

# 2534 STATE STREET

SAN DIEGO, CA 92101

SAN DIEGO  
INTERNATIONAL  
AIRPORT



2534 STATE ST  
7,004 SF Bldg

2516-20 STATE ST  
5,002 SF Parcel

**MODERN  
OFFICE BUILDING  
& VACANT LAND  
PARCEL**

.....  
**FOR SALE**

PROPERTIES CAN BE SOLD SEPARATELY OR TOGETHER

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**CAST**  
CAPITAL PARTNERS

# 2534 STATE STREET

## PROPERTY HIGHLIGHTS

<b>BUILDING SF</b>	7,004 SF
<b>LAND AREA</b>	4,884 SF
<b>PRICE</b>	<b>\$3,500,000</b>

### Modern 3-Story Office Building (Built 2008)

High quality office with elevator service and covered parking.

### Executive Suite Layout with Multiple Income Streams including Executive Suites & Virtual Rent via Mailboxes

Seller currently uses one-floor and operates the other floor as an Executive Suite which collects approximately \$7,600/month. Another additional revenue stream comes from Virtual Rent for \$1,750/month. **The total additional income is \$9,350/month.**

### Integrated On-Site Covered and Secure Parking

Covered parking garage on the 1st Floor plus Lobby Area.

### High Accessible Banker's Hill / Mission Hills Location

Adjacent to I-5 and minutes to Downtown San Diego, Little Italy, Balboa Park, and SD International Airport.





# 2516-20 STATE STREET

## PROPERTY HIGHLIGHTS

LAND SF

5,002 SF

SECURE PARKING LOT

Gated Parking currently utilized by Owner that can park up to 20 parking stalls.

