



LITTLE ITALY CREATIVE OFFICE

**1350  
Columbia  
Street**

San Diego, CA

FOR SALE/LEASE



# 01

## EXECUTIVE SUMMARY

# 02

## MARKET OVERVIEW

# 03

## COMPETITIVE SET

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1350 Columbia Street, Suite 303, San Diego, CA 92101

01

## EXECUTIVE SUMMARY

### INVESTMENT OVERVIEW

An approximate 2,752 square foot office is for sale on the third floor of the MetroWork building in Little Italy, San Diego. The space features natural light, high end window treatments, concrete walls and ceilings, and exposed HVAC.

The MetroWork building is a nine story, premier owner-user condominium project built in 2007. The property has a walk score of 99 and is situated in the heart of the highly desirable Little Italy district. It is close to public transportation and within walking distance to shops, restaurants, and brew pubs. With immediate interstate access to the 5 and 163 freeways, there are an abundance of public parking lots nearby.



2,752 SF  
suite in a nine  
story building



High end  
creative finishes



Proximity to  
Little Italy shops  
& restaurants



Immediate  
access to 5 and 163  
freeways



## PROPERTY OVERVIEW

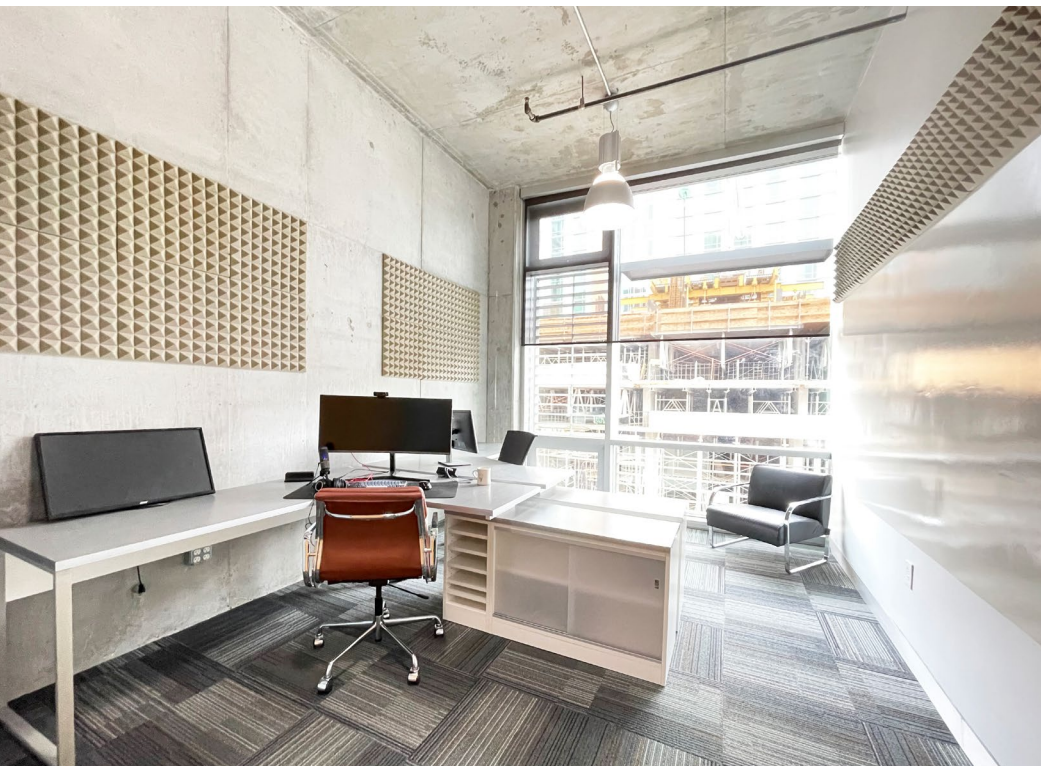
<b>Address</b>	1350 Columbia Street San Diego, CA
<b>Suite</b>	303
<b>Gross Building Area</b>	77,859
<b>Lot Size</b>	0.23 AC
<b>Available Space</b>	2,752
<b>Stories</b>	9
<b>Year Built</b>	2007
<b>Parking</b>	Negotiable – 0-14 spaces
<b>Building Class</b>	B
<b>Zoning</b>	CCPD-Core
<b>Price</b>	\$1,650,000
<b>Price PSF</b>	\$599.56
<b>Lease Rate</b>	\$3.00 PSF + Electricity

