



For Sale
2665 Fourth Avenue
San Diego | California | 92103



BALBOA PARK

SUBJECT

*Exclusive Advisor:
Colliers International*

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The Offering

Unique user opportunity in historic Bankers Hill. Colliers International is proud to present the commercial office building located at 2665 Fourth Avenue and Nutmeg Street in highly desirable Banker Hill.

This 2,170 square foot office building rests on a prominent 5,000 square foot corner lot. The building has colonial Georgian architecture design with rich red brick contrasted against bright white structure. Large impressive bay window and window shutters throughout.

The building has a commanding presence and is representative of the old historic buildings found in the Bankers Hill area that has attracted business to this area for decades.

Bankers Hill, once an affluent community of San Diego Elite, is a small quiet community north and up the hill from downtown San Diego and flanks Balboa Park. This older historic neighborhood is teeming with Victorian, craftsman and other historically designated structures. Bankers Hill has a comfortable, relaxed working environment encouraging residence to walk or run through world famous Balboa Park at lunch or take a short walk to one of San Diego's many famous restaurants. Amenities and transportation abound here.

Building values in the Bankers Hill area have historically been very resilient due to its strong demand.

Most buildings in the Bankers Hill area are occupied by business owners who see the benefit of ownership over leasing. The buildings are small and affordable. Small business owners an benefit from 90% financing available through small business association.

Building values in the Uptown/Bankers area are resilient due to the strong demand.



