



**1330 4th Avenue
Downtown San Diego**

3 Story Office Building
1st floor is parking and lobby
2nd & 3rd floors are office spaces

Building Size

29,700 Sq. Ft.

Lot Size

15,002 Lot Sq. Ft.

APN #

533-443-10

Parking

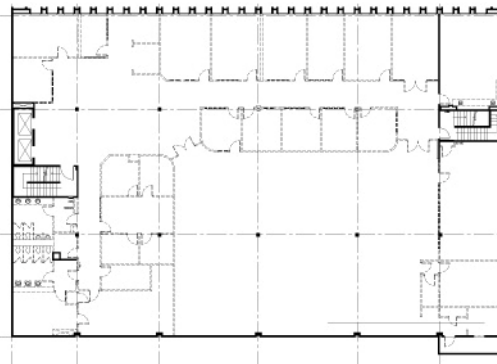
32 Spaces plus within building
Plenty of available parking nearby

Offered At: \$6,500,000

Downtown Office Building

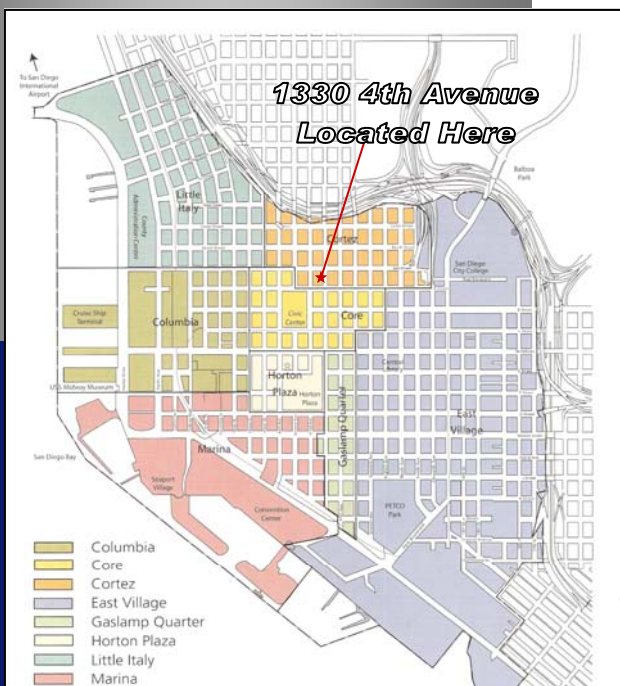


**Owner/User
Opportunity!**



Second Floor

Third Floor



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DOWNTOWN OFFICE BUILDING
1330 FOURTH AVE.
SAN DIEGO, CA. 92101

INTRODUCTION

This property is an ideal owner/user building in the heart of the city with easy access. With its 150 feet of Fourth Ave. frontage it is very visible and makes a statement.

This property is located on Fourth Ave. mid-block between Ash Street and A Street on the west side of the street. The street address is 1330 Fourth Ave. and the property address is 1334 Fourth Ave. It is located at the edge of the "Cortez Hill" district of downtown San Diego just one block from the "Core" downtown district and Civic Center where a number of redevelopment projects are scheduled and underway.

This property is ideally located within walking distance to City Hall and Horton Plaza on the bus line with the trolley line only two blocks away. Its location offers easy and quick access to the Union Train Station where Amtrak and the Coaster commuter trains service the downtown corridor. Lindberg Field is only minutes away.

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[Click here for the Preliminary Title Report](#)

BUILDING INFORMATION

| | |
|---------------------------------|--|
| Type: | Class B/C office building |
| Year Built: | 1968 |
| Building Shape: | Rectangular with 150' frontage on Fourth Ave. x 100' deep |
| Stories: | Three stories with two full floors above (Parking, lobby and utility rooms at street level) |
| Stairs: | 2 staircases, one on each end of building providing access to all floors and roof. |
| Parking: | 32 street level spaces |
| Construction: | Concrete and Steel |
| Roof: | Rolled Mineral Cap |
| Floor: | 2 ½" lightweight concrete over steel composite deck rated at 100 PSF reducible 80 PSF un-reducible |
| Floor covering: | Majority is commercial grade carpet with ceramic and linoleum. |
| Floor to Ceiling Height: | 15' Floor to slab height ceiling with drop ceilings |
| Elevators: | 2 elevators accessing all floors |
| Doors: | Third floor executive offices have full floor to ceiling doors. |
| HVAC: | Central heat and air with chiller (five years old) and water tower. |
| TRAFFIC: | Fourth Ave. between Ash & A has 12,800 Avg. daily traffic |
| Bus Line: | Bus stop at front of the building |

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Front of 1330 Fourth Ave.



