

FOR SALE

RARE
OWNER-USER OPPORTUNITY
DOWNTOWN SAN DIEGO
Little Italy

1446

FRONT STREET
SAN DIEGO, CA 92101

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PACIFIC COAST
COMMERCIAL

SALES - MANAGEMENT - LEASING



EXPLORE

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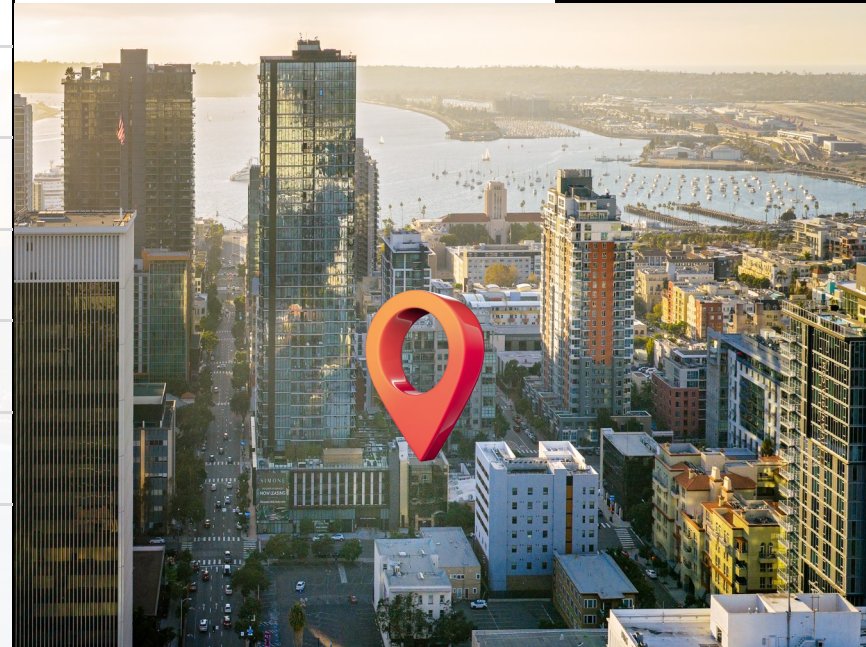
1446

FRONT STREET
SAN DIEGO, CA 92101

This property is ideally located on the south-east corner of Little Italy in downtown San Diego. An investor or owner-user will benefit from the high-density population growth in the area. Several multi-family projects have been completed within the corridor including the Simone 36-story high rise with 395 luxury apartments next door. Many of the current office tenants live and work downtown and the demand for walkable office space is increasing. An owner-user serving the community in a medical or professional capacity can capture the neighborhood residents as future customers. The nearby San Diego Central Courthouse, Family Law Court, Court of Appeal, Small Claims Court, Bankruptcy Court, US immigration Review and Hall of Justice make this an ideal location for a legal service office. And do not forget the long term view if participation in a redevelopment project to maximize a property owner's return on investment. This rare opportunity is your entry into the San Diego downtown and the Little Italy market!



ASKING PRICE	unpriced
LOCATION	1446 Front Street, San Diego, CA 92101
BUILDING	+/- 14,976 SF 4-Story Office Building
LAND AREA	+/- 4,261 SF (.09 AC)
YEAR BUILT	1985
APN	533-421-02-00
ZONING	CCPD - Centre City Planned District General Commercial and Residential
USES	Professional Office, Medical, Retail
OFFICE CONFIGURATION	Eleven (11) Separate Office Suites
EXTERIOR	Modern Glass and Stone Front Image
INTERIOR	Floors 1 - 3 Improved
STRUCTURE	Concrete Slab, Concrete Walls, Metal Framed
FIRE PROTECTION	Up To Date Fire Alarm System, Sprinklered
TELECOM	AT&T Fiber, Cox, Spectrum





BUILDING FEATURES

- 4-story elevator-served professional building (+/- 14,976 SF)
- Modern glass & stone exterior with improved interiors (Floors 1–3)
- Eleven (11) individual office suites
- Structured with concrete walls & slab; sprinklered throughout
- High-speed telecom: AT&T Fiber, Cox, Spectrum



OWNER-USER OPPORTUNITY

- Approx. 7,700+ SF available for immediate owner occupancy
- Approx. 50% leased for in-place income from day one
- Medical, professional, and select retail uses permitted
- Flexible floor plan layouts for custom build-outs



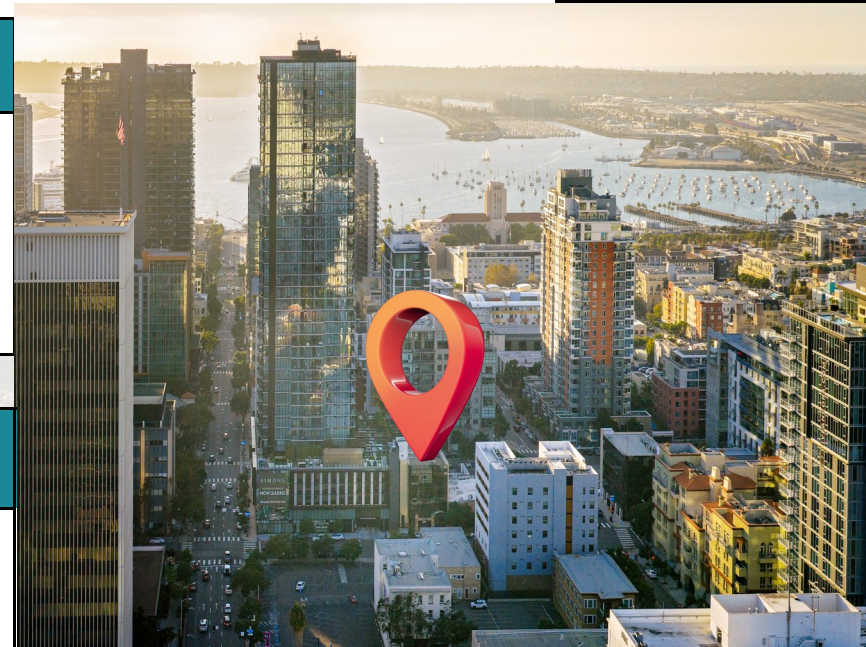
STABILIZED INCOME & VALUE-ADD POTENTIAL

- Modified gross leases — reduced management responsibilities
- Ability to boost NOI through CAM recovery at tenant renewals
- Diverse mix of legal, tech, contractor & beauty services tenants



