

OWNER-USER / INVESTMENT OPPORTUNITY | ±27,537 SF OFFICE BUILDING

BANKERS HILL / PARK WEST
THE HEART OF SAN DIEGO



FOURTH & JUNIPER

EXECUTIVE COMPLEX

2250 4TH AVENUE
SAN DIEGO, CA 92101





±27,537 SF OFFICE BUILDING 10,040 SF PARCEL LAND



THREE STORIES + BASEMENT AND PARKING GARAGE



BUILT IN 1986



ELEVATOR SERVED



ZONED CC-3-4



FRONTAGE ON FOURTH AVENUE AND JUNIPER STREET



HIGH-PROFILE SIGNAGE OPPORTUNITY



43 COVERED AND SECURE PARKING SPACES

FOURTH & JUNIPER

EXECUTIVE COMPLEX



OFFERED AT: \$8,800,000



MAIN ENTRANCE TO ATRIUM LOBBY AND ELEVATOR ACCESS



THIRD FLOOR BALCONY



CORNER OF FOURTH AVENUE & JUNIPER STREET

THE PROPERTY

Situated in San Diego's historic Bankers Hill and just steps away from beautiful Balboa Park, the three-story Fourth & Juniper Executive Complex is located on the corner of Fourth Avenue and Juniper Street. Features private and secured underground parking and an atrium lobby with modern finishes and elevator access.

Located in the heart of San Diego and just minutes from Downtown, Little Italy, the San Diego International Airport, and an abundance of dining and retail amenities.