1st Floor Lobby



2nd Floor Hallway/Offices



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2nd Floor Kitchen/Breakroom



2nd Floor Office Space



2nd Floor Open Space



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3rd Floor Area



3rd Floor Interior Lobby



3rd Floor Office Space



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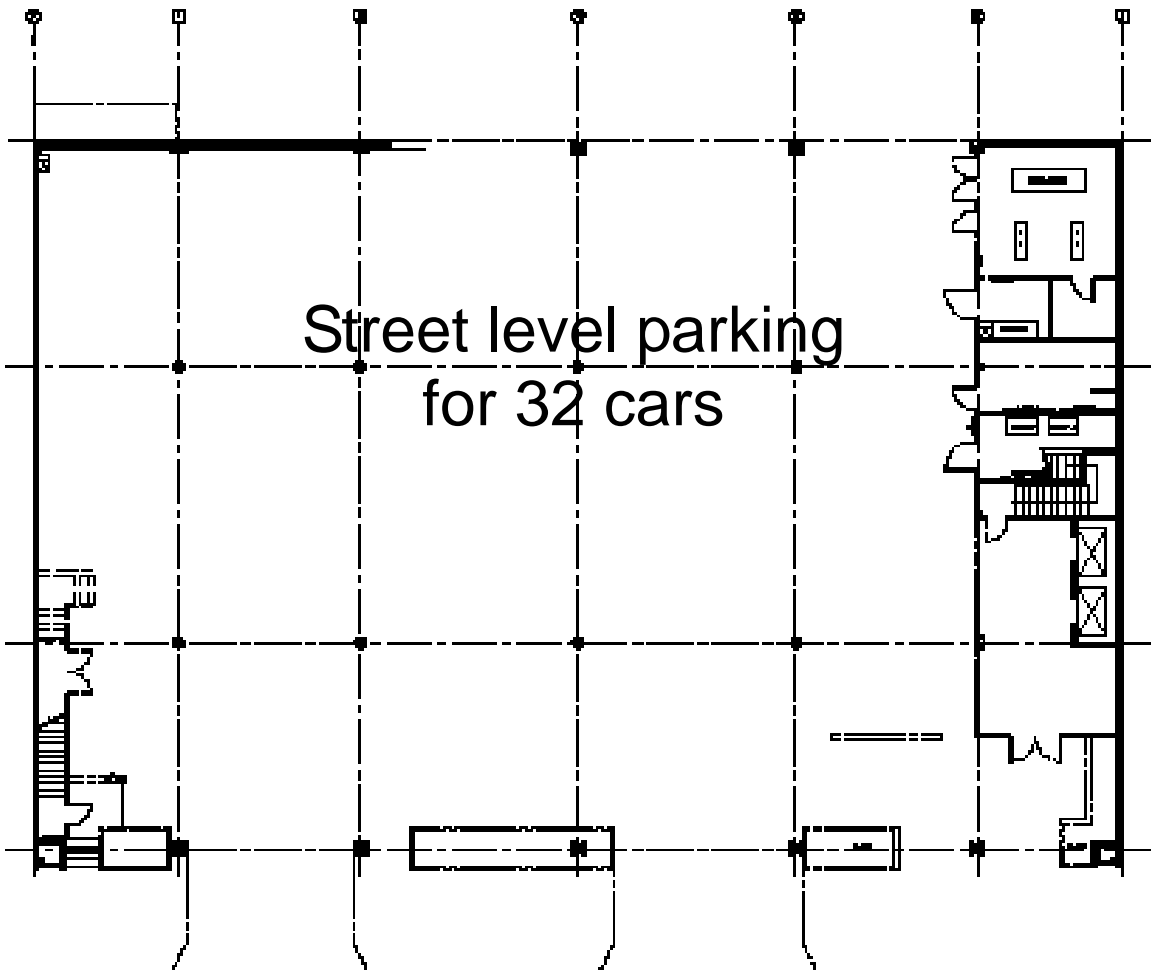
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1st Floor Plans



