

# BANKERS HILL MIXED USE BUILDING FOR SALE POTENTIAL REDEVELOPMENT OPPORTUNITY

1770 FOURTH AVENUE & 1763 THIRD AVENUE | SAN DIEGO | CA | 92101



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FIFTH AVENUE

FOURTH AVENUE

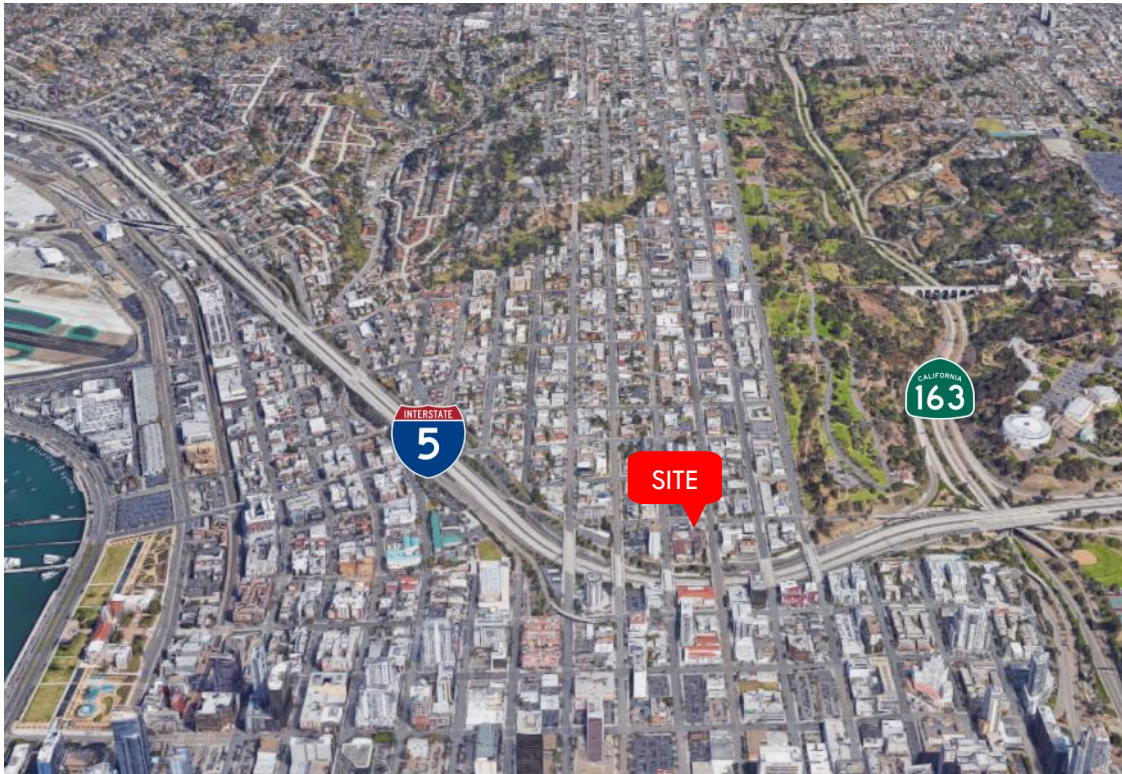
THIRD AVENUE

1770 4TH

1763 3RD

ELM STREET





## PROPERTY HIGHLIGHTS

- ◇ Year Built: 1940
- ◇ Parcel Number: 533-301-04
- ◇ Approximate Gross Square Footage: 20,534 SF

### 1770 FOURTH AVENUE

- ◇ Approximately ±18,242 SF Office Building
- ◇ 5,000 SF Lot (12,500 SF Combined)
- ◇ (3) Stories
- ◇ Elevator Served
- ◇ Lower Level — Approx. ±4,934 RSF
- ◇ 1st Floor — Approx. ±4,945 RSF
- ◇ 2nd Floor — Approx. ±4,734 RSF
- ◇ 3rd Floor — Two (2 Bed/1Bath) Apartments — Approx. 3,629 RSF
  - ◇ Apartments Currently Used as Office Space
- ◇ Rooftop Patio with Views of Downtown
- ◇ **Zoning: CC-3-4 (Click for Zoning Information)**

### 1763 THIRD AVENUE

- ◇ Approximately 7,500 SF Parking Lot (12,500 SF Combined)
  - ◇ 2,292 SF Garage Building (9) Garages
- ◇ (26) Surface Spaces
- ◇ Zoning: NP3

## LOCATION

- ◇ Central Bankers Hill
- ◇ Corner of 4th Avenue and Elm Street
- ◇ (2) Blocks from Balboa Park
- ◇ Adjacent to I-5 and CA-163 Freeways

