

**\$150,000  
PRICE REDUCTION**

# 2534 STATE STREET

SAN DIEGO, CA 92101

SAN DIEGO  
INTERNATIONAL  
AIRPORT



2534 STATE ST  
7,004 SF Bldg

2516-20 STATE ST  
5,002 SF Parcel

**MODERN  
OFFICE BUILDING +  
ADJACENT LOT**

.....  
**FOR SALE**  
.....

**\$4.6M**

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**CAST**  
CAPITAL PARTNERS

# PROPERTY DETAILS

2534 STATE ST

7,004 SF (BUILDING)  
4,884 SF (LAND)

2516-20 STATE ST

5,002 SF (LOT)

ZONING

CC-3-4

PRICE

~~\$4,750,000~~  
**\$4,600,000**



PROPERTY & PARKING CAN BE SOLD  
TOGETHER OR SEPARATELY. OWNER WILL  
CONSIDER ALL OFFERS

2534 STATE ST

~~\$3,500,000~~  
**\$3,450,000**

2516-20 STATE ST

~~\$1,250,000~~  
**\$1,150,000**

# PROPERTY HIGHLIGHTS

## Modern 3-Story Office Building (Built 2008)

High-quality office with elevator service and covered parking.

## Executive Suite Layout with Multiple Income Streams including Executive Suites & Virtual Rent via Mailboxes

Seller currently uses one-floor and operates the other floor as an Executive Suite which collects approximately \$7,600/month. Another additional revenue stream comes from Virtual Rent for \$1,750/month. **The total additional income is \$9,350/month.**

## Integrated On-Site Covered and Secure Parking

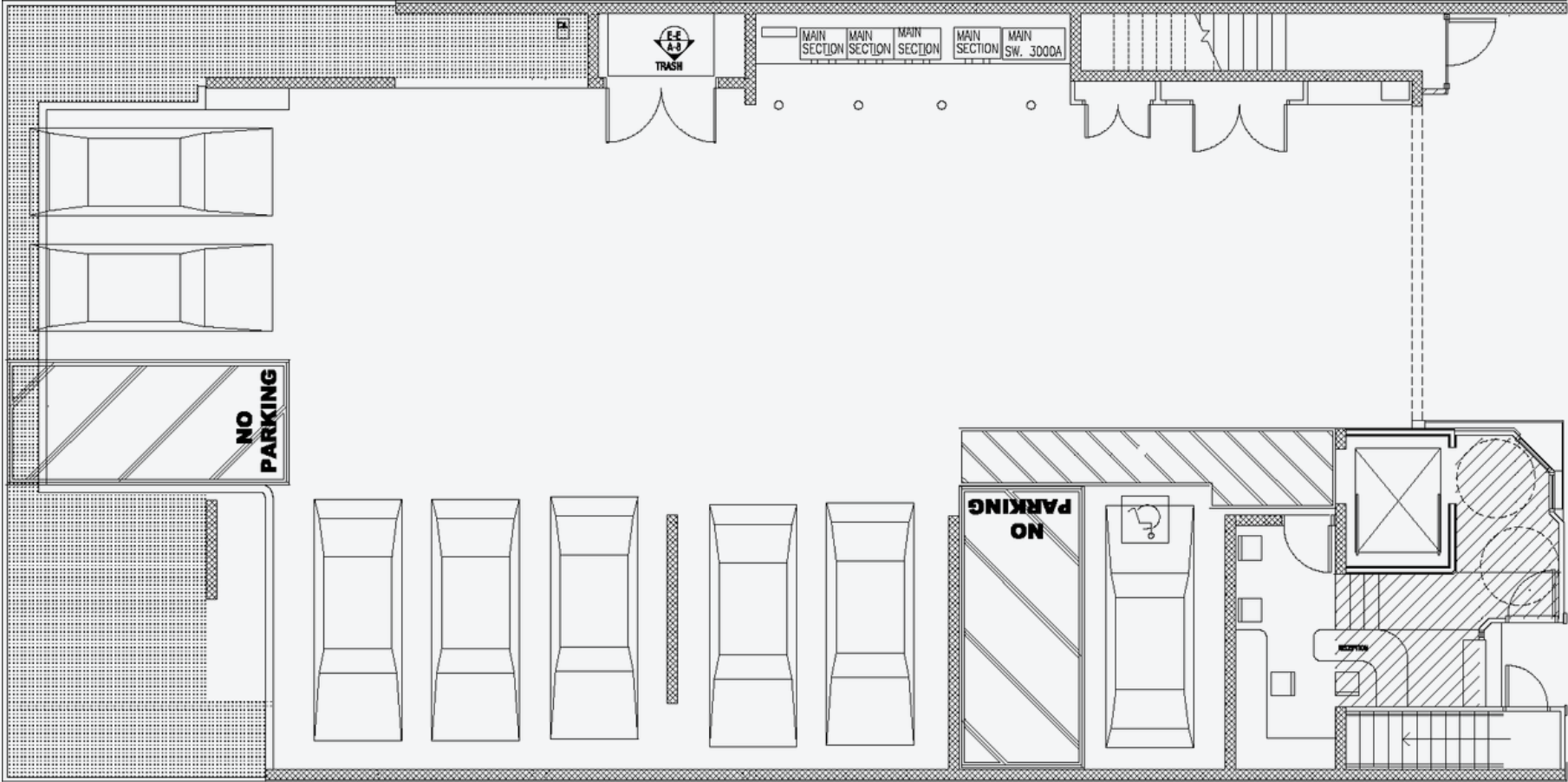
Covered parking garage on the 1st Floor plus Lobby Area. Gated parking in adjacent lot currently utilized by Owner that can park up to 20 parking stalls.