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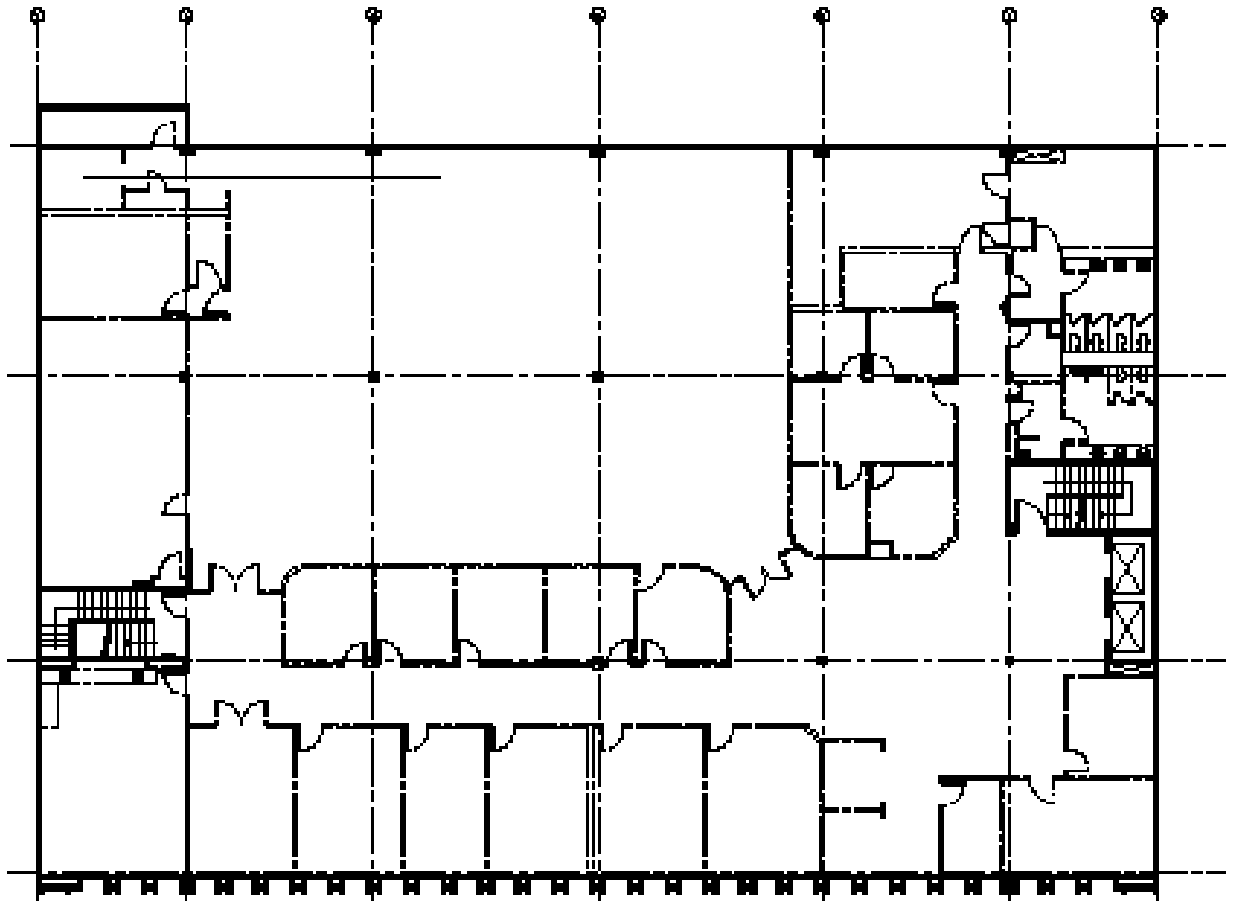
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2nd Floor Plans



