

FOR SALE

1940 Garnet Ave. Suite 370

~~\$142,000 (\$239.51 FT)~~

\$105,000 (\$177.36 FT)

San Diego, CA

REDUCED!!!



VENTURE PACIFIC COMMERCIAL SERVICES

JASON LIPOVSKY
B 858-538-7774
F 858-764-2810

All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. DRE #01443834

JASON@VENTURE-PACIFIC.NET

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DESCRIPTION

This Office Condo offering is situated in the Garnet Pacific Plaza. This complex boast exceptional designer tenant finishes as a result of a renovation that occurred in 2006. This reconstruction showcases a contemporary ambience including common amenities such as secure underground parking with elevator service, common conference facility and shower room. Located on a main thorough in Pacific Beach will feature a high level of exposure because of the high traffic count as Garnet Avenue is a main Ingress and Egress for this beach community. This 3rd floor suite features 592 square feet and is an open floor plan with new paint. The office is in a prime location, close in proximity to restaurants, retail, and public transportation. Opportunities like this rarely come available in Pacific Beach!

PROPERTY SPECIFICS

| | |
|----------------------|---|
| APN | 416-533-25-20 |
| Property Type | Office Condominium |
| Zoning | CC-4-2 |
| Office SF | 592 net rentable square feet |
| Year Built | 1997 |
| Renovation | 2006 |
| Assoc. Dues | \$156.03/month |
| Amenities | Underground Parking, Conference Room & Shower Room |
| Parking | 1 spot per suite |

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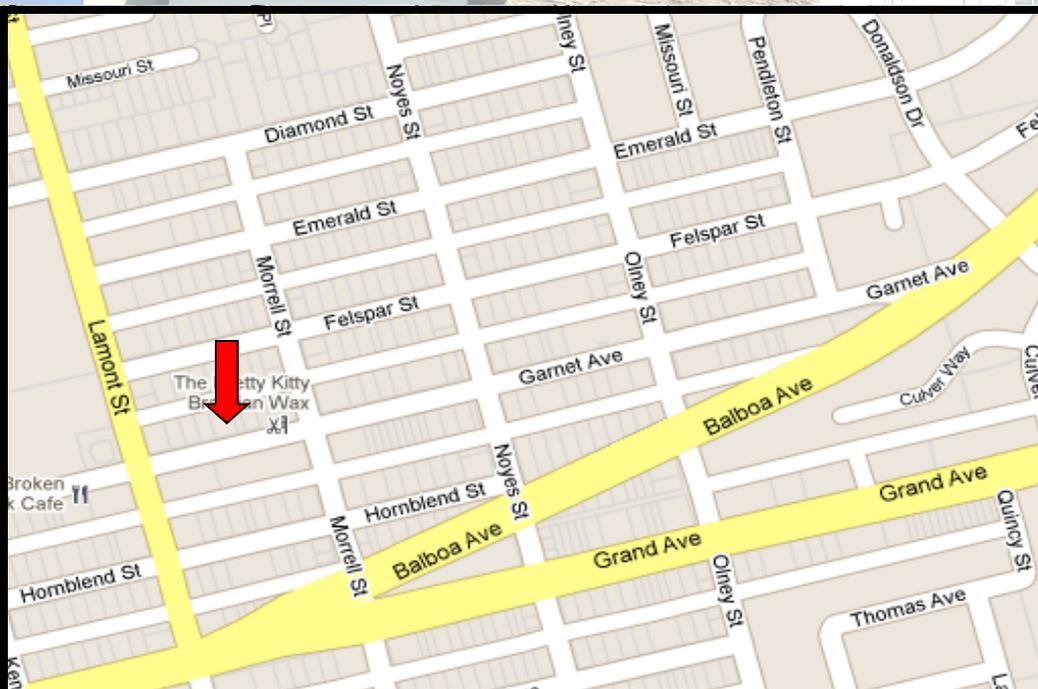
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MAPS/ DIRECTIONS



- From NORTH, head-South on Interstate 5.
- Exit Garnet Ave/ Balboa Ave.
 - Bear right on Mission Bay Dr.
 - Turn right on Garnet Ave.
 - Slight right on Garnet Ave.
 - Property is located on the right.

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AERIAL MAP



FLOORPLAN



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ENTRY WAY



RESTROOM



INTERIOR



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