

OLD CITY HALL

433 G STREET; 664 FIFTH AVENUE



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ICONIC MIXED-USE HISTORIC BUILDING FOR SALE
IN THE HEART OF THE GASLAMP - 5TH AVENUE & G STREET

±21,015 SF | PRICE: \$8,950,000.00

HISTORY & DESIGN

LANDMARK TROPHY ASSET: Built in 1874 and remodeled and reinforced throughout the decades, this stunning historic building features Florentine-Italianate aesthetic with modern day appeal:

- Oak hardwood floors, hand tooled leather accents
- Exposed brick walls
- Luxurious, ornate interior
- Fully seismically reinforced

CURRENT USE SUMMARY

MIXED-USE: Now firmly embedded in the rich history of downtown San Diego, Old City hall privately owned with mixed-use occupancy:

- Restaurant/Kitchen with restroom - 1st floor
- Creative office - 2nd floor
- Live/Work Lofts - 3rd & 4th floors



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PROPERTY SUMMARY

Building Area	± 21,015
Land Area	± 4,500 SF
Occupancy	95%
Construction	Masonry
Year Constructed	1874 (Historic)
Property Mix	<p>Office 3,852 SF (18.3%)</p> <p>Live/Work 9,231 SF (43.9%)</p> <p>Retail/Restaurant 7,932 SF (37.8%)</p>
Elevator	1

MIXED-USE: USE SUMMARY

Unit	Size (SF)	Use
201	868	Creative Office
202	940	Creative Office
203	908	Creative Office
204	1,136	Creative Office
301	872	Live/Work
302	954	Live/Work
303	904	Live/Work
304	1,108	Live/Work
401	1,289	Live/Work
402	1,215	Live/Work
403	1,071	Live/Work
404	1,818	Live/Work
101	3,453	Commercial
Basement	4,479	Commercial Basement

FINANCIAL SUMMARY

ACTUAL

Purchase Price	\$8,950,000
Cap Rate	5.36%
NOI	\$479,532.23

Proforma Cap Rate	6.50%
Proforma NOI	\$581,772.23

PROFORMA

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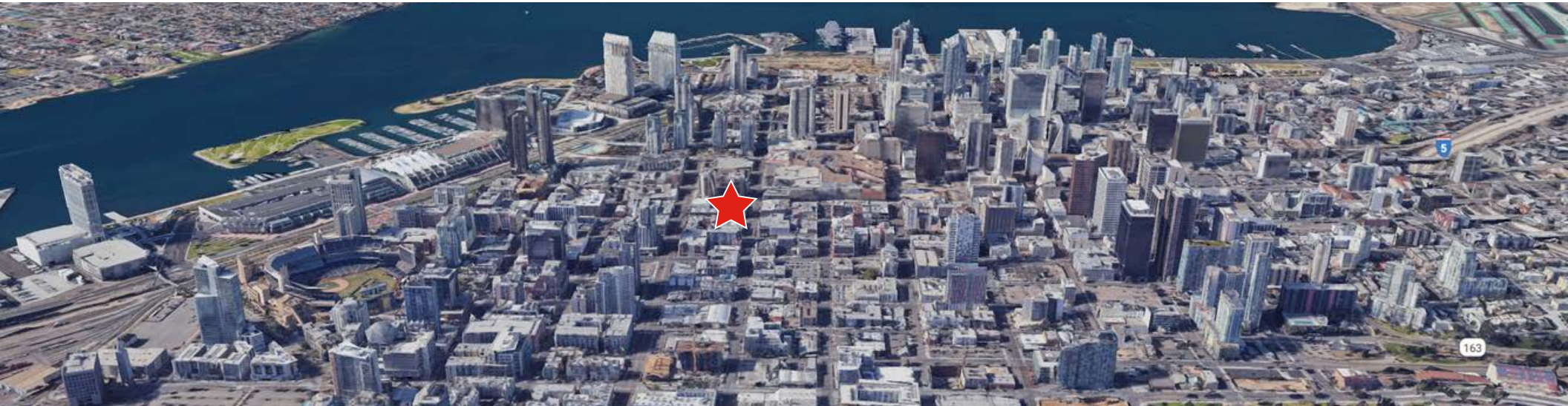
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PHENOMENAL LOCATION IN GASLAMP QUARTER

GASLAMP QUARTER: Located in heart of the historic, pedestrian-friendly neighborhood of downtown San Diego's Gaslamp Quarter, Old City Hall is within walking distance of Petco Park, trendy cafes, restaurants, and fine dining venues. Only minutes from the San Diego International Airport and a short drive to several major interstates (15, 163, 94, 8 and 5 Freeways), Old City Hall is not only extremely walkable, but easily accessible.



Walker's Paradise - Walk Score of 98
Excellent Transit - Transit Score of 82



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