

2 ONE
3 ONE
THIRD AVE



BUILDING SUMMARY

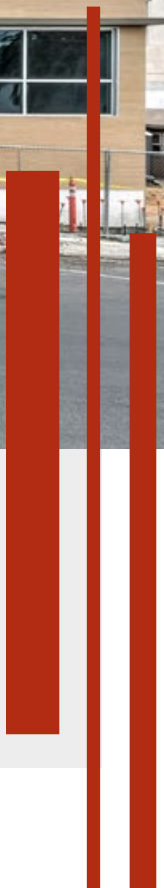
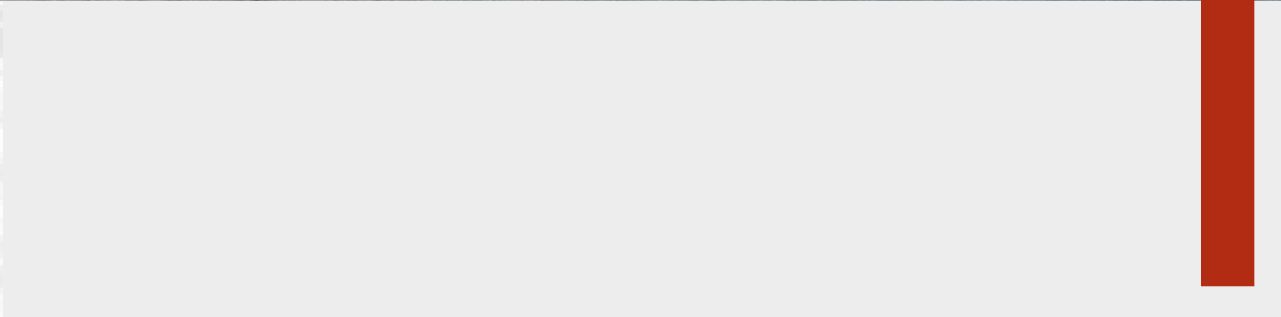
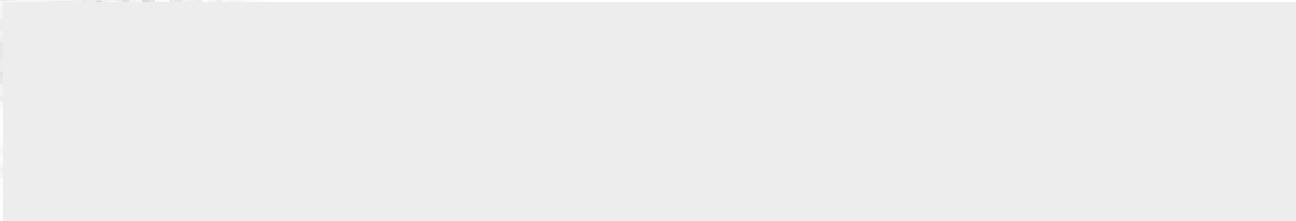
LOCATION: BANKERS HILL

SIZE: 22,500 SF

FLOORS: 4 FLOORS

PARKING: 3.0/1,000 SF (176 SPACES)





AMENITIES

2131 3rd Avenue is 22,500 SF of Class A office space located in the heart of San Diego's urban neighborhood, Bankers Hill. The property offers breathtaking ocean views as well as Downtown, San Diego Bay and Point Loma.

Only five blocks away from Little Italy and three blocks to Balboa Park, Bankers Hill is considered the epicenter for San Diego's culture and entertainment.

Imperial House
Azuki Sushi
Cucina Urbana
Starbucks
Postal Annex
Chase
Bertrand at Mister A's
Union Bank
Barrio Star
Hane Sushi
Extraordinary Desserts
Evolution Vegan Fast Food
Orangetheory Fitness
Pilates Plus
The Corner Drafthouse
Hachi Ramen
Cow by Bear
Fox and Jane Salon
The MarketPlace
The WestBean Coffee Roasters
Pie Craft