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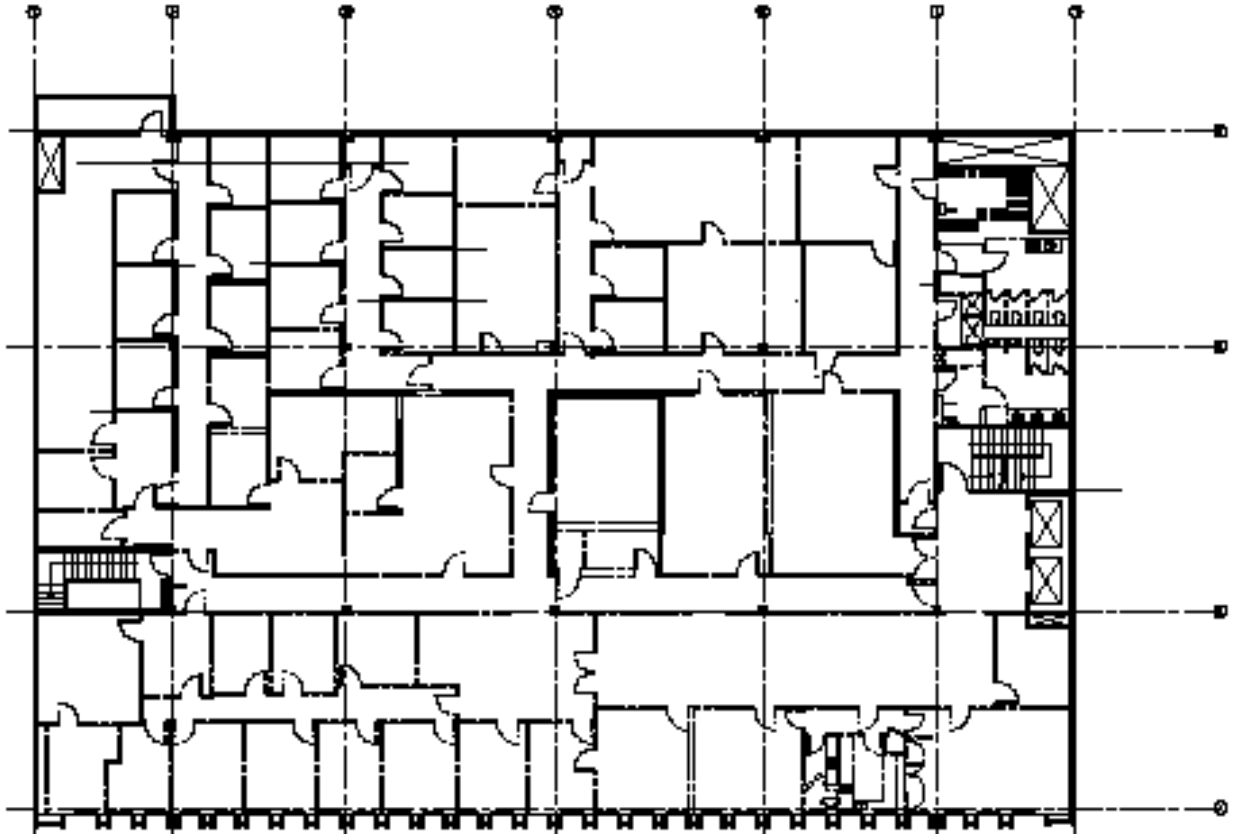
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3rd Floor Plans



