



Little Italy Corner Building for Sale

Retail+Loft Property

2491 KETTNER BLVD.
SAN DIEGO, CA 92101

CONFIDENTIAL SALE:
PLEASE DO NOT SPEAK WITH
EMPLOYEES OR CUSTOMERS



next wave
COMMERCIAL

LITTLE ITALY SAN DIEGO

PRIME LITTLE ITALY LOCATION

Corner Location with unbeatable drive by exposure for your business.

Ground floor retail or office space currently built out as a high-end salon.

2nd floor office or loft space currently built out as a high-end residence with modern kitchen and full bath.

2 busy one-way streets intersect & face this corner location @26,000 cars per day.

Iconic corner on the way to the airport & entrance to Little Italy.

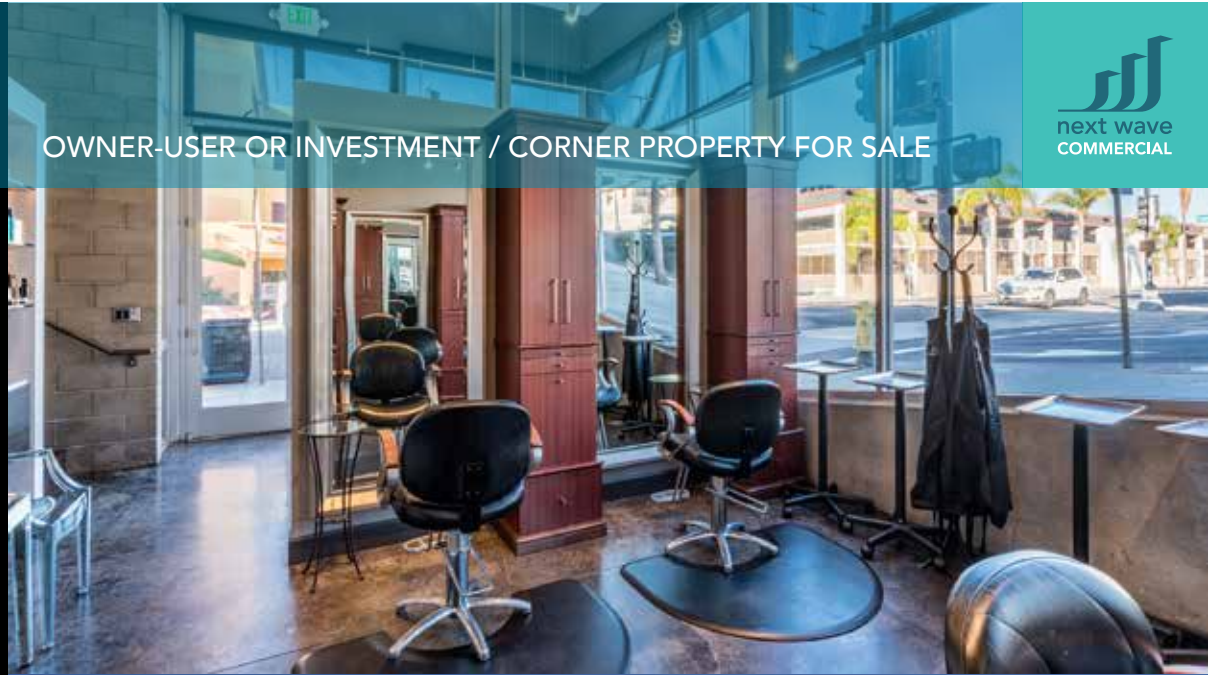
Designed by prominent modern architect Brett Farrow.

American Institute of Architects Merit Award winning complex.