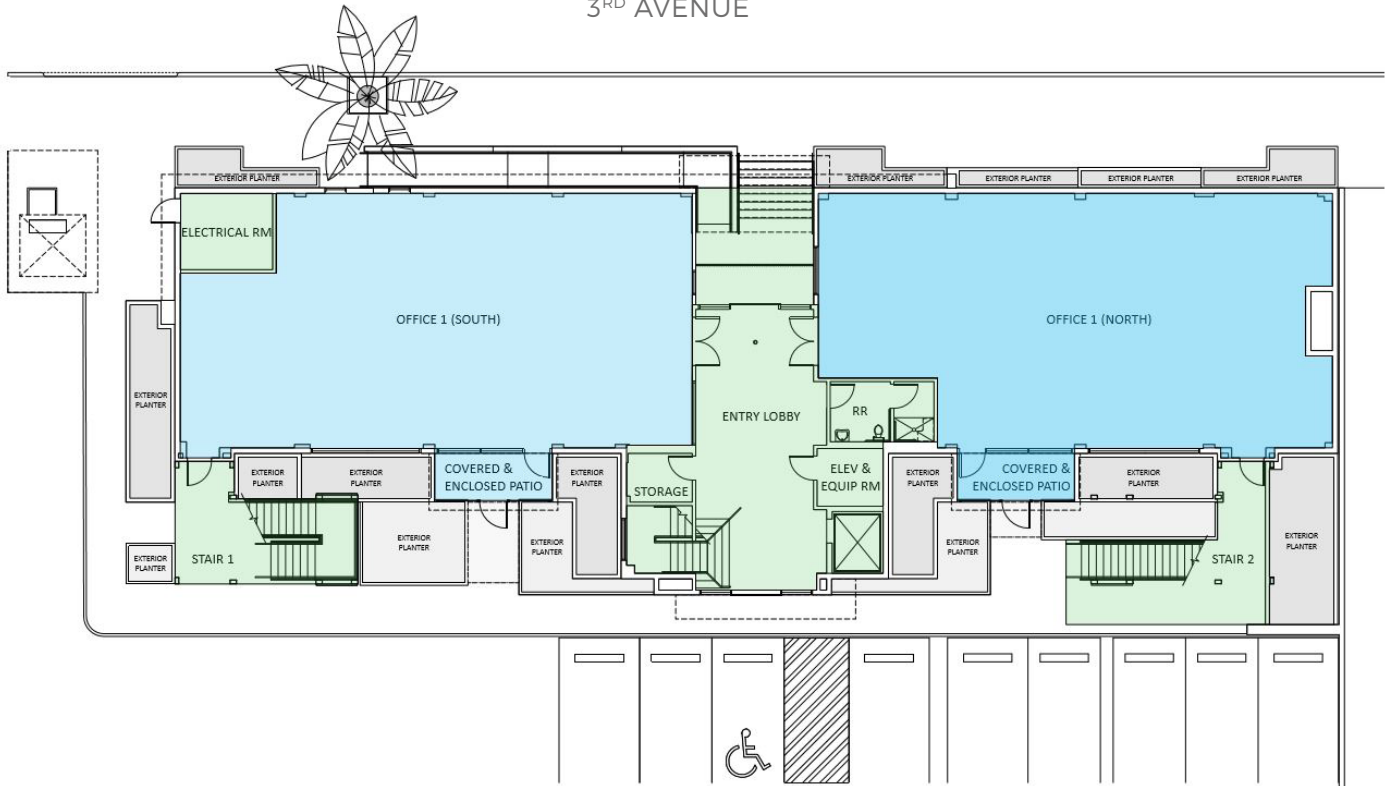


FLOOR PLAN

FIRST FLOOR: 2,931 - 5,835 RSF

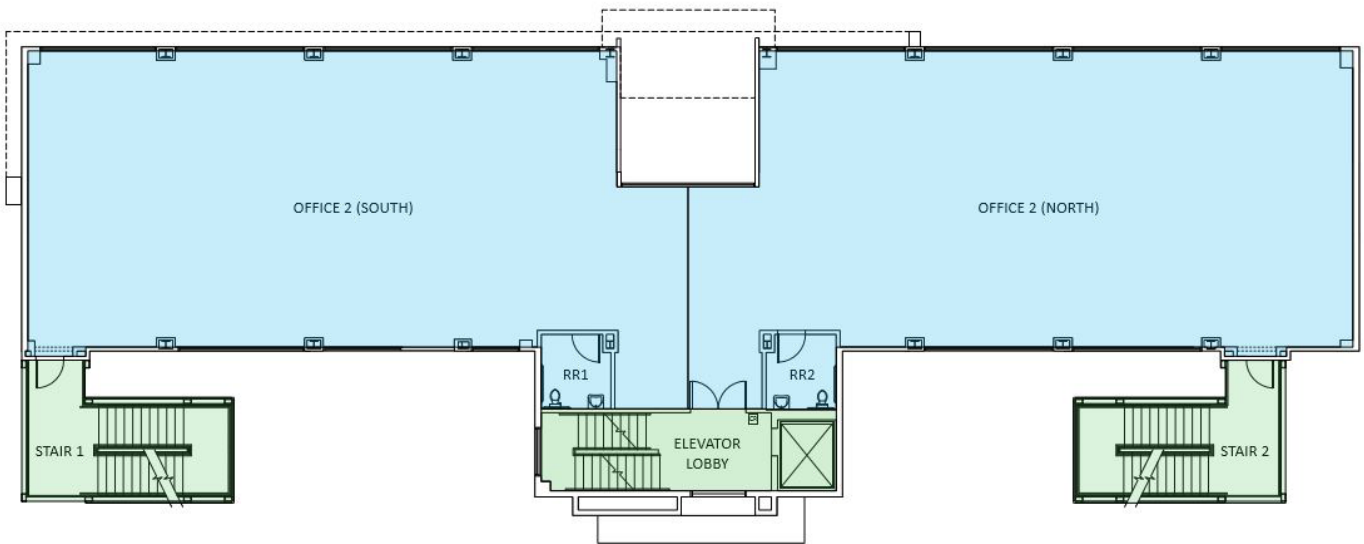


3RD AVENUE



SECOND FLOOR: 5,432 RSF

3RD AVENUE



● Common Area

● Usable Area

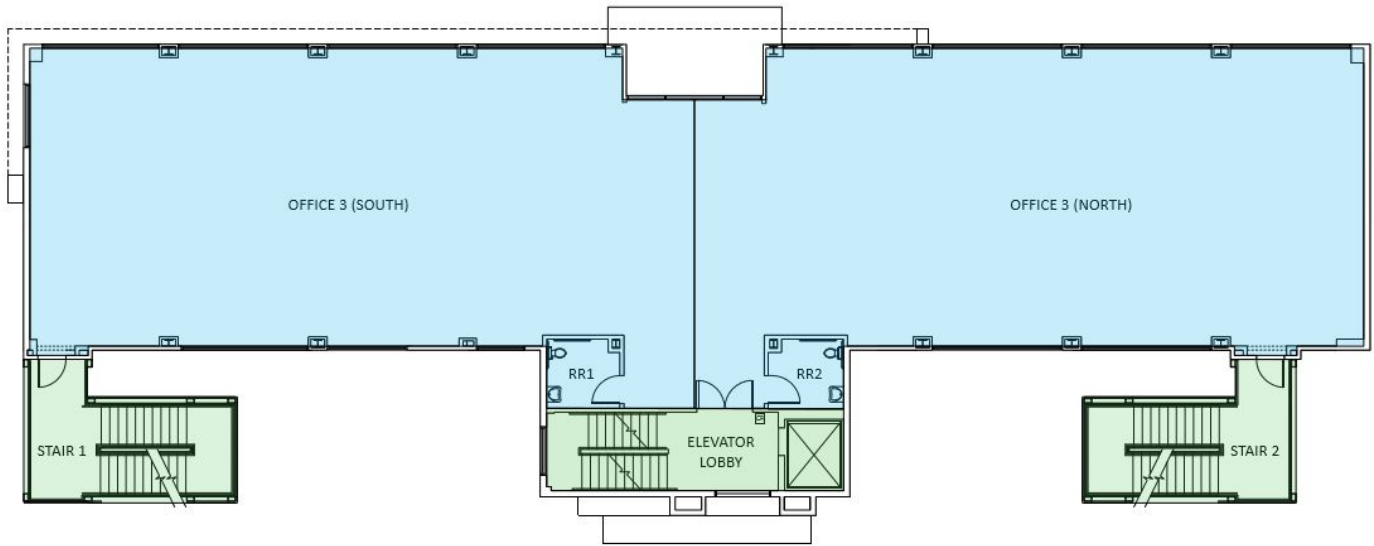
● Usable Area

FLOOR PLAN

THIRD FLOOR: 5,573 RSF

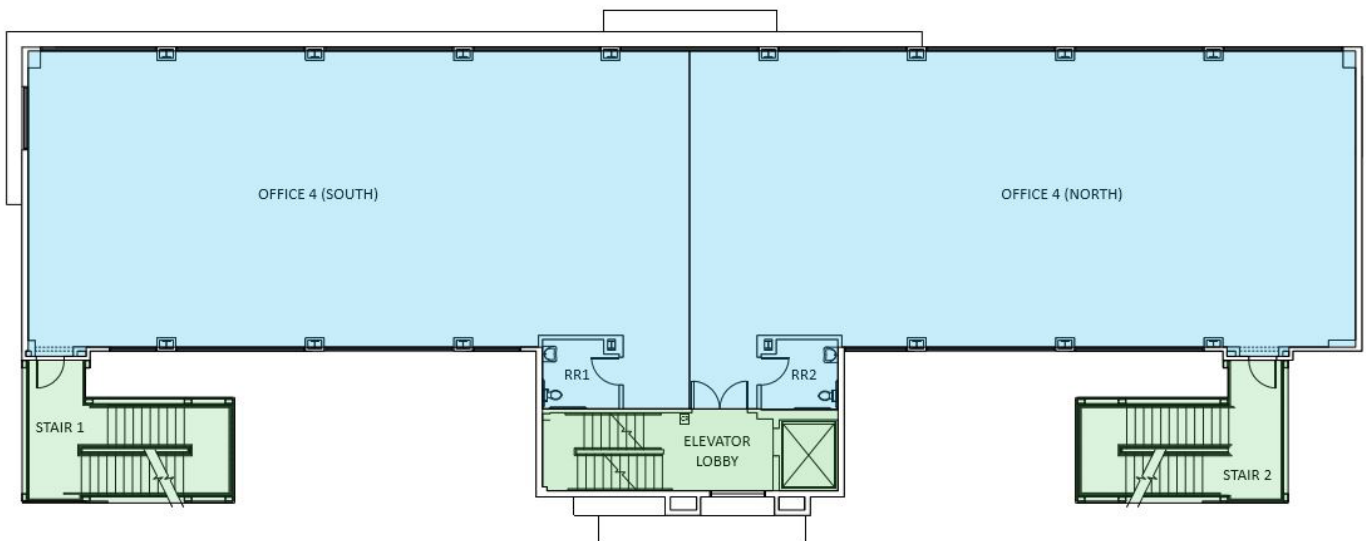


3RD AVENUE



FOURTH FLOOR: 5,658 RSF

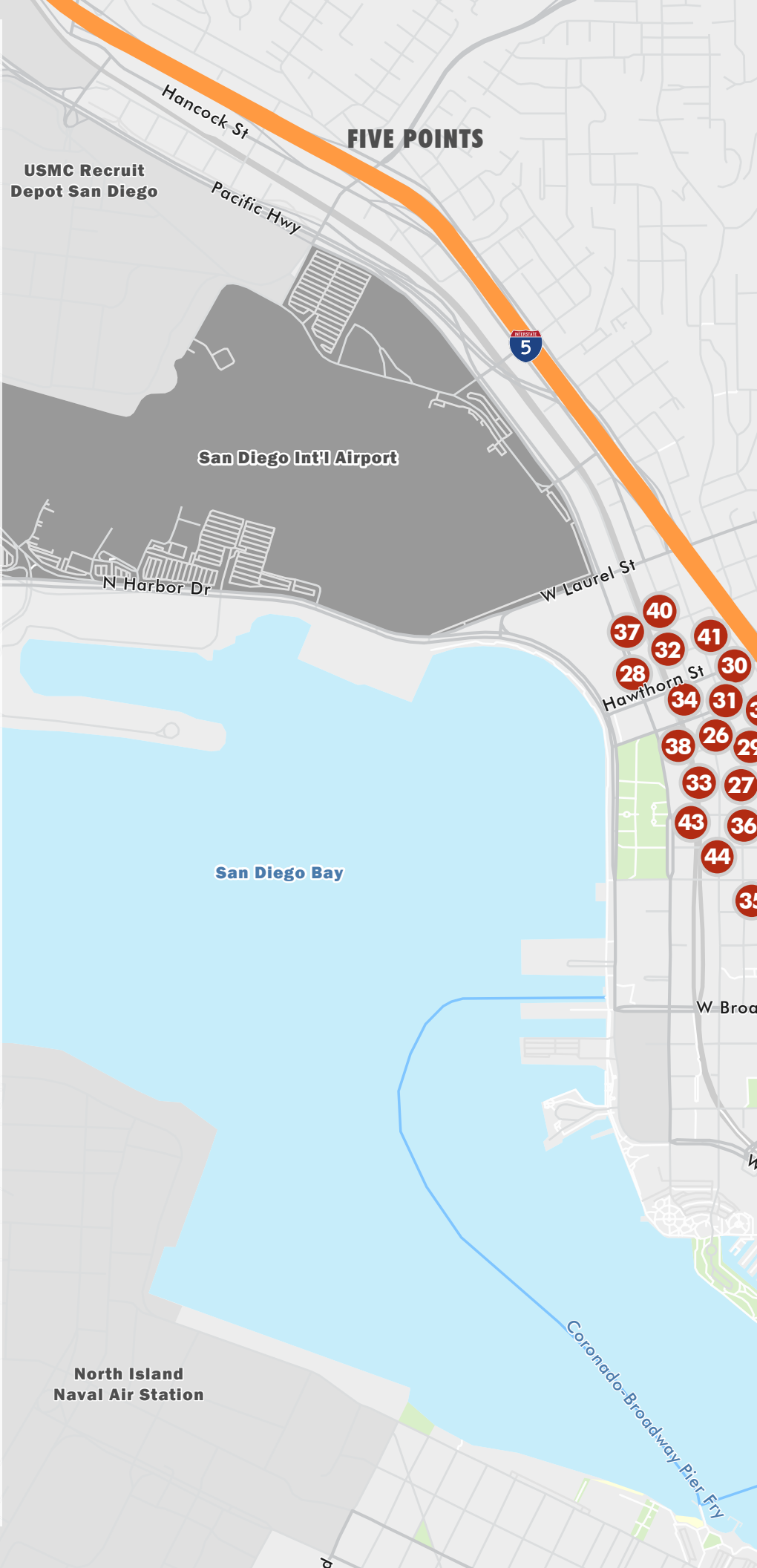
3RD AVENUE

