

# FOR SALE / LEASE

## COLONEL FLETCHER BUILDING

602-624 BROADWAY, SAN DIEGO CA 92101

PROFESSIONAL & CREATIVE OFFICE CONDOS | 1,145 - 9,421 SF



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### BUILDING OVERVIEW

- Creative office condos, centrally located in close proximity to the Financial District and Gaslamp District
- Originally constructed in 1908 and the building underwent a complete modern retrofit and renovation in 2008. The building features classic revival architecture with historic features throughout
- Hardwood floors, operable windows, exposed brick and HVAC
- Elevator served
- Secure on-site parking garage
- Condo map already in place
- Transit oriented, located on the Trolley Line that connects to UCSD and UTC
- Within Walking distance from the US Grant Hotel, Westgate Hotel, Procopio Tower
- 2025 Remodel in progress: New Restrooms, Lighting and Flooring

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## BUILDING HISTORY

The Colonel Fletcher Building, located at 602–624 Broadway in downtown San Diego, has played a significant role in the city’s retail history. Situated at the northeast corner of 6th and Broadway—formerly known as D Street—the building has undergone multiple transformations over the years.

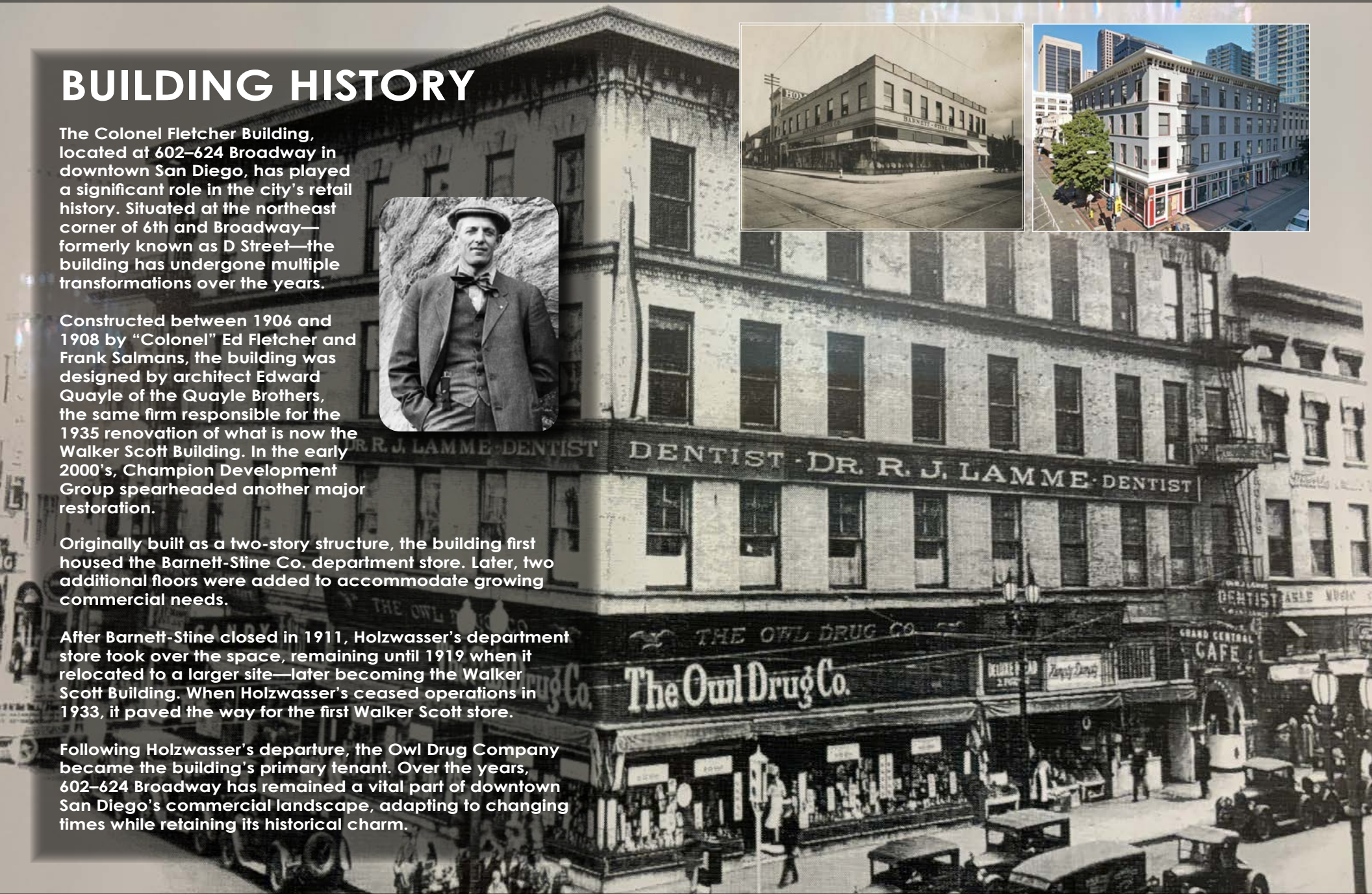
Constructed between 1906 and 1908 by “Colonel” Ed Fletcher and Frank Salmans, the building was designed by architect Edward Quayle of the Quayle Brothers, the same firm responsible for the 1935 renovation of what is now the Walker Scott Building. In the early 2000’s, Champion Development Group spearheaded another major restoration.