## SALE PRICE

- ◇ \$ 5,470,000

## LEASE RATE

- ◇ 2.35 PSF NNN



**Bankers Hill**

**Balboa Park**



**Little Italy**



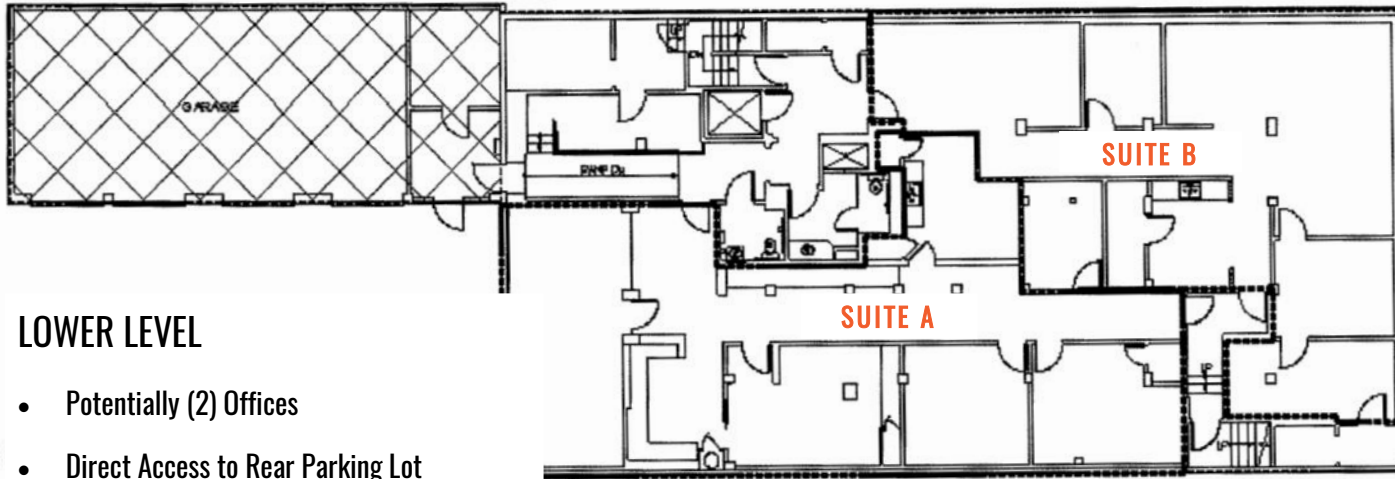
**1770 4th & 1763 3rd**



**Downtown Core**

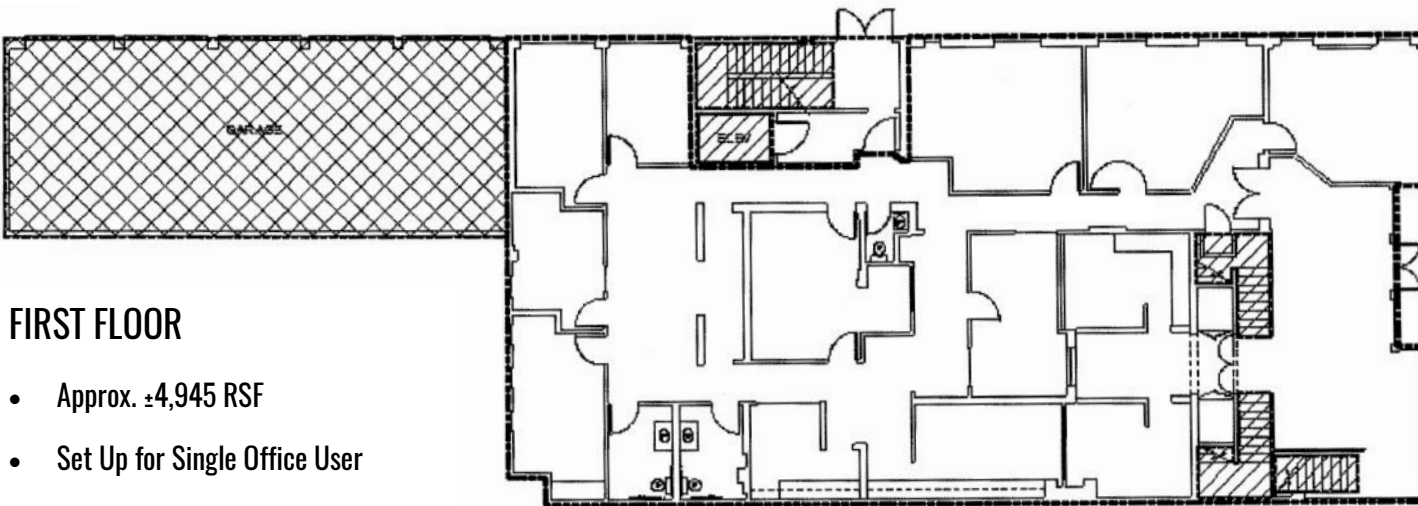


# FLOOR PLANS



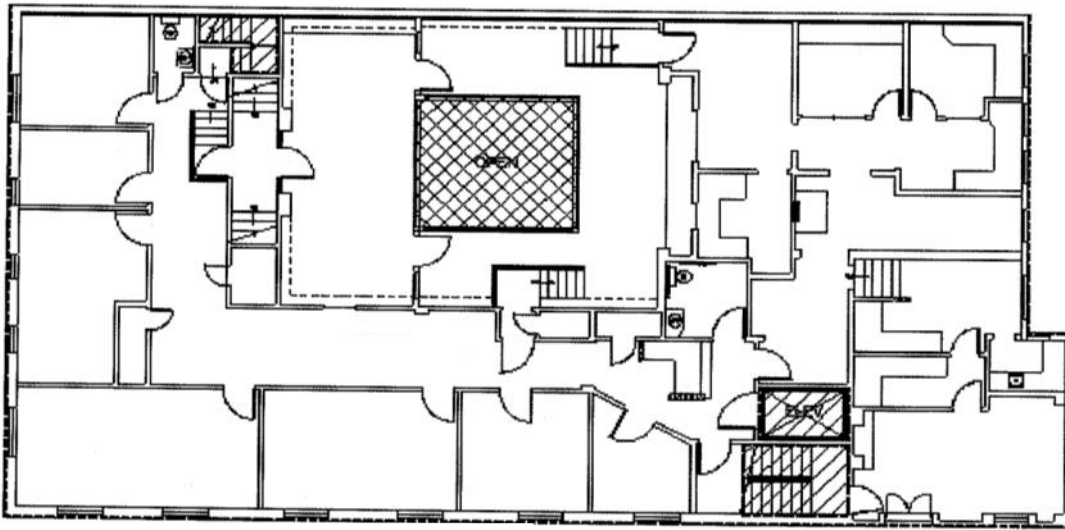
## LOWER LEVEL

- Potentially (2) Offices
- Direct Access to Rear Parking Lot
- Suite A & B | Approx. ±4,934 RSF
- Previously Multi-Tenant (2 Office Users)



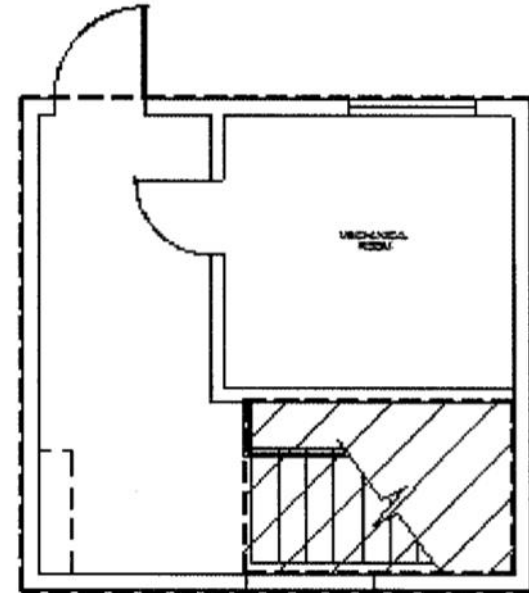