PRIVATE & SECURED UNDERGROUND PARKING

VIRTUAL TOURS | POWERED BY MATTERPORT

FOURTH & JUNIPER

EXECUTIVE COMPLEX



CLICK FOR VIRTUAL TOUR
THIRD FLOOR



CLICK FOR VIRTUAL TOUR
FIRST FLOOR



CLICK FOR VIRTUAL TOUR
SECOND FLOOR
SUITE 200



CLICK FOR VIRTUAL TOUR
SECOND FLOOR
SUITE 201



LOBBY / RECEPTION



THE INTERIOR

CONFERENCE ROOM



OPEN OFFICE WITH GLASSINED PRIVATE OFFICE



OPEN OFFICE



HALLWAY TO PRIVATE OFFICES

THE INTERIOR

PRIVATE OFFICE



OPEN OFFICE

PRIVATE OFFICE

BATHROOM



PRIVATE OFFICE



MODERN & UPGRADED KITCHENETTE / EMPLOYEE LOUNGE

THE INTERIOR



RECEPTION / LOBBY



OPEN OFFICE



KITCHENETTE



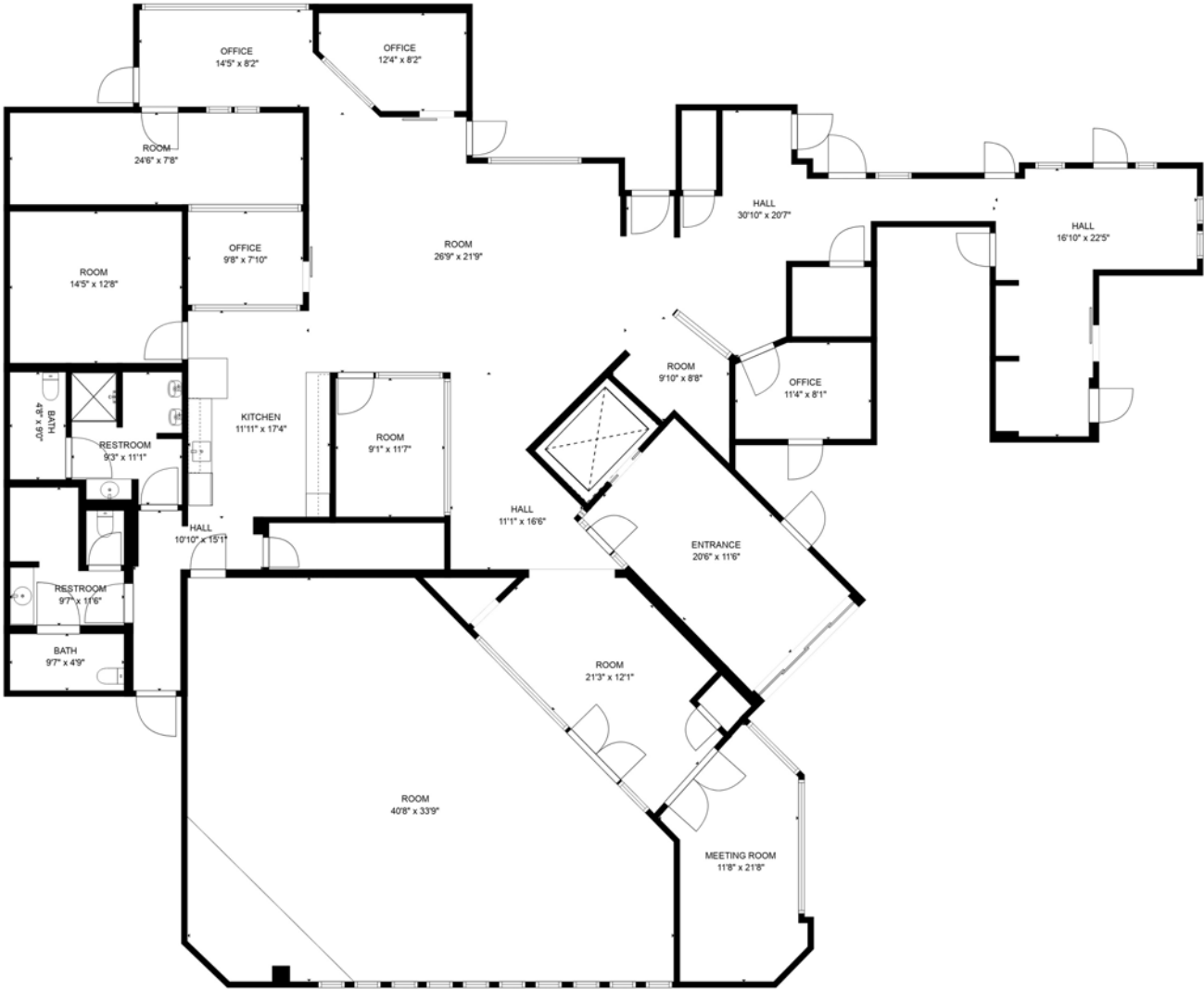
EMPLOYEE LOUNGE



OPEN OFFICE WITH GLASSLINED PRIVATE OFFICES

FLOORPLAN

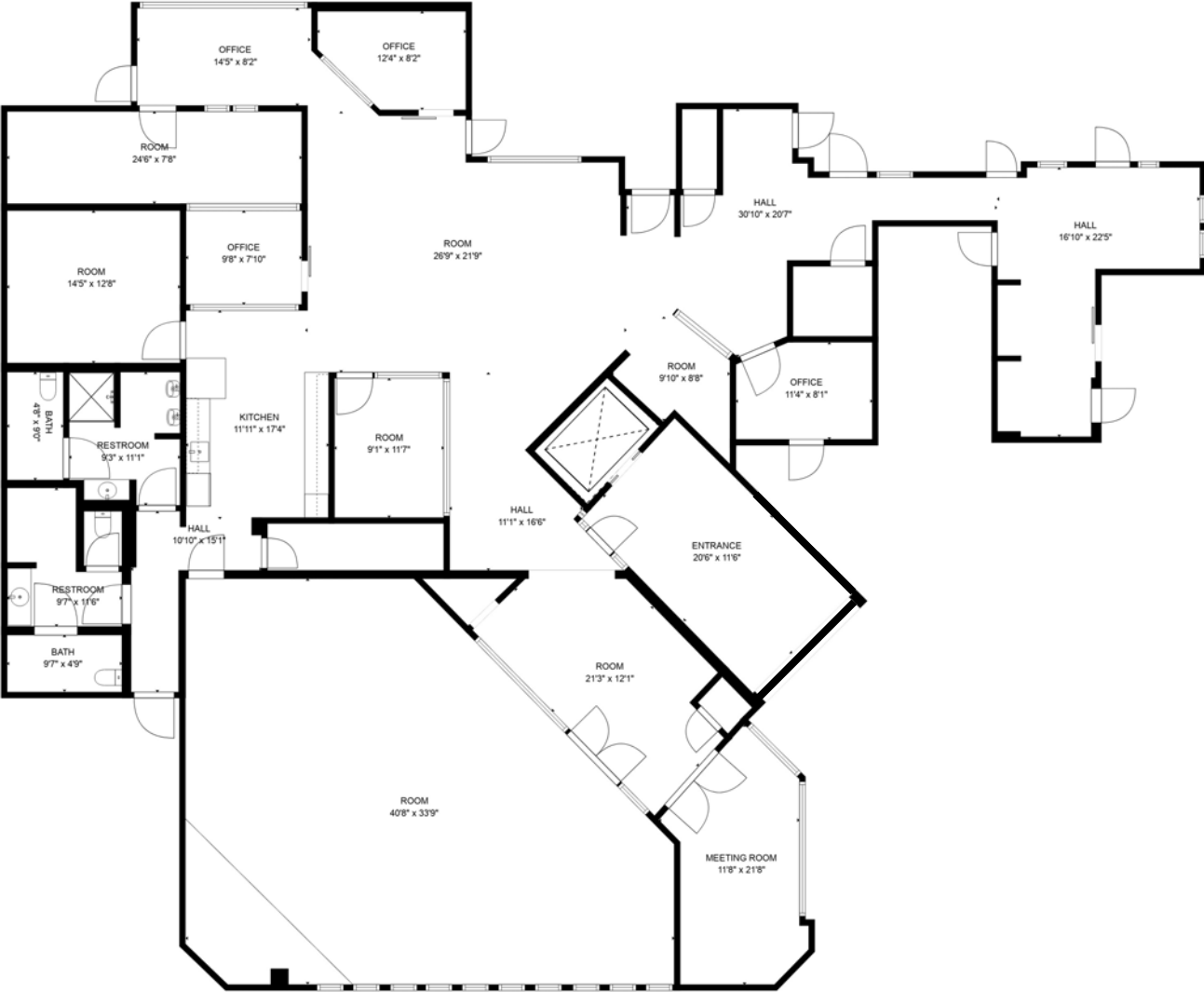
1st FLOOR



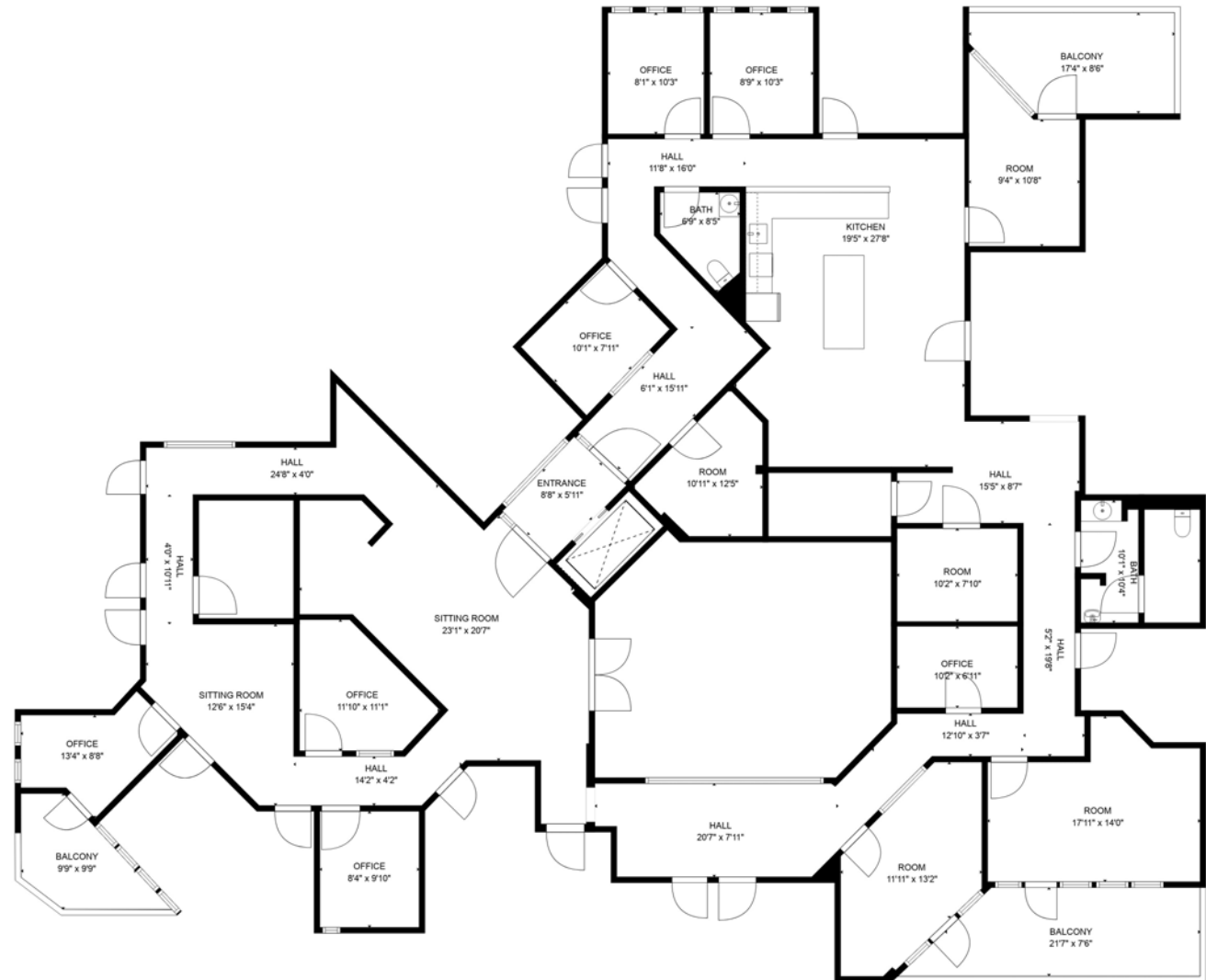
CLICK HERE FOR
FIRST FLOOR VIDEO TOUR

FLOORPLAN

2nd FLOOR



3rd FLOOR



CLICK HERE FOR
THIRD FLOOR VIDEO TOUR

Floorplans not to scale, for reference only.

FOURTH & JUNIPER EXECUTIVE COMPLEX

2250 4th Avenue
San Diego, CA 92101

SAN DIEGO ZOO

Voted the #1 zoo in the world, this 100-acre wildlife park is home to over 800 animal species and offers a unique walking experience with shows and presentations throughout the day.

Eight minute drive from 2250 4th Avenue.

