



Barrio Logan Industrial or Creative Office

2212 Main St.



2212 Main

The Opportunity

**Freestanding Building for Lease.
Where Industry Meets Creativity.**

2212 Main Street offers a rare blend of industrial authenticity, creative history, and exceptional accessibility—making it an ideal home for companies looking to stand out as much as they scale.

To the west, the U.S. Navy, BAE Systems, and NASSCO anchor one of Southern California's most significant employment centers. To the east, Barrio Logan's acclaimed coffee shops, galleries, breweries, and legendary fish tacos have made the neighborhood one of San Diego's most authentic and vibrant destinations.

The property carries its own creative legacy. For years, it served as the home of Woodbury University's School of Architecture and, before that, as a prominent snowboarding manufacturing facility—reflecting decades of innovation, craftsmanship, and design.

Whether you're seeking a creative office headquarters, manufacturing facility, or an arts-focused use, 2212 Main Street presents a rare opportunity to establish your business in a location where industrial strength and creative energy converge.



2212 Main

Highlights / Details

Address – 2212 Main St., San Diego, CA 92113

Size – +/-26,800 SF Building

Lot Size -- +/-35,000 SF Parcel

Rate – \$1.60/psf/mo NNN

Ceiling Height – 14’

Power – 800 Amps / 480V – 3 Phase

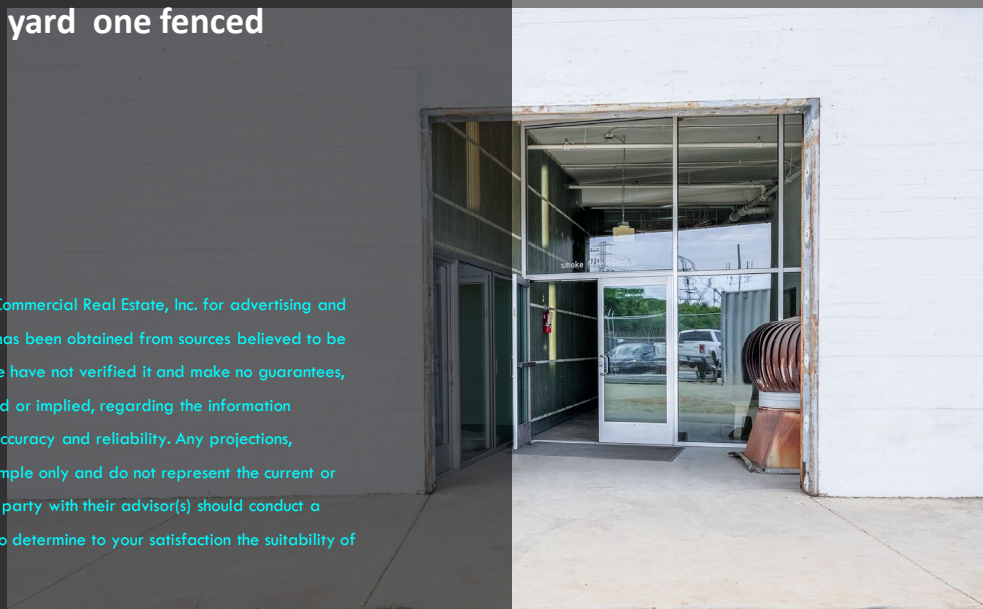
Fully Sprinklered

Dock & Grade Level Loading Doors

Fenced parking / loading yard one fenced courtyard

Opportunity Zone

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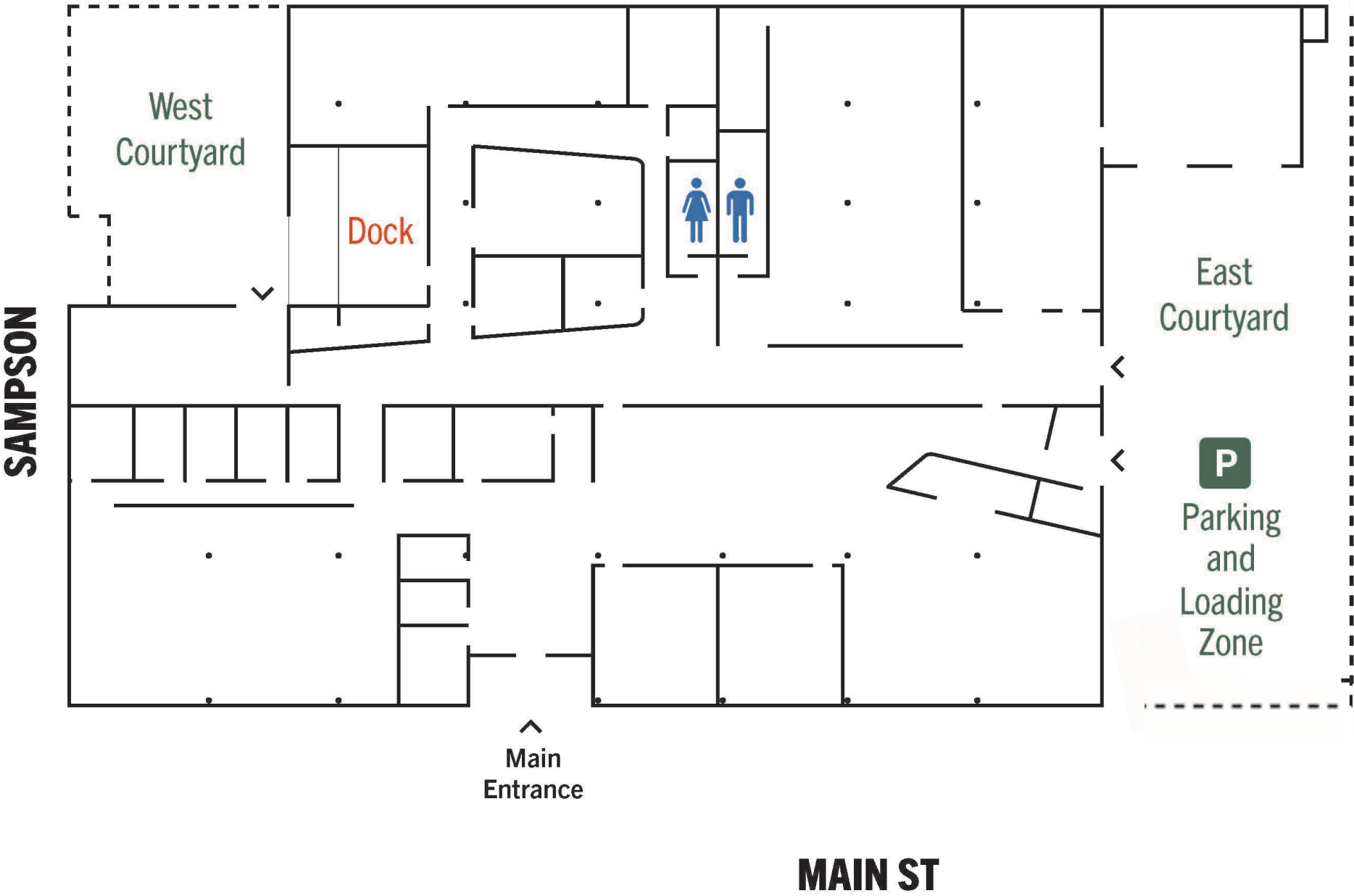


2212 Main

The Property



Site Plan / As-Built



2212 Main

Cultural Hotbed

"If a friend is visiting from out of town, take them here."

"Barrio Logan is always a jolt to the senses."

"Today, the area is a growing destination for food and shopping amid lowrider shows and street festivals."

