

2 ONE  
3 ONE  
THIRD AVE



## BUILDING SUMMARY

LOCATION: BANKERS HILL

SIZE: 22,500 SF

FLOORS: 4 FLOORS

PARKING: 3.0/1,000 SF



# 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

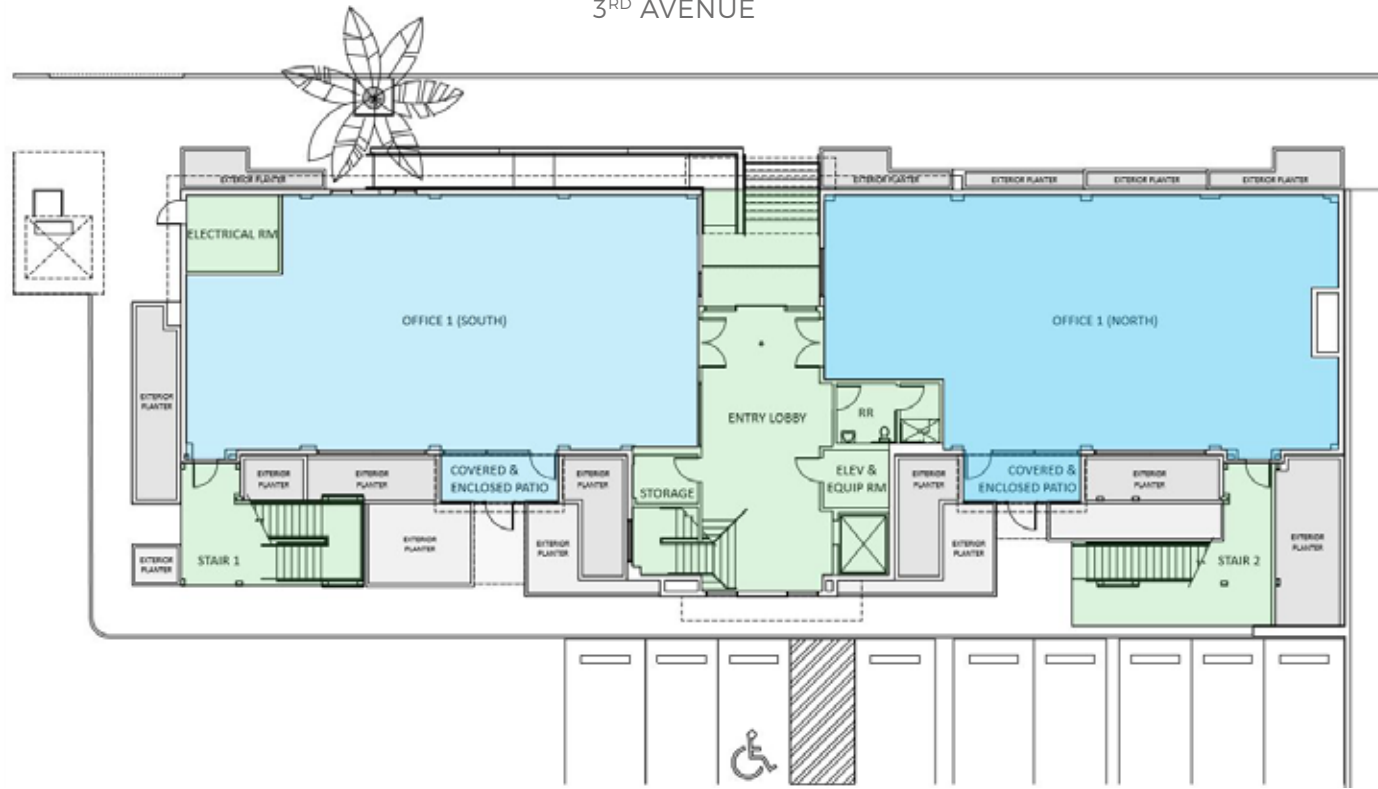


