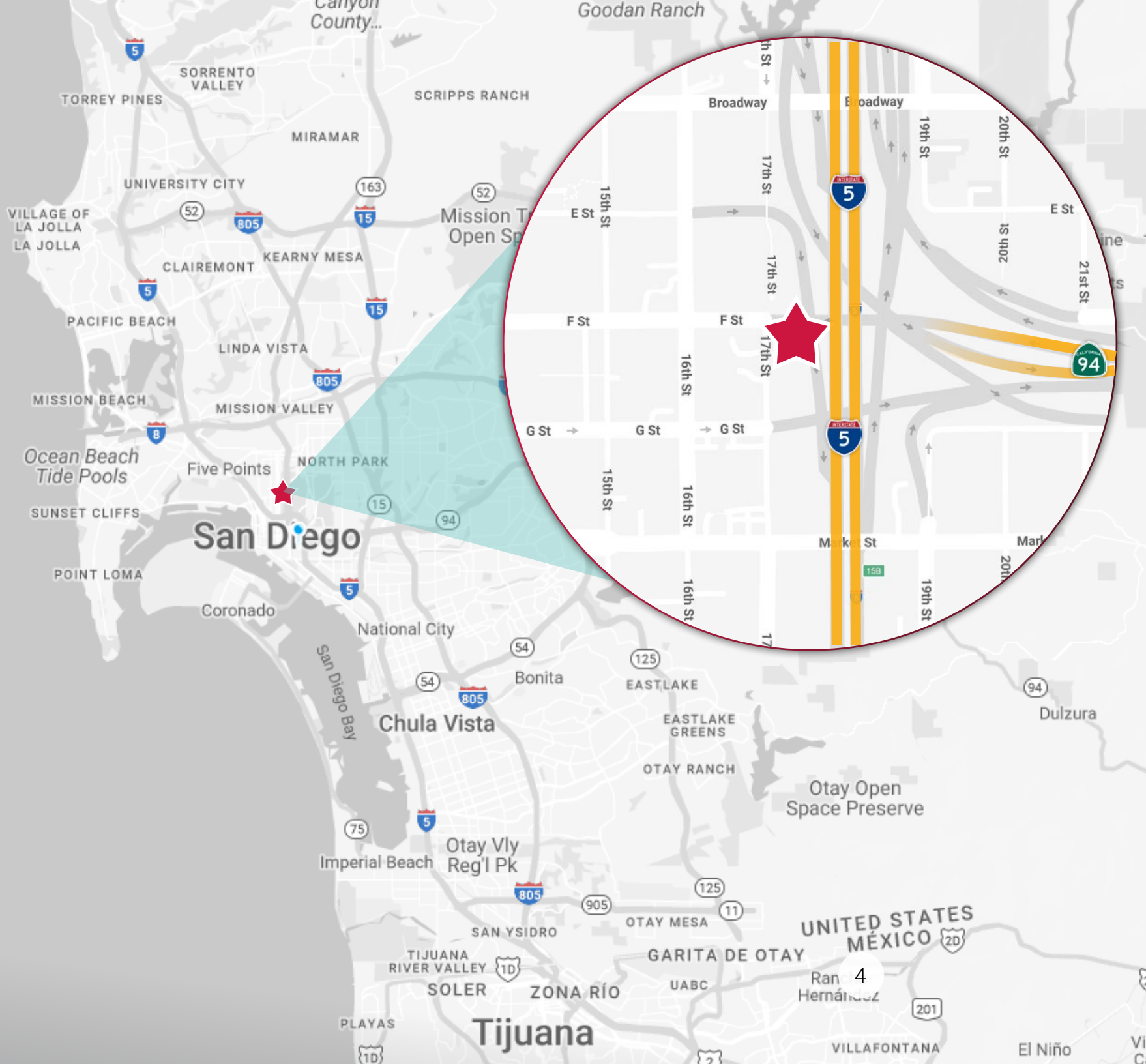
SAN DIEGO  
INTERNATIONAL  
AIRPORT  
4.3 MILES

765 17TH ST

BALBOA  
STADIUM









CORONADO  
BRIDGE

765 17TH ST

17TH ST

F ST





765 17TH ST

F ST

STOP

17TH ST





765 17TH ST



F ST

17TH ST



CLICK HERE TO VIEW  
PROPERTY VIDEO







# PROPERTY INFORMATION

**APN:**

535-180-23

**Building Size:**

±2,100 SF + Bonus Mezzanine ±615 SF

**Warehouse Clear Height:**

±15'

**Loading Doors:**

Three 16'x10'

**Office:**

±210 SF

**Land Size:**

±3,992 Fenced Yard

**Parking:**

Six Spaces

**Zoning:**

CCPD-ER, Employment/Residential Mixed-Use (ER). A variety of uses are permitted in this district, including office, residential, hotel, research and development, educational, and medical facilities.

**Complete Communities:**

FAR Tier 1: No limit on FAR

**Price:**

\$1,497,000





**EXCLUSIVELY REPRESENTED BY**



**TIM GOSSELIN, CCIM**

PRINCIPAL

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