Originally built as a two-story structure, the building first housed the Barnett-Stine Co. department store. Later, two additional floors were added to accommodate growing commercial needs.

After Barnett-Stine closed in 1911, Holzwasser’s department store took over the space, remaining until 1919 when it relocated to a larger site—later becoming the Walker Scott Building. When Holzwasser’s ceased operations in 1933, it paved the way for the first Walker Scott store.

Following Holzwasser’s departure, the Owl Drug Company became the building’s primary tenant. Over the years, 602–624 Broadway has remained a vital part of downtown San Diego’s commercial landscape, adapting to changing times while retaining its historical charm.





## RENOVATED & RETROFITTED

In 2008, the Colonel Fletcher Building underwent extensive renovations that completely modernized the building's core systems while maintaining its historical character. The renovations included all new seismic upgrades, elevator, electrical system, plumbing, HVAC system, and fire sprinklers, as well as the addition of an on-site parking garage and many more upgrades, providing a modern infrastructure that meets contemporary standards while preserving the architectural integrity of this landmark property.

Today, 602-624 Broadway stands as a blend of historic charm and modern functionality, offering a prime location in the heart of Downtown San Diego. With its upgraded systems and preserved classic design, the building continues to be a prominent fixture in the city's commercial landscape, attracting tenants and visitors alike. Today, the Colonel Fletcher Building stands as a well-preserved historical landmark, seamlessly blending early 20th-century design with modern creative office functionality.