ZONING CC-3-4

Tier 3 Complete Communities

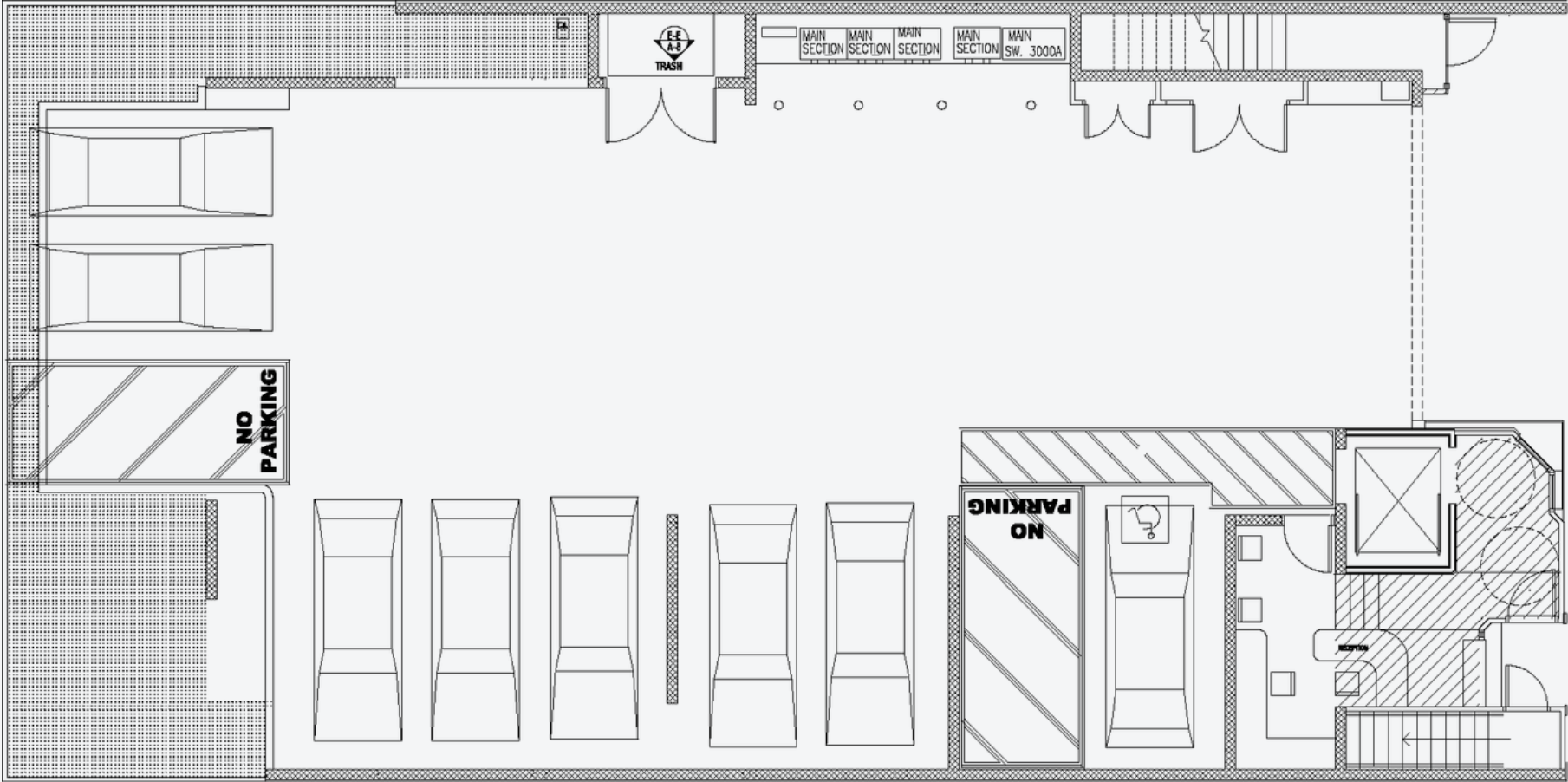
PRICE

**\$1,250,000**

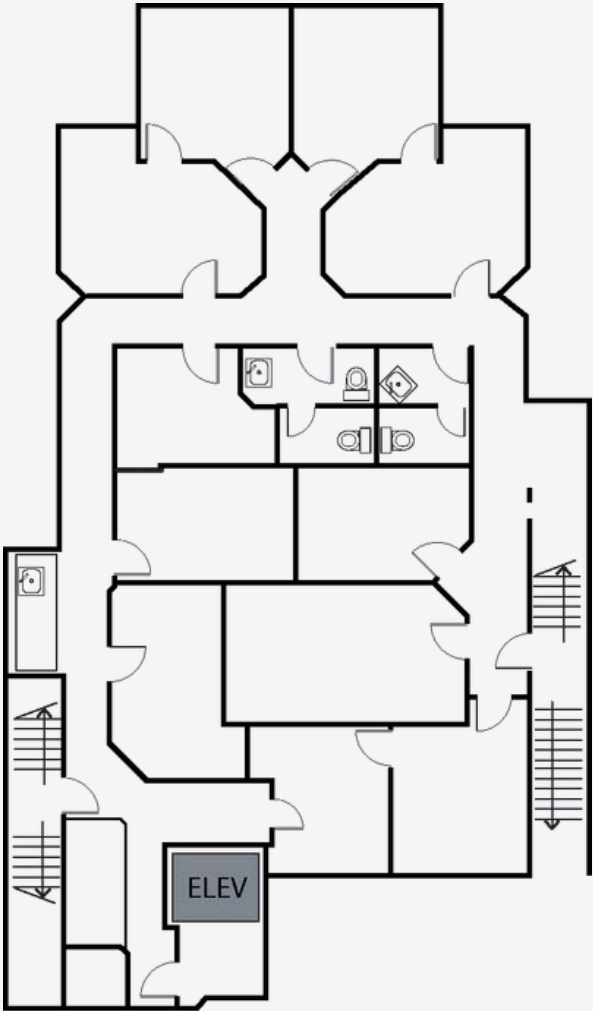


PROPERTY & PARKING CAN BE SOLD  
TOGETHER OR SEPARATELY. OWNER WILL  
CONSIDER ALL OFFERS

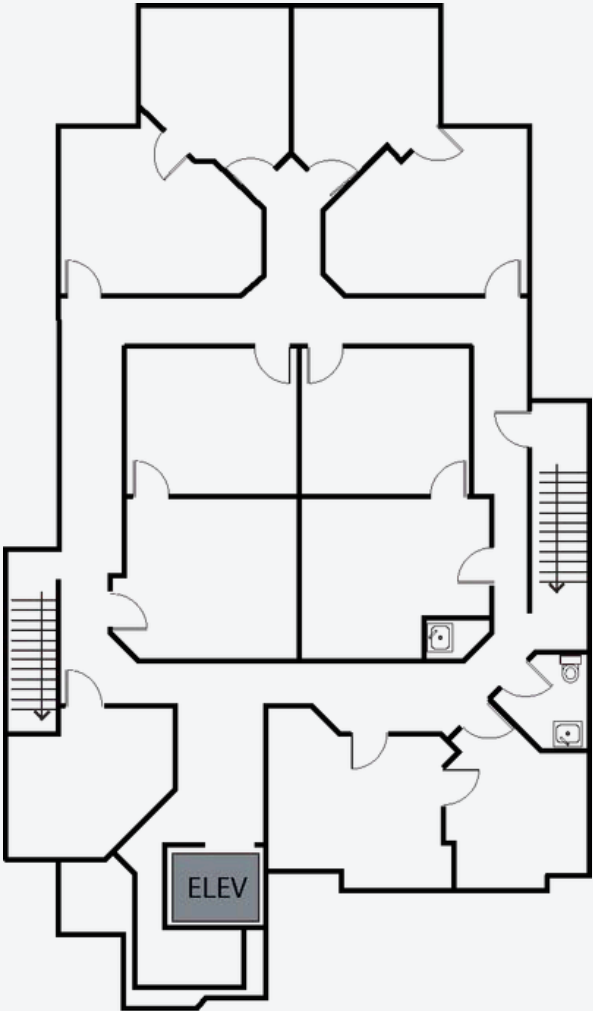
# PARKING FLOOR PLAN



# FLOOR PLAN

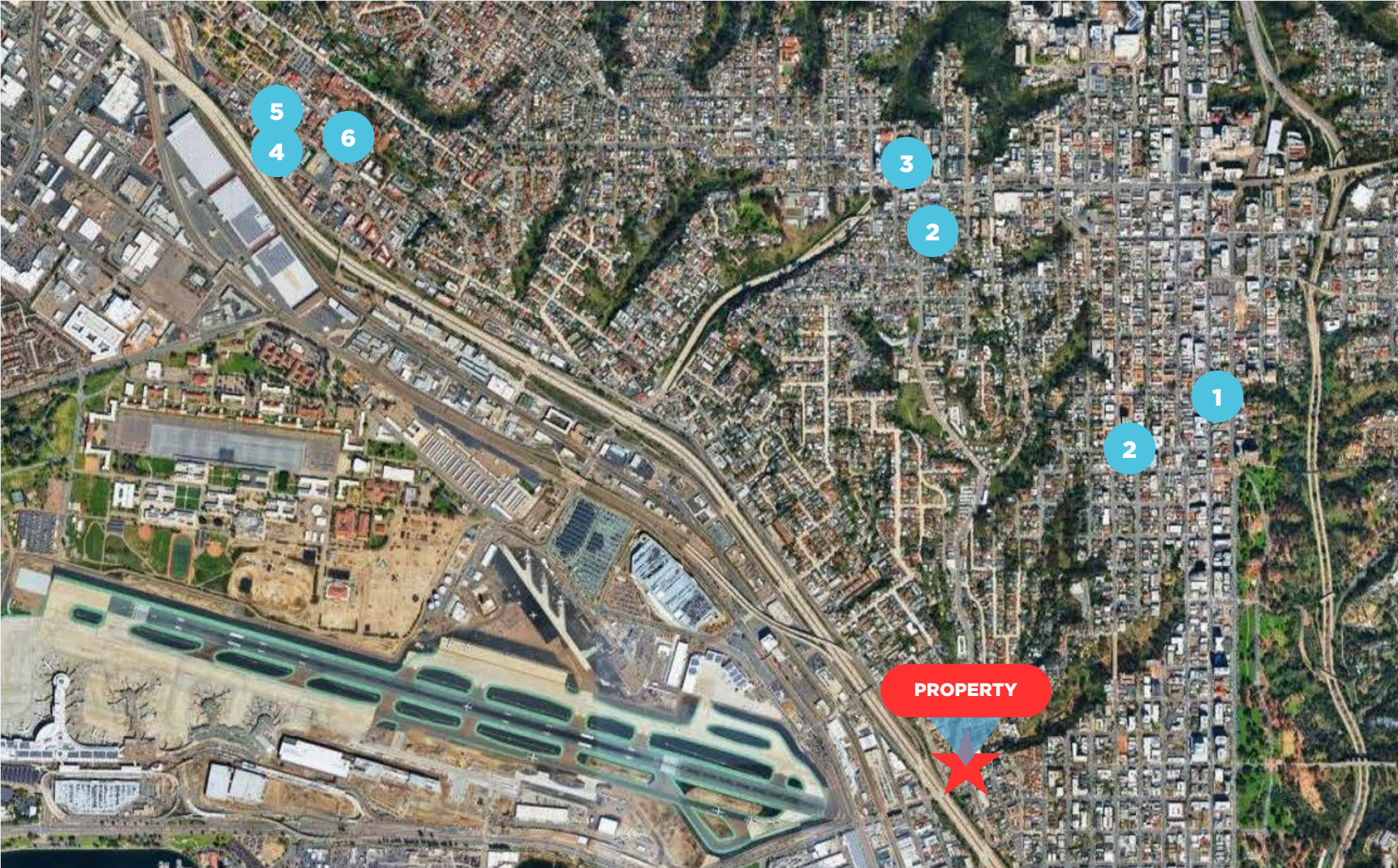


2ND FLOOR








3RD FLOOR

# SOLD COMPARABLES



# SOLD COMPARABLES

	#	PROPERTY ADDRESS	SALE DATE	BUILT	SALE PRICE	PRICE/SF	BUILDING SIZE	LAND AREA