PREMIER LITTLE ITALY / DOWNTOWN LOCATION

- Direct visibility from primary I-5 exit into Downtown
- Walkable to restaurants, retail, San Diego Bay waterfront
- Close proximity to SD courts & government hubs — ideal for legal services
- Easy access to metro transit & major freeways (I-5, 163, 805, 94, 8)





1446 Front Street
San Diego, CA 92101
ADDRESS



±14,976 SQ FT
BUILDING SIZE



Parking Available For Rent at Group Rate
PARKING - CONTACT AGENT



±4,261 SQ FT
LAND SIZE



98
WALK SCORE



Up to 51%
AVAILABLE FOR OWNER-USER

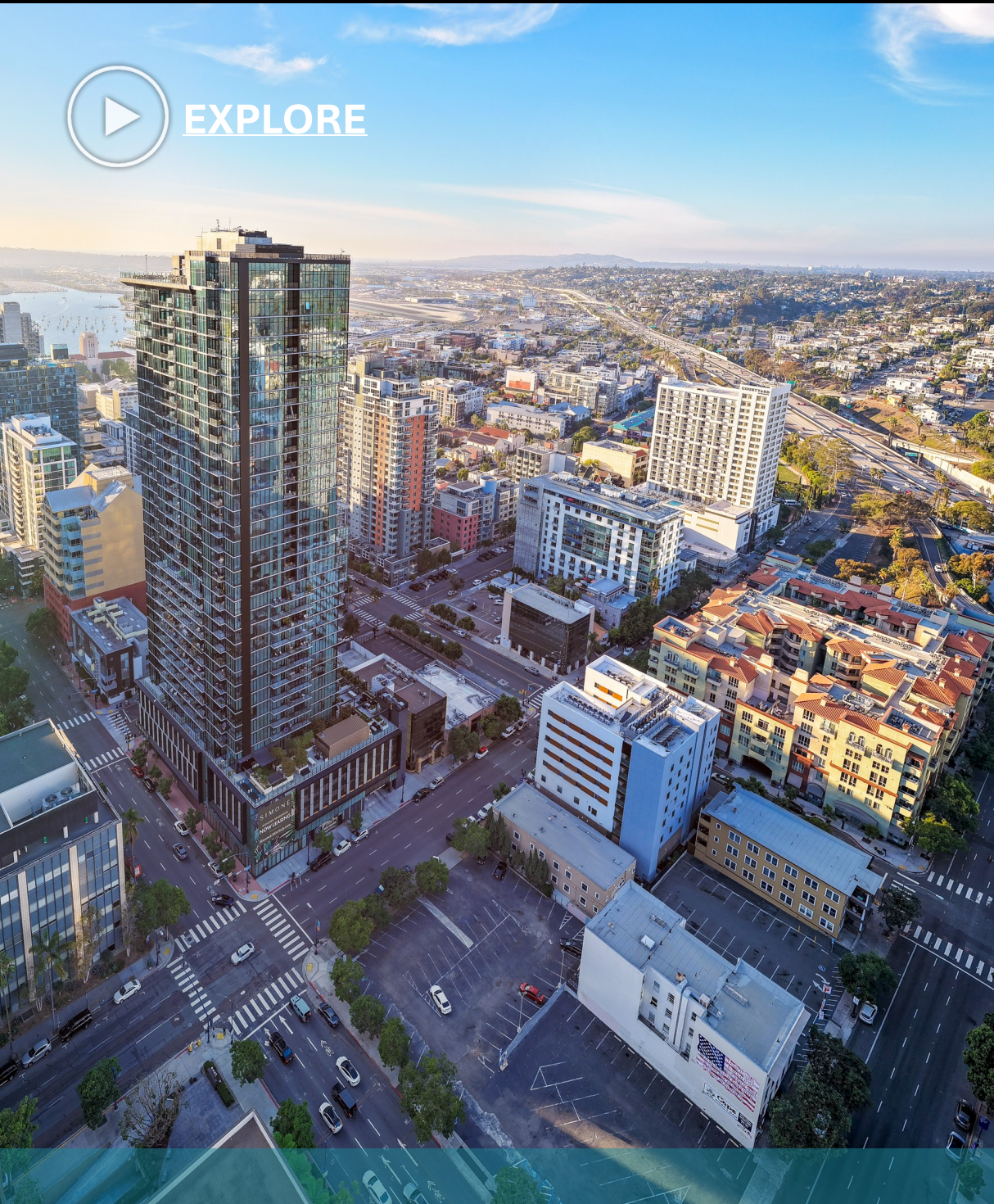


±44,000
MULTI-FAMILY UNITS IN AREA

IN PLACE INCOME

<u>TENANT USE</u>	<u>UNIT</u>	<u>SQ FT</u>	<u>MONTHLY RENT</u>	<u>LEASE EXPIRE / RENEWAL</u>
Retail - Beauty Services	100	1246	\$ 2,300.00	7/31/2027
Office - Tech	101	245	\$ 680.00	12/31/2026
Office - Legal	102	701	\$ 1,600.00	1/31/2027
Office - Bail Bond	200	455	\$ 1,000.00	6/30/2029
Office - Property Owner	201	271	\$ 700.00	MTM
Office - Legal	202	249	\$ 690.00	4/30/2029
AT&T Cell Tower Eqmt	203	733	\$ 2,500.00	4/30/2029
Office - Legal	205	1464	\$ 2,750.00	8/31/2029
AVAILABLE	300	2183		
AVAILABLE	301	1350		
AVAILABLE	400	3654		