BANKERS HILL / PARK WEST

WATERFRONT PARK

Features a large grassy lawn, modern creative playground, and interactive splash fountains.

Four minute drive from 2250 4th Avenue.

SAN DIEGO INTERNATIONAL AIRPORT

Located just three miles from Downtown and the busiest single-runway in the U.S. and the second busiest in the world.

Six minute drive from 2250 4th Avenue.

LITTLE ITALY

Just north of downtown and boasting with authentic local flavor. Grab a slice of pizza, an espresso from a local cafe or dine at one of the celebrity-chef restaurants along Kettner Boulevard, known as “Top Chef Alley”.

Five minute drive from 2250 4th Avenue.

BALBOA PARK

Just a short walk from Fourth & Juniper Executive Complex, this cultural oasis includes 17 museums, beautiful gardens, outdoor recreation, and award-winning restaurant, The Prado.

Six minute walk from 2250 4th Avenue.

DOWNTOWN SAN DIEGO

Cultural and financial center of San Diego and home to more than 4,000 businesses. An abundance of restaurants, shopping, music venues and nightlife.

Six minute drive from 2250 4th Avenue.

EAST VILLAGE

Revitalized warehouse district just south of Downtown. A hip social scene with trendy cafes and craft beer bars.

Six minute drive from 2250 4th Avenue.

GASLAMP QUARTER

