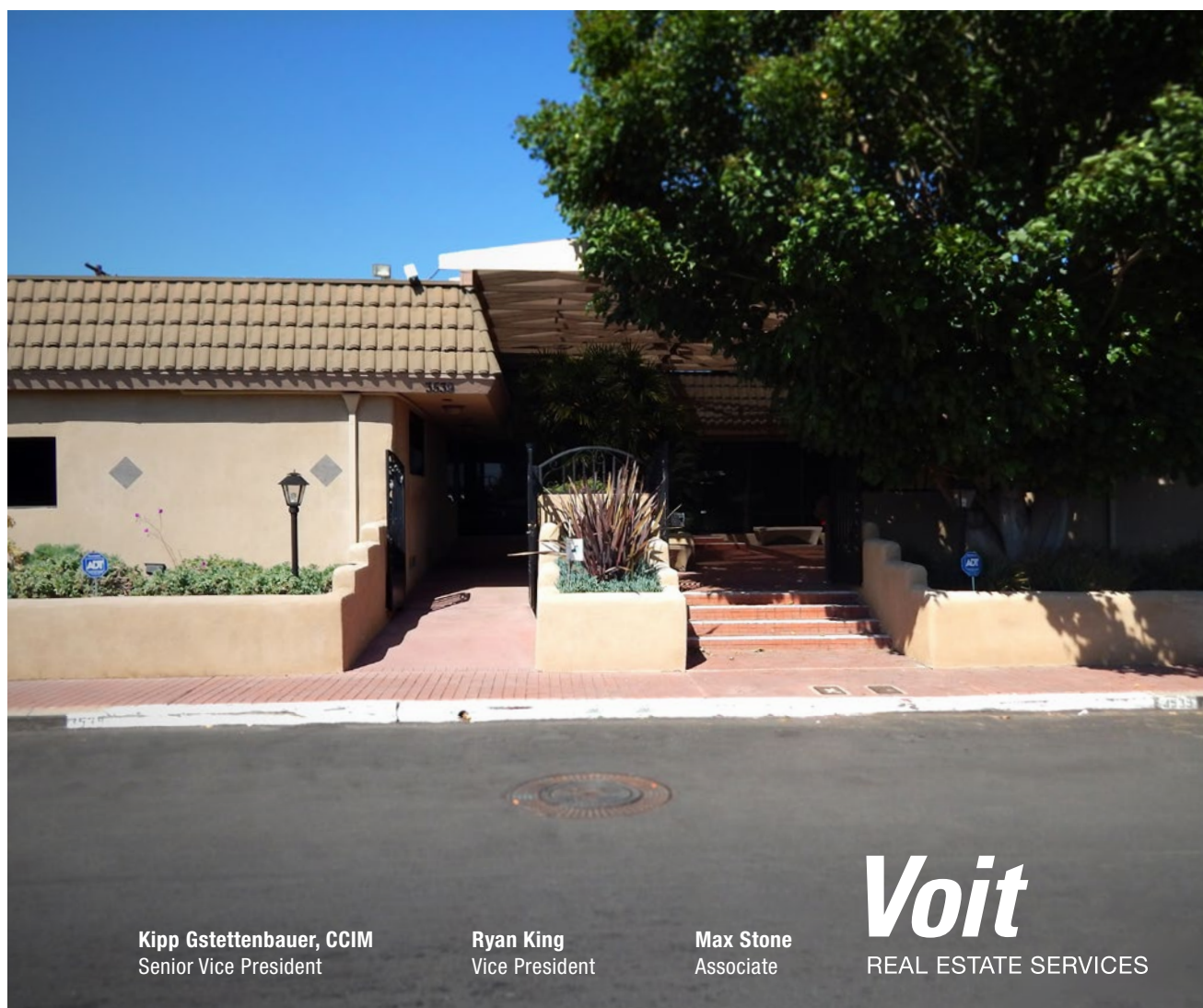




3539 *College Avenue*

COLLEGE PROFESSIONAL BUILDING
Available For Sale



Kipp Gstettenbauer, CCIM
Senior Vice President

Ryan King
Vice President

Max Stone
Associate

Voit
REAL ESTATE SERVICES

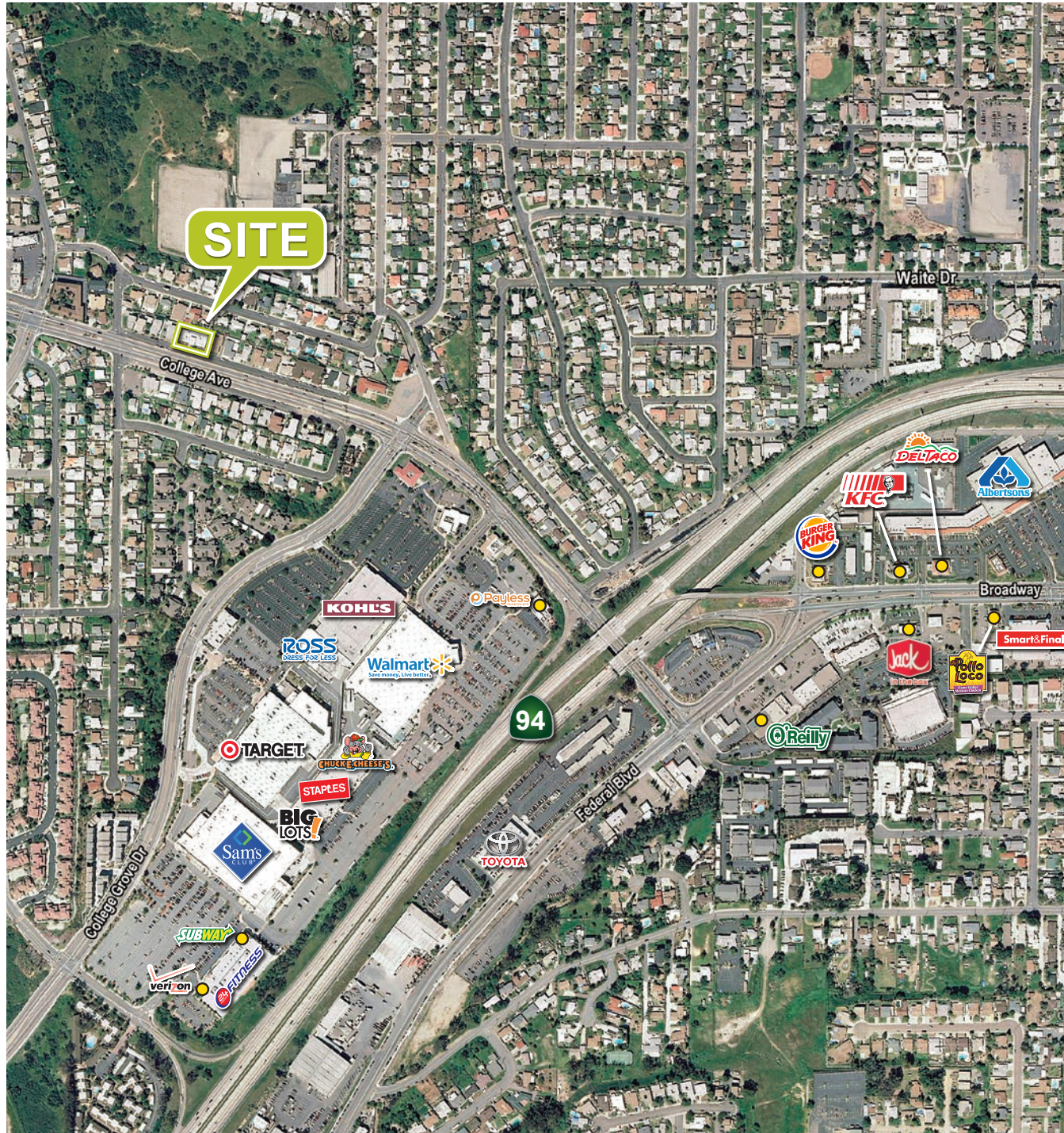
The College Professional Building is an established, well-located asset in the College Grove area, just south of San Diego State University. Ideal for both an Owner-User or an Investor, the property is comprised of two (2) wings adjoined by a central waiting room and large courtyard and offers excellent visibility coupled with plenty of on-street parking.