\$12,220.00



OWNERSHIP ADVANTAGES



LEASE-SAVING TRADE-OFF

Own rather than lease to reduce long-term occupancy costs



PROTECTION FROM RENT VOLATILITY

Avoid future rental rate hikes and market uncertainty



CONTROL OVER OCCUPANCY

Gain flexibility and autonomy for business operations and space planning



TAX & EQUITY BENEFITS

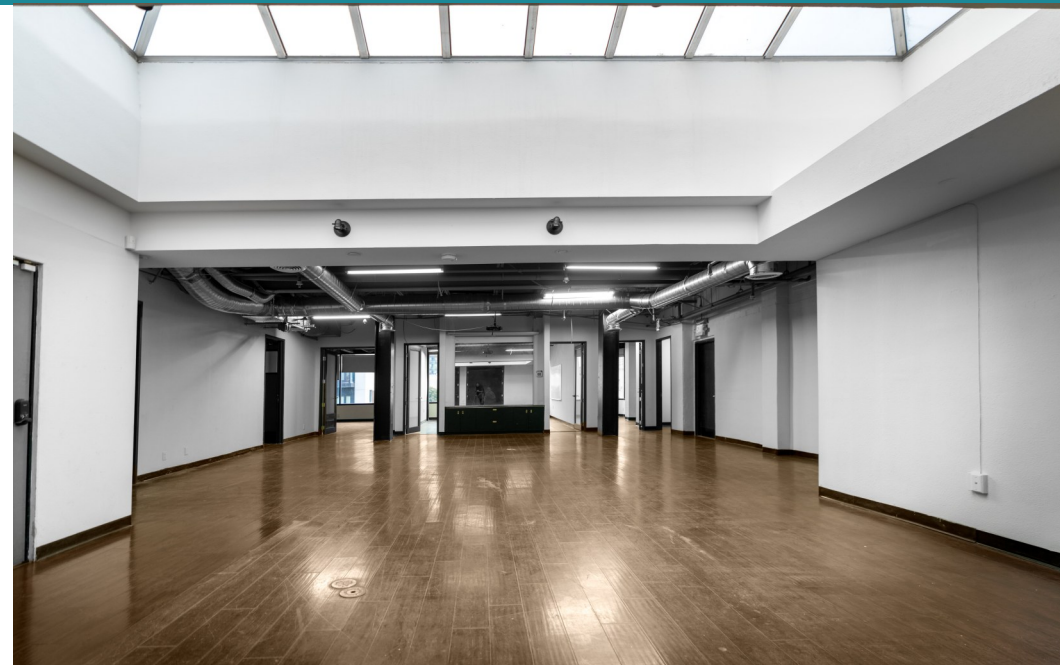
Build after-tax equity and capture potential tax deductions



INCOME OFFSET

In-place tenant income helps offset ownership and operating costs

CUSTOMIZE THE TOP TWO FLOORS WITH IMPROVEMENTS TO FIT YOUR BUSINESS NEEDS



3RD FLOOR - APPROX. 3,878 SF



4TH FLOOR - APPROX. 3,878 SF

SBA FINANCING PROSPECTIVE

USE OF PROCEEDS			
LAND			0.00
BUILDING			4,500,000.00
SITE IMPROVEMENT			0.00
SOLAR PANELS			0.00
ELIGIBLE CLOSING COSTS			0.00
TOTAL PROJECT			4,500,000.00
SOURCE OF FUNDS			
Bank	50.00%	1st T.D.	2,250,000.00
Bank Bridge	40.00%	2nd T.D.	1,800,000.00
Borrower Injection	10.00%		450,000.00
Other Sources	0.00%		0.00
100.00% TOTAL			4,500,000.00
CDC FEES			
Net Proceeds			1,800,000.00
Guaranty Fee (0.5%)			9,000.00
CDC Fee (1.5%)			27,000.00
Closing Costs			3,000.00
Funding Fee (.25%)			4,500.00
Subtotal			1,843,500.00
Underwriting Fee (.4%)			7,404.00
Total			1,850,904.00
GROSS DEBENTURE (rounded up)			1,851,000.00
Balance to Borrower			96.00

SAMPLE DEBT SERVICE				
	Amount	Rate	Amort	Payment
Bank	2,250,000.00	5.85%	25.00	\$14,291.18
Southland	1,851,000.00	5.86%	25.00	\$12,026.31
Other	0.00			
Borrower Injection	450,000.00			
Total	4,551,000.00			
		Average		5.86%
		Mo. Payments		\$26,317.48
		An. Payments		\$315,809.81

SBA PORTION PAYMENT CALCULATION							
	Principal and Interest Payment	SBA Fee	CDC Fee	CSA Fee	Total Monthly Payment	Effective Interest Rate*	Principal Balance at the end of
Years 1-5	\$10,585.61	\$322.38	\$964.06	\$154.25	\$12,026.31	5.77%	\$1,833,826.79
Years 6-10	\$10,585.61	\$284.56	\$850.95	\$136.15	\$11,857.27	5.80%	\$1,358,142.40
Years 11-15	\$10,585.61	\$236.54	\$707.37	\$113.18	\$11,642.70	5.84%	\$1,008,182.66
Years 16-20	\$10,585.61	\$175.59	\$525.10	\$84.02	\$11,370.31	5.96%	\$563,936.16
Years 21-25	\$10,585.61	\$98.22	\$293.72	\$46.99	\$11,024.54	6.55%	(\$0.00)
Full 25 Year Term Effective Interest Rate:						5.86%	