# FLOOR PLAN

FIRST FLOOR: 2,452 - 4,938 RSF

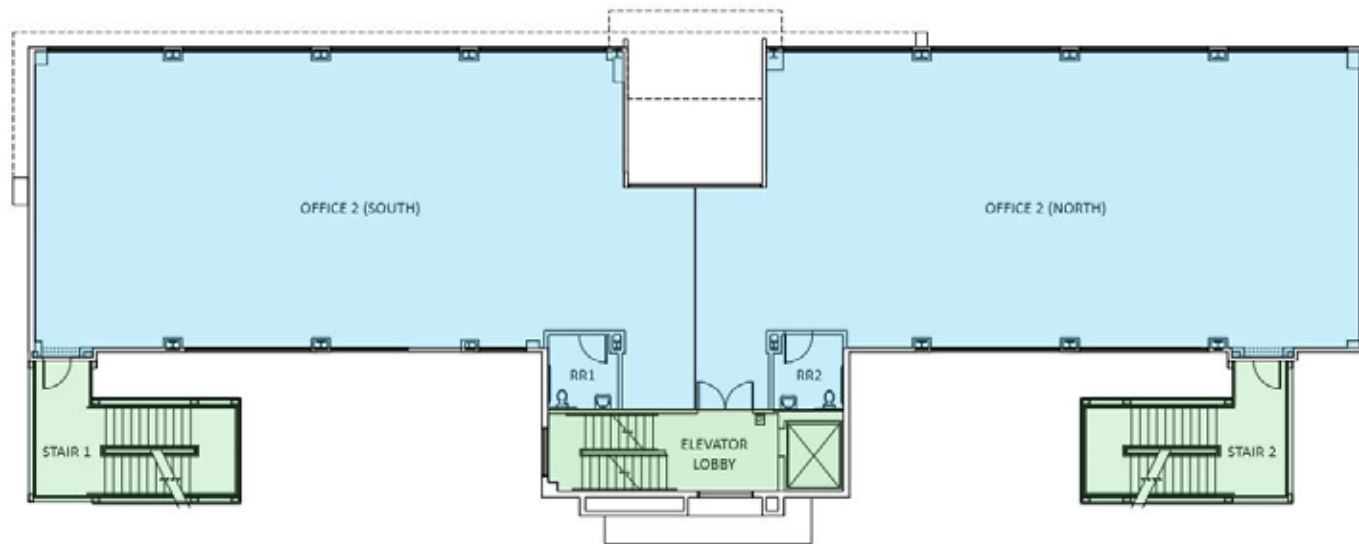


3<sup>RD</sup> AVENUE



SECOND FLOOR: 5,702 RSF

3<sup>RD</sup> AVENUE

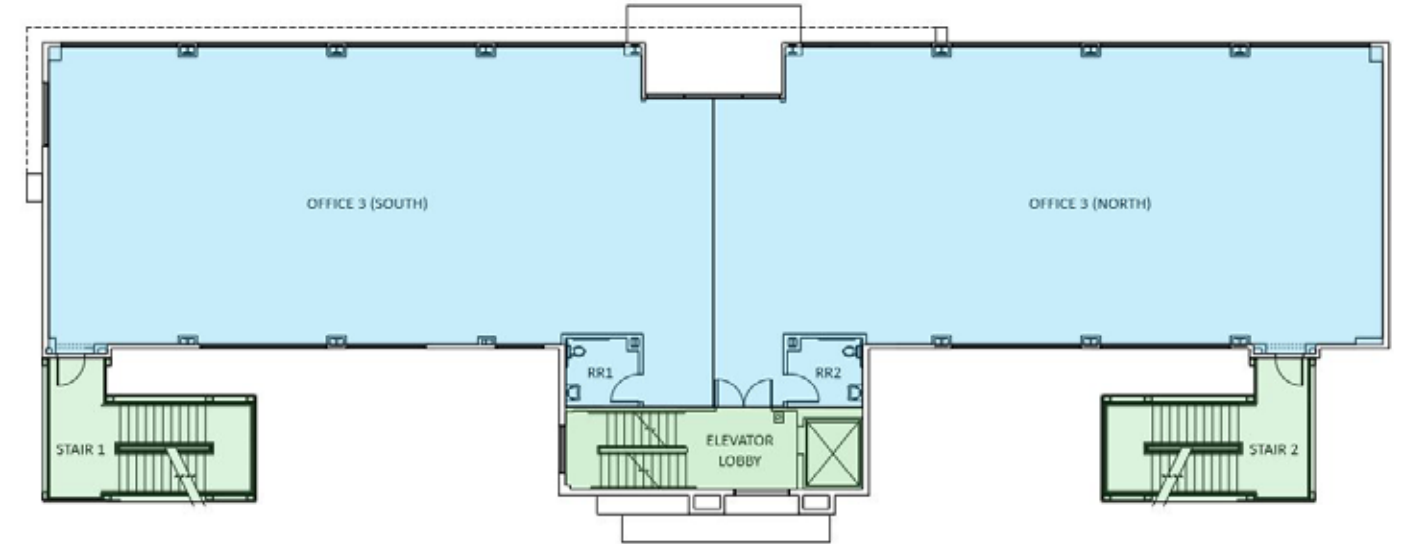