Property Features

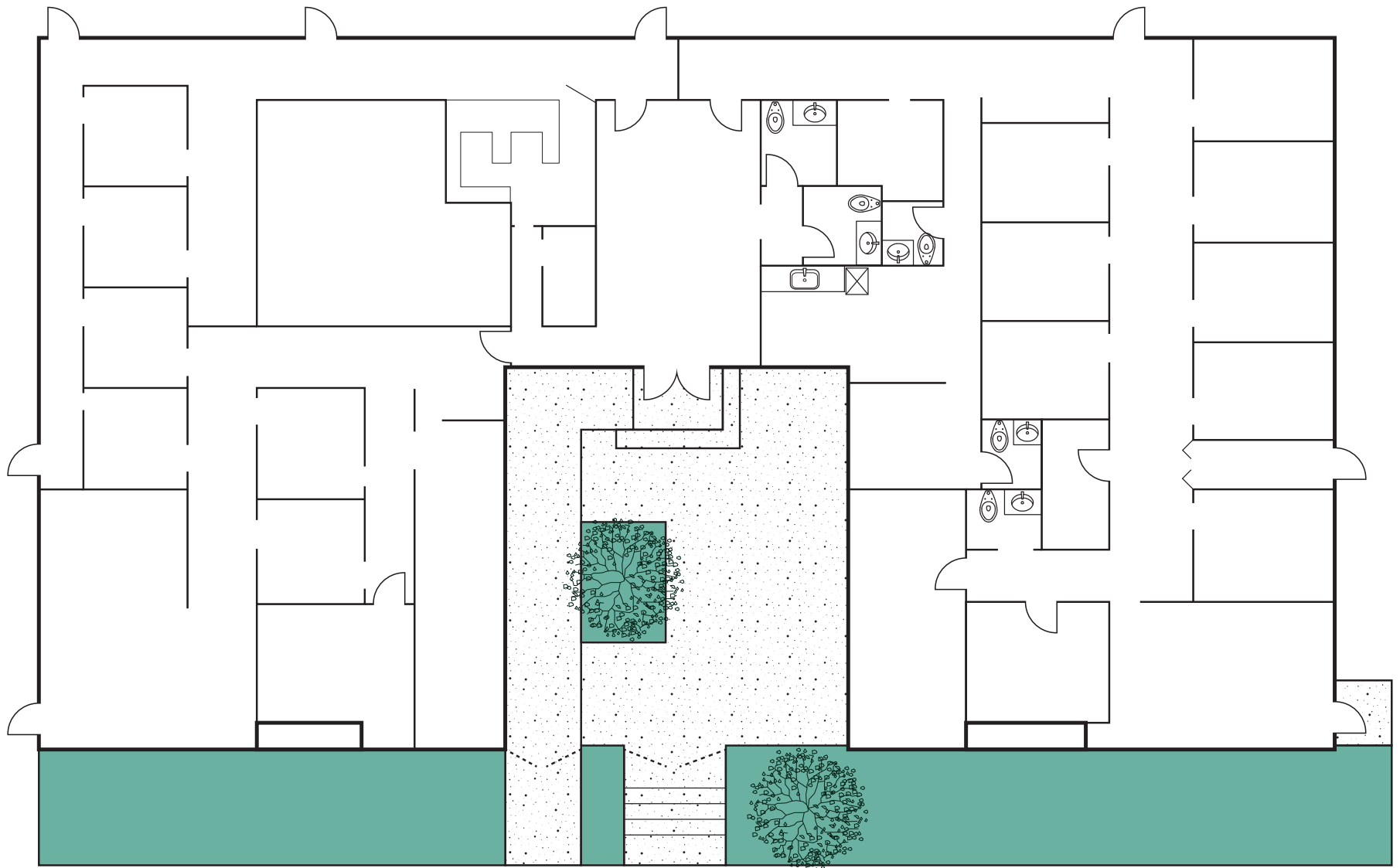
- ±6,086 SF professional/medical building
- ±12,055 SF parcel
- Built in 1975
- APN: 473-580-32-00
- Courtyard entrance plus backyard with lush landscaping

Asking Price

\$912,750 (\$150.00 PSF)



3539
College Avenue



COLLEGE AVE

3539
College Avenue

Rent Roll

North Side

Unit	Tenant Name	Actual Rent	Lease Start	Lease End	Scheduled Rent
Suite 100	Libs Chiropractic/C2 Financial	\$1,225	Month to Month (MTM)	MTM	\$2,500
Suite 150	VACANT (1,520 SF at \$1.65/SF)	-	-	-	\$2,500
TOTAL		\$1,225			\$5,000

South Side

Unit	Tenant Name	Actual Rent	Lease Start	Lease End	Scheduled Rent
Suite 200	David Gaussion	\$750	03/01/2013	02/28/2018	\$750
Suite 205	David Gaussion	\$286	03/01/2013	02/28/2018	\$286
Suite 210	David Gaussion	\$256	03/01/2013	02/28/2018	\$256
Suite 215	Leonard Lewis	\$375	07/01/2014	MTM	\$375
Suite 220	Leon Steinberg	\$375	09/01/2013	MTM	\$375
Suite 225	VACANT	-	11/15/2014	-	\$375
Suite 230	VACANT	-	09/15/2013	-	\$350
Suite 235	Charles Weitzman	\$350	04/01/2012	MTM	\$350
Suite 240	Marshall Sims	\$175	04/01/2014	MTM	\$425
Suite 245	David Gaussion	\$500	03/01/2013	02/28/2018	\$500
Suite 250	David Gaussion	\$800	03/01/2013	02/28/2018	\$800
Suite 255	Ana Luna	\$350	09/24/2012	MTM	\$450
TOTAL		\$4,217			\$5,292

Total Building

Unit	Square Footage	Rent/SF	Scheduled/SF	Actual Rent	Scheduled Rent
North Side	3,040 SF	\$0.40/SF	\$1.64/SF	\$1,225	\$5,000
South Side	3,040 SF	\$1.39/SF	\$1.74/SF	\$4,217	\$5,292
TOTAL	6,080 SF	\$0.90/SF	\$1.69/SF	\$5,442	\$10,292





3539 College Avenue

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