

FOR SALE

\$4,200,000

Sherman Heights Commercial

548-570 19th Street, San Diego, CA 92102

- Great Owner/User or Redevelopment Opportunity
- Commercial / Office Building with Rare Onsite Parking
- Excellent Location in Sherman Heights, Adjacent to Downtown San Diego
- Located in an Opportunity Zone and Transit Priority Area



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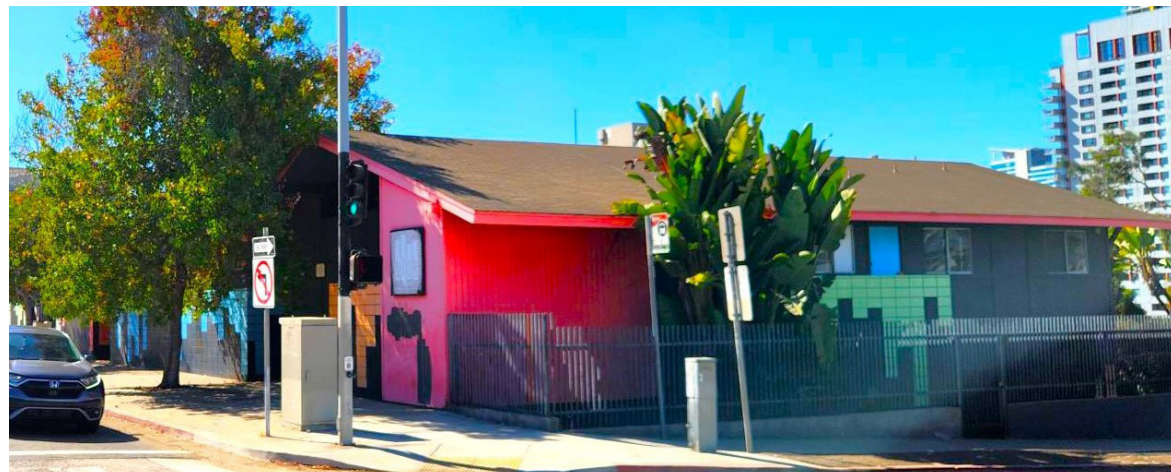
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PROPERTY SUMMARY

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Executive Summary

| | |
|----------------|---|
| Sale Price: | \$4,200,000 |
| Lot Size | ±12,710 SF |
| Building Size: | ±6,948 SF |
| Stories: | 2 |
| No. of Suites: | 10 |
| Occupancy: | Vacant |
| Year Built: | 1964 |
| Parking: | ±10-11 Spaces |
| APN: | 535-190-17-00/ 535-190-42-00 |
| Zoning: | CN-1-3 Sherman Heights Designated Historic District |
| Area: | Opportunity Zone Transit Priority Area |



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Freestanding Commercial/ Office Building

