

1919 GRAND AVENUE · SAN DIEGO, CA 92109

Suites L & M — Office Space, Rebuilt New

±850 SF of turnkey office space in the heart of Pacific Beach.

\$489,000

OFFERING PRICE

±850 SF

TWO SUITES COMBINED

2 Spaces

ASSIGNED PARKING

\$734/mo

ASSOCIATION DUES

OWN IT. DON'T RENT IT.

Two suites, combined and taken back to the studs, then rebuilt as one uninterrupted floor plan: polished concrete, architectural LED lighting, and a full designer kitchenette and wet bar. Steel-framed windows and a private entry open to the building's historic Spanish courtyard. Room for a boardroom, desking and a client lounge — all on one level, ready for any business that wants to stop paying rent.



UNINTERRUPTED FLOOR PLAN



KITCHENETTE · WET BAR · WINE FRIDGE



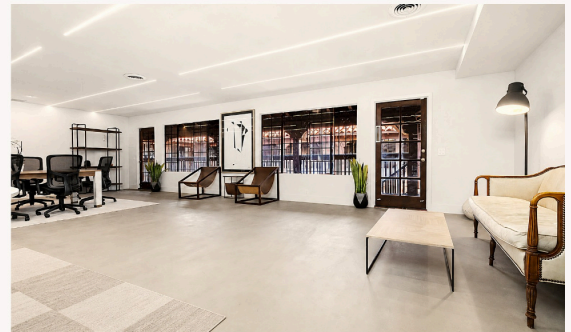
IN-SUITE BOARDROOM SEATING

- **Down-to-the-studs remodel** — turnkey, nothing left to do
- **Two assigned parking spaces** — one in the secured garage
- **Kitchenette & wet bar** plus private storage room
- **Large shared conference room** free for owners' use
- **Polished concrete & linear LED lighting**
- **Elevator, gated entry** and restrooms on each floor

THE BUILDING & THE BLOCK

A Spanish courtyard landmark on Pacific Beach's busiest corridor.

A two-story, gated office condominium complex at Grand Avenue and Lamont Street — red tile roofs, hand-painted tile, timber balconies and a terracotta courtyard that gives clients a real arrival moment. Owners share a large conference room and breakroom, elevator service, secure restrooms on each floor and Grand Avenue signage exposure.



LOCATION HIGHLIGHTS

- ❑ **Walk Score of 92** — a "Walker's Paradise" at Grand Avenue & Lamont Street
- ❑ **±33,000 cars per day** pass the building on Grand Avenue
- ❑ Minutes to Mission Bay, Crystal Pier and Garnet Avenue dining
- ❑ Quick I-5 access for clients from downtown, UTC or North County

FAST FACTS

Offering price	\$489,000
Approx. price per SF	±\$575 / SF
Approx. size	±850 SF (Suites L + M)
Owners' association dues	\$734 / month
Parking	2 assigned (1 in secured garage)
Property type	Office condominium
Building	2 stories, built 1982
Shared amenities	Conference room, elevator, restrooms
Condition	Full gut renovation, turnkey

Schedule a private showing.

Turnkey office space in 92109 — owner-user or investor.

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