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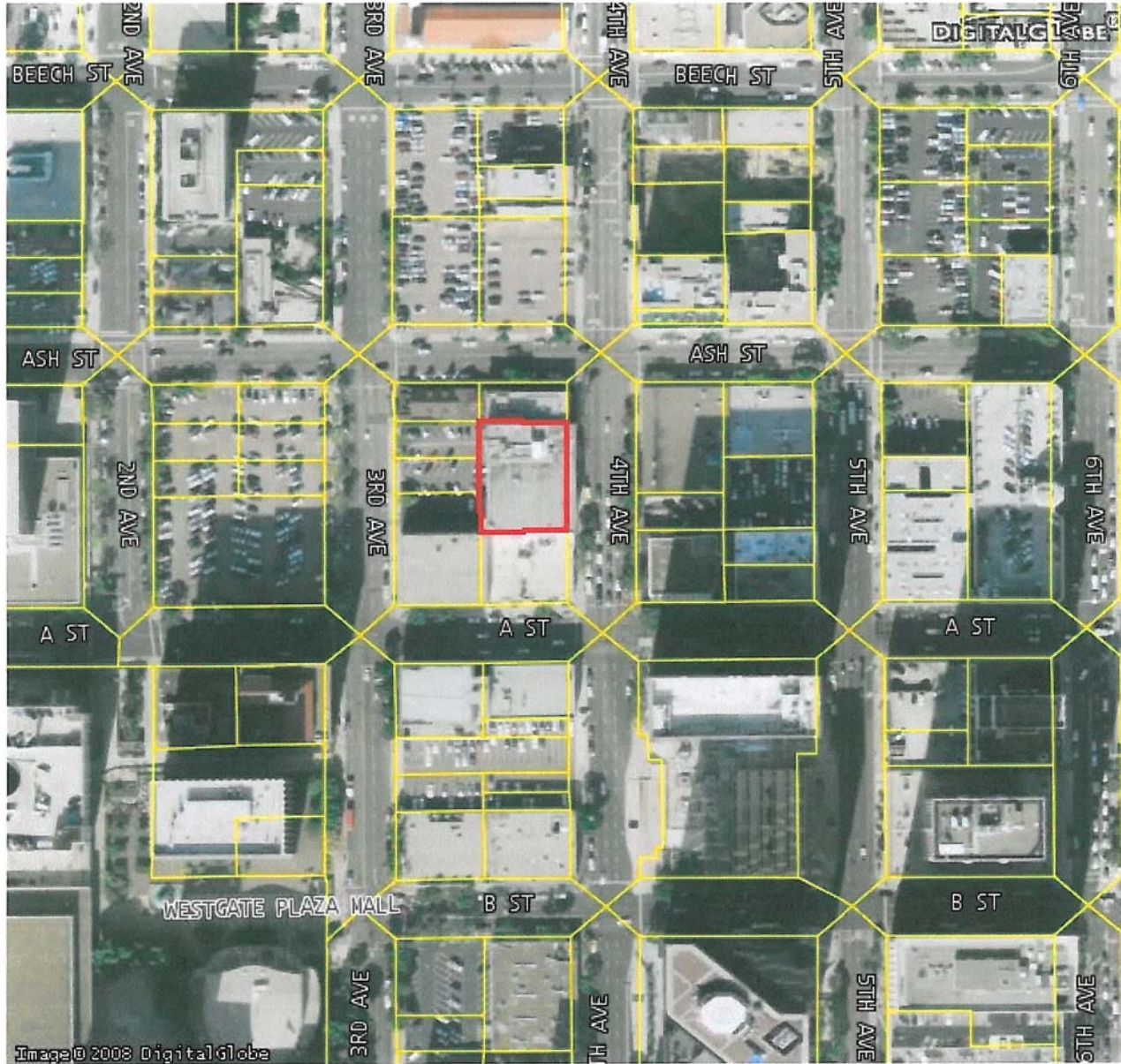
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Aerial Photo

Chicago Title 



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[Click here to view the comparables](#)

- Office Comparables
- Land Comparables
- Face Rent Analysis

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INCOME:

The building is currently occupied by the owner thus there is no other income information except for the cellular antenna income.

Cellular Antenna income annually.....\$19,000.00

EXPENSES:

Trash..... \$ 3,420.00
Water..... \$ 4,800.00
Gas and Electricity\$73,000.00
Elevator Maintenance\$1,500.00
HVAC Maintenance\$3,456.00
Insurance\$30,000.00
Total expenses.....\$116,256.00

Note: The owner is a non-profit corporation and as such does not pay property taxes Please use the appropriate tax rate based on the purchase price.

Note: Current building operation is 365 days a year 14 hours per day, which accounts for the higher than normal gas and electric expense.

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Zoning

General Zoning:

- Centre City Planned District - Core
- Park Sun Access Overlay (PSAO) - Full block
- Base FAR min of 5.0 and max of 8.0 plus one additional FAR through the CCDC FAR Payment Program and/or two for providing specific amenities.

The link to our zoning information packages....

http://www.ccdc.com/resources/resource_files/Zoning_Information_Package.pdf

Also, all the information can be found in our Centre City Planned District Ordinance...

http://www.ccdc.com/resources/resource_files/Centre_City_PDO_Attachment_C_Complete.pdf

Lorena Cordova, Junior Planner

Centre City Development Corporation | 401 B Street, Suite 400 | San Diego, CA 92101 |
P:619.533.7171|F:619.236.9148