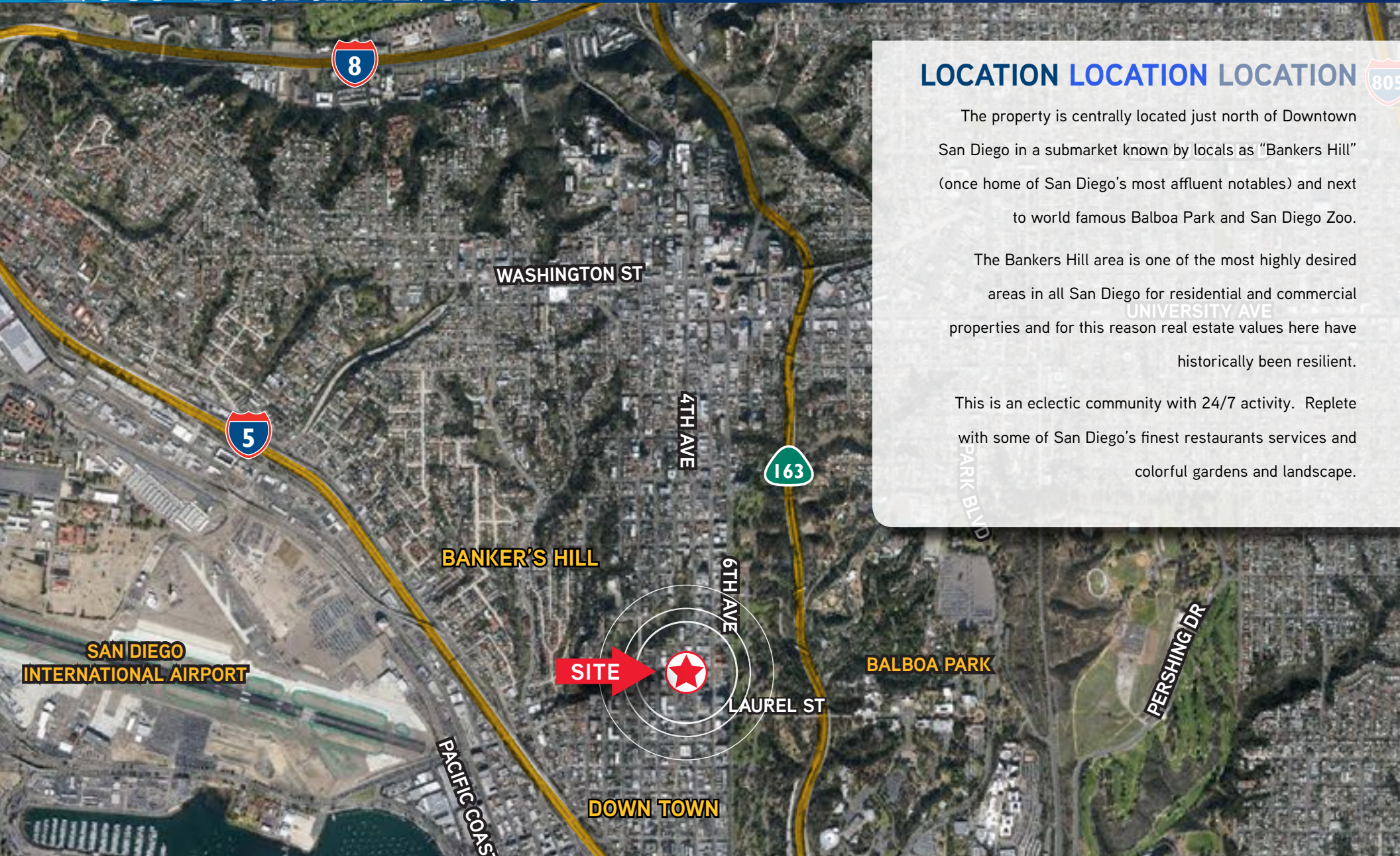
BALBOA PARK



SITE

2665 Fourth Avenue

AERIALS



LOCATION LOCATION LOCATION

The property is centrally located just north of Downtown San Diego in a submarket known by locals as “Bankers Hill” (once home of San Diego’s most affluent notables) and next to world famous Balboa Park and San Diego Zoo.

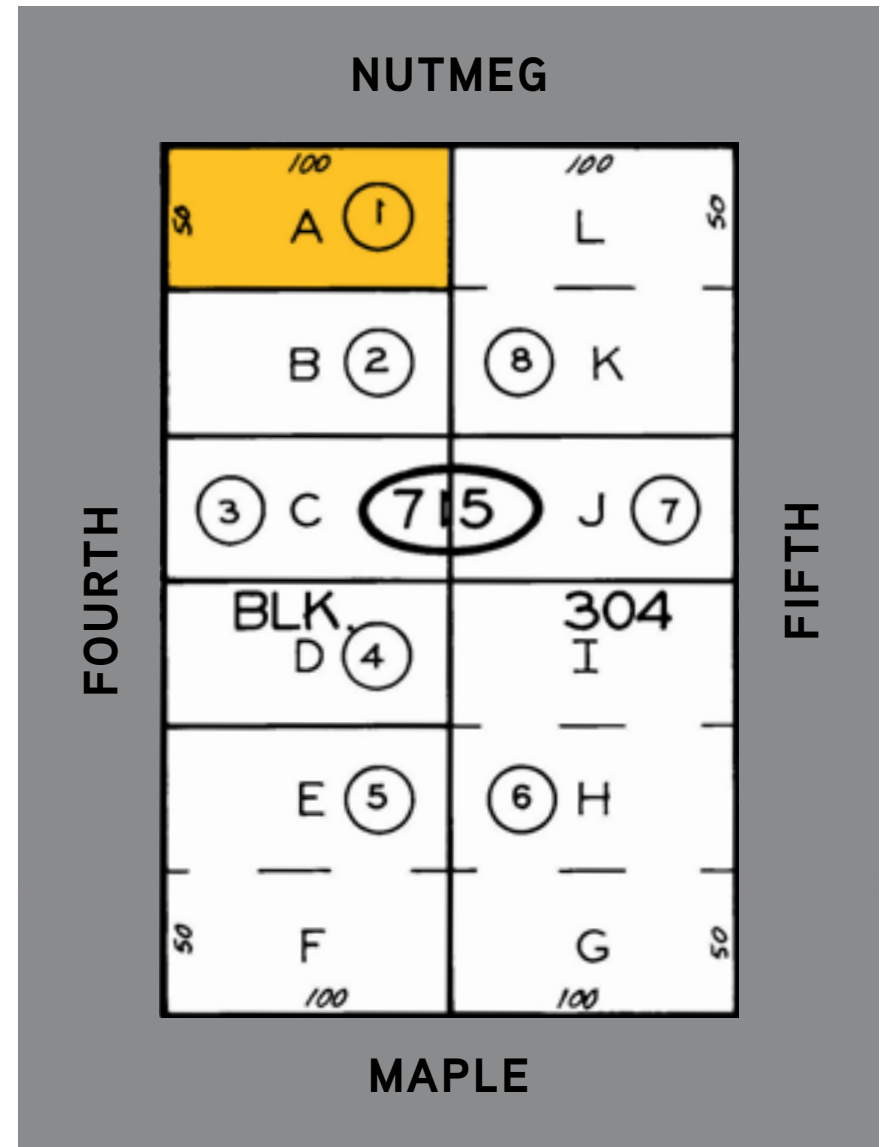
The Bankers Hill area is one of the most highly desired areas in all San Diego for residential and commercial properties and for this reason real estate values here have historically been resilient.

