

2170 FOURTH AVE., SAN DIEGO, CA 92101

BANKERS HILL  
PROFESSIONAL OFFICE BUILDING  
FOR SALE

4<sup>th</sup>  
&  
IVY



± 4,350 sq. ft.



\$1,975,000



Single floor



Underground parking

**CBRE**



## STRATEGIC LOCATION



Located in Bankers Hill, an upscale professional neighborhood along Balboa Park



Within blocks of Downtown & Little Italy



Easy access from I-5 and CA 163



Prominent signage on busy Fourth Avenue



10 mins. from San Diego International Airport

## IDEAL SAN DIEGO WORK ENVIRONMENT



Walk to restaurants, coffee shops & brew pubs



Two blocks from Balboa Park



On main bus line and bike route



Nearby walking/running trails and dog park

## BUILDING FEATURES



Single floor



Kitchen/breakroom



Gated underground parking



Fully air conditioned



Abundant street parking



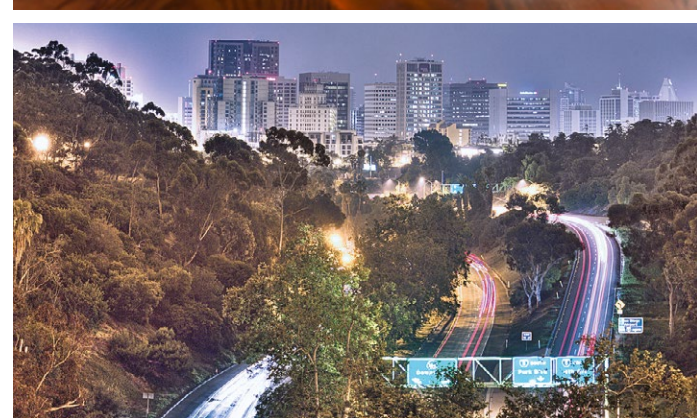
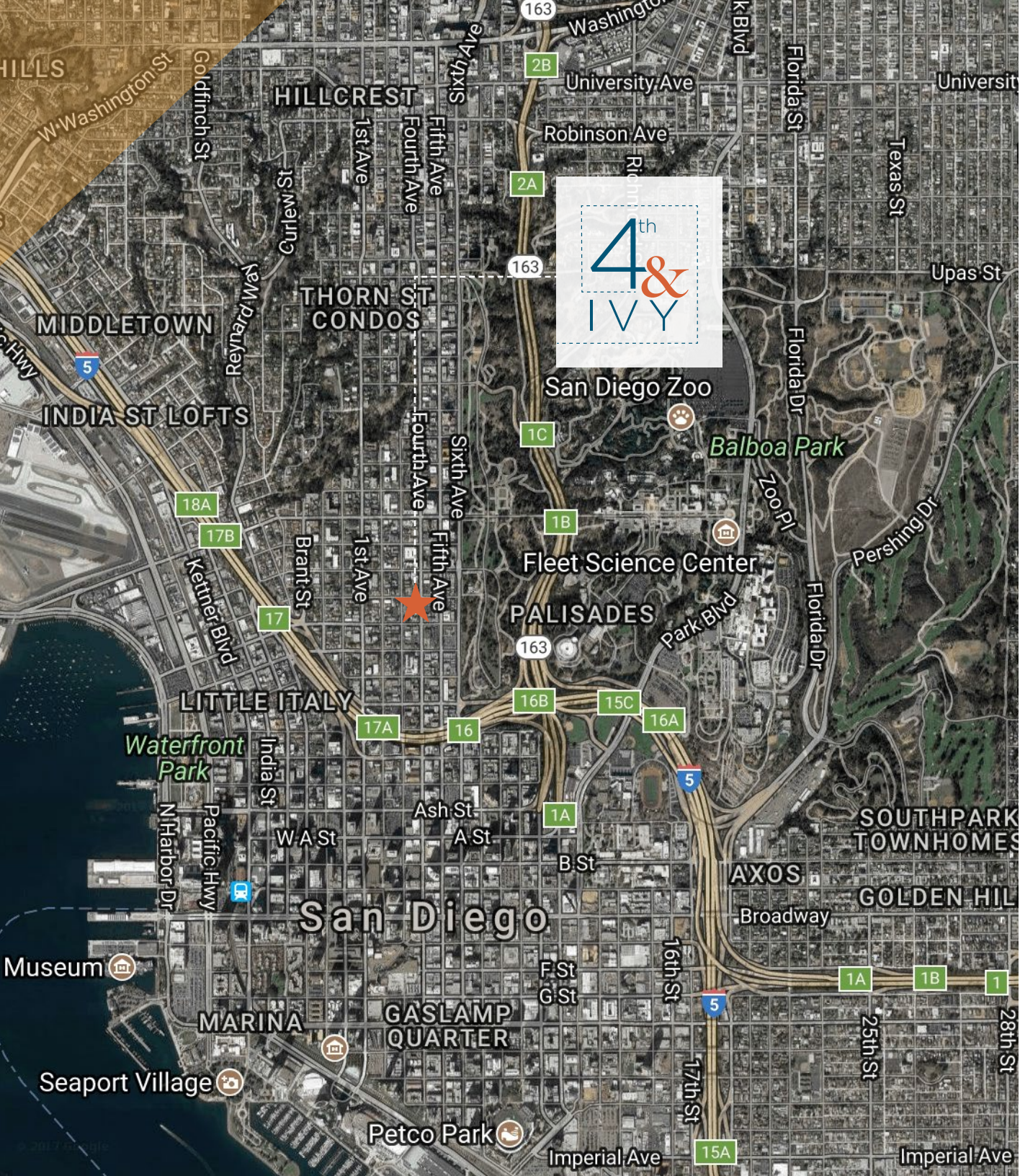
New roof in 2014