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EXTERIOR PHOTO



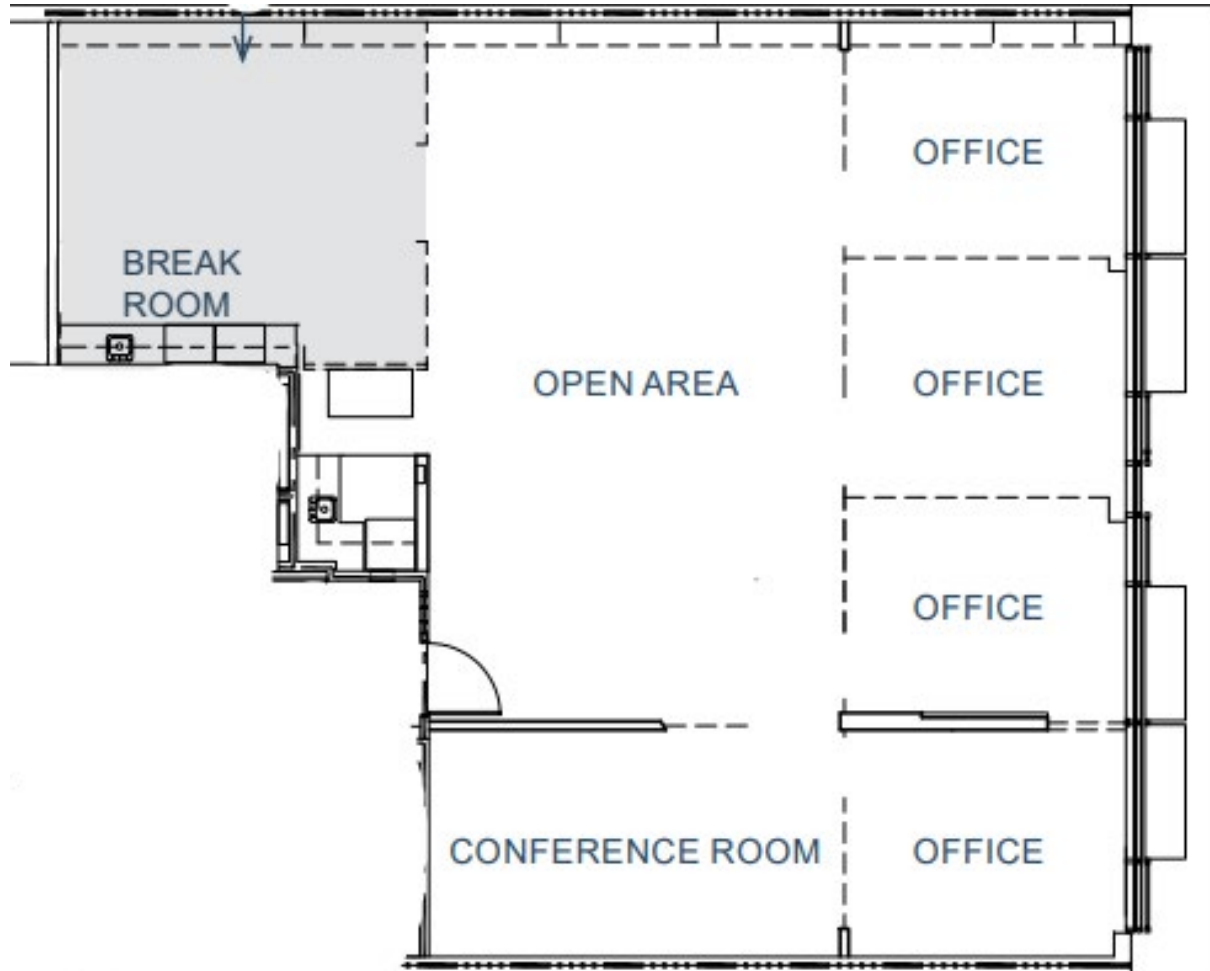
# INTERIOR PHOTOS



# INTERIOR PHOTOS

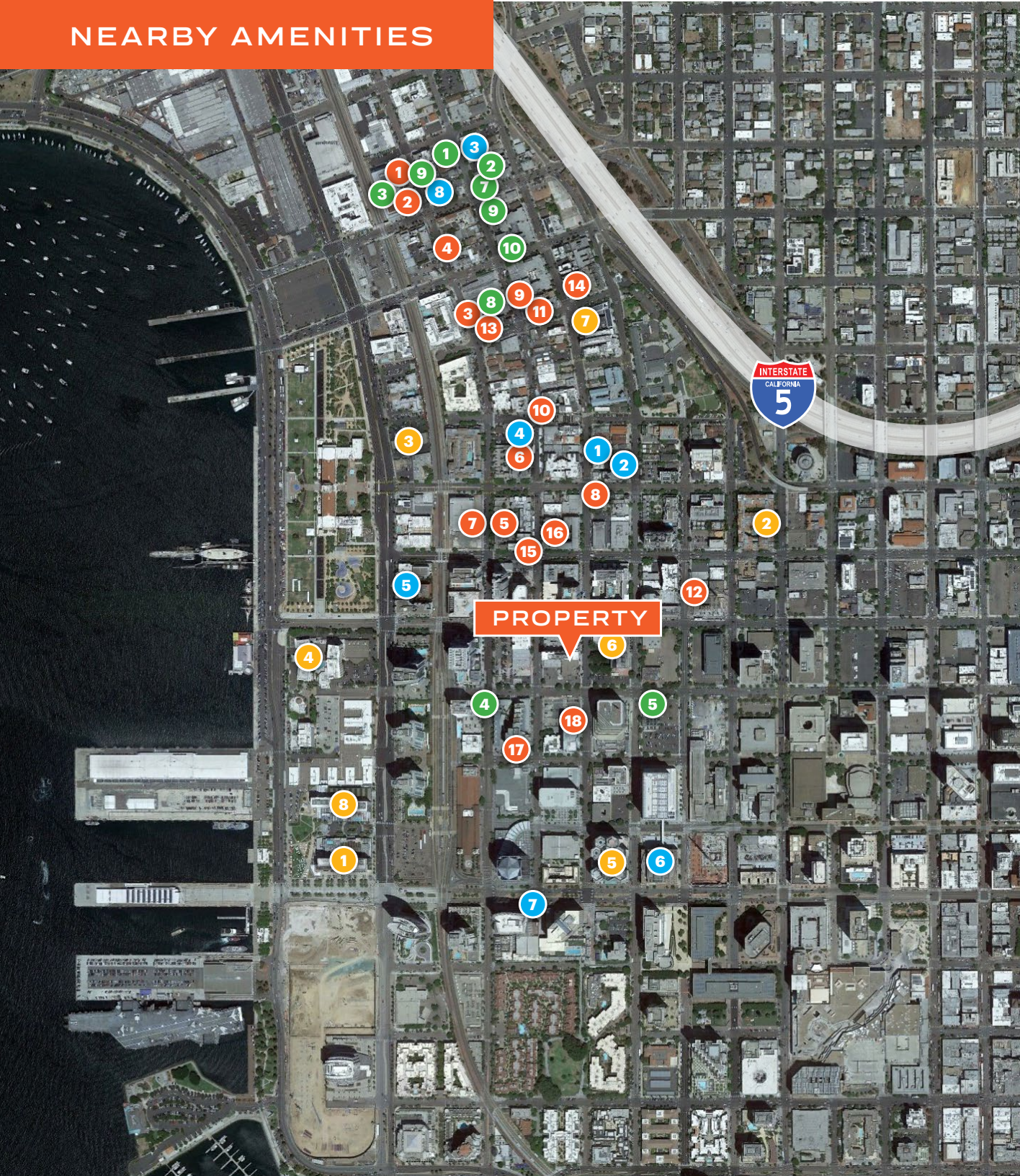


# FLOOR PLAN





## NEARBY AMENITIES



## RESTAURANTS

1. Juniper + Ivy
2. Crack Shack
3. Underbelly
4. Kettner Exchange
5. Craft & Commerce
6. Ironside Fish and Oyster
7. King and Queen Cantina
8. Queenstown Public House
9. Born and Raised
10. Little Italy Food Hall
11. Civico 1845
12. Extraordinary Desserts
13. Bencotto
14. Harumama
15. Petrini's San Diego
16. Enoteca Style
17. Carnivore Sandwich
18. The Mudbar

## COFFEE

1. Lofty Coffee
2. Pappalecco
3. James Coffee Co.
4. Caffe Italia
5. Portal Coffee
6. Coava
7. Copa Vida
8. Bird Rock Coffee Roasters

## HOTELS

1. Intercontinental
2. Doubletree
3. Residence Inn
4. Wyndham
5. The Guild
6. Carte
7. Porto Vista
8. Springhill Suites

## BARS & BREWPUBS

1. Ballast Point
2. Bottlecraft
3. The Waterfront
4. Stone Brewing
5. Karl Strauss
6. Rovino
7. Vino Carta
8. M Winehouse
9. Carruth Cellars
10. Pali Wine Co.
11. Bolt Brewing

