

# FOR SALE

**\$210,000 (\$294.94 SF)**

**406 9th Ave. #304**

**San Diego, CA**



**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

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## DESCRIPTION

SPECTACULAR OFFICE CONDO OFFERING!!! This asset is comprised of a class A office condominium located in the premier TR Office Building in the recently revitalized and vibrant Ballpark District of San Diego. Renovated in 2007, this beautiful 3rd floor condo boasts a total of 712 square feet and features exceptional city views and high end finishes. Situated in one of the most desirable locations in the city, this commercial building offers easy access to the I-5, 163 and 94 FWY's and is only steps away from the renowned Petco Park, Gaslamp Quarter, and the Marina District. The current build out would accommodate an array of office uses. Opportunities like this one rarely becomes available in downtown, San Diego.

## PROPERTY SPECIFICS

|                       |                            |
|-----------------------|----------------------------|
| <b>APN</b>            | <b>535-114-08-18</b>       |
| <b>Property Type</b>  | <b>Professional Office</b> |
| <b>Zoning</b>         | <b>Ball Park Mixed Use</b> |
| <b>Building SF</b>    | <b>712 SF</b>              |
| <b>Year Renovated</b> | <b>2007</b>                |
| <b>Restroom</b>       | <b>1</b>                   |

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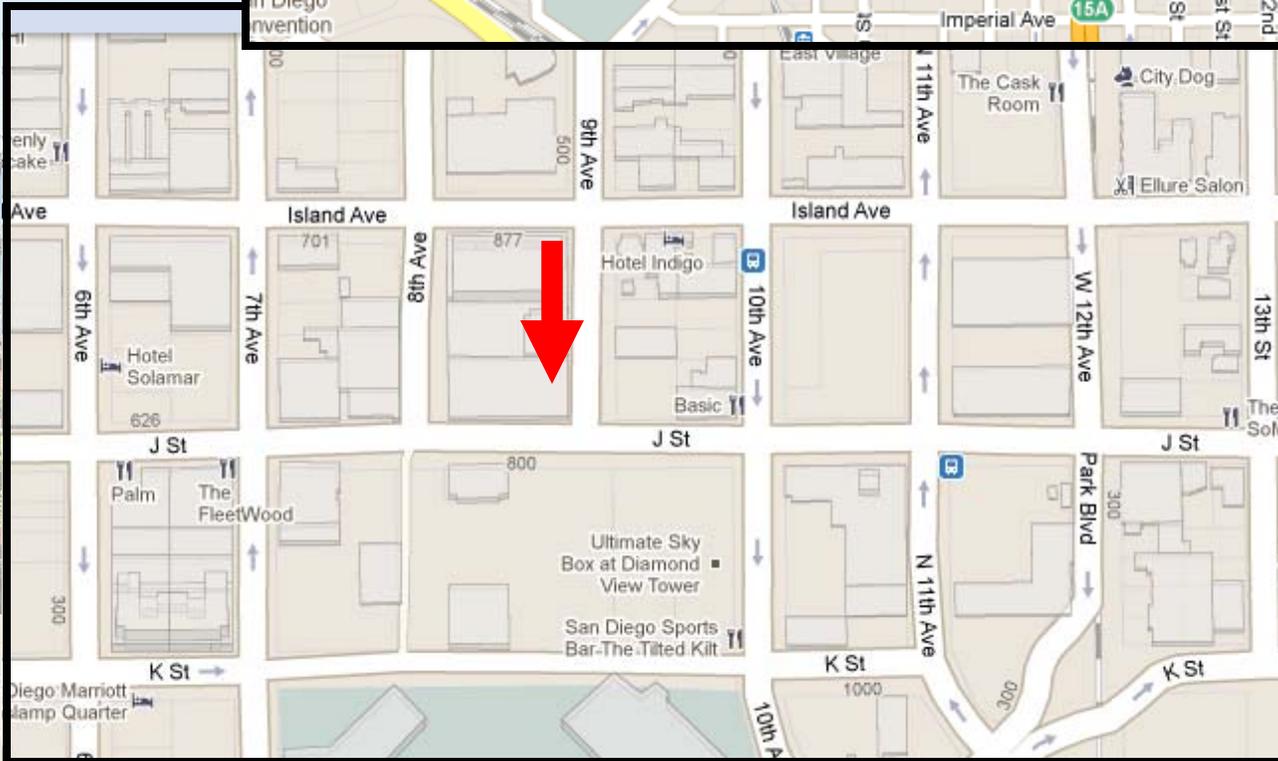
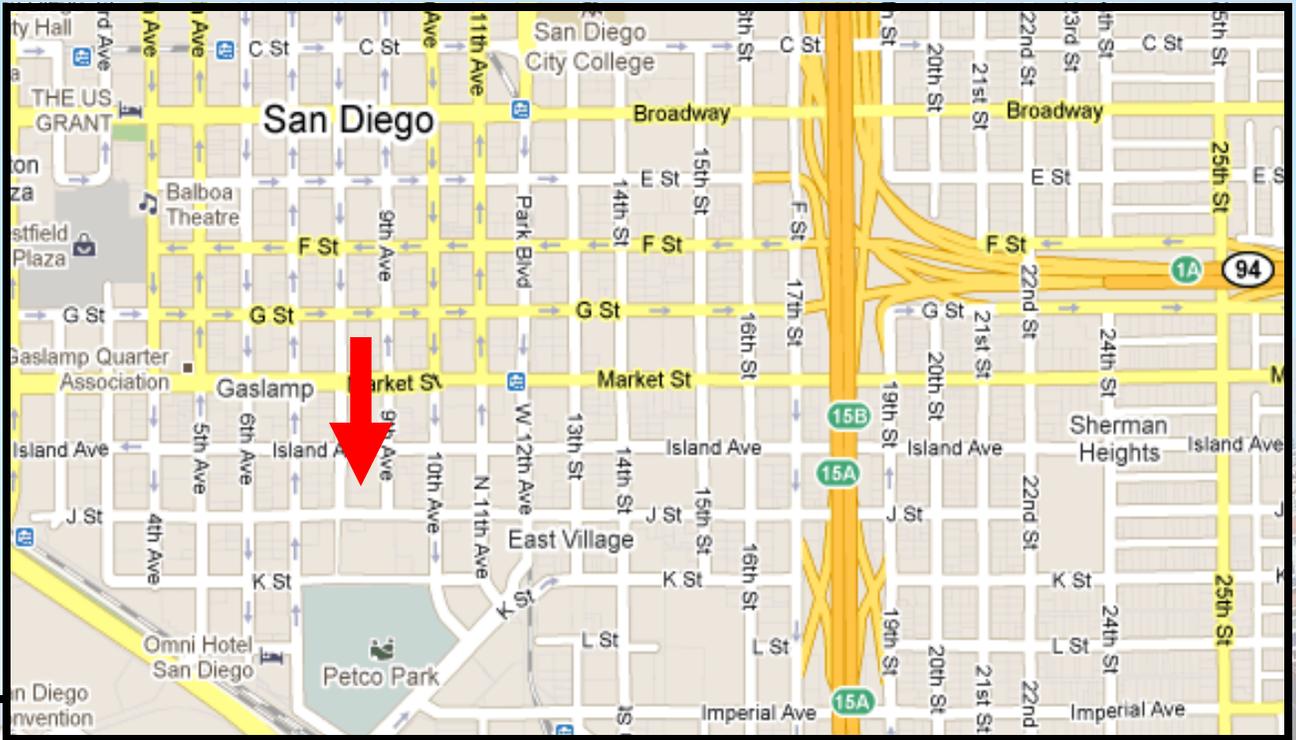
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## MAPS