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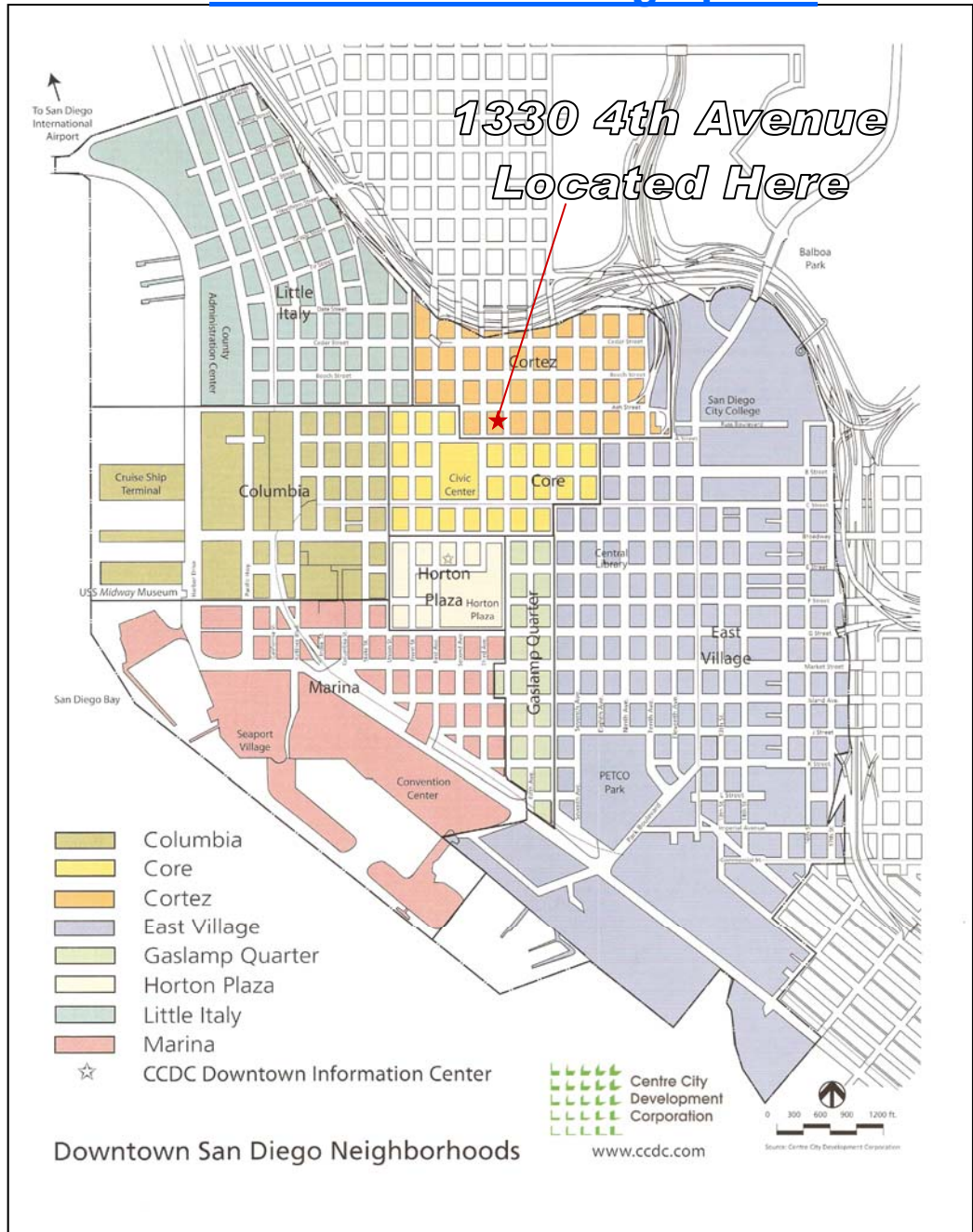
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[Click here for Demographics](#)



