

517 4TH AVENUE

San Diego, CA 92101

FOR SALE

\$6,399,000

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Strom Commercial Real Estate

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STROM | COMMERCIAL





517 4TH AVENUE

OWNER/USER OPPORTUNITY

Unique opportunity to own a freestanding building in downtown San Diego's Gaslamp District. Occupy part, or all of the building and make a statement featuring your company's branding prominently on 4th Avenue in San Diego's most vibrant neighborhood. Lease out the excess space to provide valuable additional income with the rising downtown rents.



Office



Retail



Balconies



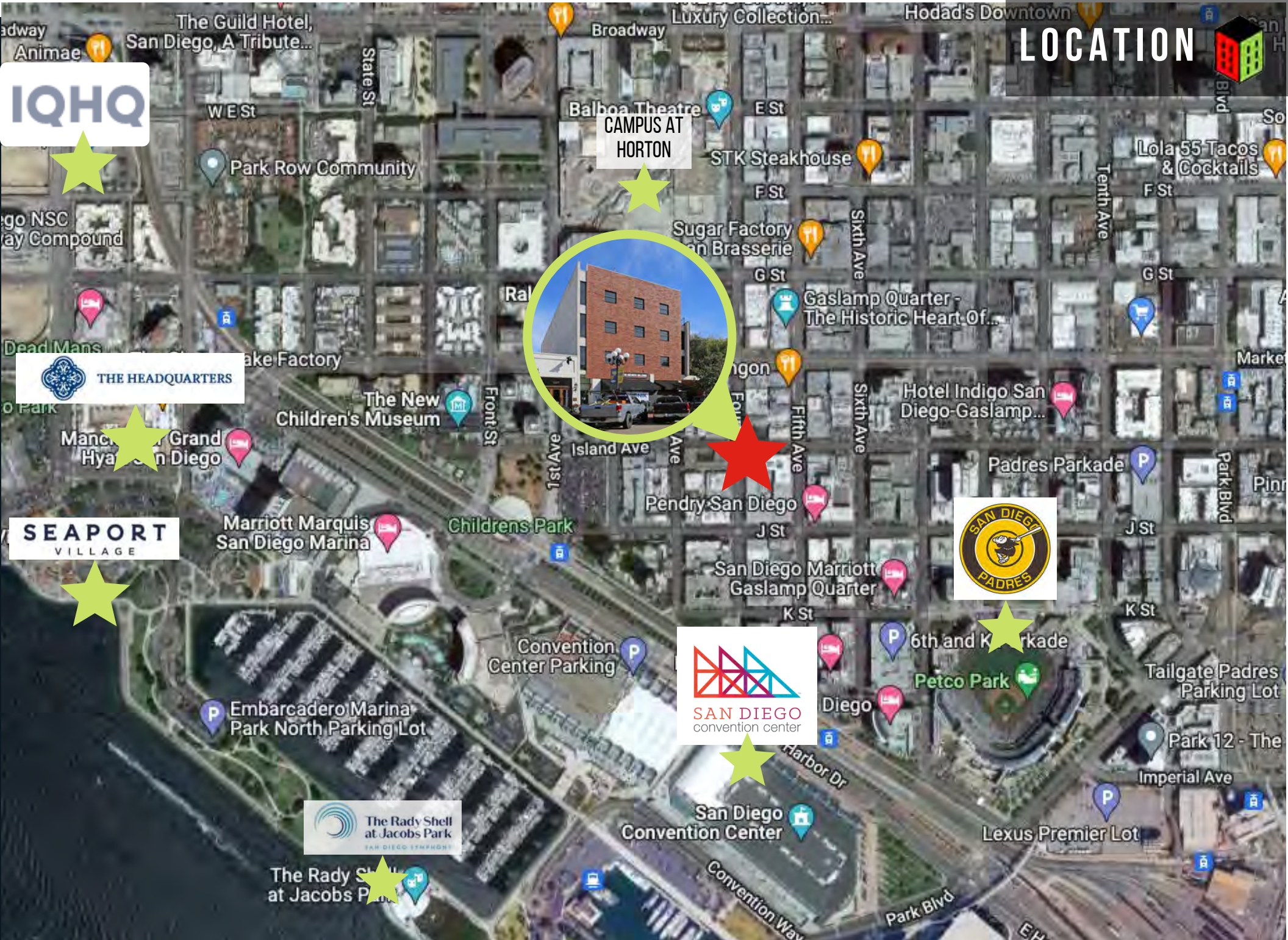
Elevator

AREA OVERVIEW: THE GASLAMP DISTRICT

Located in the heart of San Diego's world-famous Gaslamp District, 517 4th Avenue offers outstanding accessibility to dozens of restaurants, cafes, shopping, and entertainment. The San Diego Convention Center and Petco Park are both within blocks of the building, along with numerous outdoor parks and the San Diego Bay. The building is also located in close proximity to San Diego's newest and most innovative technology and life science campuses at Horton Plaza and the Research and Development District, to be completed in 2023.