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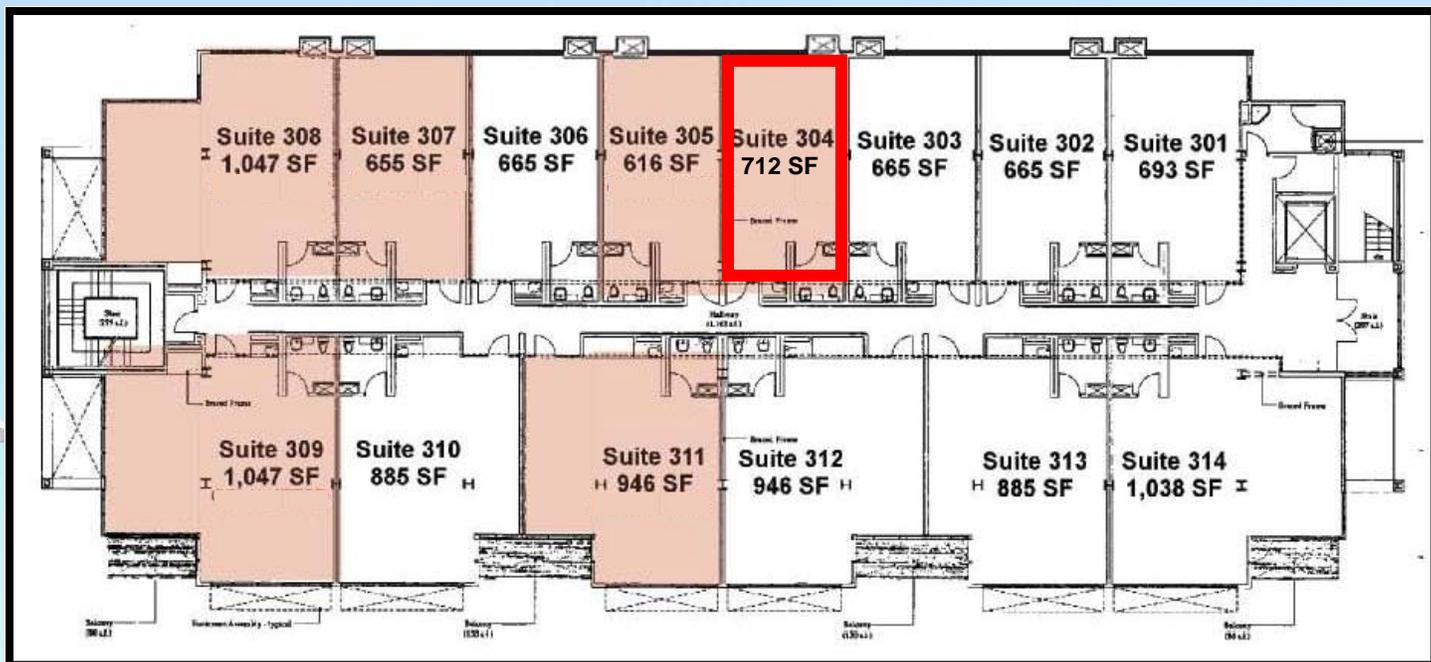
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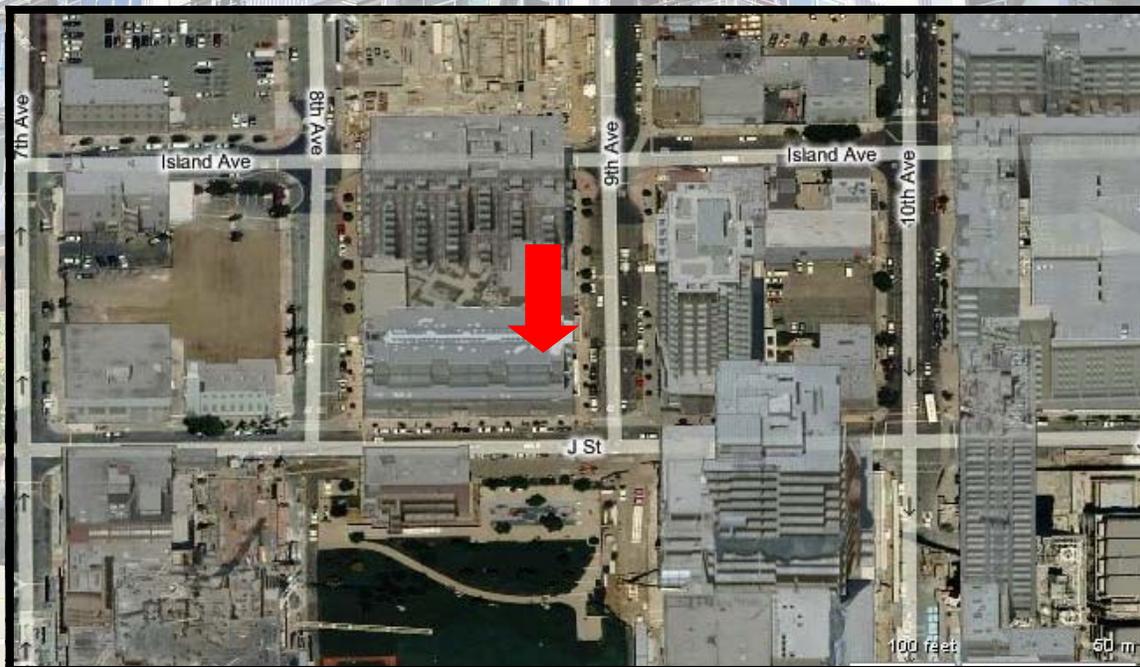
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## FLOORPLAN & AERIAL MAP