PREPAYMENT PENALTY					
Year	Rate	Amount	Year	Rate	Amount
1	4.7300%	\$86,786.74	6	2.3650%	\$38,154.10
		\$85,847.76			\$37,558.11
2	4.2570%	\$76,397.49	7	1.8920%	\$29,558.19
		\$75,511.10			\$29,058.10
3	3.7840%	\$66,314.06	8	1.4190%	\$21,409.45
		\$65,487.66			\$21,016.06
4	3.3110%	\$56,561.14	9	0.9460%	\$13,742.11
		\$55,802.70			\$13,467.03
5	2.8380%	\$47,165.10	10	0.4730%	\$6,592.65
		\$46,483.24			\$6,448.39

*Effective Interest Rate is inclusive of Interest, SBA Fee, CDC Fee, and CSA Fee
 Loans approved between Oct. 1st, 2025 and September 30th, 2026
 Loans subject to approval from participating Lender and CDC/SBA.

The SBA Interest Rate shown above is for discussion purposes only and represents pricing during the most recent debenture sale. The SBA's interest rate is not fixed until the debenture sells.

COMPARABLE PROPERTY SALES



SUBJECT

1

2

3

4

Address

1446 Front Street
San Diego, CA 92101

4080 Centre Street
San Diego, CA 92103

3444 Camino Del Rio N
San Diego, CA 92108

7901 Raytheon Rd
San Diego, CA 92111

5787 Chesapeake Ct
San Diego, CA 92123

Sold Date

—

8/30/2022

10/25/2022

11/15/2023

11/13/2023

Building Size

14,976 SF

17,071 SF

16,200 SF

10,500 SF

23,288 SF

Building Stories

4

3

2

2

2

Sold Price

\$4,500,000

\$7,000,000

\$6,100,000

\$3,261,000

\$7,250,000

