

# 444

W C STREET  
San Diego, CA 92101



## FOR SALE

OWNER-USER

PREMIER OFFICE CONDOS

IN THE HEART OF DOWNTOWN SAN DIEGO

**SUITE 210**

± 1,471 SF

**\$695,000**

**SUITE 330 & 340**

± 1,588 SF



**\$695,000**

## PROPERTY OVERVIEW

Columbia Court is a distinctive four-story brick building nestled in the heart of downtown San Diego's coveted west-side *Columbia District*. Featuring charming wrought iron details and a central courtyard, the property offers suites with soaring 14-foot ceilings, operable windows, and sweeping views of the San Diego Bay and city skyline. Tenants enjoy direct access to the trolley line and Santa Fe Depot, plus walkability to the Federal and County courthouses and nearby amenities. With gated access, on-site surveillance, and separate restrooms on each floor—alongside a ground-floor deli—Columbia Court blends architectural character, modern convenience, and peace of mind in one of San Diego's most connected waterfront locations.

ADDRESS	444 W C Street, San Diego, CA 92101
BUILDING	Columbia Court
OFFERING	Owner-User
AVAILABLE UNITS	<b>Unit 210:</b> ± 1,471 SF Owner-User with Income Potential <b>Unit 330 &amp; 340:</b> ± 1,588 SF Owner-User with Income Potential
PRICING	Unit 210: \$695,000 Unit 330 & 340: \$695,000
WALK SCORE	96

## PROPERTY HIGHLIGHTS

 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
	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,






\*Floor Plan is not to scale; for reference purposes only. To be verified.






# UNIT 210


 <b>ASKING PRICE:</b>	<b>\$695,000</b> Owner-User with Income Potential
 <b>SUITE SIZE:</b>	± 1,471 SF
 <b>DEMINSING POTENTIAL:</b>	950 SF + 521 SF
 <b>HOA DUES:</b>	\$1,008 / Month
 <b>SUITE FEATURES</b>	<ul style="list-style-type: none"> <li>• 3 Private Offices</li> <li>• Conference Room</li> <li>• Reception/Waiting Room</li> <li>• Open Office</li> <li>• Elevator Served</li> </ul>

 Possible Demising Wall



# UNIT 330 & 340

 <b>ASKING PRICE:</b>	<b>\$695,000</b> Owner-User with Income Potential
 <b>SUITE SIZE:</b>	± 1,588 SF
 <b>DEMINSING POTENTIAL:</b>	May be Demised into 2 Smaller Suites
 <b>HOA DUES:</b>	\$1,089 / Month
 <b>SUITE FEATURES</b>	<ul style="list-style-type: none"> <li>• 2 Offices</li> <li>• Reception/Waiting Room</li> <li>• Open Office</li> <li>• Elevator Served</li> </ul>

 Possible Demising Wall

\*Floor Plan is not to scale; for reference purposes only. To be verified.

# OWN vs LEASE ANALYSIS | UNIT 210

OWN	
<b>PURCHASE SUMMARY</b>	
Purchase Price	\$695,000
Size (Square Feet)	1,471 SF
Price per Sq. Ft.	~\$472 PSF
<b>START-UP COSTS</b>	
10% Down Payment	\$69,500
Loan Fees (Financed)	\$17,045
<b>TOTAL CASH REQUIRED</b>	<b>\$86,545</b>
<b>MONTHLY COSTS</b>	
Mortgage (P&I @ 6.25%)	\$4,268
Operating Expense	\$976
Property Taxes	\$649
<b>TOTAL MONTHLY COST</b>	<b>\$5,893</b>
<b>OWNERSHIP BENEFITS (ESTIMATED)</b>	
<b>Tax Benefits</b>	
• Depreciation Benefit	\$475
• Operating Expense Deduction	\$390
• Property Tax Deduction	\$260
• Interest Deduction (7 yr Avg.)	\$3,120
<b>Other Benefits</b>	
• Rental Income on ±521 SF (Optional)	\$1,225
• Avg. Appreciation (2.5%)	\$1,448
<b>TOTAL OWNERSHIP BENEFITS</b>	<b>\$6,918</b>









