

# PORTFOLIO INVESTMENT SALE

444 W C STREET  
SAN DIEGO CA 92101



8 CONDO SUITES FOR SALE: ± 10,821 RSF

**Suite 120**  
Law Office

±952 SF

**Suite 170**  
Café & Deli

±1,670 SF

**Suite 210**  
Law Office

±1,471 SF

**Suite 240**  
Language School

±1,496SF

**Suite 320**  
Law Office

±1,398 SF

**Suite 330—340**  
Single Office Condo Unit  
*(can be demised into 2 rentable spaces)*  
**330: ±613 SF | 340: ±975SF**

**Suite 402**  
Law Office

±1,109SF

**Suite 420**  
Language School

±1,137 SF




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## PORTFOLIO SNAPSHOT

ADDRESS	444 W C Street, San Diego, CA 92101
UNITS FOR SALE	8
SF FOR SALE	± 10,821 RSF
OCCUPIED UNITS	8
VACANT UNITS	1 (Suite 330)
TOTAL MONTHLY INCOME	\$23,484
OCCUPANCY	88.9%
CAP RATE	6%
ASKING PRICE	Inquire With Broker

## PROPERTY HIGHLIGHTS

Columbia Court is a boutique office condo investment opportunity located in the heart of Downtown San Diego's Columbia District. This offering includes nine (9) individual condo units within a character-rich, four-story brick building featuring a central courtyard and strong walkability.

 Architecturally Unique Brick Building	 Elevator Served
 On-Site Café / Deli	 Gated Access & Surveillance
 Restroom on Every Floor	 Majority Position In Owners Association



## LOCATION & ACCESSIBILITY



### ACROSS FROM COURTHOUSE

Directly across the street from the San Diego Central Courthouse and Court of California



### TRANSIT ACCESS

Steps to Amtrak & Trolley Station/Stops with connections throughout San Diego County



### DOWNTOWN HUB

Located in the heart of San Diego's business district, adjacent to the Gaslamp Quarter & Little Italy





### WALKABLE AMENITIES

Surrounded by restaurants, cafes, retails, hotels, and entertainment venues.

Walk Score: 96 (Walkers's Paradise)

## PARKING OPTIONS

		MONTHLY RATE (As of May 2024)
	660 W Broadway, San Diego (Reserved)	\$250/Month
	501 W Broadway, San Diego Unreserved	\$220/Month


## HIGHEST AND BEST USES

Attorney, Lawyer, Financial Adviser, Accountant, Analyst, etc., all Business Professionals



## STACKING PLAN

1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR
<b>2,622 SF</b>	<b>2,246 SF</b>	<b>2,906 SF</b>	<b>2,967 SF</b>
<b>120</b> Law Office 952 SF <b>170</b> Café/Deli 1,670 SF	<b>210</b> Law Office 1,471 SF <b>240</b> Language School 1,109 SF	<b>320</b> Law Office 1,398 SF <b>330—340</b> Single Office Condo Unit (One APN) <i>(can be demised into 2 rentable spaces)</i> <b>340</b> Law Office 613 SF <b>340</b> Law Office 975 SF	<b>402</b> Law Office 1,109 SF <b>420</b> Language School 1,137 SF

 INCLUDED IN PORTFOLIO SALE

FLOOR	TENANT SUITES & USE					
<b>4th</b>	<b>402</b> Law Office (1,109 SF)	<b>420</b> Language School (1,137 SF)	<b>444</b> Pain Management			
<b>3rd</b>	<b>300</b> Law Office	<b>320</b> Law Office (1,398 SF)	<b>330—340</b> Single Office Condo Unit (One APN) <i>(can be demised into 2 rentable spaces)</i>		<b>350</b> Law Office	<b>380</b> Courtroom Reports
			<b>330</b> Vacant (613 SF)	<b>340</b> Law Office (975 SF)		
<b>2nd</b>	<b>200</b> R&D	<b>210</b> Law Office (1,471 SF)	<b>220</b> IT Firm	<b>230</b> Consulting Firm	<b>240</b> Language School (1,496 SF)	
<b>1st</b> (Ground)	<b>120</b> Law Office (952 SF)	<b>140</b> Law Group	<b>170</b> Café & Deli (1,670 SF)	<b>180</b> Medical Center	<b>190</b> Chiropractor	

# AREA MAP

## PRIME DOWNTOWN SAN DIEGO LOCATION

Unmatched Access. Unrivaled Convenience.



**WALKABLE**  
to dining, retail,  
and entertainment



**TRANSIT ACCESS**  
Steps to Santa Fe Depot  
& Trolley



**QUICK ACCESS**  
to I-5, I-163  
& major arterials



**IN THE HEART**  
of San Diego's  
business district

# 444 W C STREET

SAN DIEGO, CA 92101

**PRIME DOWNTOWN SAN DIEGO LOCATION**  
Unmatched Access. Unrivalled Convenience.

**COURTHOUSES**

Central Courthouse .....	3 Mins.
U.S. District Courthouse .....	3 Mins.
Juvenile Court .....	17 Mins.

**DRIVE TIMES**

Kearny Mesa Traffic .....	19 Mins.
South County .....	21 Mins.
East County .....	27 Mins.

**DESTINATION DRIVE TIMES**

<b>10 MINUTES</b> SAN DIEGO INTERNATIONAL AIRPORT
<b>13 MINUTES</b> MISSION BEACH BOARD WALK
<b>14 MINUTES</b> MISSION VALLEY
<b>20 MINUTES</b> U.S. - MEXICO BORDER
<b>~1 HR 30 MINS</b> JOHN WAYNE AIRPORT (ORANGE COUNTY)
<b>2 HOURS</b> TO LOS ANGELES INTERNATIONAL AIRPORT

**TRANSIT ACCESS**

SANTA FE DEPOT TRAIN STATION 5-7 MIN WALK
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**WALKABLE**  
to dining, retail,  
and entertainment

**TRANSIT ACCESS**  
Steps to Santa Fe Depot  
& Trolley

**QUICK ACCESS**  
to I-5, I-163  
& major arterials

**INTERSTATE ACCESS**  
Easy connections to  
I-5 & I-163

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**CONTACT INFORMATION**

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**PACIFIC COAST  
COMMERCIAL**  
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