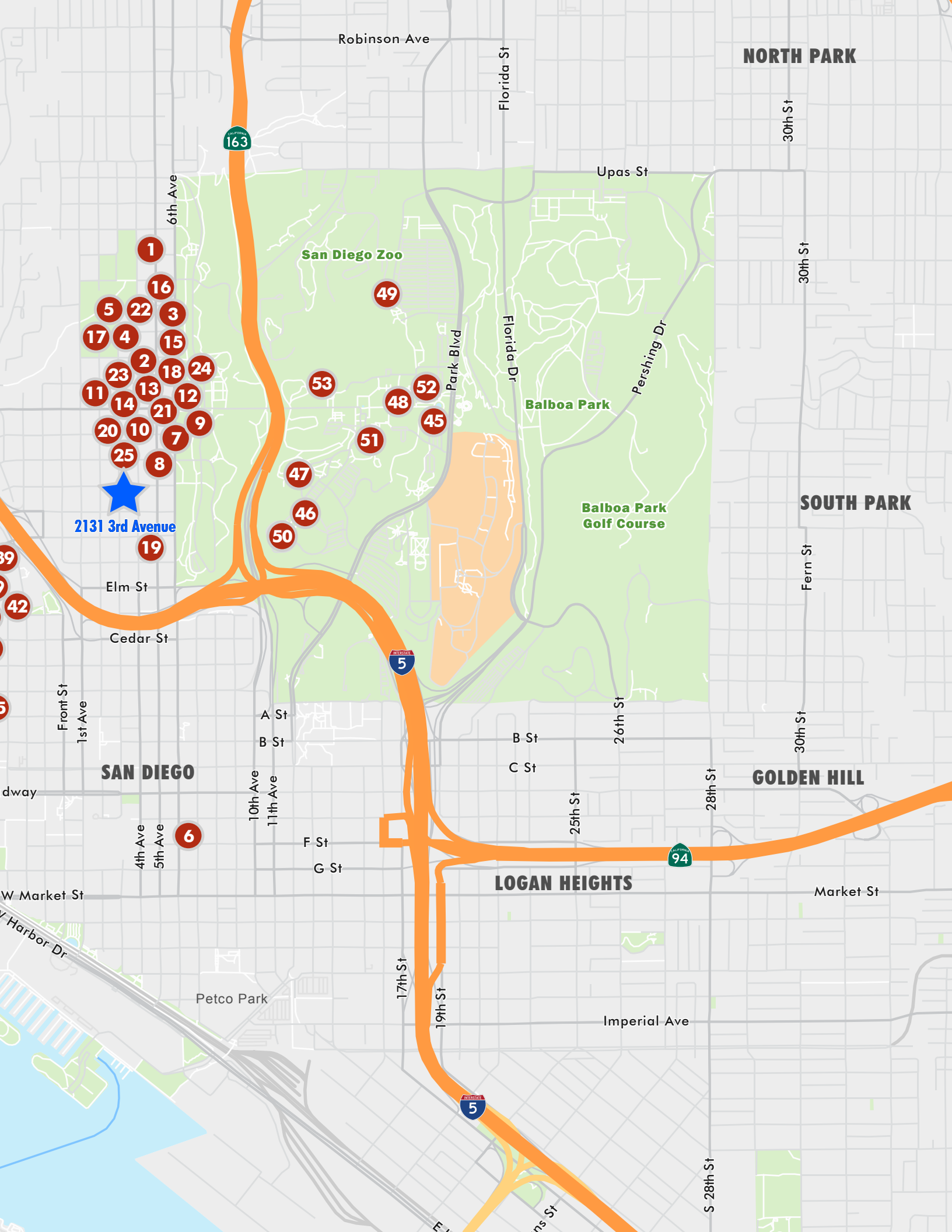






- 1 The Caliph
- 2 Barrio Star
- 3 The Abbey
- 4 Club Pilates
- 5 Cafe Bassam
- 6 Andaz Wine Bar
- 7 Imperial Steakhouse
- 8 Azuki Sushi
- 9 Cucina Urbana
- 10 Starbucks
- 11 Postal Annex
- 12 Chase Bank
- 13 Bertrand at Mister A's
- 14 Union Bank
- 15 Hane Sushi
- 16 Extraordinary Desserts
- 17 Evolution Vegan Fast Food
- 18 Orange Theory Fitness
- 19 Pilates Plus
- 20 The Corner Draffhouse
- 21 Hachi Ramen
- 22 Fox and Jane Salon
