



**MIXED-USE
6,000 SF
WAREHOUSE**

**4 APARTMENT
UNITS**

1920 HANCOCK ST

SAN DIEGO, CA 90031

MIXED-USE INDUSTRIAL BUILDING

BRET MORRISS

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CAMDEN FRENCH

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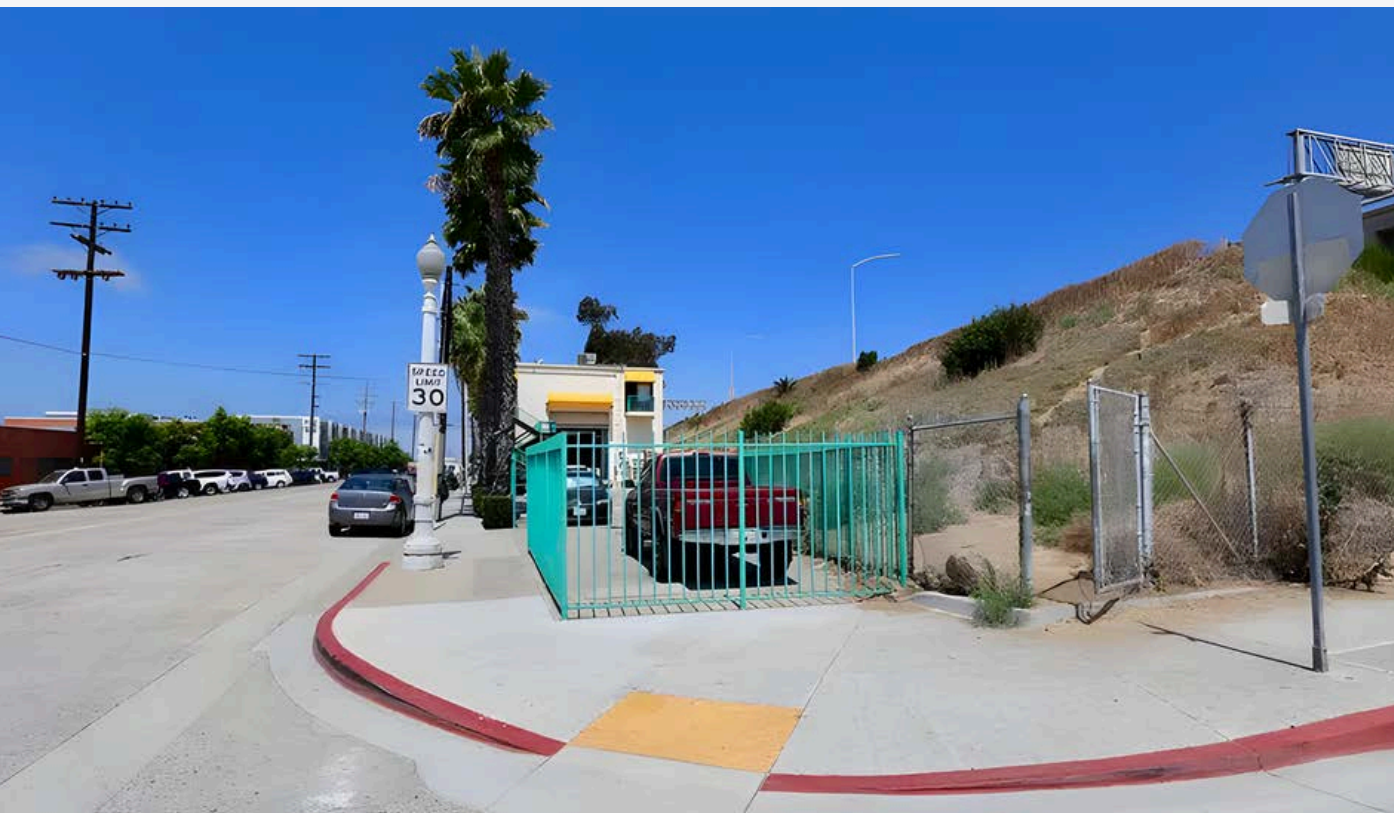
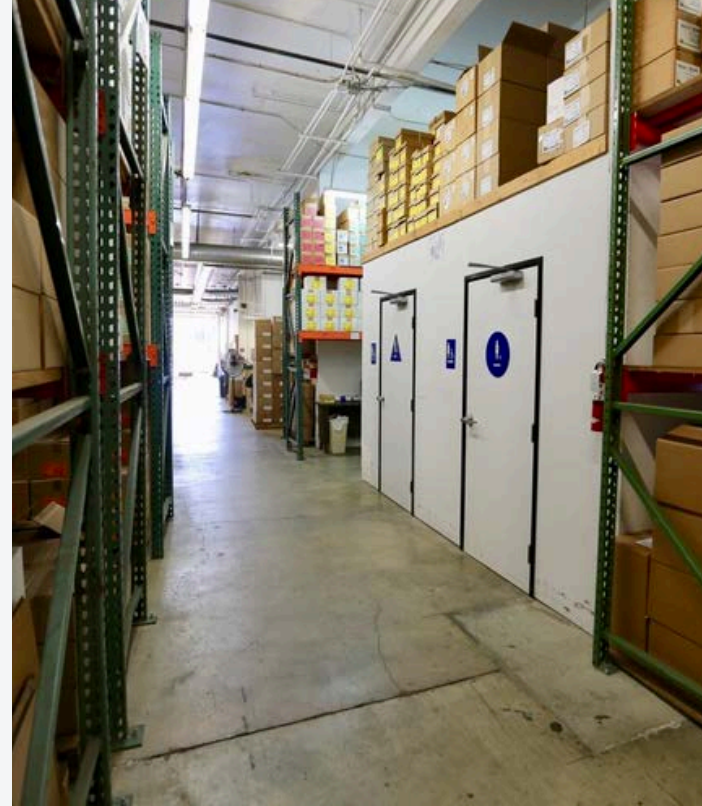
CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

BUILDING SIZE	11,400 SF
LAND SIZE	10,051 SF (0.23 AC)
INDUSTRIAL SPACE	6,000 SF
LAYOUT	4 private offices & 2 restrooms
SPRINKLERS	Fully sprinklered & heating throughout
DOORS	1 GL roll-up
CLEAR HEIGHT	15'
POWER	120/140 SP power & gas
ZONING	Zoned CC-3-8
PARKING	Secure gated parking yard
PRICING	Lease: \$1.75/SF + MG Sale: \$4,700,000

**CLOSE DISTRIBUTION PROXIMITY
TO AIRPORT, DOWNTOWN, MIDWAY,
LITTLE ITALY AND UPTOWN. GREAT
ACCESS AND VISIBILITY FROM I-5.**







8

OLD TOWN
SAN DIEGO

MIDWAY
RETAIL/
SPORTS ARENA
DISTRICT

OLD TOWN
TRANSIT
CENTER

5

MISSION HILLS

SITE

WASHINGTON
ST TROLLEY
STATION

5

LIBERTY
STATION

PORT OF
SAN DIEGO

SAN DIEGO
INTERNATION
AL AIRPORT

DOWNTOWN
SAN DIEGO



CAST

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