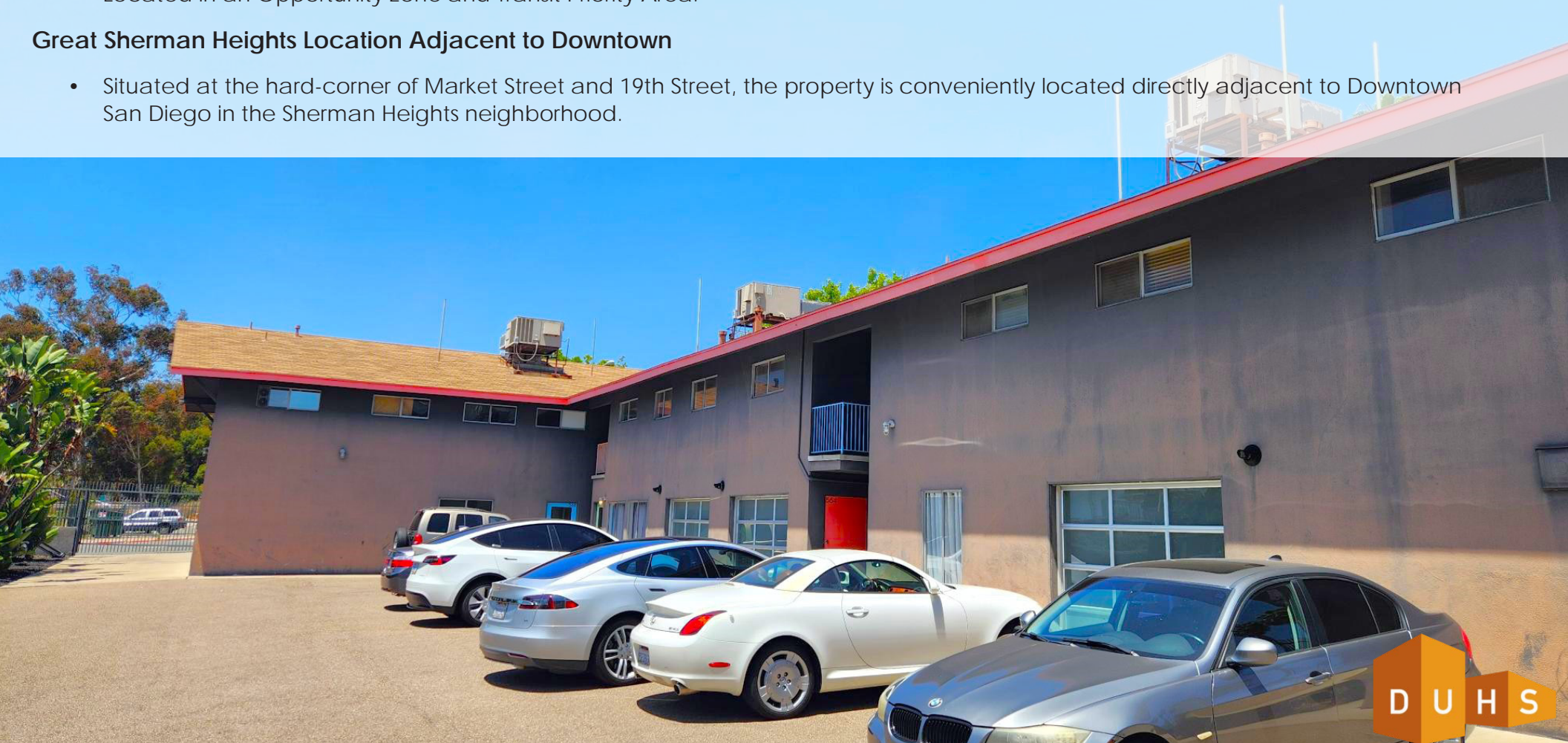
- The subject property is a two-story building currently divided into 10 suites.
- Property has rare onsite and gated parking with approximately 10-11 parking spaces.

Excellent Owner/User or Repositioning Opportunity

- The Property is currently vacant and ready for an owner/user at closing.
- The property also presents a potential redevelopment opportunity for residential and mixed-use in the future.
- Located in an Opportunity Zone and Transit Priority Area.

Great Sherman Heights Location Adjacent to Downtown

- Situated at the hard-corner of Market Street and 19th Street, the property is conveniently located directly adjacent to Downtown San Diego in the Sherman Heights neighborhood.