Price/SF

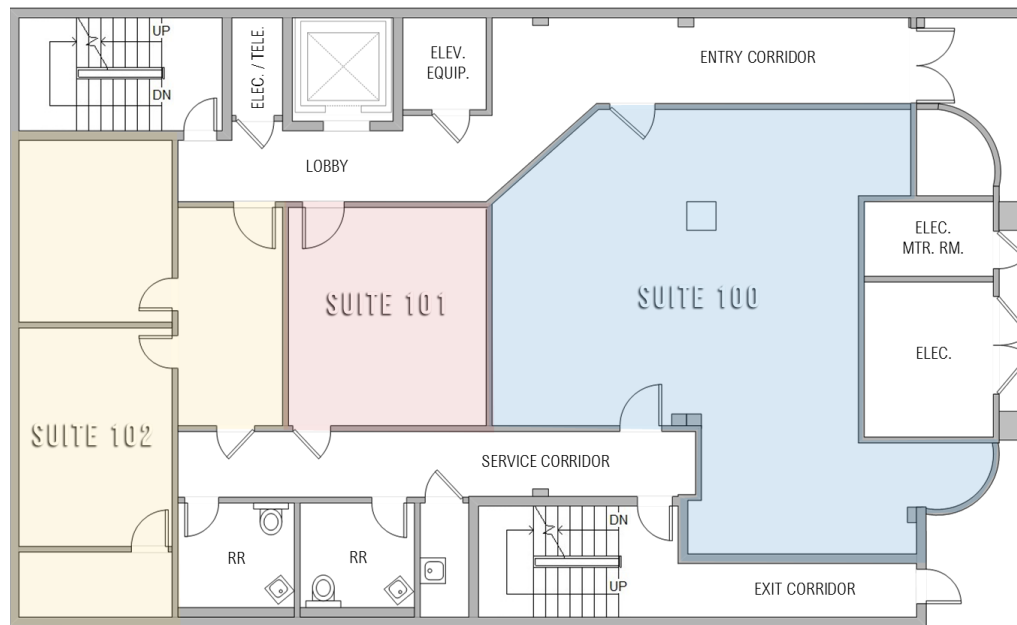
\$300.48

\$410.05

\$376.54

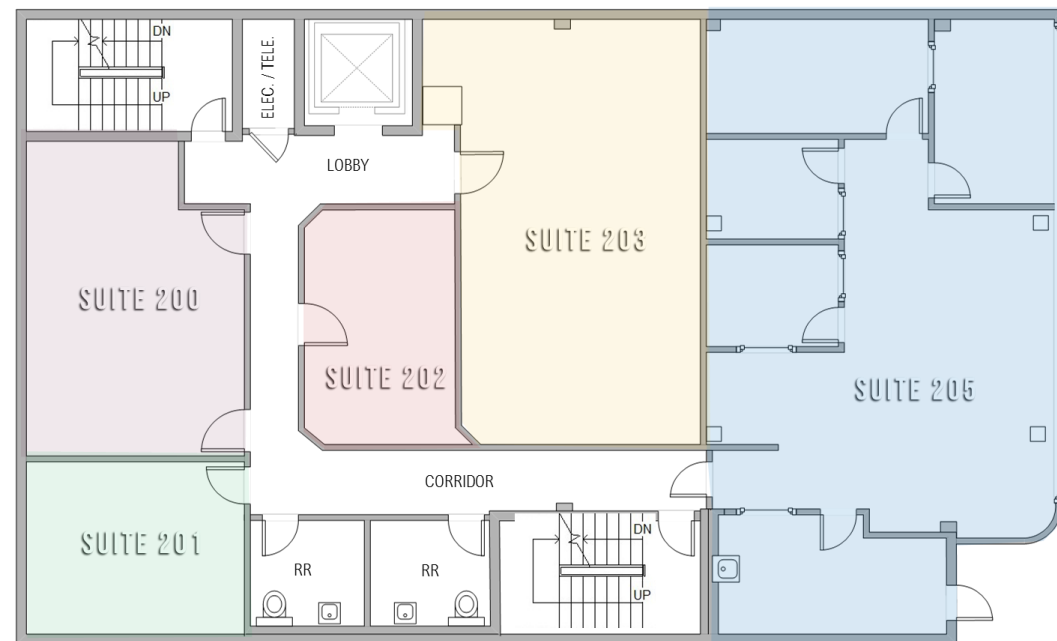
\$310.57

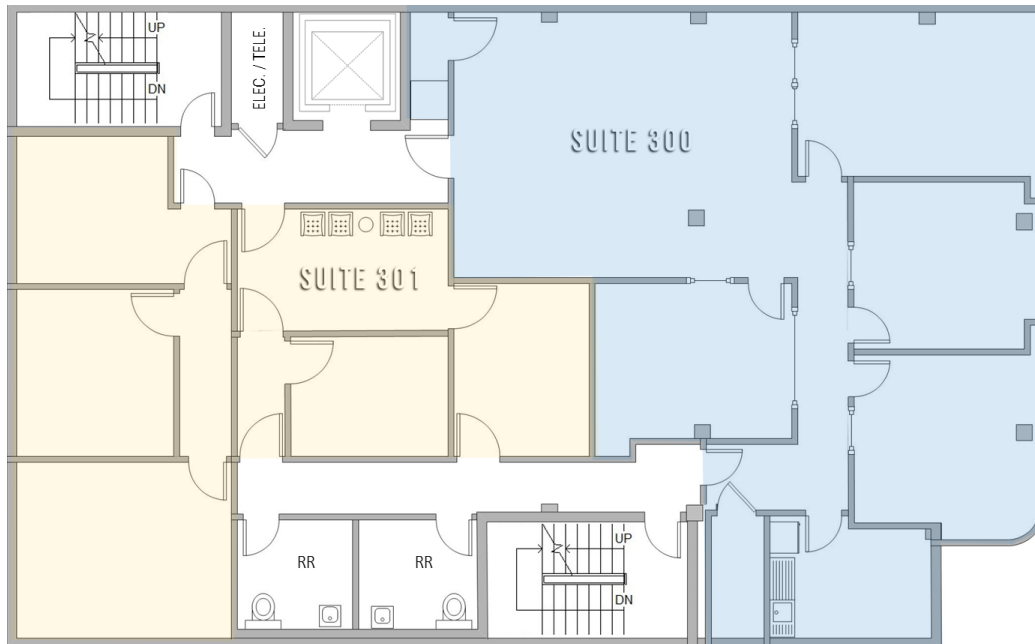
\$311.32



1ST FLOOR
FULLY LEASED

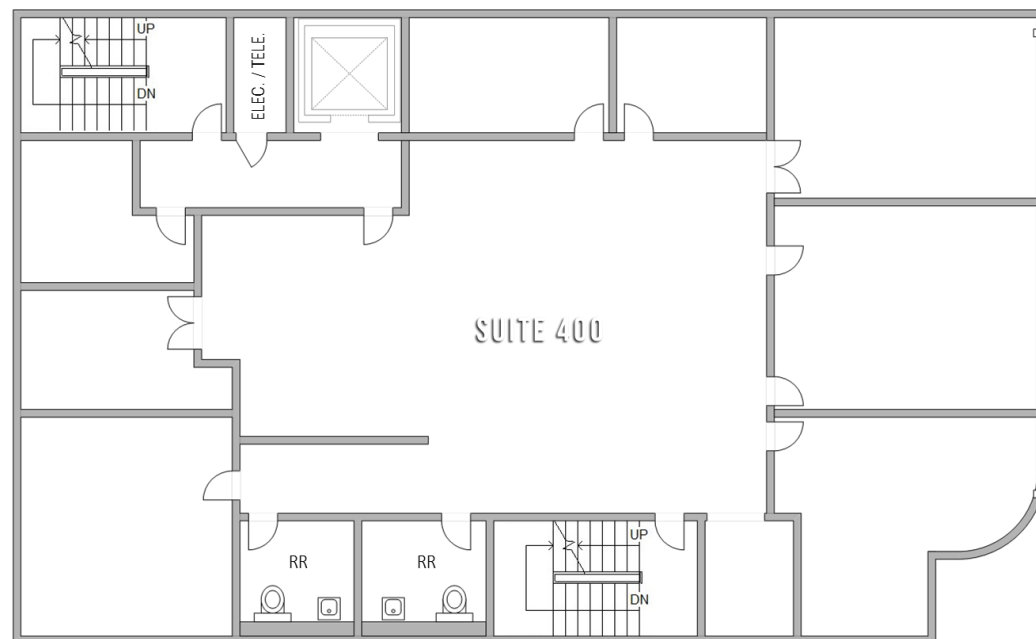
2ND FLOOR
FULLY LEASED





3RD FLOOR
OWNER-USER OPPORTUNITY

4TH FLOOR
OWNER-USER OPPORTUNITY



*Floorplans are not to scale; for reference purposes only.



The Little Italy sign hangs prominently over India Street, the main commercial corridor, which is alive with restaurants, small cafés, boutiques, galleries, specialty, antique and home design shops and abundant public art, as well as a number of high end day spa-salons.



The sloping landscape at the northern edge of San Diego Bay was once home to a highly successful tuna fishing industry and the many Italian families who derived their living from the coastal waters. The unique streetscape now comprises a lively urban village with single family homes, condominiums and apartments.



Centered between San Diego International Airport and Santa Fe Depot Train Station, Little Italy is a convenient location for visitors. In addition to seasonal events such as the Summer Film Festival and Summer Concerts, the neighborhood also hosts a variety of annual arts and holiday festivals, including Art Walk and Festival.