LEASE	
<b>LEASE SUMMARY</b>	
Lease Rate per Sq. Ft. / Month (Modified Gross)	\$2.36
Monthly Lease	\$3,475
Size (Square Feet)	1,471 SF
<b>START-UP COSTS</b>	
Prepaid Rent	\$3,475
Security Deposit	\$3,475
<b>TOTAL CASH REQUIRED</b>	<b>\$6,949</b>
<b>MONTHLY COSTS</b>	
Lease Payment	\$3,475
Electricity	\$250
<b>TOTAL MONTHLY COST</b>	<b>\$3,725</b>
<b>LEASE BENEFITS (ESTIMATED)</b>	
<b>Tax Benefits</b>	
• Lease Deduction	\$1,390
<b>TOTAL LEASE BENEFITS</b>	<b>\$1,390</b>

**TOTAL EFFECTIVE MONTHLY COST:**  
(\$1,024)  
**YOU ARE BUILDING WEALTH INSTEAD OF PAYING RENT**

OWNERSHIP ANALYSIS SUMMARY	
Annual Effective Cost Difference	\$40,309
Average Annual Principal Paydown	\$14,803
Annual Wealth Creation	\$55,112
<b>15-YEAR WEALTH CREATION</b>	
<b>\$826,674</b>	

# OWN vs LEASE ANALYSIS | UNITS 330 & 340

 <b>OWN</b>	
<b>PURCHASE SUMMARY</b>	
 Purchase Price	\$695,000
 Size (Square Feet)	1,588 SF
 Price per Sq. Ft.	~\$438 PSF
<b>START-UP COSTS</b>	
 10% Down Payment	\$69,500
 Loan Fees (Financed)	\$17,475
<b>TOTAL CASH REQUIRED</b>	<b>\$86,545</b>
<b>MONTHLY COSTS</b>	
 Mortgage (P&I @ 6.25%)	\$4,268
 Operating Expense	\$1,054
 Property Taxes	\$649
<b>TOTAL MONTHLY COST</b>	<b>\$5,971</b>
<b>OWNERSHIP BENEFITS (ESTIMATED)</b>	
<b>Tax Benefits</b>	
• Depreciation Benefit	\$475
• Operating Expense Deduction	\$422
• Property Tax Deduction	\$260
• Interest Deduction (7 yr Avg.)	\$3,120
<b>Other Benefits</b>	
• Rental Income on ±613 SF (Optional)	\$1,450
• Avg. Appreciation (2.5%)	\$1,488
<b>TOTAL OWNERSHIP BENEFITS</b>	<b>\$7,174</b>

 <b>LEASE</b>	
<b>LEASE SUMMARY</b>	
 Lease Rate per Sq. Ft. / Month (NNN)	\$2.36
 Monthly Lease	\$3,750
 Size (Square Feet)	1,588 SF
<b>START-UP COSTS</b>	
 Prepaid Rent	\$3,750
 Security Deposit	\$3,750
<b>TOTAL CASH REQUIRED</b>	<b>\$7,500</b>
<b>MONTHLY COSTS</b>	
 Lease Payment	\$3,750
 Electricity	\$0
<b>TOTAL MONTHLY COST</b>	<b>\$3,750</b>
<b>LEASE BENEFITS (ESTIMATED)</b>	
<b>Tax Benefits</b>	
• Lease Deduction	\$1,590
<b>TOTAL LEASE BENEFITS</b>	<b>\$1,500</b>

**TOTAL EFFECTIVE MONTHLY COST:**  
(\$1,233)  
**YOU ARE BUILDING WEALTH INSTEAD OF PAYING RENT**

<b>OWNERSHIP ANALYSIS SUMMARY</b>	
 Annual Effective Cost Difference	\$41,431
 Average Annual Principal Paydown	\$14,803
 Annual Wealth Creation	\$56,234
<b>15-YEAR WEALTH CREATION</b>	
<b>\$843,516</b>	

# 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. Unrivaled 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



**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

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

**444**  
**W C STREET**  
San Diego, CA 92101

**CONTACT INFORMATION**

**HANNAH CHEADLE**

Sales & Leasing Associate  
Hannah@PacificCoastCommercial.com  
(619) 469-3600  
Lic. 02169277

**VINCE PROVENZANO**

Executive Director | Brokerage  
Vince@PacificCoastCommercial.com  
(619) 469-3600  
Lic. 02169277

**PACIFIC COAST COMMERCIAL**

10721 Treena Street, Suite 200  
San Diego, CA 92131  
www.PacificCoastCommercial.com  
Lic. 01209330



**PACIFIC COAST  
COMMERCIAL**

SALES - MANAGEMENT - LEASING



The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.