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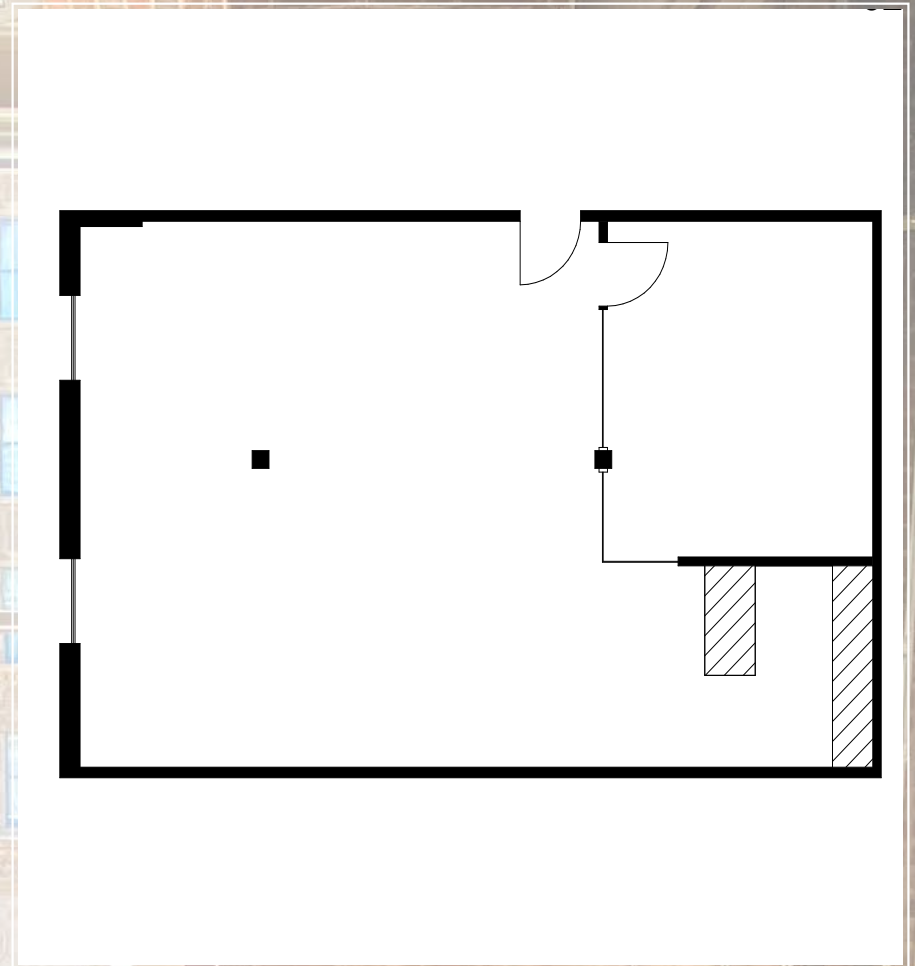
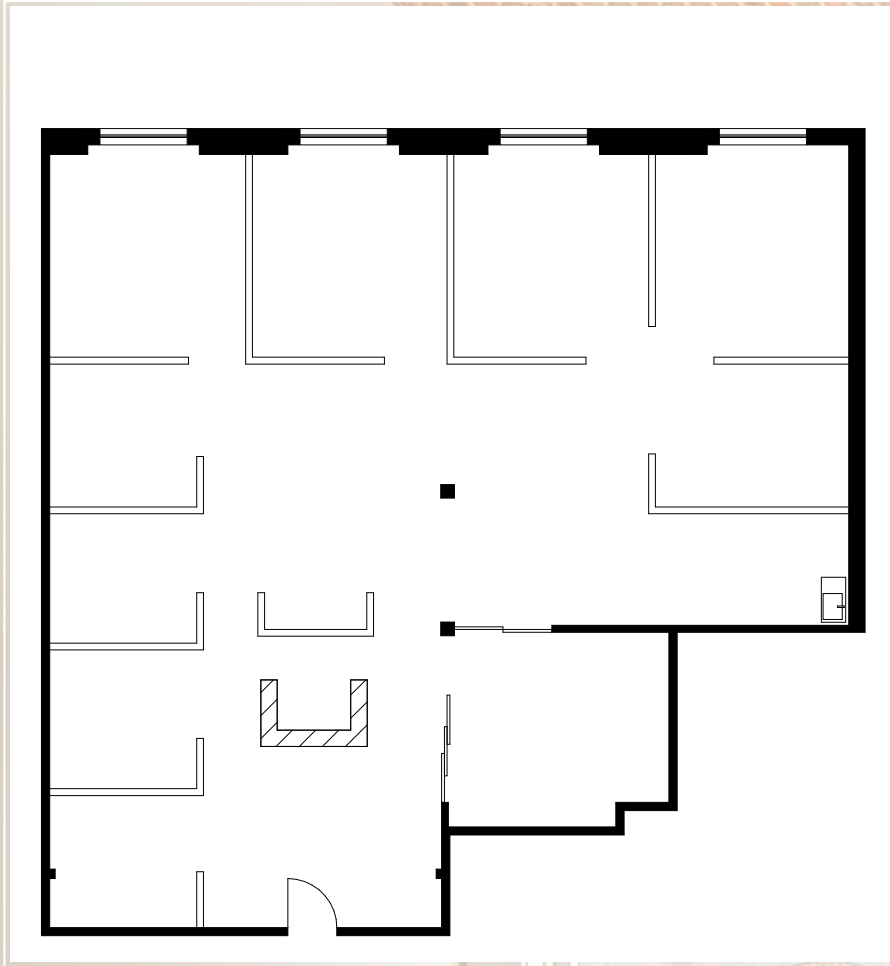
- High Image Creative Office Condos
- Multiple Units Available with Flexible Sizes from 1,145 - \*9,421 SF \*Contiguous
- Open Ceilings
- Operable Windows
- Exposed Brick
- Hardwood Floors
- Exceptional Natural Light
- Lease Rate\* : \$1.50/SF Gross + Utilities
- \* Lease Rates are available on 3+ year lease terms with pricing as follows: Year 1: \$1.50/SF | Year 2: \$1.85/SF | Year 3: \$2.25/SF
- Sale: Starting at \$375/SF (Call for details)
- Potential for Significant Property Tax savings with Mills Act Benefits