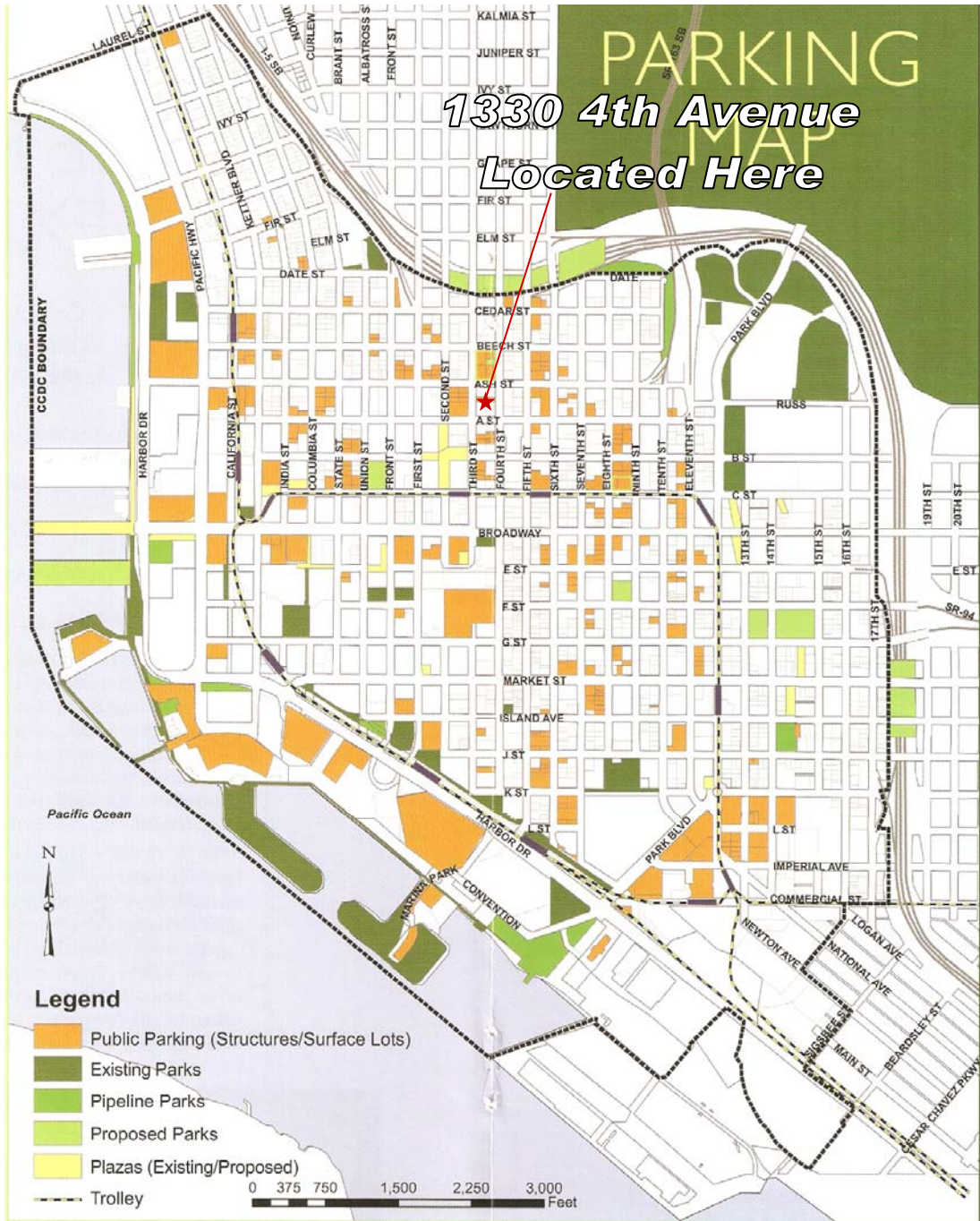
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Potential Uses of Property

- Owner user of complete building
- Owner occupancy of one floor while leasing out the second floor to a tenant. This reduces owner's expenses each year when tenant's rent increases
- Increase rentable square footage by adding floors to the building
- Improve street level parking lot into rentable square footage
- Total redevelopment of the site
(Note: land comparables warrant this consideration)
- Divide space into separate offices
- Tenant equity participation Investor securing one or two larger tenants who secure future income. Allow them to participate in future equity in exchange for that security

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Civic Center Redevelopment

The Civic Center Complex site is a four-square-block property, approximately 6.1 noncontiguous acres in size, bounded by Front Street, Third Avenue, A Street and C Street. The site currently contains five separate [public structures](#): the City Administration Building, San Diego Civic Theatre, Convention and Performing Arts Center, Evan Jones Parkade and City Operations Building/ Development Services Center.

The Civic Center Complex currently needs an estimated \$125 million in renovations, including seismic and ADA retrofitting and removal of hazardous materials including asbestos. See below for reports including a facilities needs assessment and economic analysis. The Civic Center is located within the Civic/Core District of downtown San Diego. The District serves as the center of downtown, both physically and functionally, where federal, state, county and city government offices combine with office, cultural, retail, hotel and residential activity.

A principal objective of the Downtown Community Plan is to reinforce the Civic/Core District as a center of business and civic activity for downtown and the region. Development of the subject site area is governed by the [Downtown Community Plan](#) and Centre City [Planned District Ordinance \("PDO"\)](#). Both documents currently are undergoing amendments, which can be found and reviewed [here](#). The subject site is within the Public/Civic land use district, within an Employment Required (ER) overlay district.