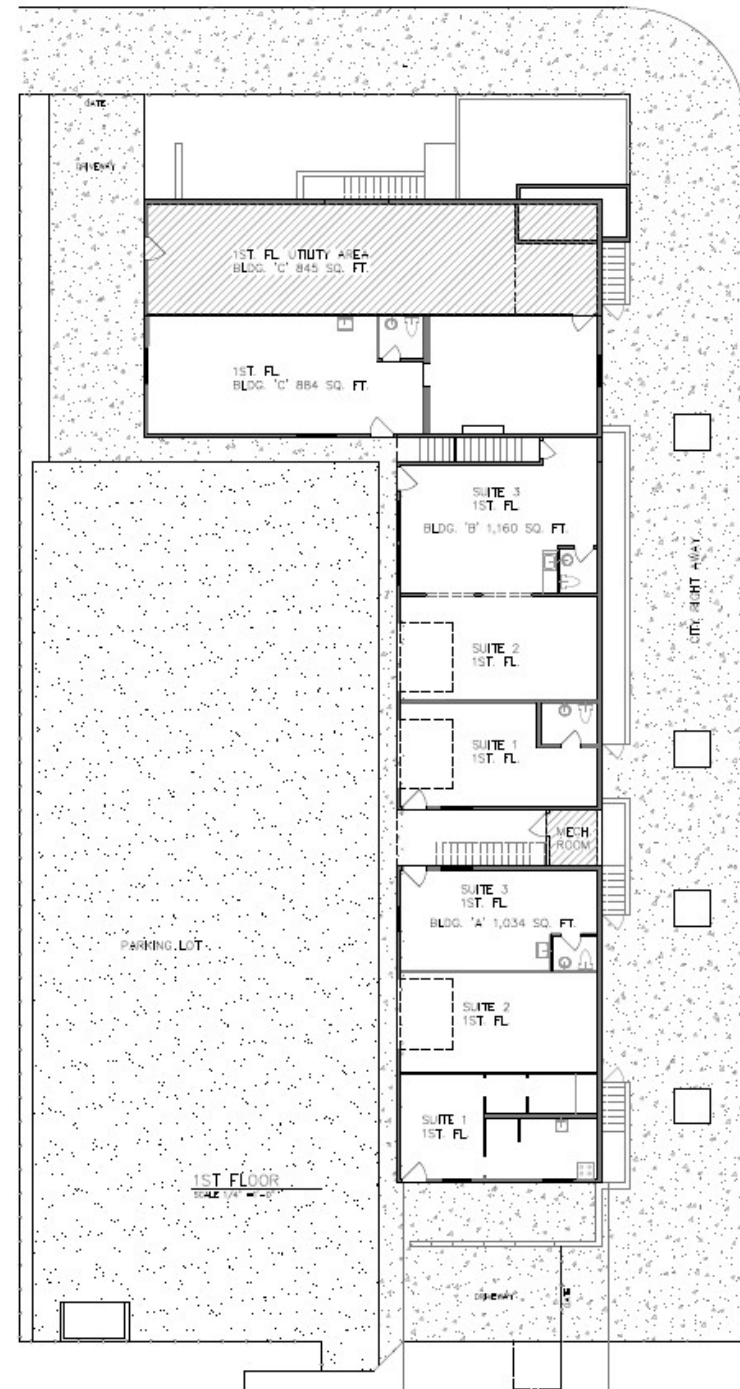
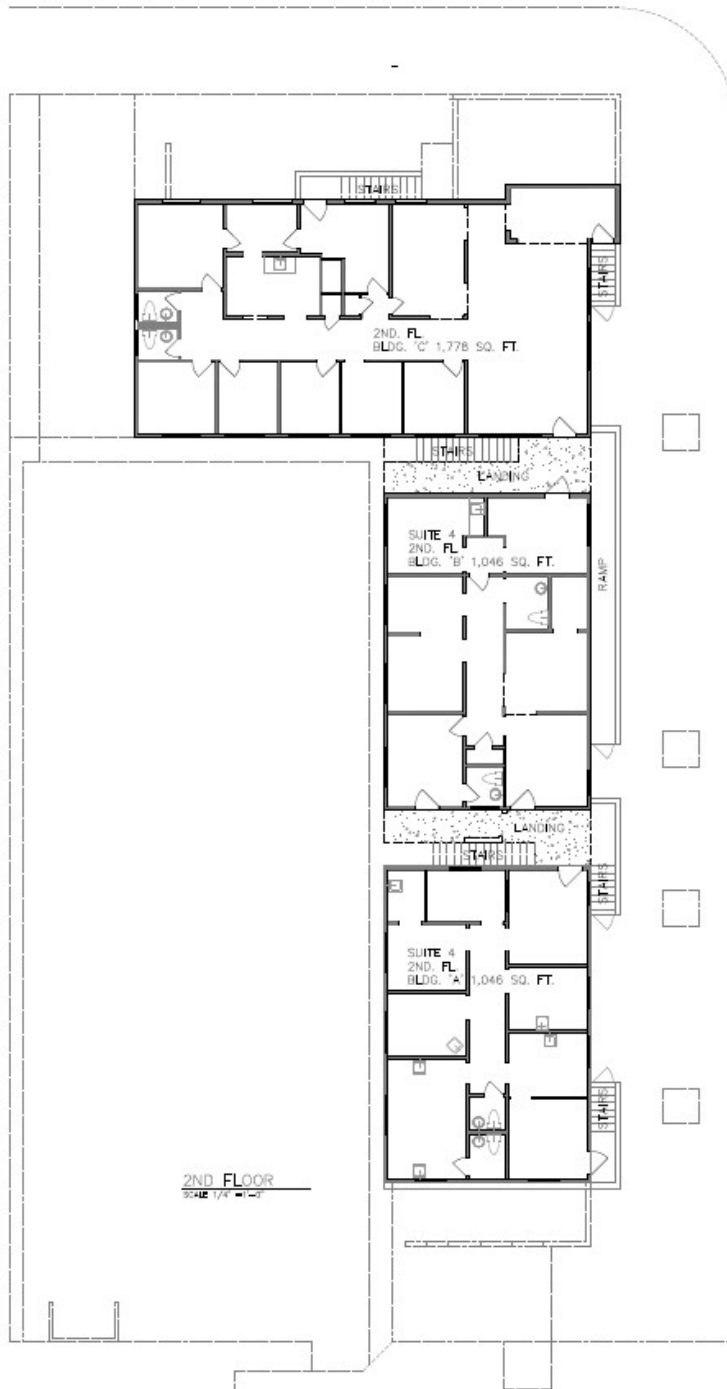


