

NEW INCENTIVE PROGRAM

FOR LEASE	YEAR ONE (1)	YEAR TWO (2)*
	\$1.99 + U & J PSF/MO.	\$2.25 + U & J PSF/MO.

** 3% Increase Thereafter*

FOR SALE \$6,361,000 (\$625 PSF)

960 GRAND AVENUE



CREATIVE OFFICE FOR LEASE OR SALE EXCELLENT PACIFIC BEACH LOCATION

JON BOLAND

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CLICK HERE TO TAKE A VIRTUAL TOUR



SALE PRICE: \$6,361,000 (\$625 PSF)

LEASE RATE:

YEAR ONE (1): \$1.99 + UTILITIES & JANITORIAL PSF/MO.

YEAR TWO (2)*: \$2.25 + UTILITIES & JANITORIAL PSF/MO.

** 3% Increase Thereafter*



960 Grand Avenue

SAN DIEGO, CALIFORNIA 92109



±10,179 RSF

±0.29 LAND ACRES (±12,632 SF)



±4,623 & ±5,556 RSF

DIVISIBILITY OPTIONS



Sky Lights & Operable Windows

FRESH OCEAN BREEZE



18 Parking Spaces

GOOD OFF-SITE PARKING



Great Pacific Beach Location

5 MINUTES WALKING DISTANCE TO OCEAN



Furniture Available

"PLUG AND PLAY" OPPORTUNITY



Bank Vault

FORMER BANK BRANCH LOCATION



Building Signage

HIGHLY VISIBLE SIGNAGE FACING GRAND AVE



24/7 Access

BUILDING AND HVAC



New
**CREATIVE
OFFICE**
improvements

Exterior
BALCONY

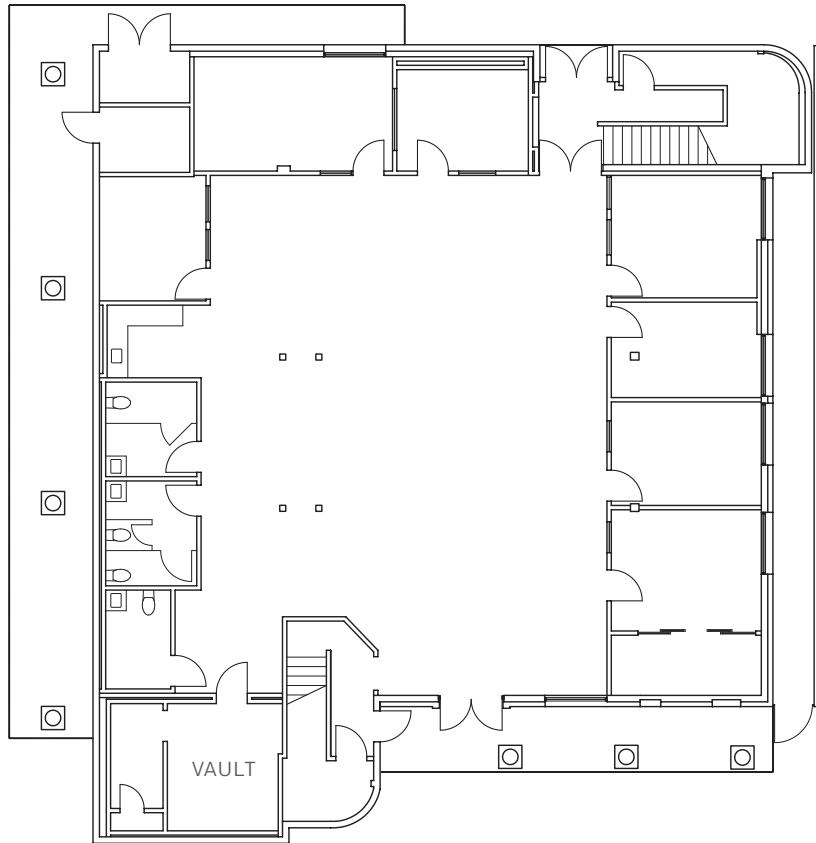
ADT and
**SECURITY
CAMERAS**

2 BLOCKS
from the beach

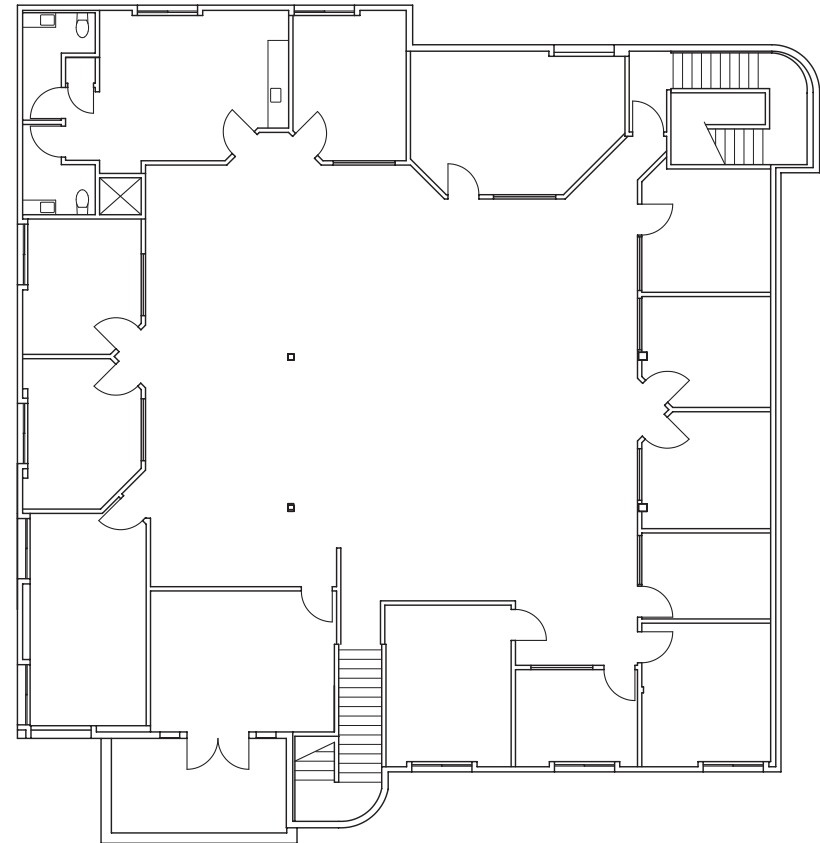


FLOOR PLANS

FIRST FLOOR AS BUILT
±4,623 RSF*

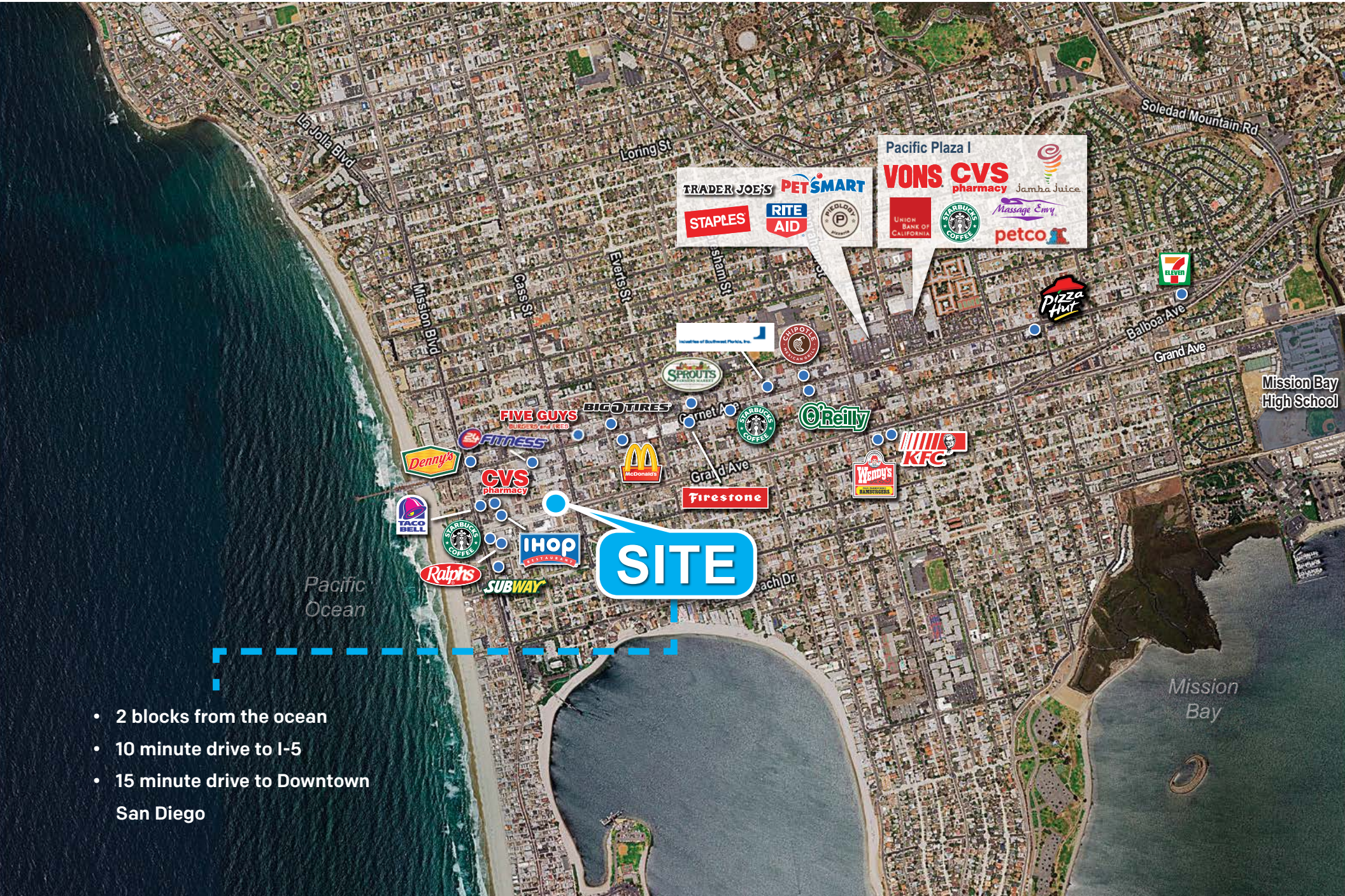


SECOND FLOOR AS BUILT
±5,556 RSF*



*ENTIRE FIRST & SECOND FLOOR CAN
BE COMBINED FOR ±10,179 RSF

NEIGHBORING RETAIL



- 2 blocks from the ocean
- 10 minute drive to I-5
- 15 minute drive to Downtown San Diego

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Voit

REAL ESTATE SERVICES

TOURING GUIDELINES