## FIRST FLOOR

- Approx. ±4,945 RSF
- Set Up for Single Office User



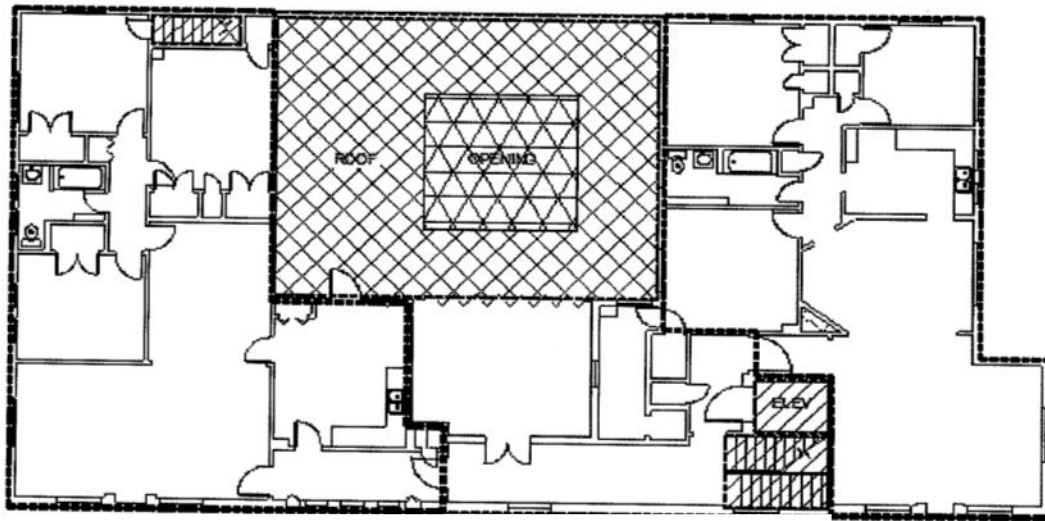
## SECOND FLOOR

- Potentially and Formally Two (2) Office Suites
- Approx. ±4,734 RSF



## FOURTH FLOOR

- Mechanical / Elevator Room Access



## THIRD FLOOR

- (2) Residential Apartments Currently Being Used As Offices
  - Approx. ±3,629 RSF
- Large Outdoor Roof Patio with Views of Downtown (not included in RSF)



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