# FLOOR PLAN

THIRD FLOOR: 5,877 RSF

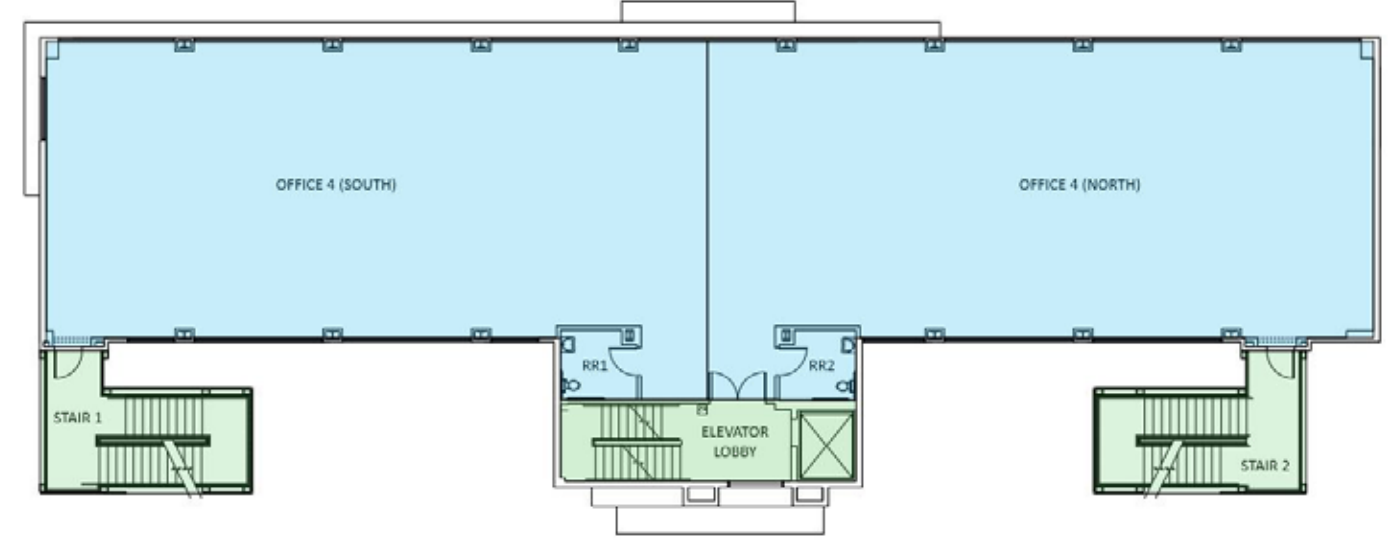


3<sup>RD</sup> AVENUE



FOURTH FLOOR: 5,982 RSF

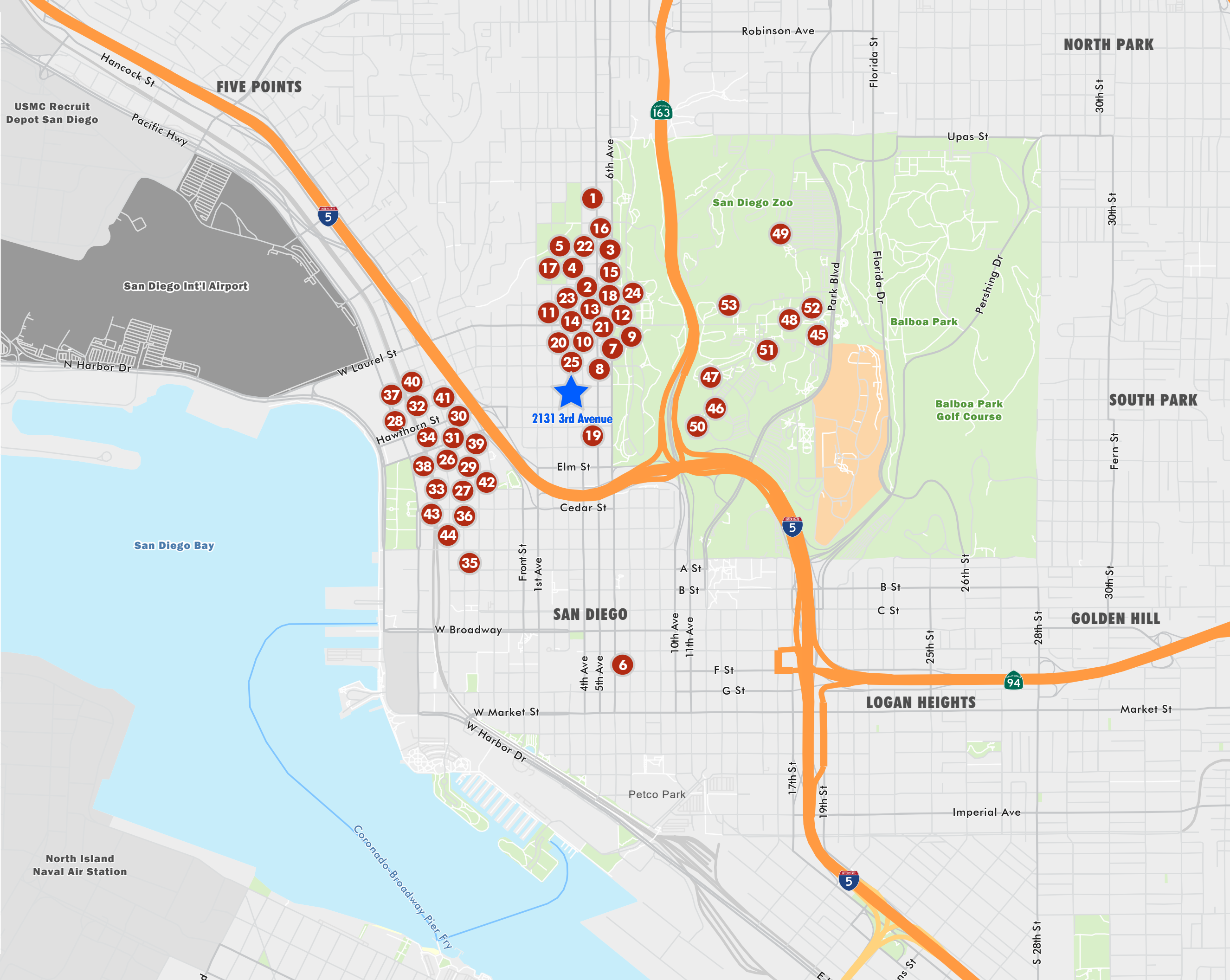
3<sup>RD</sup> AVENUE



● Common Area    ● Usable Area



- 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 Drafthouse
- 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 Barbasa
- 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





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