

967-969
HORNBLEND
STREET
SAN DIEGO,
CA 92109

HORNBLEND



**FOR LEASE/
FOR SALE**

\$500K PRICE REDUCTION

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CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS



967-969 Hornblend Street
SAN DIEGO, CALIFORNIA 92109



±6,578 RSF
±0.14 LAND ACRES (±6,250 SF)



5 Minutes
WALKING DISTANCE TO OCEAN



11 Gated Parking Spaces +1 Motorcycle Space
PORTION OF SPACES ARE COVERED



Operable Roll Up Window and Sky Lights
CONTEMPORARY INTERIOR



Great Pacific Beach Location
LOCATION, LOCATION, LOCATION



Building Signage
AVAILABLE



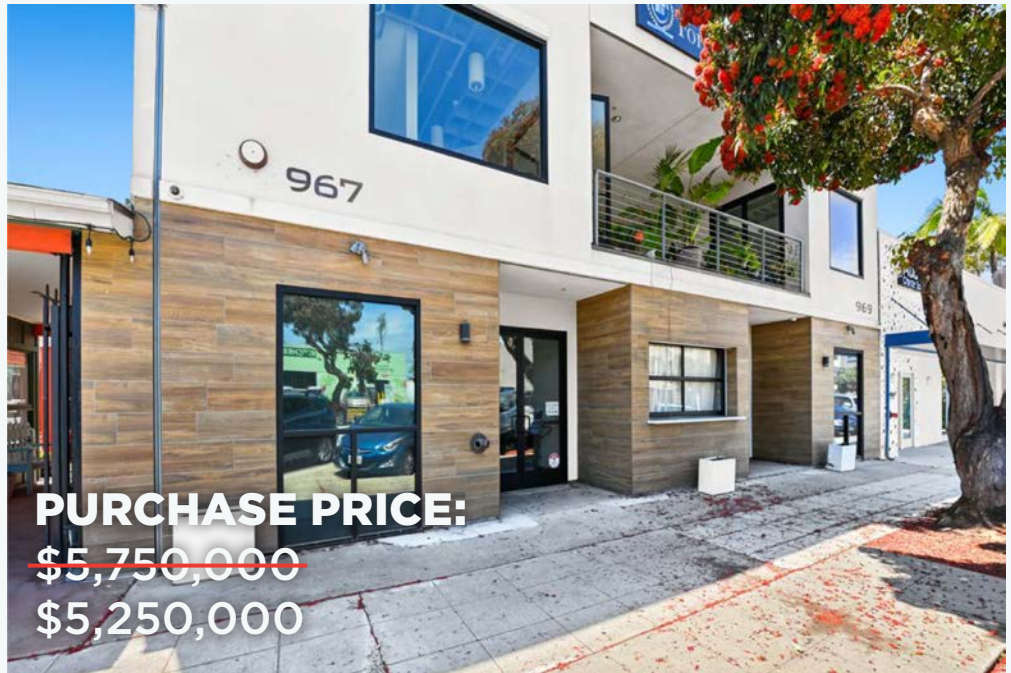
3 Separate Electric Meters
NATURAL GAS AVAILABLE



Fiber Available
THROUGH SPECTRUM



24/7 Access
BUILDING AND HVAC



New Creative Office Improvements



Exterior Balconies

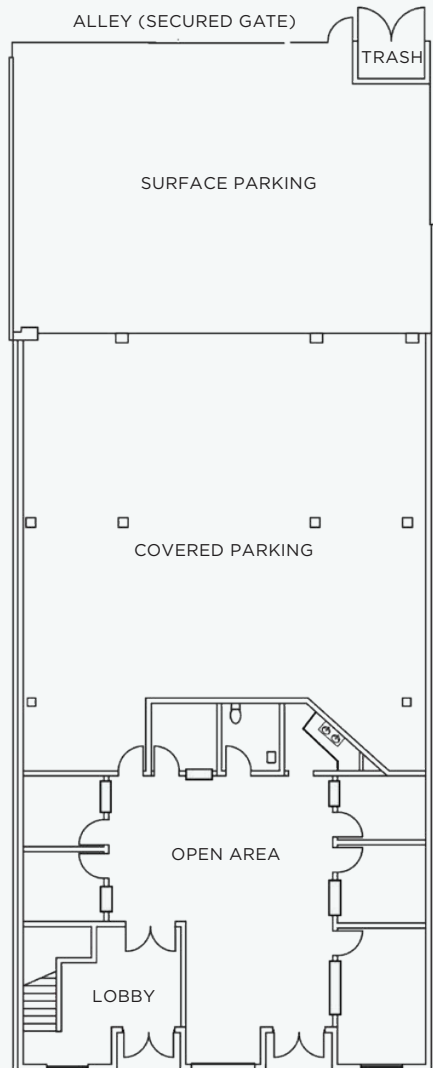


ADT and Security Cameras



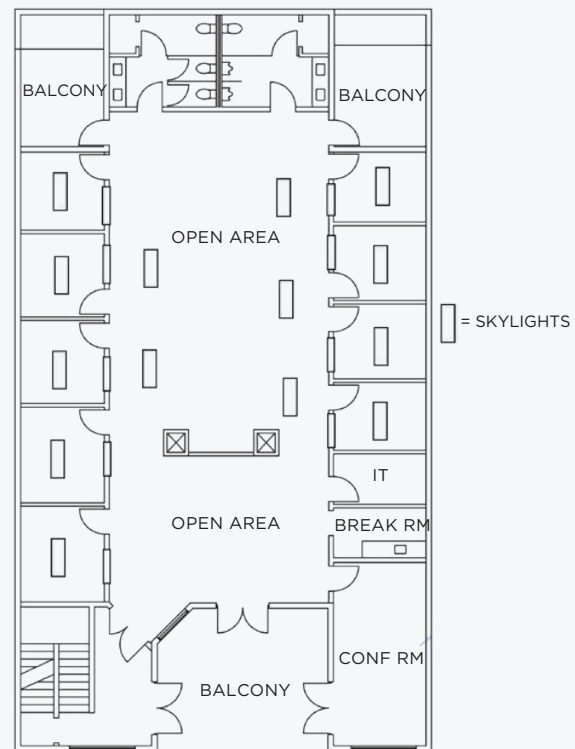
Fiber Available

FLOOR PLAN



FIRST FLOOR (AS-BUILT)
±2,072 RSF*

*ENTIRE FIRST & SECOND FLOOR
CAN BE COMBINED FOR ±6,578 RSF



SECOND FLOOR (AS-BUILT)
±4,506 RSF*

NEIGHBORHOOD RETAIL



Pacific Plaza I

TRADER JOE'S PETSMART

STAPLES RITE AID

VONS CVS pharmacy Jamba Juice

UNION BANK OF CALIFORNIA STARBUCKS COFFEE Massage Envy petco

SITE

Pacific Ocean

- 5 minute walk to the ocean
- 10 minute drive to I-5
- 15 minute drive to Downtown San Diego

Mission Bay

HORNBLEND



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FOR MORE
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