

1441 STATE STREET

San Diego, CA 92101

LITTLE ITALY
RETAIL/FLEX SPACE FOR
SALE OR LEASE

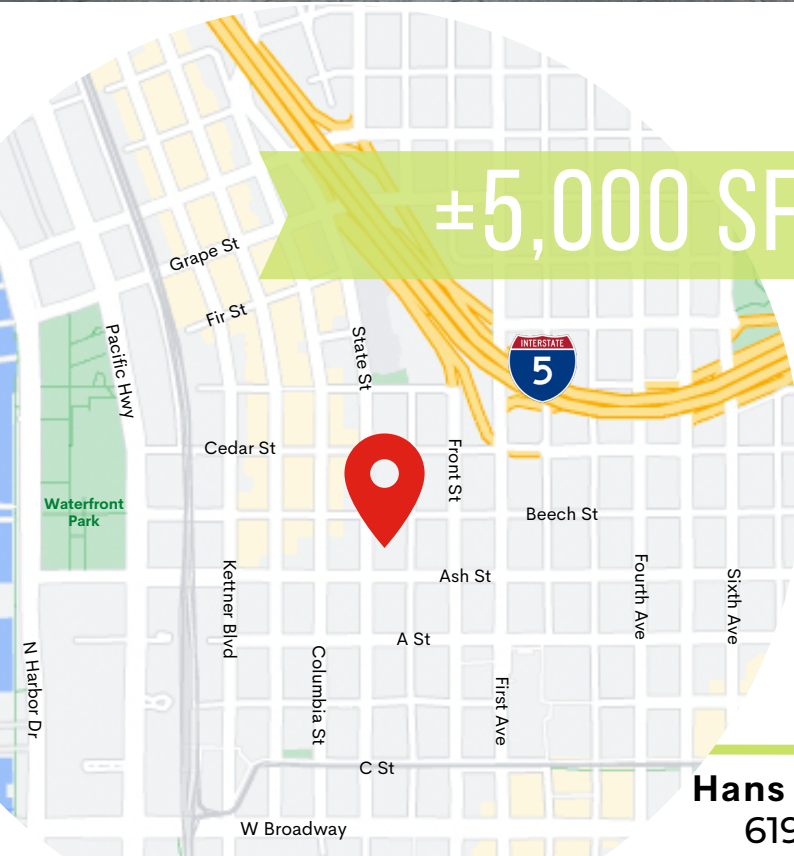


PRICE REDUCED***

±5,000 SF | FOR SALE OR LEASE

LEASE: \$2.70 PSF NNN

SALE PRICE: \$4,795,000



Hans Strom | Jordan Williams | LIC #012227009
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RETAIL/FLEX SPACE



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BUILDING FEATURES

- 6 private rooms with glass walls
- 2 open areas
- High ceilings with exposed trusses and lighting/skylights
- 2 garages with grade level doors and indoor parking for 4 vehicles
- 1 full kitchen and 1 kitchenette
- 2 private restrooms
- Clear span; no columns



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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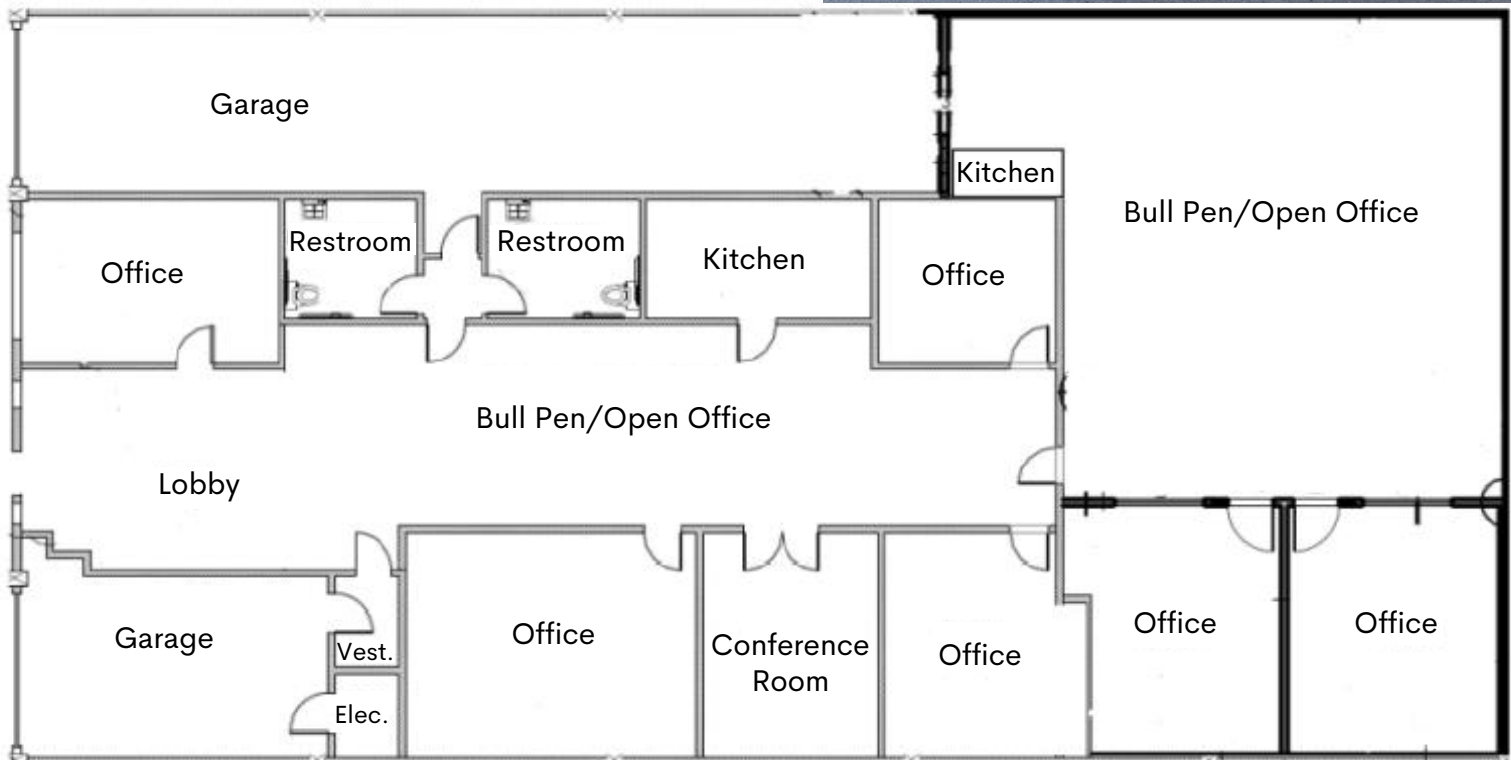


STROM | COMMERCIAL

±5,000 SF | FOR SALE OR LEASE

LOCATION

- Excellent Little Italy location
- Adjacent to West Broadway financial district
- Three blocks to both I-5 freeway and Harbor Drive
- Close walk to Little Italy shops, restaurants, and amenities



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