SHOP

LIVE

VISIT



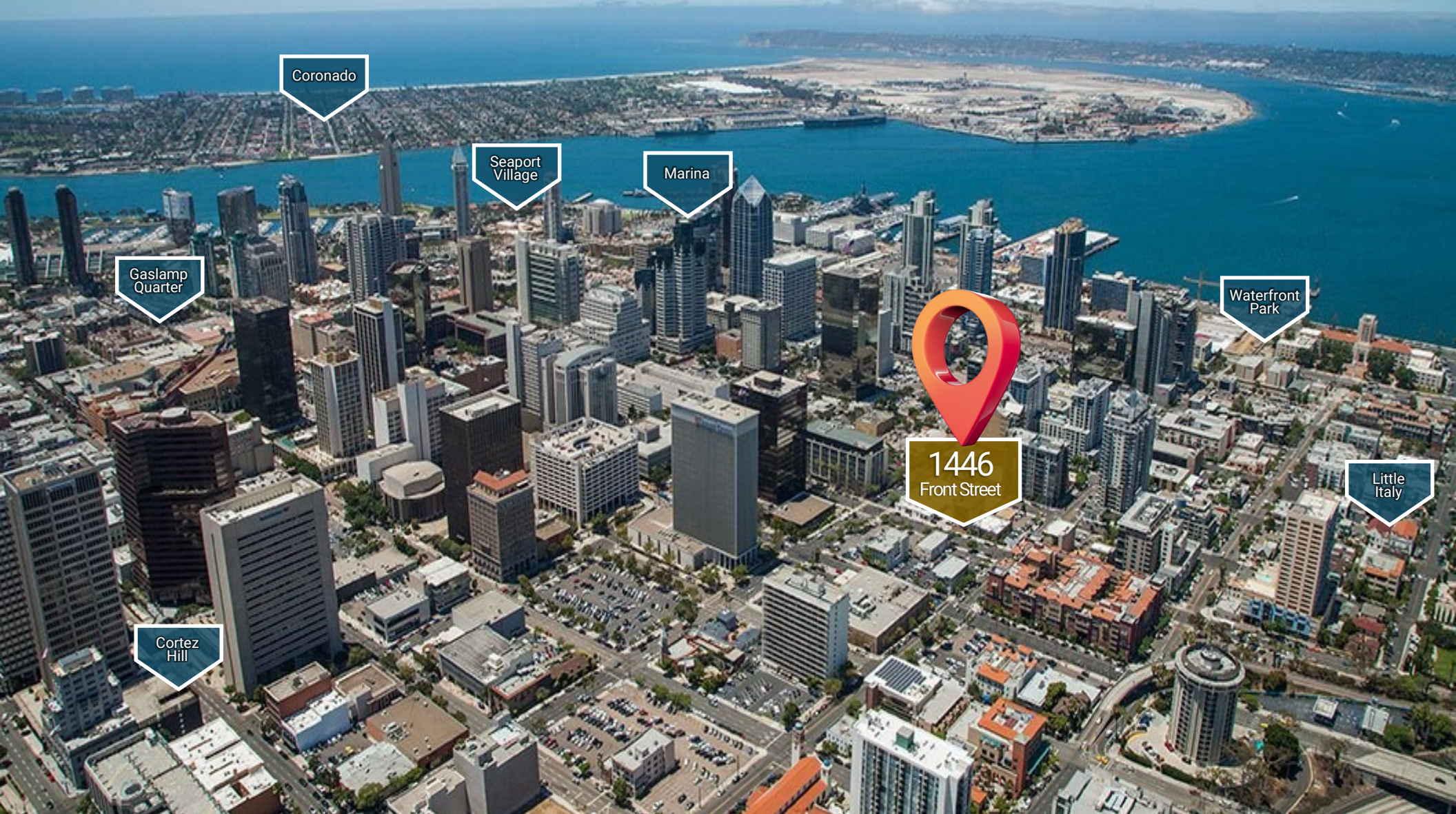
Since 1938, the County Administration Center has stood on the San Diego Bay welcoming residents and visitors alike, symbolizing the highest aspirations and ideals of public service. The newly constructed Waterfront Park is the most significant waterfront open space in downtown San Diego and fulfills a vision decades in the making, positioning it as a quintessential destination for residents and visitors alike. Amici Park, lined with cypress trees and featuring a bocce ball court, adjoins the rebuilt Washington Elementary School, providing a playground for students and open space for the community.

