

406 9TH AVENUE

SAN DIEGO, CA 92101



1,068 SF OFFICE CONDO FOR SALE/LEASE LOOKING INTO PETCO PARK
LUXURY OFFICE SPACE - HIGH END FINISHES

RYAN KING

858.395-7208

ryan.king@cast-cap.com

License #01885401

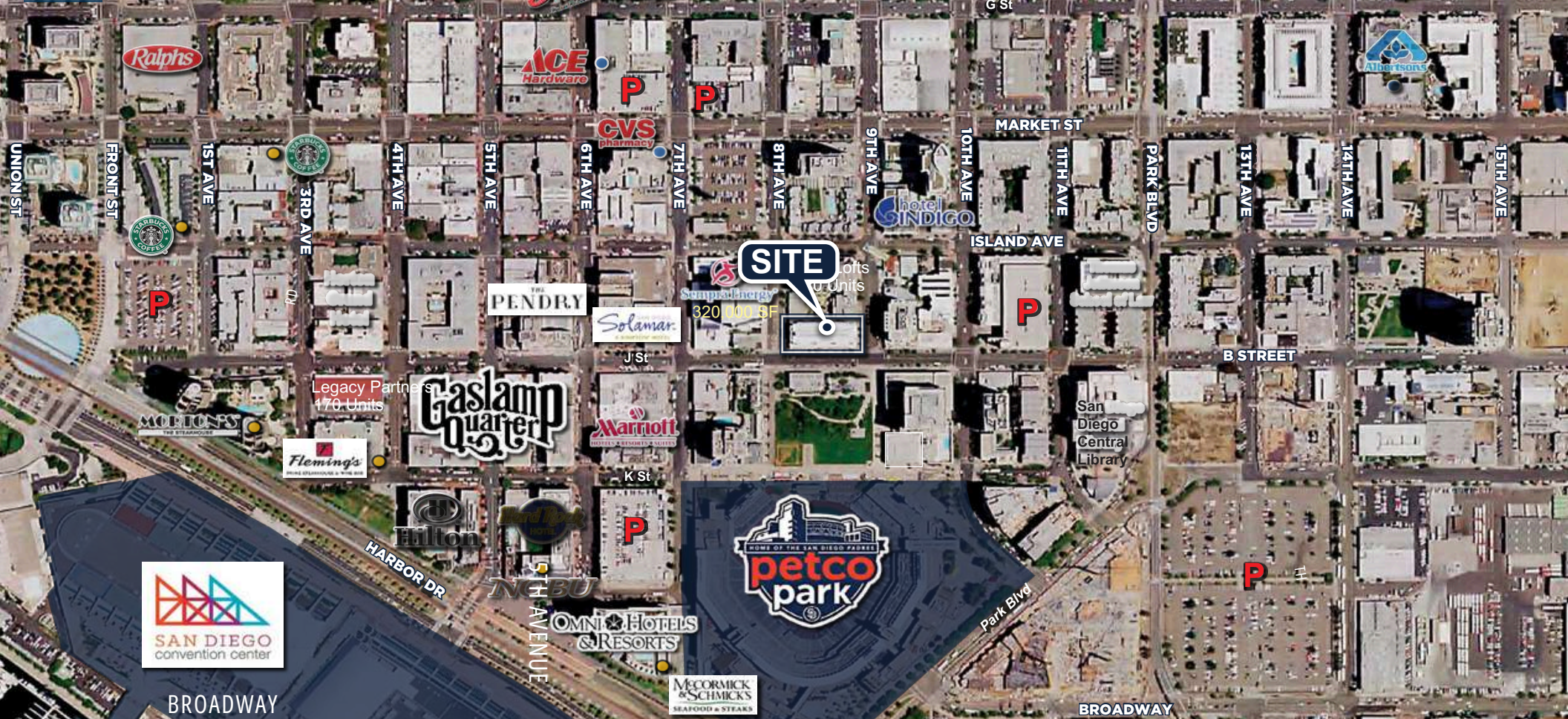
CARRIE DUDA

619.489.5373