- 23 The Market Place
- 24 The Westbean Coffee Roasters
- 25 Pie Craft
- 26 Underbelly
- 27 Prepkitchen
- 28 Herb & Wood
- 29 Civico 1845
- 30 Bolt Brewery
- 31 Bar Bodega
- 32 Juniper and Ivy
- 33 Davanti Enoteca
- 34 RoVino Rotisserie + Wine
- 35 Music Box
- 36 Indigo Grill
- 37 The Crack Shack
- 38 Cafe Gratitude
- 39 Barbusa
- 40 Hyde Edwards Salon and Spa
- 41 Ballast Point Tasting Room & Kitchen
- 42 Bencotto
- 43 Ironside Fish & Oyster
- 44 Craft & Commerce
- 45 Craveology
- 46 Starlight Bowl
- 47 Balboa Park Club
- 48 Casa Del Prado
- 49 San Diego Zoo
- 50 San Diego Air & Space Museum
- 51 Spreckels Organ Pavilion
- 52 San Diego Natural History Museum
- 53 The Old Globe





Robinson Ave

NORTH PARK

30th St

163

6th Ave

Upas St

San Diego Zoo

Florida St

30th St

49

Florida Dr

Pershing Dr

Balboa Park

- 1
- 5
- 17
- 16
- 22
- 3
- 4
- 15
- 2
- 18
- 24
- 23
- 13
- 12
- 11
- 14
- 21
- 9
- 20
- 10
- 7
- 8
- 25

2131 3rd Avenue

53

48

52

45

51

47

46

50

Balboa Park Golf Course

SOUTH PARK

Fern St

- 39
- 42

Elm St

Cedar St

30th St

Front St

1st Ave

A St

B St

B St

C St

26th St

SAN DIEGO

5

4th Ave

5th Ave

6

F St

G St

LOGAN HEIGHTS

GOLDEN HILL

28th St

Highway

W Market St

Harbor Dr

Petco Park

17th St

19th St

25th St

94

Market St

Imperial Ave

5

S 28th St



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