

RETAIL | OFFICE OPPORTUNITY

5,000 - 11,200 RSF Available



MIXED-USE LEASE - LITTLE ITALY

805 W Cedar & 1560 California Street
San Diego, CA 92101

- Incredible Little Italy Business Opportunity
- Mixed-Use for Office, Retail, or Industrial Business Venture in Little Italy
- Three Blocks from the San Diego Harbor
- Two Adjacent Parcels on One Corner Lot
- Divisible to Accommodate One to Three Tenants
- Long-Term Below Market Lease Terms Including Substantial Budget for Tenant Improvements
- 0.25 Acres in Downtown San Diego
- A Walker's Paradise with Superior Public Transit Access



FOR MORE INFORMATION CONTACT:

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Marcus & Millichap San Diego Office

4660 La Jolla Village Drive / Suite 900 / San Diego, CA 92122

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Aerial Map

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5,000 RSF Available

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Marcus & Millichap is pleased to present this 5,000 square foot office retail building in Little Italy. This two-story building is currently divided into two suites, but the current owner is looking for a visionary long-term tenant and is amenable to transforming the space into a long-term business venue in one of San Diego's most highly walkable, and transit-accessible locations. This leasable building is located adjacent to a new San Diego Fire Station, three blocks from the San Diego Harbor as well as several new and planned condominium developments.



PROPERTY DETAILS

Property Address	805 W Cedar Street
APN	533-321-09-00
Year Constructed	1962
Net Rentable Area (SF)	5,000 SF
Building Type	Retail/ Office
Stories	2
Parking	6 Off-Street Spaces
Price/ SF	\$2.25/ Month
Lease Type	Negotiable
Tenant Improvements	Negotiable
Suites	2

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RETAIL | OFFICE OPPORTUNITY

6,200 SF Available

MIXED-USE LEASE - LITTLE ITALY

805 W Cedar & 1560 California Street
San Diego, CA 92101

Marcus & Millichap is pleased to present this 6,200 square foot industrial warehouse in the downtown industrial submarket of San Diego. This open floorplan allows for imaginative buildouts to facilitate a restaurant, brewery, or wine bar in a growing hotspot of Little Italy. This is the perfect opportunity for an entrepreneur to bring a new social gathering concept to one of San Diego's most highly walkable, and transit-accessible locations.



PROPERTY DETAILS

Property Address	1560 California Street
APN	533-321-08-00
Net Rentable Area (SF)	6,200 SF
Building Type	Industrial Warehouse
Stories	1
Parking	2 Off-Street Spaces
Price/ SF	\$2.25/ Month
Lease Type	NNN
Tenant Improvements	Negotiable

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