For the Public/Civic District, the PDO establishes a permitted maximum Base FAR of 10.0, with a minimum FAR of 6.0. FAR bonuses may be earned or purchased as outlined in the PDO, up to a maximum FAR of 20.0. The maximum building height in this area is 500 feet above mean sea level (MSL). Development standards, including building heights, tower dimensions and parking requirements, are provided in the PDO.]

Downtown's Core Neighborhood

Core: a Downtown San Diego Neighborhood, 92101 Downtown's Core neighborhood stretches from A Street to Broadway and Union and 12th Avenue. As its name connotes, the Core is the visual and physical center of downtown.

This Core now serves as the San Diego region's government and corporate hub, housing the [Civic Center](#), [City Hall](#), the [Small Business Administration](#) and the [World Trade Center](#). Broadway and C Street are focal areas for daytime and nighttime activities fostered by street-level merchants. Existing notable structures in the Core include the [Westgate](#) and [U.S. Grant hotels](#), the City Administration Building complex, [Community Concourse](#) and the [Civic Theatre](#), the new [Central Jail](#), trolley stops along C Street, and the high-rise offices of the B Street "Financial Corridor."

For more information contact Center City Development Corporation www.ccdc.com

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DISCLAIMER

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The information in this package may contain dated material. The information is being supplied without warranty.

AN INVESTOR SHOULD NOT BASE A DECISION TO PURCHASE IN WHOLE OR IN PART UPON THIS ANALYSIS. HE SHOULD RELY ON HIS OWN INVESTIGATION AND THE ADVICE OF HIS OWN ENVIRONMENTAL, ENGINEERING AND CONSTRUCTION EXPERTS, LEGAL COUNSEL AND TAX CONSULTANTS.

HAZARDOUS WASTE. Various materials utilized in the construction of improvements of the property may contain materials that have been or may, in the future, be determined to be hazardous or undesirable and may need to be specially treated, specially handled, and/or removed from the property. Such items may be in above and below-ground containers on the property or may be present on or in soils, water, building components, and other portions of the property in areas that may or may not be accessible or noticeable. The brokers in this transaction have no expertise with respect to the detection or identification of undesirable substances, hazardous materials, or toxic wastes. Proper inspections of the property by qualified experts are an absolute necessity to determine whether or not there are any current or potential undesirable substances, hazardous materials or toxic waste problems related to the property. The brokers in this transaction have not made, nor will make, any representations either express or implied, regarding the existence or non-existence of toxic waste, hazardous materials, or undesirable substances in or on the property.

ZONING AND ORDINANCES. Buyer will conduct his own investigation whether or not city, county, state, historic site boards and federal laws and ordinances allow development of the Property and what Zoning and other governmental regulations and restrictions control the use of the Property and is not relying upon the representations of the Seller or Broker in this regard.

PHYSICAL ENVIRONMENTAL AND GEOLOGICAL INSPECTION. Buyer will inspect the subject Property prior to removing contingencies, including but not limited to, structural, plumbing, sewer-septic system, heating, electrical, built-in appliances, roof, soils, foundation, mechanical systems, air conditioner, (if any), possible environmental hazards such as asbestos, formaldehyde, PCB's, lead paint, radon gas, earthquake faults, the pooling of petro-chemical substances underground or other substances of products, and geologic conditions.

Buyer acknowledges that, except as otherwise expressly stated herein, Agent or Agents and Seller has not made any investigation, determination warranty or representation with respect to any of the following: (a) the legality of the present or any possible future use of the Property under any Federal, State or local law; (b) pending or possible future action by any governmental entity or agency which may affect the Property; (c) the physical condition of the Property, including, but not limited to, soil conditions, exiting the structural integrity of the improvements, and the presence or absence of fungi or wood destroying organisms; (d) the accuracy of completeness of income and expense information and projections, of square footage figures, and of the texts of Leases, Options, and other Agreements affecting the Property; (e) the possibility that Leases, Options, or other documents exists which affect or encumber the Property and which have not been provided or disclosed by Seller, or, (f) the presence or location of any hazardous materials on or about the Property, including, but not limited to, asbestos, lead paint, PCBs, other toxic, hazardous or contaminated substances, and underground storage tanks and earthquake faults; (g) Income tax information; (f) past or future uses of the property, including conceptual designs or renderings.

Buyer agrees that investigation and analysis of the foregoing matters is Buyer's sole responsibility and that Buyer shall not hold Agent or Seller responsible, therefor. Owner can remove the property from the market without notice.

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