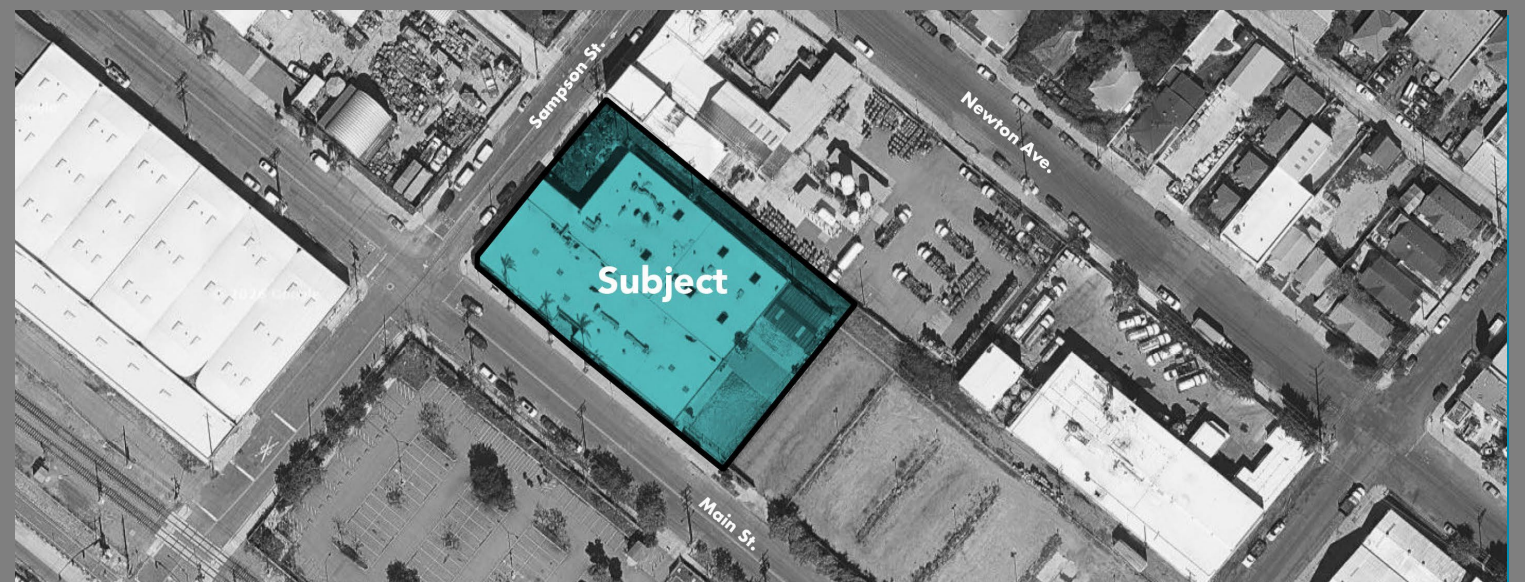
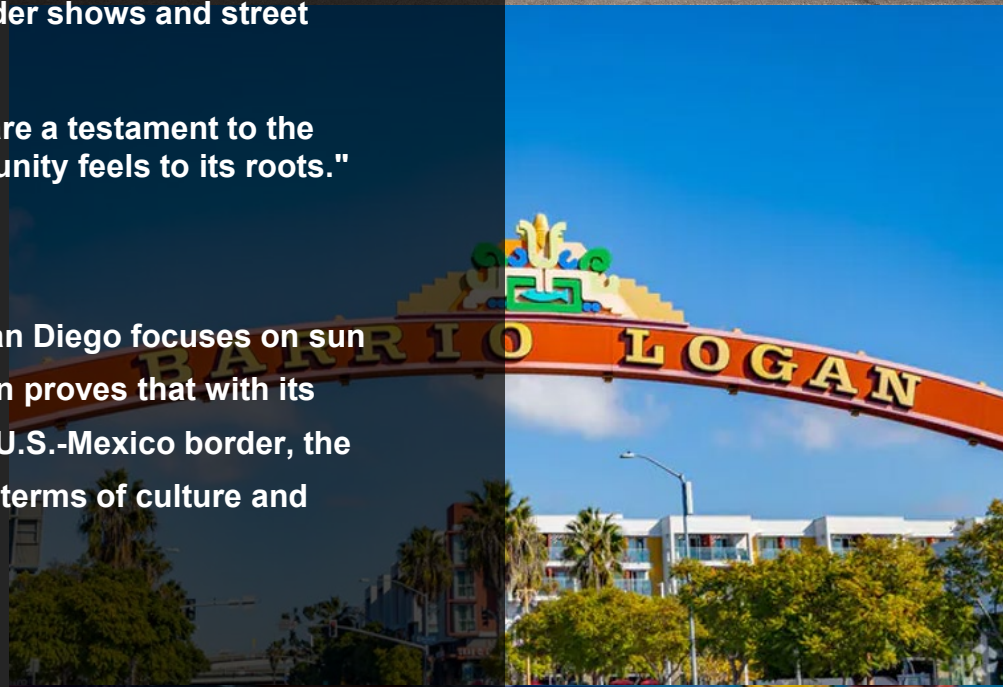
"The vibrant storefronts are a testament to the pride this Chicano community feels to its roots."

San Diego Magazine

"A lot of the talk about San Diego focuses on sun and surf, but Barrio Logan proves that with its unique position near the U.S.-Mexico border, the city has plenty to offer in terms of culture and community, too."

Conde Nast Traveler

"If you come to San Diego and don't go to Barrio Logan, then you're not really seeing San Diego." *—Andrew Zimmerman (Celebrity Chef and TV Personality)*



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