Double thick, double pane glass & advanced soundproofing techniques were implemented.

overview

OWNER-USER OR INVESTMENT / CORNER PROPERTY FOR SALE



PRIME LITTLE ITALY LOCATION

Price: \$950,000

Size: 1,519 SF

Ownership: Fee Simple

Monthly HOA Fees: None

Year Built: 2007

Zoning: Commercial

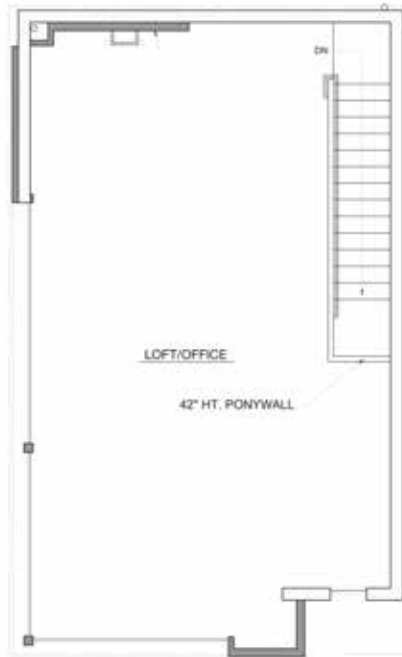
Current Leases in Place: None

***Disclosure:** 2nd floor bath / kitchen built without permits, Buyer is responsible for determining whether or not the building codes, applicable laws, covenants or restrictions of record, regulations, ordinances, and zoning, are appropriate for Buyer's intended use, and acknowledges that past uses of the Premises may no longer be allowed.

details



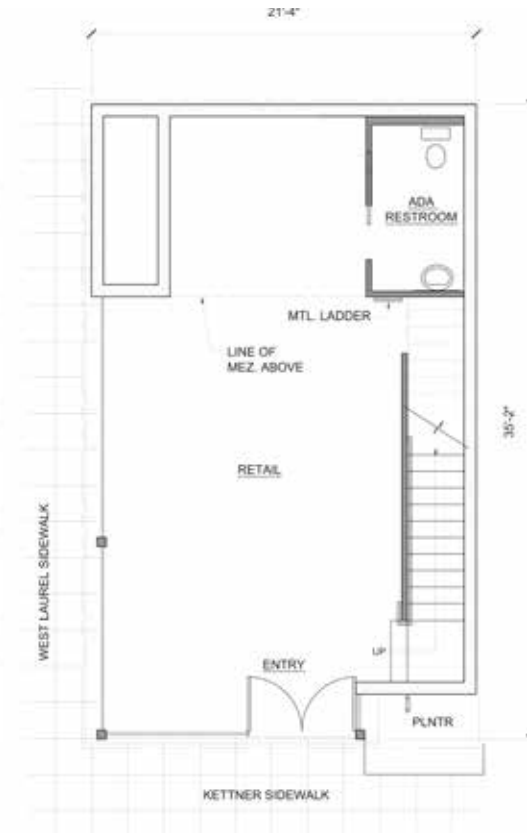
PRIME LITTLE ITALY LOCATION



THIRD LEVEL



SECOND LEVEL



GROUND LEVEL

site

PRIME LITTLE ITALY LOCATION

North Little Italy proximity to James Coffee, Bottlecraft, Crack Shack, Bird Rock Coffee, Juniper & Ivy, Raki Raki, Pokiritto, Herb & Eatery / Herb & Wood, Ballast Point and more.



location

PRIME LITTLE ITALY LOCATION

Little Italy named Top 10 neighborhood in the nation for Millennials...

- Forbes

Little Italy's striking transformation over the past decade...to San Diego County's undisputed hottest place to live, eat and play... Little Italy is not only thriving, it's booming.

- San Diego Union Tribune

The area is experiencing the fastest growth in its history.

- Little Italy Association

Little Italy has emerged as one of the city's most intriguing neighborhoods. It's both red-checked and high-tech.

- Sunset Magazine

area





comps

1 1555 Kettner Blvd.
 1,321 sf / \$810,000 / \$637psf
 HOA: No / Date Sold: 6/9/16

2 1601 Kettner Blvd. #17
 895 sf / \$535,000 / \$645psf
 HOA: \$275/mo / Date Sold: 10/5/15

3 1601 Kettner Blvd. #27
 937 sf / \$574,000 / \$645psf
 HOA: \$275/mo / Date Sold: 4/19/16

4 SUBJECT: 2491 Kettner Blvd.
 1519 sf / \$950,000 / \$625psf
 HOA: No



PRIME LITTLE ITALY LOCATION



contact

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***Confidential Sale:**
Please do not speak with employees or customers

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