

FOR SALE

MORENA

4455 MORENA BOULEVARD
SUITE 215

SAN DIEGO, CA 92110



GARRETT FENA, SIOR
Senior Vice President, Partner
Lic #01909122 | 858.458.3318
gfena@voitco.com

Voit
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100
La Jolla, California 92037
858.453.0505 | 858.408.3976 Fax
Lic #01991785 • www.VoitCo.com

MORENA

4455 MORENA BOULEVARD
SUITE 215

SAN DIEGO, CA 92110

SALE PRICE
\$450,000

4455 Morena Boulevard, offers an approximately 919 square foot office space for sale in the highly desirable Morena submarket. These units are a rare opportunity in a quiet and well maintained office building.

PROPERTY HIGHLIGHTS

- ±919 Square Foot Office Suite
- Great Location in the Pacific Beach/Rose Canyon/Morena Submarket
- Excellent Access Along the I-5 Corridor & 52-Freeway
- 4/1,000 SF Parking Ratio - Abundance of Parking
- Close Proximity to Retail Amenities / Adjacent to Costco
- Beautiful Lobby & Common Areas
- Building Wired For High Speed Fiber
- Excellent Property for Professional Service Providers



GARRETT FENA, SIOR

Senior Vice President, Partner

Lic #01909122 | 858.458.3318

gfena@voitco.com

Voit

REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100

La Jolla, California 92037

858.453.0505 | 858.408.3976 Fax

Lic #01991785 • www.VoitCo.com

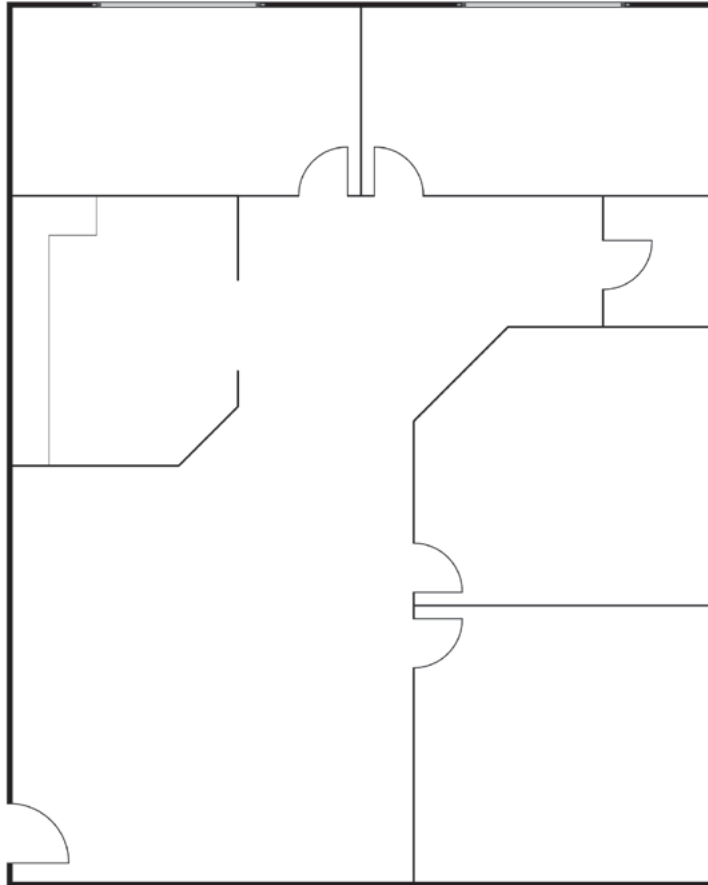
MORENA

4455 MORENA BOULEVARD
SUITE 215

SAN DIEGO, CA 92110

SUITE 215

- ±919 SF Office Space
- Three (3) window lined private offices
- Small conference room
- Open area / reception
- Dedicated work room
- Storage / IT closet
- Excellent corner unit
- Efficient design & modernized finishes



GARRETT FENA, SIOR

Senior Vice President, Partner

Lic #01909122 | 858.458.3318

gfena@voitco.com

Voit

REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100

La Jolla, California 92037

858.453.0505 | 858.408.3976 Fax

Lic #01991785 • www.VoitCo.com



GARRETT FENA, SIOR | Senior Vice President/Partner | LIC #01909122 | 858.458.3318 | gfenaf@voitco.com

9530 Towne Centre Drive, Suite 100, San Diego, CA 92121 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

Licensed as a Real Estate Broker by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.

Voit
REAL ESTATE SERVICES

FENA
COMMERCIAL GROUP