# 02

## MARKET OVERVIEW

# Little Italy

Once home to San Diego's flourishing tuna fishing industry and generations of Italian families who made their living on the sea, Little Italy is now a lively neighborhood with cozy patio cafés, international restaurants, craft brew stops, urban wineries, art galleries, sophisticated shops, boutique hotels, and the festive Piazza della Famiglia.

A slew of luminary chefs have gravitated to Kettner Boulevard, giving it the moniker of "Top Chef Alley" with distinctive eateries including Juniper & Ivy, Cloak & Petal, Born and Raised, The Crack Shack, Herb & Wood and Kettner Exchange. India Street is lined with restaurants featuring cuisines of both Southern and Northern Italy, including the classic Filippi's Pizza Grotto, featuring an old-fashioned Italian dining experience.

The central gathering point in Little Italy is a European-style piazza known at Piazza della Famiglia. The 10,000-square-foot plaza connects India and Columbia streets and features a dramatic tiled fountain. Enjoy an afternoon stroll across the cobblestone street while relaxing before dinner. The piazza, in the "heart" of Little Italy, is dedicated to the past, present, and future families of the Little Italy neighborhood. Just steps from the plaza, savor the flavors of Italy in the Little Italy Food Hall. This new social dining concept offers six locally-driven food stations and a full bar with local beers and craft cocktails.



**Young professionals  
and families**



**Close walk to Little Italy  
shops, restaurants, and  
amenities**



**Three blocks to both I-5  
freeway and Harbor Drive**



**1.4M** POPULATION



**92.8%** EMPLOYMENT RATE



**\$602,600** AVERAGE HOME VALUE



**\$79,673** AVERAGE HHI



**35** MEDIAN AGE



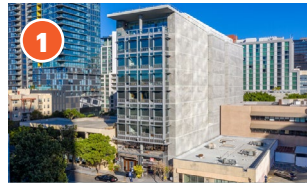
**1%** POPULATION GROWTH

# 03

## COMPETITIVE SET

1350 Columbia Street, Suite 303, San Diego, CA 92101

### SALE COMPARABLES



**1**  
1350 Columbia St, Suite 701  
San Diego, CA 92101

<b>RBA</b>	77,859 SF
<b>Sale Price</b>	\$1,021,000
<b>Price/SF</b>	\$649.08
<b>Sale Date</b>	6/2022



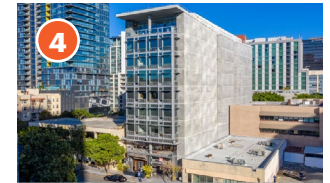
**2**  
406 9th Ave, Suite 313  
San Diego, CA 92101