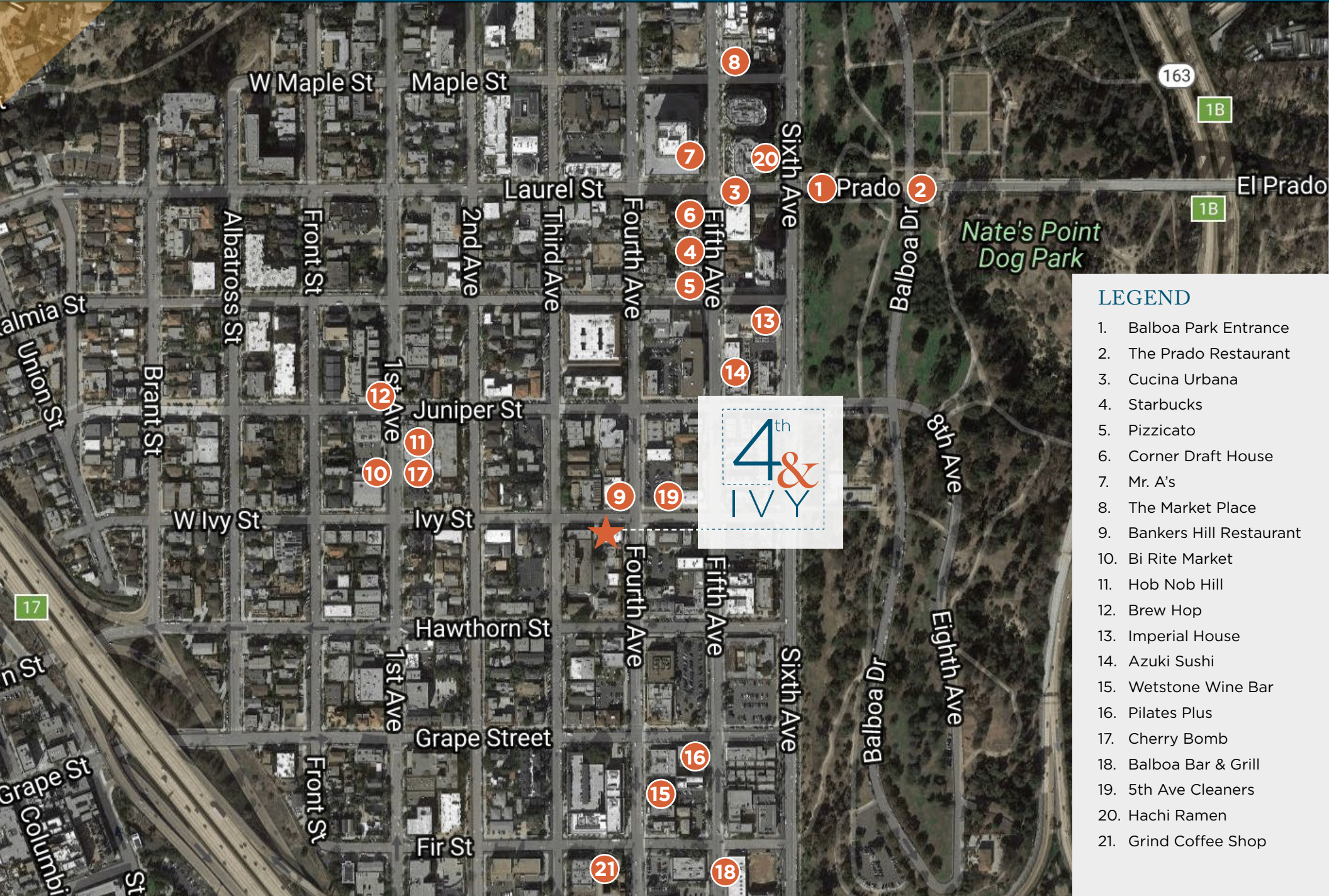
Window lined offices/ lots of natural light



Operable windows



# AMENITIES



## LEGEND

1. Balboa Park Entrance
2. The Prado Restaurant
3. Cucina Urbana
4. Starbucks
5. Pizzicato
6. Corner Draft House
7. Mr. A's
8. The Market Place
9. Bankers Hill Restaurant
10. Bi Rite Market
11. Hob Nob Hill
12. Brew Hop
13. Imperial House
14. Azuki Sushi
15. Wetstone Wine Bar
16. Pilates Plus
17. Cherry Bomb
18. Balboa Bar & Grill
19. 5th Ave Cleaners
20. Hachi Ramen
21. Grind Coffee Shop

# FLOOR PLAN



Floor Plan Not to Scale



## SALE COMPS

| ADDRESS  | SALE DATE | PROPERTY TYPE             | SQ. FT | SALE PRICE   | SALE PRICE / SQ. FT |
|--|-----------|---------------------------|--------|--------------|---------------------|
| 2441 E Street<br>San Diego, CA 92102             | 5/30/2017 | Two Story Office Building | 3,189  | \$1,450,000  | \$455               |
| 2665 5th Avenue, C2-3<br>San Diego, CA 92103     | 4/20/2017 | Commercial Condominium    | 3,044  | \$1,300,000  | \$427               |
| 1350 Columbia Street, 603<br>San Diego, CA 92101 | 3/30/2017 | Commercial Condominium    | 2,752  | \$1,362,250  | \$495               |
| 3651 4th Avenue<br>San Diego, CA 92103           | 3/17/2017 | Two Story Office Building | 5,994  | \$3,000,000  | \$501               |
| 4010 Goldfinch Street<br>San Diego, CA 92103     | 2/23/2017 | Two Story Office Building | 4,900  | \$ 1,950,000 | \$398               |



Contact

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