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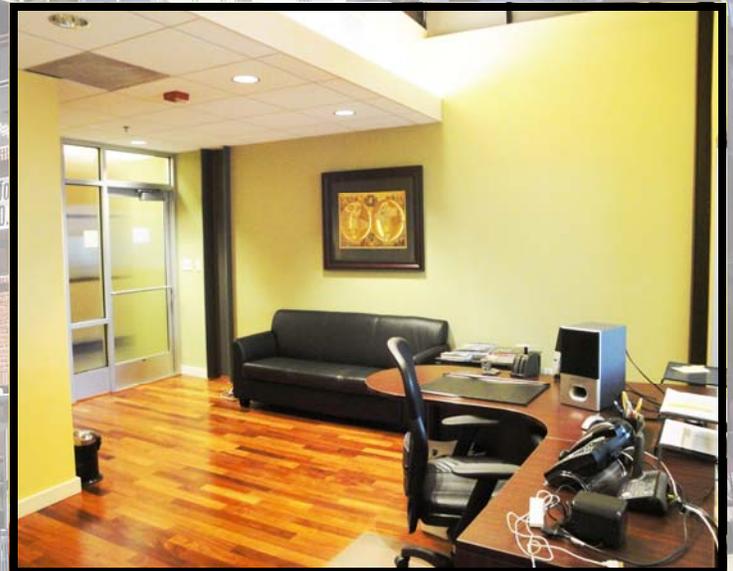
**OFFICE VIEW**



**ENTRY WAY**



**MAIN OFFICE**



**FRONT OFFICE**

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