carrie.duda@cast-cap.com

License #02199169

CAST
CAPITAL PARTNERS



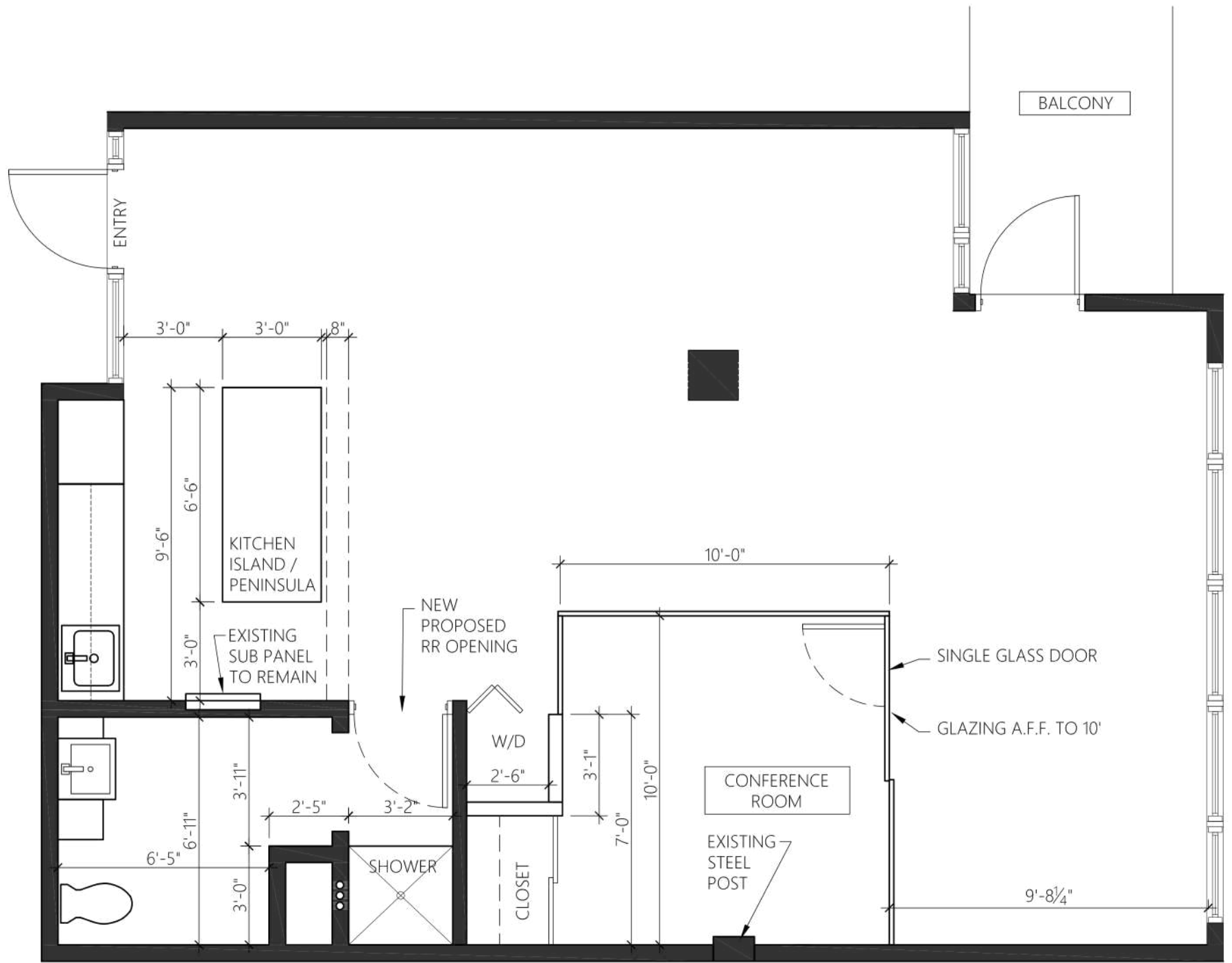
PROPERTY FEATURES

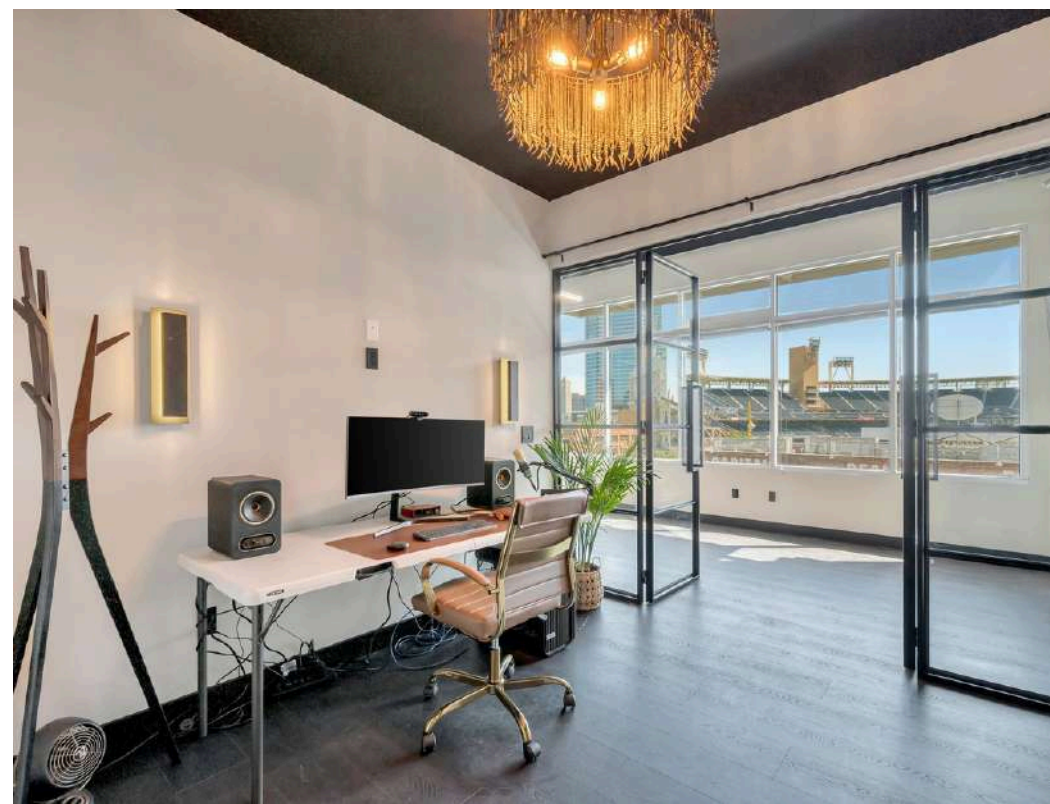
- Prime location in Downtown San Diego's vibrant urban core at the corner of 9th Avenue & J Street
- Directly across from Petco Park with stunning ballpark views
- Walkable to top-tier restaurants, breweries, hotels, art galleries, and Petco Park
- Modern lobby, stylish common areas, and elevator access
- Excellent transit connectivity with nearby trolley, bus lines, and access to I-5, I-8, 94, 163, and 15

