

MORENA

4455 MORENA BOULEVARD
SUITE 115

SAN DIEGO, CA 92117



±864 SF FOR SALE

GARRETT FENA, SIOR
Senior Vice President, Partner
Lic #01909122 | 858.458.3318
gfena@voitco.com

Voit
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100
La Jolla, California 92037
858.453.0505 | 858.408.3976 Fax
Lic #01991785 • www.VoitCo.com

MORENA

4455 MORENA BOULEVARD
SUITE 115

SAN DIEGO, CA 92117

SALE PRICE
\$450,000

4455 Morena Boulevard, offers a ground floor office suite for sale in the highly desirable Morena submarket. The unit is a rare opportunity in a quiet and well maintained office building.

PROPERTY HIGHLIGHTS

- Great Location in the Pacific Beach/Rose Canyon/Morena Submarket
- Excellent Access Along the I-5 Corridor & 52-Freeway
- 4/1,000 SF Parking Ratio
- Close Proximity to Retail Amenities
- Direct Access to Costco
- Beautiful Lobby & Common Areas
- Building Wired For High Speed Fiber
- Plenty of Free Parking for Visitors & Special Guests



GARRETT FENA, SIOR
Senior Vice President, Partner
Lic #01909122 | 858.458.3318
gfena@voitco.com

Voit
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100
La Jolla, California 92037
858.453.0505 | 858.408.3976 Fax
Lic #01991785 • www.VoitCo.com

MORENA

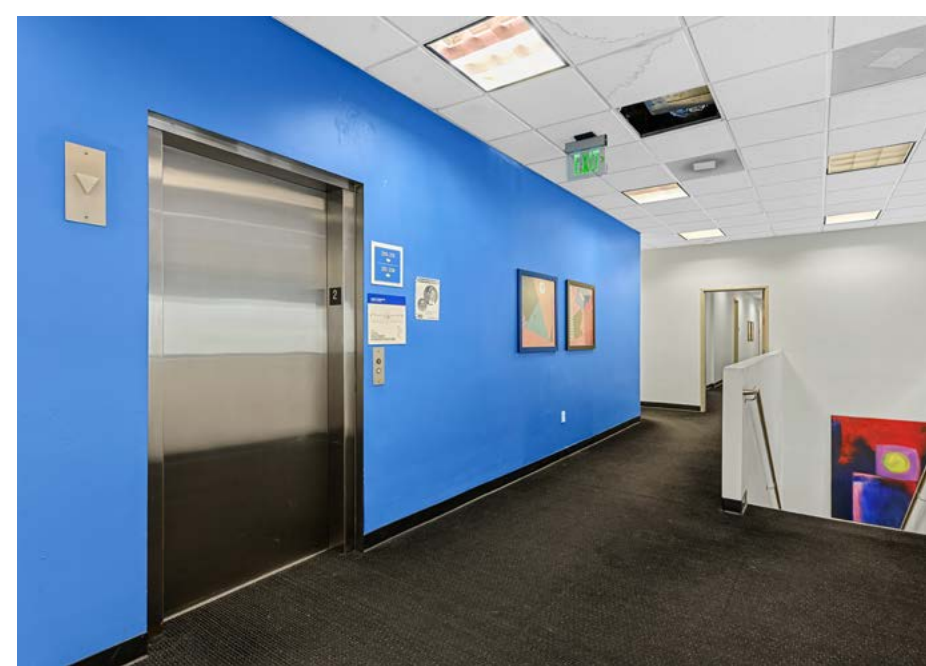
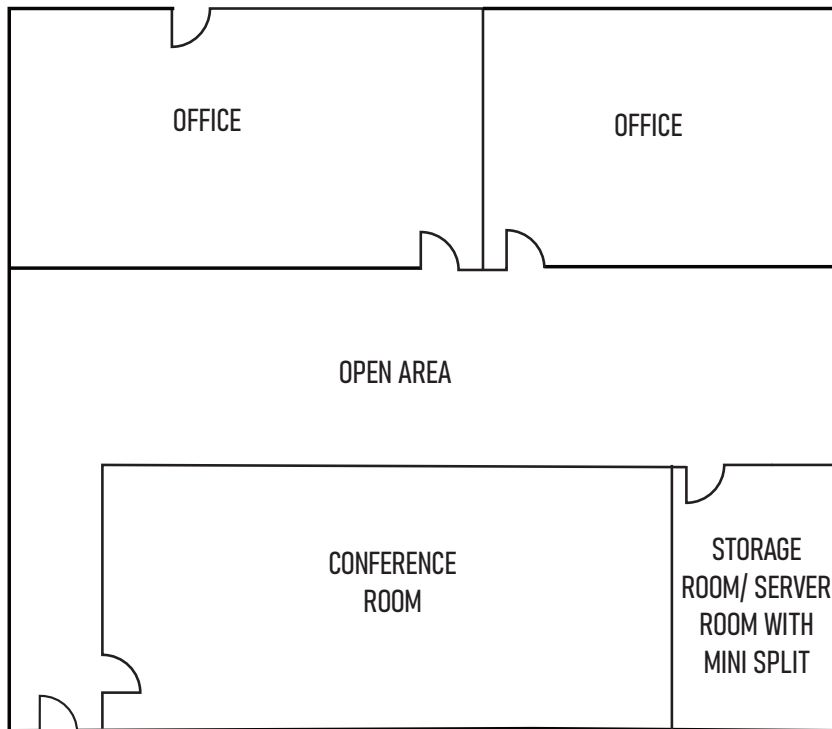
4455 MORENA BOULEVARD
SUITE 115

SAN DIEGO, CA 92117

SUITE 115

- ±864 SF
- Corner unit
- Two (2) window lined offices
- Direct exterior entry access from parking lot
- Conference room & storage room
- Custom windows throughout interior
- Features custom designed auralox sound isolation for professional recording studio
- Used for video, TV, music, film & YouTube social media web recording
- Excellent condition - remodeled & upgraded improvements
- New energy efficient HVAC system

EXTERIOR ENTRY



GARRETT FENA, SIOR
Senior Vice President, Partner
Lic #01909122 | 858.458.3318
gfena@voitco.com

Voit
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100
La Jolla, California 92037
858.453.0505 | 858.408.3976 Fax
Lic #01991785 • www.VoitCo.com



Clairemont Town Square

VONS
ROSS DRESS FOR LESS
CVS pharmacy
NORDSTROM rack
Bath & Body Works

Michaels
ACE Hardware
OUTBACK STEAKHOUSE
3'S
DOLLAR TREE

Burlington
TJ-maxx
GameStop
Denny's



GARRETT FENA, SIOR
 Senior Vice President, Partner
 Lic #01909122 | 858.458.3318
 gfena@voitco.com

Voit
 REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100
 La Jolla, California 92037
 858.453.0505 | 858.408.3976 Fax
 Lic #01991785 • www.VoitCo.com

4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 | 858.453.0505 | Lic.#01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.