This is an eclectic community with 24/7 activity. Replete with some of San Diego’s finest restaurants services and colorful gardens and landscape.

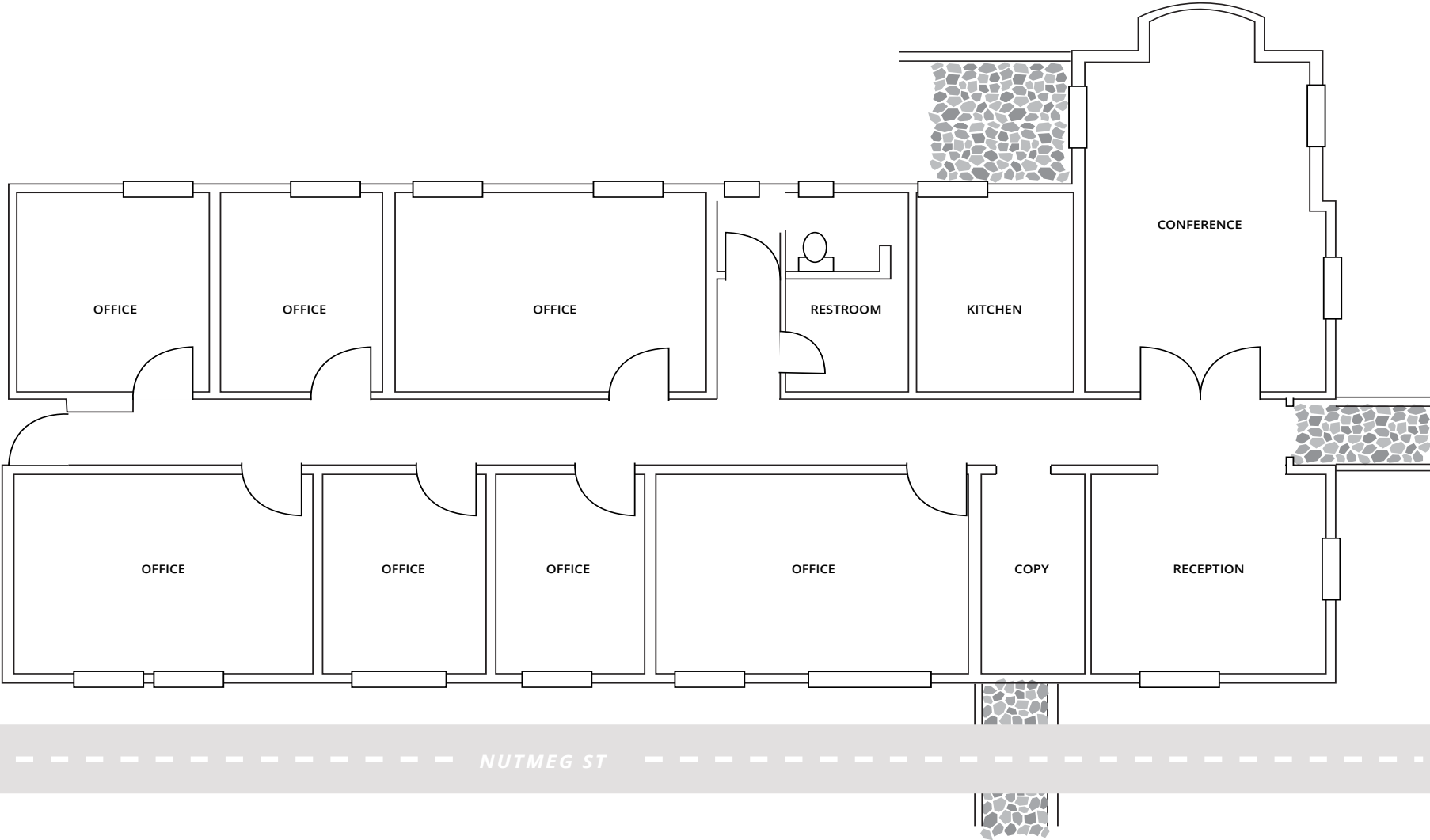
Property Description

- ADDRESS:** 2665 Fourth Avenue also known as
403 Nutmeg Street
- BUILDING:** Approximately 2,170 square foot, office building,
colonial architecture with partial basement.
- LAND:** Approximately 5,000 square foot corner lot.
- YEAR BUILT:** Built 1939 | Major renovation 2007 & 2016
- ZONING:** CC-3-8
- PARKING:** On-site
- A.P.N.:** 452-715-01-00
- OFFERING PRICE:** \$1,600,000

This beautiful colonial building has unique architectural features including red brick and wood exterior, large bay window, patio, dramatic entry, pitched roof, two restrooms, kitchenette and basement. The upgrades in 2000 included new electrical wiring, air conditioning and heat.

