



967-969  
HORNBLEND STREET

CREATIVE OFFICE FOR SALE OR LEASE  
TREMENDOUS PACIFIC BEACH LOCATION

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**LEASE RATE:** \$3.65 + UTILITIES & JANITORIAL PSF/MO.

**PURCHASE PRICE:** WITHHELD



**967-969 Hornblend Street**  
SAN DIEGO, CALIFORNIA 92109



**±6,578 RSF**  
±0.14 LAND ACRES (±6,250 SF)



**±2,025 & ±4,458 RSF**  
DIVISIBILITY OPTIONS



**New Ground Up Construction**  
COMPLETED IN 2017



**5 Minutes**  
WALKING DISTANCE TO OCEAN



**11 Gated Parking Spaces +  
1 Motorcycle Space**  
PORTION OF SPACES ARE COVERED



**Sky Lights &  
Operable Roll Up Window**  
CONTEMPORARY INTERIOR



**Great Pacific Beach Location**  
LOCATION, LOCATION, LOCATION



**Building Signage**  
AVAILABLE



**3 Separate Electric Meters**  
NATURAL GAS AVAILABLE



**Fiber Available**  
THROUGH SPECTRUM



**24/7 Access**  
BUILDING AND HVAC



New **CREATIVE OFFICE** improvements

Exterior **BALCONIES**

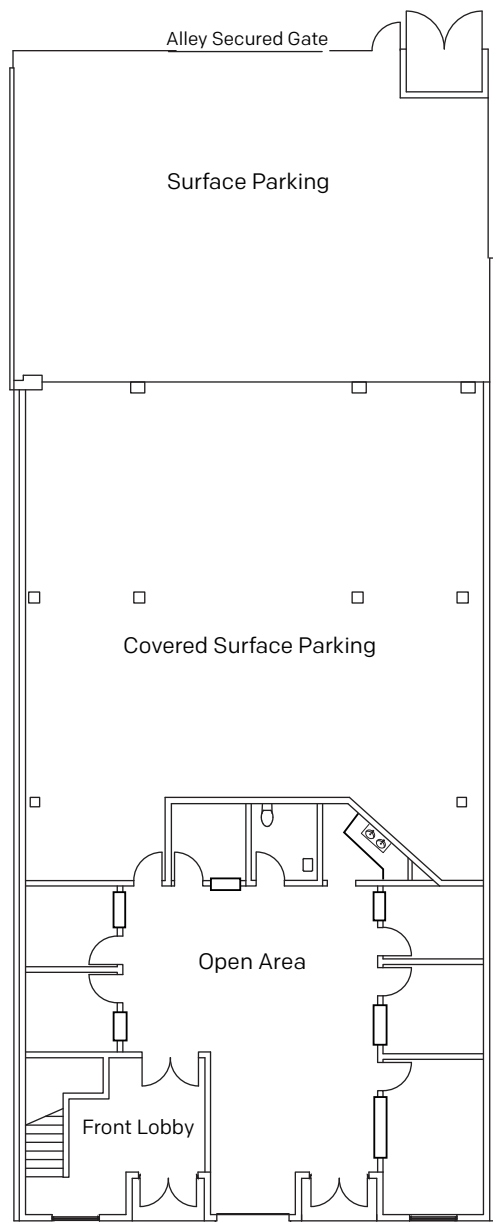
**ADT** and **SECURITY CAMERAS**

**FIBER** available

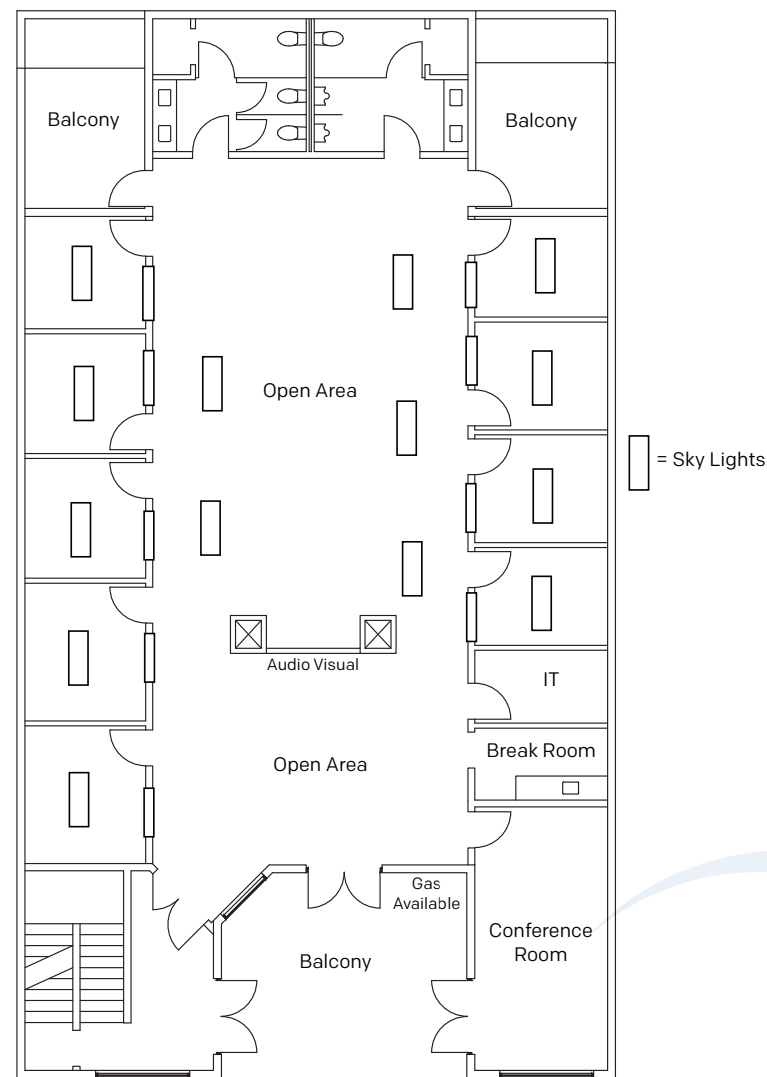


# FLOOR PLANS

FIRST FLOOR AS BUILT  
±2,025 RSF\*

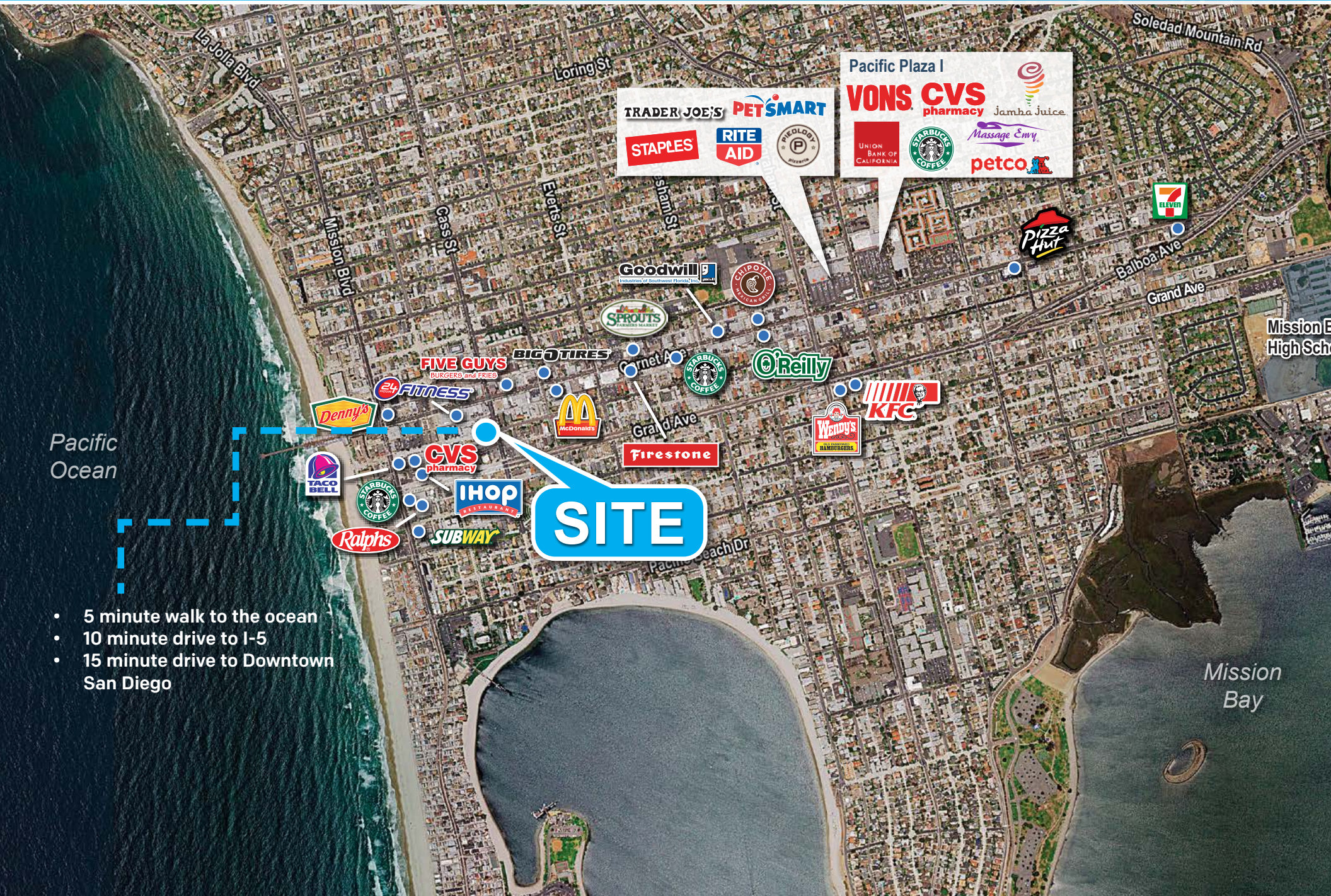


SECOND FLOOR AS BUILT  
±4,458 RSF\*



\*ENTIRE FIRST & SECOND FLOOR CAN BE  
COMBINED FOR ±6,578 RSF

# NEIGHBORING RETAIL



Pacific Plaza I

TRADER JOE'S PET SMART

STAPLES RITE AID

VONS CVS pharmacy Jamba Juice

Union Bank of California Starbucks Coffee Massage Envy petco

**SITE**

Pacific Ocean

- 5 minute walk to the ocean
- 10 minute drive to I-5
- 15 minute drive to Downtown San Diego

Mission Bay

# 967-969 HORNBLEND STREET



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