

An aerial photograph of a coastal city, likely San Diego, showing a mix of residential and commercial buildings, palm trees, and a beach area in the background. A specific building complex is highlighted with a blue and yellow outline. Street names are labeled on the map: GRAND AVENUE, CASS STREET, and HORNBLEND STREET.

967-969 HORNBLEND ST

SAN DIEGO, CA 92109

FOR LEASE/SALE

PRICE IMPROVEMENT

NOW \$4,850,000

CREATIVE, MEDICAL, WELLNESS OWNER-USER OPPORTUNITY | PARKING ON-SITE

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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)



CC-4-2 Zoning (Commercial - Community)
ALLOWS MEDICAL, RESIDENTIAL CARE, TRADE SCHOOL AND R&D USES



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
TWO BLOCKS FROM THE BEACH



Building Signage
AVAILABLE



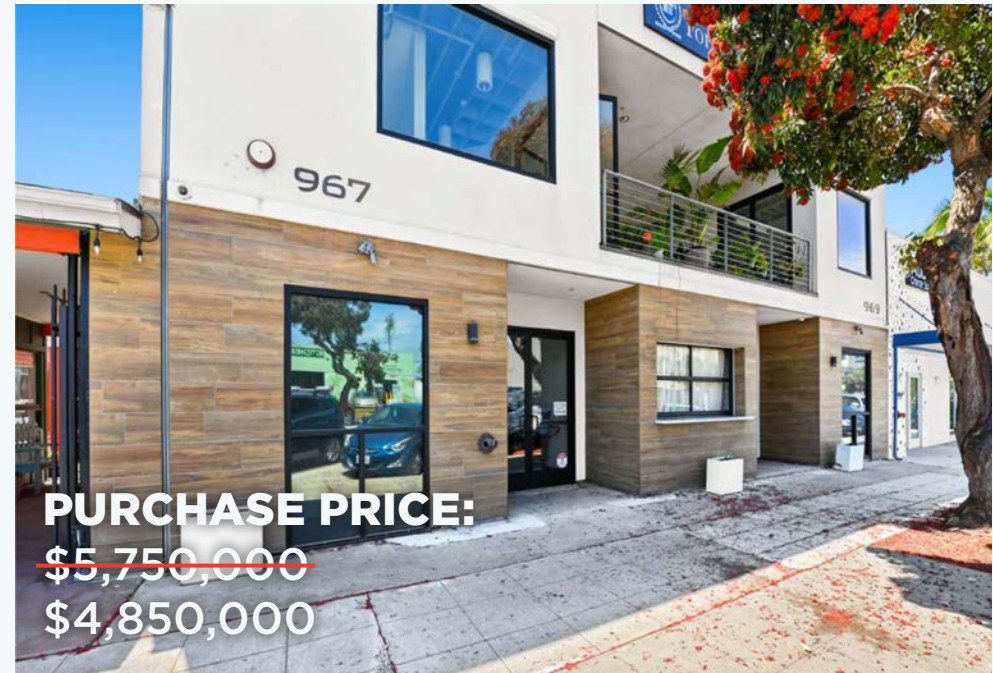
3 Separate Electric Meters
NATURAL GAS AVAILABLE



Fiber Available
THROUGH SPECTRUM



24/7 Access
BUILDING AND HVAC



New Creative Office Improvements



Exterior Balconies

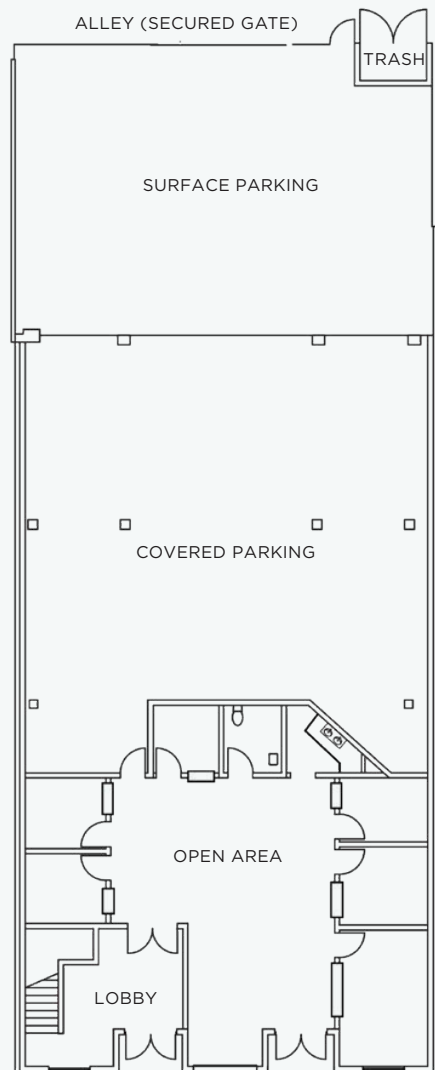


ADT and Security Cameras

Fiber Available

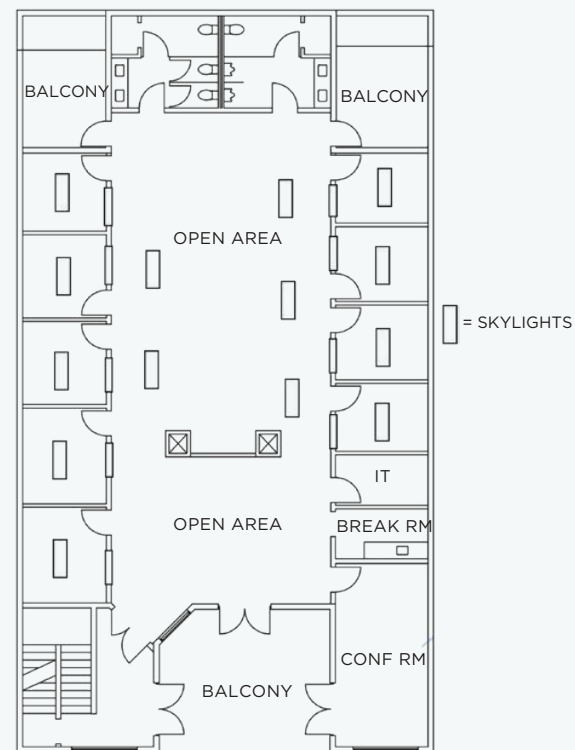


FLOOR PLAN



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 Ocean

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

SITE

TRADER JOE'S PETSMART

STAPLES

RITE AID



Pacific Plaza I

VONS CVS

pharmacy



petco



Goodwill



FIVE GUYS

BURGERS and FRIES

BIG TIRES



Firestone



O'Reilly



Ralphs

SUBWAY

CVS

pharmacy

24 FITNESS

Grand Ave

Pacific Beach Dr

Balboa Ave

Grand Ave

Mission High School

Mission Bay



FOR MORE
INFORMATION,
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