## Ste 401 - 2,546 SF

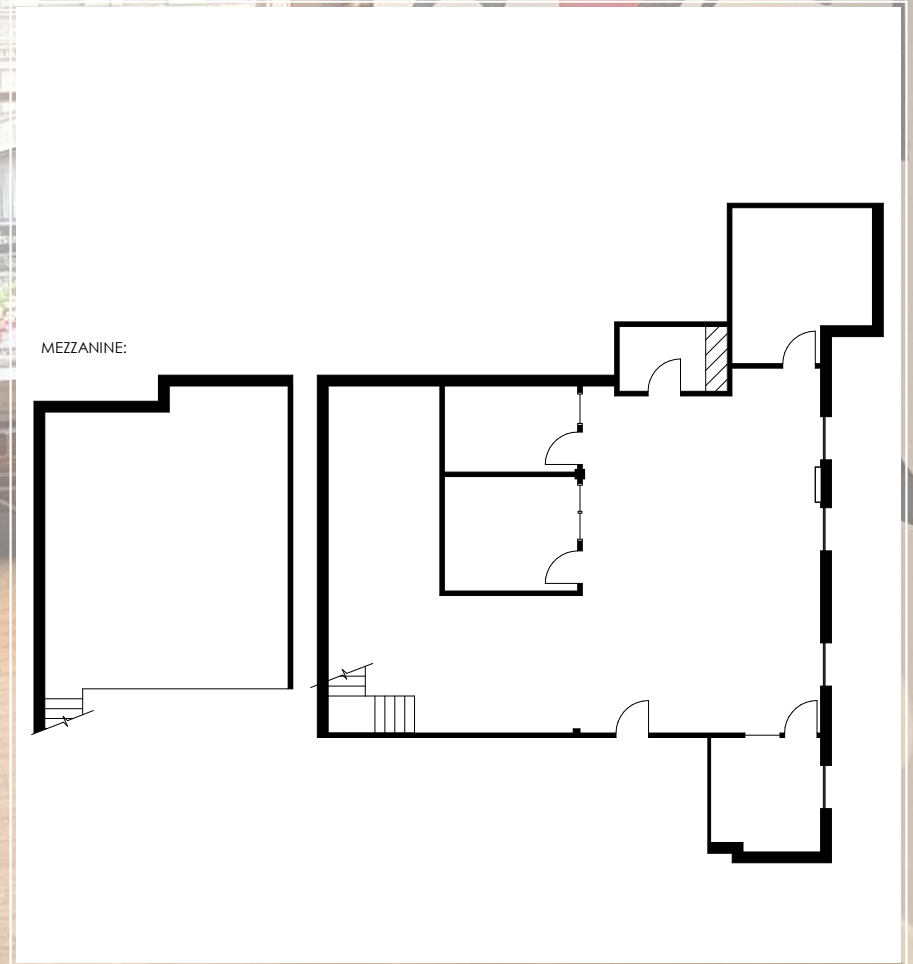
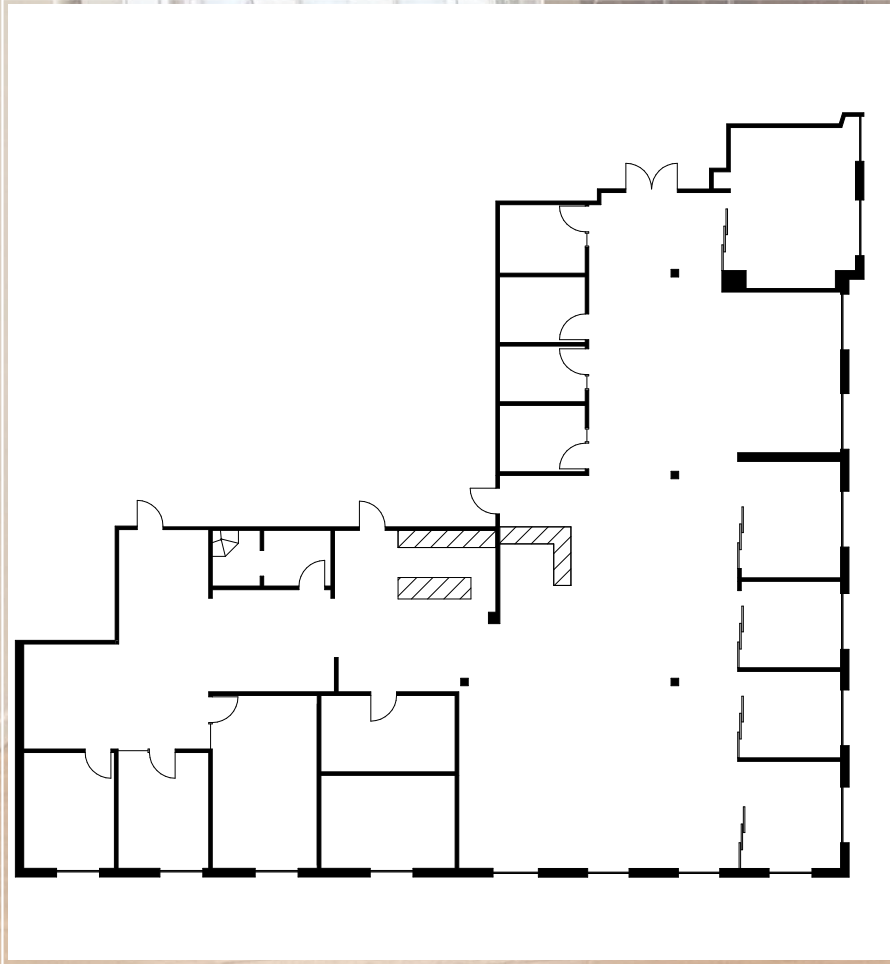
## Ste 406 - 1,145 SF



\*All suites sizes and configurations can be modified to suit for lease or sale

### Ste 502 - 6,367 SF

### Ste 504 - 3,054 SF



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**602-624 BROADWAY**

### LOCATION OVERVIEW

- Located in one of San Diego's most vibrant and walkable neighborhoods
- Just minutes away from Petco Park and Gaslamp District
- Close to the Waterfront Park, courthouses, Financial District, Amtrak and Coaster train stops, San Diego MTS Trolley stop and more
- Great freeway access to I-5, Hwy-163

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