	1	3579 5th Ave, San Diego	10/10/2025	1976	\$3,150,000	\$720	4,378 SF	5,227 SF (0.12 AC)
	2	3921 Goldfinch St, San Diego	8/15/2025	1930	\$1,410,000	\$927	1,521 SF	5,227 SF (0.12 AC)
	3	4010 Goldfinch St, San Diego	5/14/2025	2000	\$3,200,000	\$634	5,050 SF	4,792 SF (0.11 AC)
	4	3920 Conde St, San Diego	3/17/2025	1985	\$1,610,000	\$722	2,231 SF	4,792 SF (0.11 AC)
	5	2477 Congress St, San Diego	10/25/2024	1986	\$1,800,000	\$731	2,464 SF	5,001 SF (0.11 AC)
	6	2398 San Diego Ave, San Diego	7/15/2024	1970/2013	\$3,400,000	\$796	4,270 SF	12,197 SF (0.28 AC)
	7	205 Walnut Ave, San Diego	7/5/2024	1970	\$2,200,000	\$696	3,161 SF	5,663 SF (0.13 AC)



W LAUREL ST

STATE STREET





8

OLD TOWN  
SAN DIEGO

MIDWAY  
RETAIL /  
SPORTS ARENA  
DISTRICT

OLD TOWN  
TRANSIT  
CENTER

5

MISSION HILLS

FIVE POINTS

WASHINGTON  
ST TROLLEY  
STATION

MIDDLETOWN

5

PORT OF  
SAN DIEGO

LIBERTY  
STATION

SAN DIEGO  
INTERNATIONAL  
AIRPORT

**SITE**

BANKERS  
HILL

DOWNTOWN  
SAN DIEGO



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