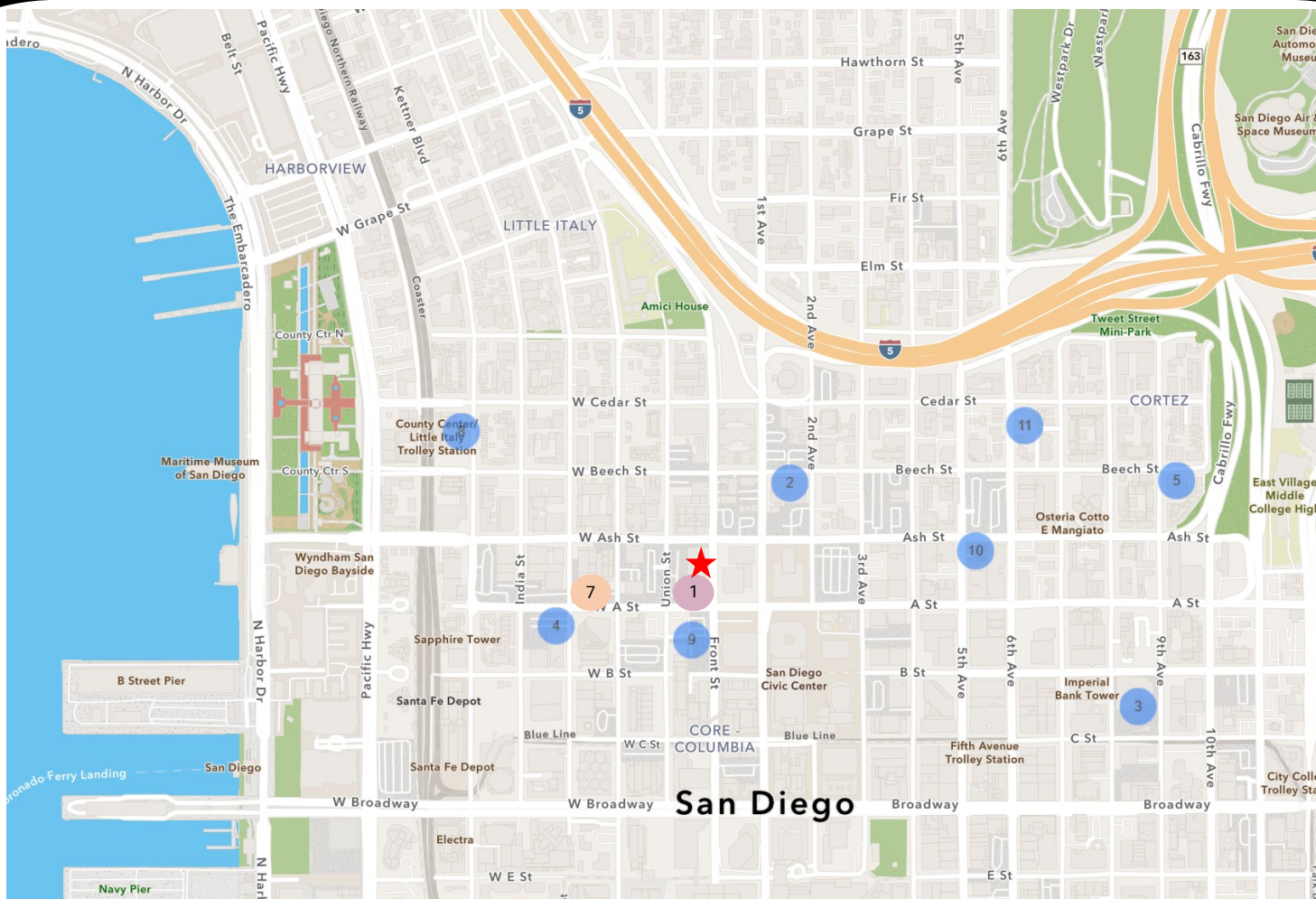


When you are craving authentic pizza, pasta, gelato and other Italian favorites, Little Italy is where it can all be found. In addition to a weekly farmers market, known as the Mercado, Little Italy is also home to a number of Italian grocery stores where authentic imported goods can be found seven days a week.

PARKS & RECREATION

DINE





SUBJECT PROPERTY

(2-11) UNDER CONSTRUCTION

(1) COMPLETED 2023

(7) COMPLETED 2024

1. SIMONE
36 stories - 395 apartments

4. Columbia & A
202 condominiums

7. The Lindley
37 stories - 362 apartments
+ 60 room hotel

10. Tru Home2 Hotel
16 stories - 271 rooms

2. 1452 K
8 stories - 259 apartments

5. Jacaranda on 9th
5 stories - 88 apartments

8. Kettner Crossing
64 apartments

11. Kindred
8 stories - 126 apartments

3. Andia
40 stories

6. Harrington Heights
15 stories - 273 apartments

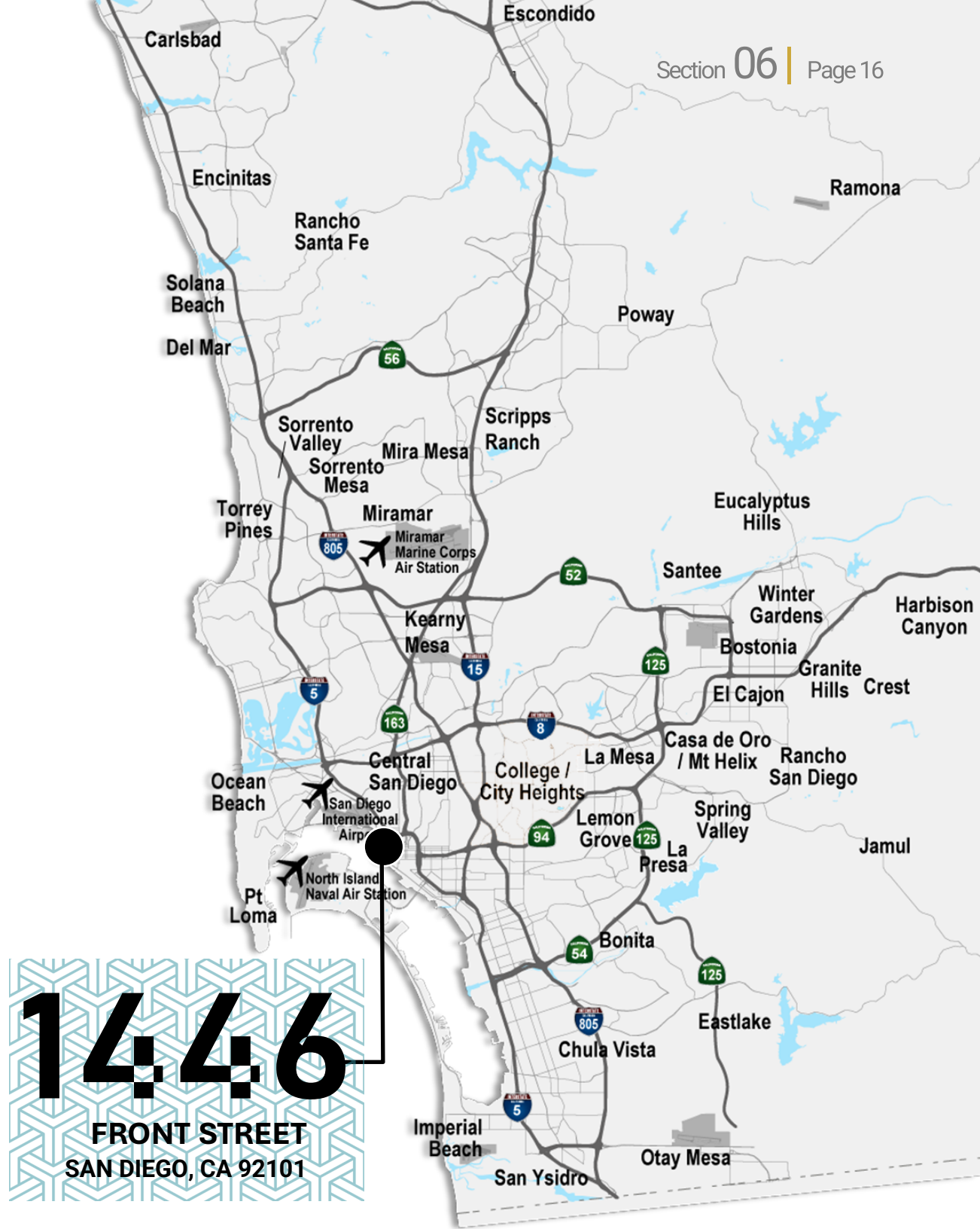
9. The Torrey
34 stories - 450 apartments