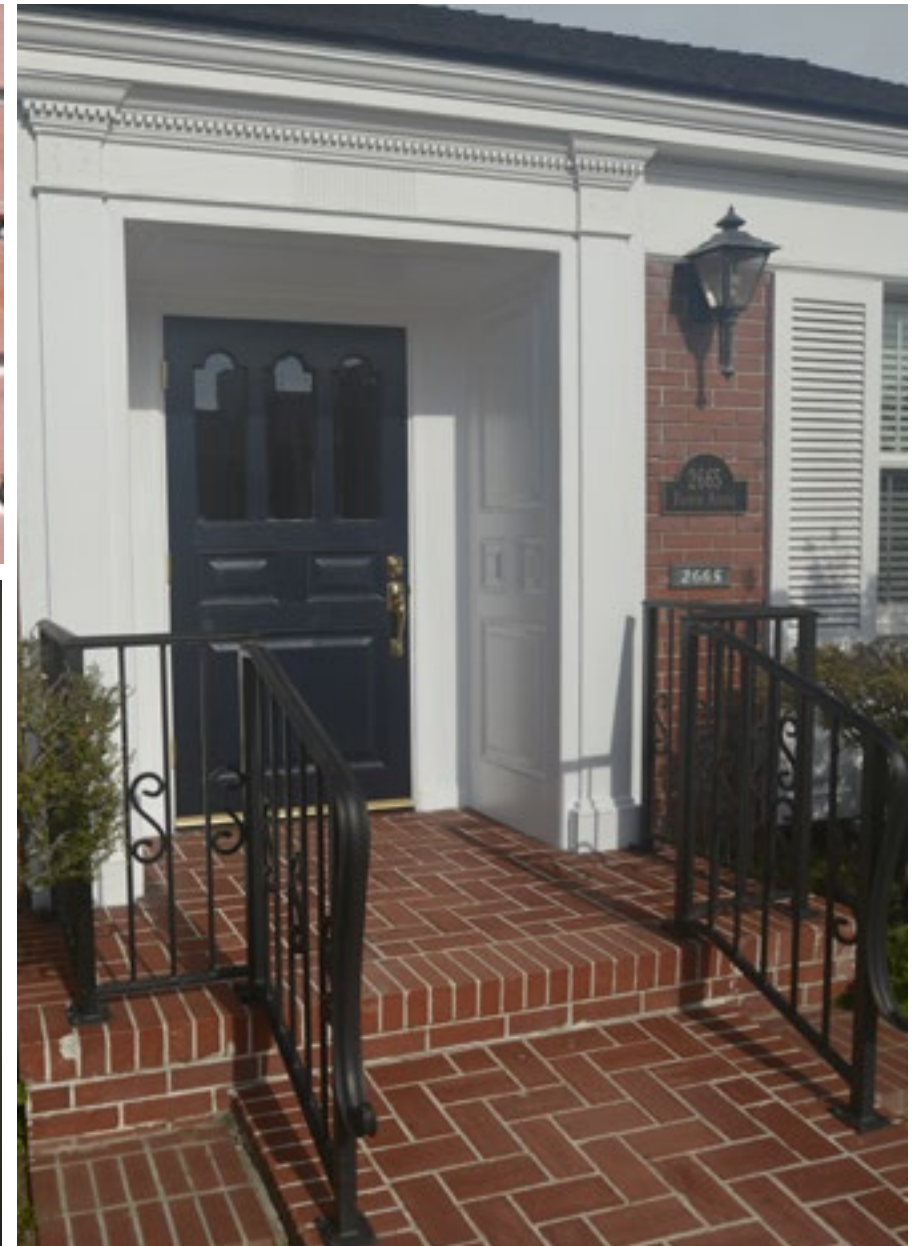


Floor Plan





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INVESTMENT INFORMATION

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