LOCATION



IQHQ

CAMPUS AT HORTON

THE HEADQUARTERS

SEAPORT VILLAGE

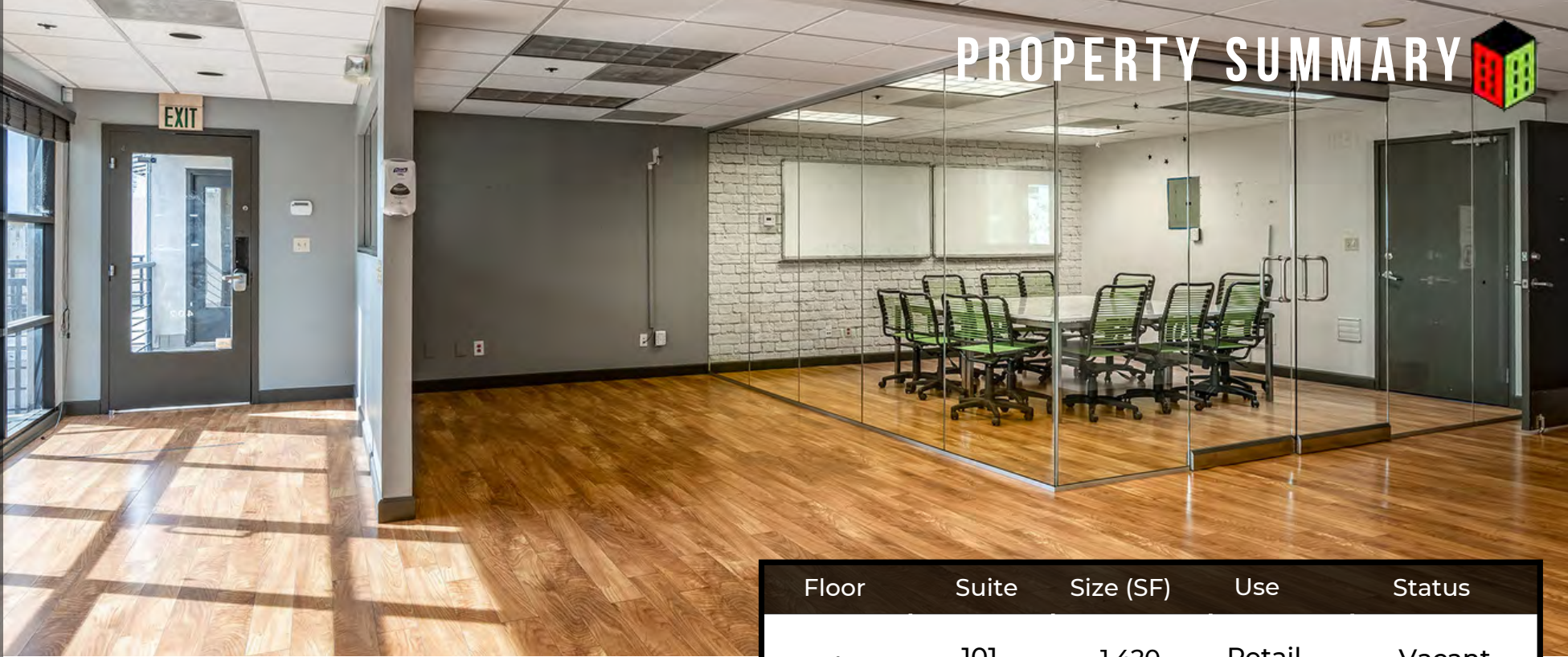
SAN DIEGO
convention center

The Rady Shell at Jacobs Park
SAN DIEGO SYMPHONY

PROPERTY SUMMARY



517 4TH AVENUE



Overview

Building Area	± 16,372 SF
Land Area	± 5,148 SF
APN	535-082-06-00
Zoning	GQPD-GASLAMP-QTR

Floor	Suite	Size (SF)	Use	Status
1st Floor	101	1,420	Retail	Vacant
	103	1,752	Office	Occupied
2nd Floor	201	2,907	Office	Vacant
	202	1,543	Office	Vacant
3rd Floor	301	1,543	Office	Vacant
	302	2,907	Office	Vacant
4th Floor	401	1,282	Office	Occupied
	402	3,018	Office	Vacant

Atticus Hickok | Jordan Williams | Broker Lic. #01222709

Strom Commercial | Office: (619) 243-1244 | www.stromcommercial.com

INVESTMENT SUMMARY



PROFORMA FINANCIAL SUMMARY

Proforma Cap Rate	6.35%
Rental Income	\$571,128
Vacancy Cost (5%)	\$28,556
Gross Income	\$542,572
Operating Expenses	\$135,976
Proforma NOI	\$406,596

Floor	Suite	Size (SF)	Rate	Annual Rent
1st Floor	101	1,420	\$3.95	\$67,308
	103	1,752	\$2.50	\$52,560
2nd Floor	201	2,907	\$2.75	\$95,931
	202	1,543	\$2.75	\$50,919
3rd Floor	301	1,543	\$2.85	\$52,771
	302	2,907	\$2.85	\$99,419
4th Floor	401	1,282	\$2.95	\$45,383
	402	3,018	\$2.95	\$106,387



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517 4TH AVENUE



FEATURES

- Creative office spaces with various office layouts
- Multiple full floor office opportunities
- Glass conference rooms
- Wood flooring
- Private balconies
- Turnkey retail space featuring designer lighting and upscale finishes
- Steps from dozens of Cafe's, restaurants, entertainment and parks
- Nearby Garage Parking Available
- Secure Building entrance with dial-in directory