TOURIST ATTRACTIONS

- LEGOLAND California
- Del Mar Fairgrounds
- Torrey Pines State National Reserve
- La Jolla Cove
- SDCCU Stadium
- Belmont Park
- University of San Diego
- SeaWorld San Diego
- Balboa Park
- San Diego Zoo
- USS Midway Museum
- Cabrillo National Monument
- Petco Park
- U.S/Mexico Border

DRIVE TIMES

Location	Time
San Diego International Airport	8 Min
Downtown San Diego	12 Min
US-Mexico Border	22 Min
Los Angeles, CA	2.5 Hours
Las Vegas, NV	5.5 Hours
Phoenix, AZ	5.5 Hours
Sacramento, CA	8 Hours
San Francisco, CA	8.5 Hours





189,510

2024 POPULATION



990,913

HOUSEHOLDS



\$895,555

AVG. HOME VALUE



\$110,149

MED. HOUSEHOLD INCOME



38.8

MEDIAN AGE



22,541

AREA BUSINESS



1.2%

2020-2024 HOUSEHOLDS



\$2.8 B+

CONSUMER SPENDING





TOURISM

More than 35 million people visit San Diego each year who spend nearly \$10.4 billion. With consistently desirable weather all year-round, 70 miles of coastline, ample amounts of family attractions, hiking, biking trails, as well as 90 golf courses and a large convention center, it is no surprise San Diego is ranked in the top 10 business and leisure destinations around the Country. Tourism employs more than 183,000 people in a variety of positions, as it ranks number three in San Diego's traded economies.

50% of San Diego's regional economy amounts from their local economy, this includes retailers, restaurants, professional and business service providers, and state-of-the-art healthcare. San Diego is consistently recognized as the Craft Beer Capital of



INNOVATION

San Diego is recognized as one of the leading high-tech hubs in the U.S, with the most diverse high-tech sector in the nation and voted best place in America to launch a startup by Forbes magazine.

With valuable innovations and technology, the city is anchored by established life science, communications, cleantech and software industries.

San Diego has six universities, and more than 80 research institutes receive around \$1.8 billion in annual federal and philanthropic funding to conduct ground-breaking technological and medical research.

There are over 63,000 professional in science and engineering jobs, while 40% of degree holders have their first degree in



MILITARY

San Diego has the largest concentration of military in the world. The defense cluster plays a critical role in the region's innovation, economy, and National security. An estimated \$23.3 billion in direct spending related to defense has been spent to San Diego County during fiscal year 2016.

San Diego contains the highest number of active duty military, and numerous jobs are supported across all occupational types, representing one out of every five jobs in the region.

The network of Sailors, Marines, members of the Reserves, civilian employees, aerospace firms, shipbuilders, electronics companies, software developers, researchers, and the various supply chains in San Diego represent a vital military ecosystem unparalleled anywhere else in the world.

Pacific Coast Commercial* (hereinafter "PCC") has been retained as exclusive advisor and broker to the Owner regarding the sale of (the "Property") located in the county of San Diego at: **1446 Front Street, San Diego, CA 92101**

The Information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of **1446 Front Street** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Pacific Coast Commercial ("Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Broker or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communications transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering was prepared by Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers. In this Offering, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be completely accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute recommendations, endorsements or advice as to the value of the Property by Broker or the Owner. Each prospective purchaser is to rely upon its own investigation; evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to Owner obligation thereunder have been satisfied or waived. Broker is not authorized to make any representation or agreements on behalf of Owner.

The Information provided has been reviewed as to both form and content by the owner and/or broker, but its accuracy has not been confirmed by "Broker". By your receipt of this offering, you acknowledge that the information is derived entirely from the owner, and "Broker" does not warrant or guarantee the accuracy and advises you to undertake an independent investigation of the facts and information contained therein.

In consideration for "Broker" to release the information, including address and location of said "Property", you expressly agree that any and all such information, whether written, oral or electronic format, shall be kept strictly confidential and that you, your agents, employees, or assignees, shall not directly or indirectly disclose, release or give access to said information to any person or entity, except as may be necessary to have the information reviewed as part of the analysis for the purpose of purchasing same. You further agree to return all the information and documents provided if a transaction is not consummated upon request of "Broker".



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Little Italy



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