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FLOOR PLANS

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INTERIOR PHOTOS

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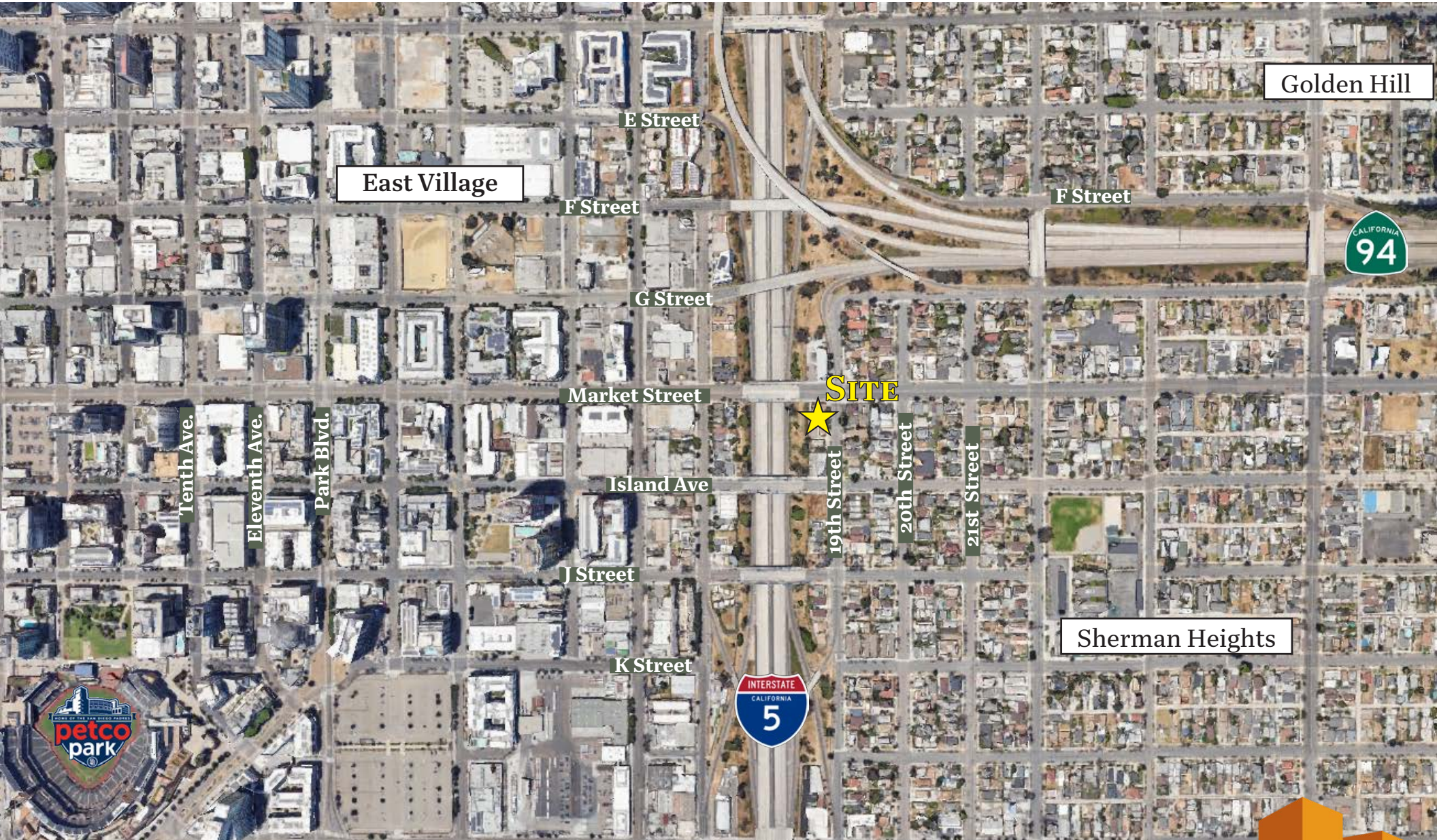
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CONTACT INFORMATION

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