<b>RBA</b>	49,755 SF
<b>Sale Price</b>	\$715,000
<b>Price/SF</b>	\$657.17
<b>Sale Date</b>	4/2022



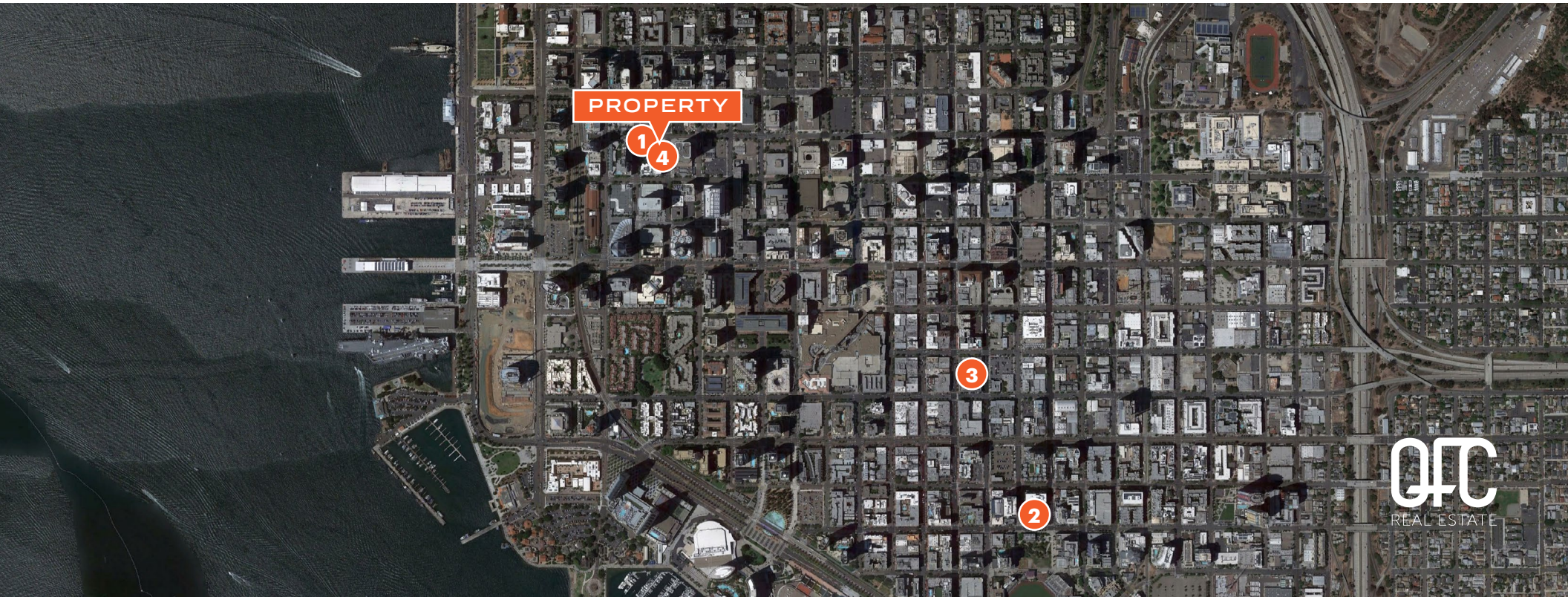
**3**  
777 6th Ave, Suite 127  
San Diego, CA 92101

<b>RBA</b>	28,501 SF
<b>Sale Price</b>	\$700,000
<b>Price/SF</b>	\$532.72
<b>Sale Date</b>	6/2021



**4**  
1305 Columbia St, Suite 700  
San Diego, CA 92101

<b>RBA</b>	77,859 SF
<b>Sale Price</b>	\$1,600,000
<b>Price/SF</b>	\$588.45
<b>Sale Date</b>	6/2021





**1495 Pacific Highway, Suite 450**  
**San Diego, CA 92101**  
**619.243.8454**

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