## Highly Accessible Banker's Hill / Mission Hills Location

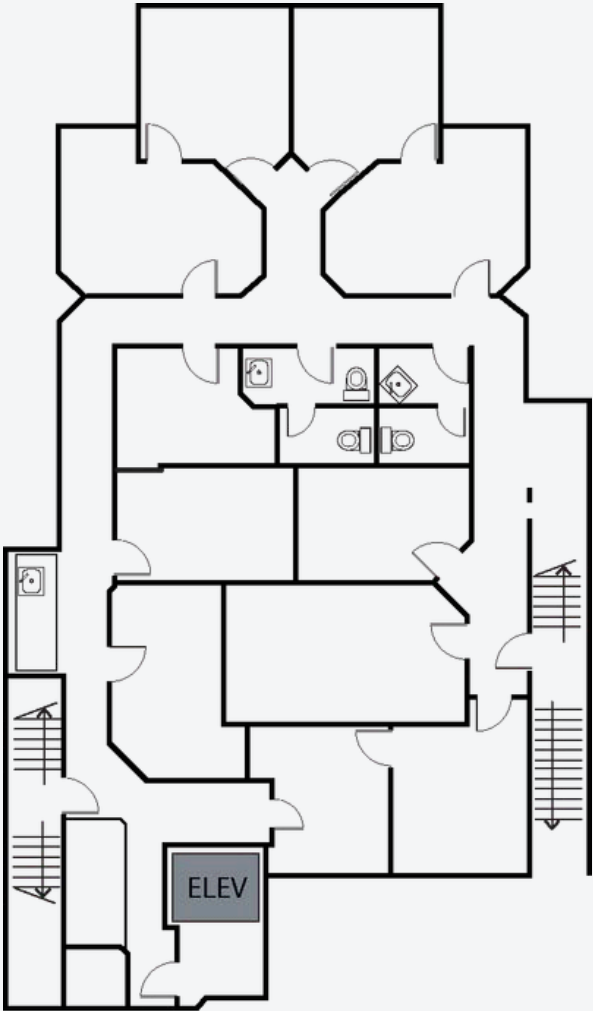
Adjacent to I-5 and minutes to Downtown San Diego, Little Italy, Balboa Park, and the San Diego International Airport.