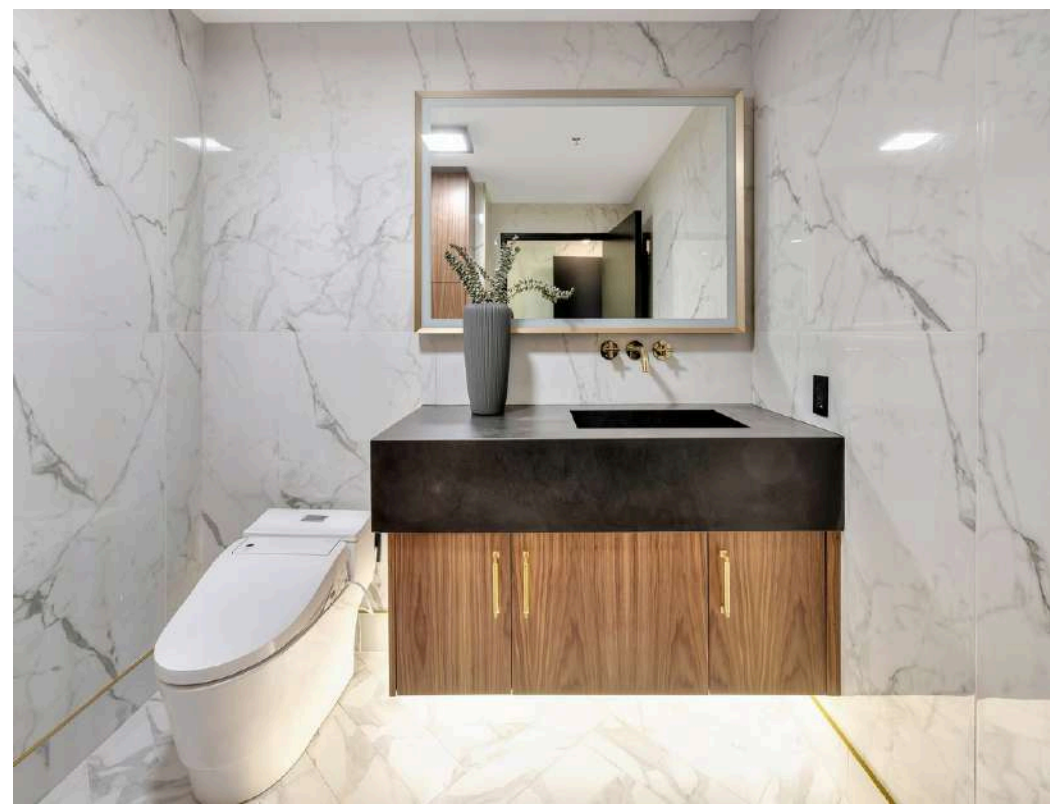
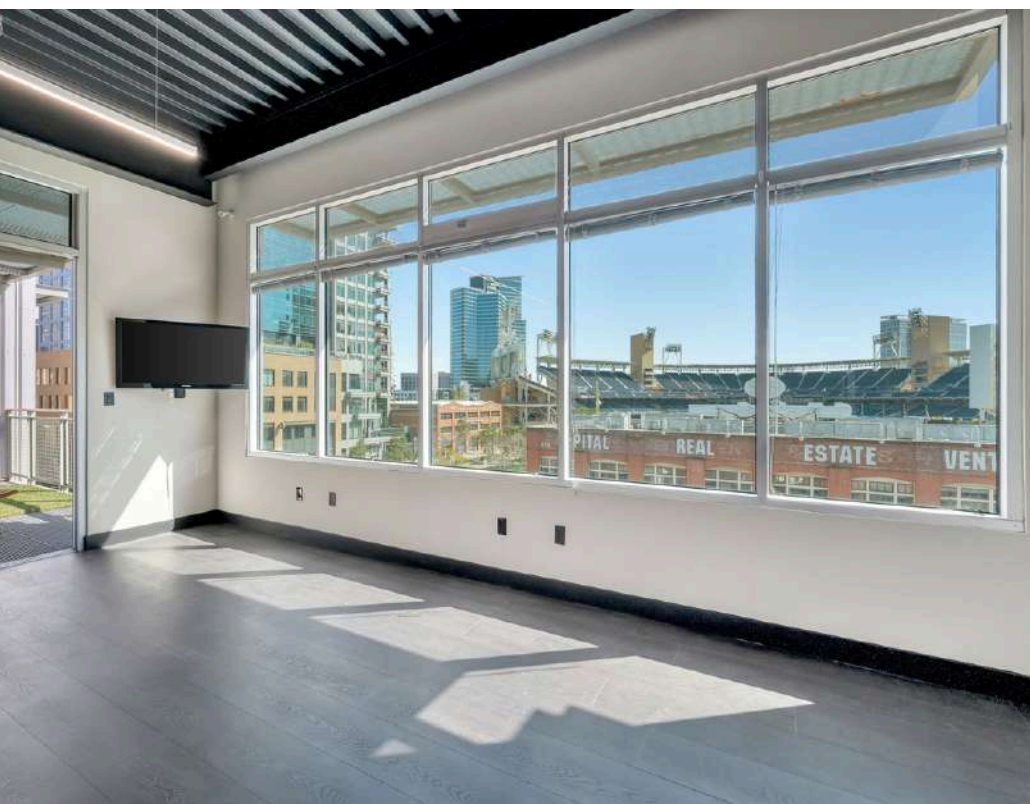
SPACE DETAILS

- Suite 310
- Size: 1,068 SF
- Lease Rate: \$4.75/SF + Utilities
- Sale Price: \$965,000
- Available: Now
- Condition: Move-in ready, spec suite
- Notes: Open-floorplan, 1 private office, conference room, kitchen, restroom and private terrace with views

FLOOR PLAN









406 9TH AVENUE

SAN DIEGO, CA 92101

CAST
CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
619-308-6680

www.Cast-Cap.com

RYAN KING
858.395-7208
ryan.king@cast-cap.com
License #01885401

CARRIE DUDA
619.489.5373
carrie.duda@cast-cap.com
License #02199169

Copyright ©2025 CAST Capital Partners. All rights reserved. The information contained herein was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through CAST Capital Partners.