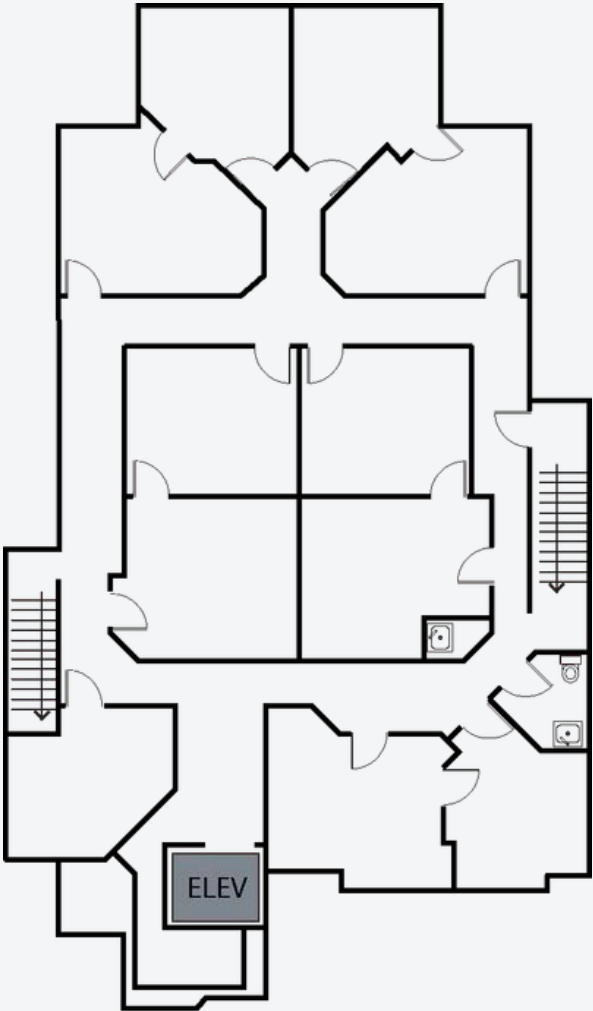
# PARKING FLOOR PLAN



# FLOOR PLAN

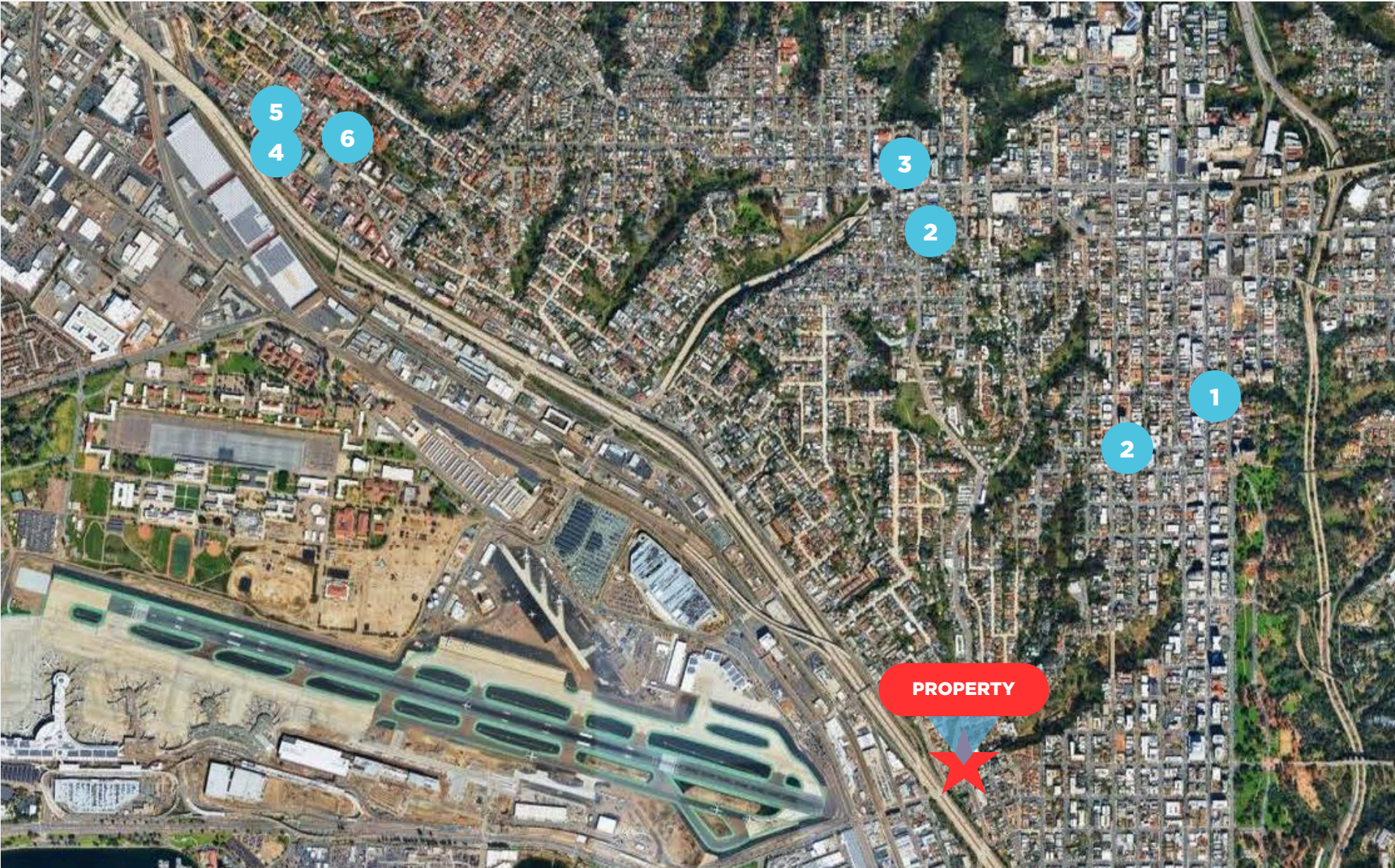


2ND FLOOR









3RD FLOOR

# SOLD COMPARABLES



# SOLD COMPARABLES

#	PROPERTY ADDRESS	SALE DATE	BUILT	SALE PRICE	PRICE/SF	BUILDING SIZE	LAND AREA
	1 3579 5th Ave, San Diego	10/10/2025	1976	\$3,150,000	\$720	4,378 SF	5,227 SF (0.12 AC)
	2 3921 Goldfinch St, San Diego	8/15/2025	1930	\$1,410,000	\$927	1,521 SF	5,227 SF (0.12 AC)
	3 4010 Goldfinch St, San Diego	5/14/2025	2000	\$3,200,000	\$634	5,050 SF	4,792 SF (0.11 AC)
	4 3920 Conde St, San Diego	3/17/2025	1985	\$1,610,000	\$722	2,231 SF	4,792 SF (0.11 AC)
	5 2477 Congress St, San Diego	10/25/2024	1986	\$1,800,000	\$731	2,464 SF	5,001 SF (0.11 AC)
	6 2398 San Diego Ave, San Diego	7/15/2024	1970/2013	\$3,400,000	\$796	4,270 SF	12,197 SF (0.28 AC)
	7 205 Walnut Ave, San Diego	7/5/2024	1970	\$2,200,000	\$696	3,161 SF	5,663 SF (0.13 AC)



W LAUREL ST

STATE STREET





8

OLD TOWN  
SAN DIEGO

MIDWAY  
RETAIL /  
SPORTS ARENA  
DISTRICT

OLD TOWN  
TRANSIT  
CENTER

5

MISSION HILLS

FIVE POINTS

WASHINGTON  
ST TROLLEY  
STATION

MIDDLETOWN

5

LIBERTY  
STATION

PORT OF  
SAN DIEGO

SAN DIEGO  
INTERNATIONAL AIRPORT

**SITE**

BANKERS  
HILL

DOWNTOWN  
SAN DIEGO



# CAST

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