Where modern architecture and Victorian Age buildings stand side by side. Streets are lined with galleries, boutiques, trendy nightclubs, rooftop bars, and fine dining restaurants.

Six minute drive from 2250 4th Avenue.

PETCO PARK

Home of the San Diego Padres, the architecturally magnificent ballpark offers stunning views of San Diego Bay and skyline. With a capacity of 10,000+ people, Petco Park also hosts concerts, tradeshow, holiday parties & more.

Nine minute drive from 2250 4th

CRUISE SHIP TERMINAL

The third busiest cruise port in California serving roughly 200,000 passengers and 93 ships per year.

Seven minute drive from 2250 4th Avenue.

USS MIDWAY MUSEUM

Explore the longest serving U.S. Navy aircraft carrier of the 20th century, climb aboard aircraft on the flight deck, and take a self-guided audio tour of the ship.

Seven minute drive from 2250 4th Avenue.

SEAPORT VILLAGE

With views of the Coronado Bridge, a boardwalk along San Diego Bay, and four miles of pathways, Seaport Village offers 50+ shops, 17 unique eateries and four bayside restaurants.

Nine minute drive from 2250 4th Avenue.

CONVENTION CENTER

Home to ComicCon, this 2.6 million SF facility located on the waterfront is the region’s premier gathering place for conventions, tradeshow, and community events.

Nine minute drive from 2250 4th Avenue.

THE NEIGHBORHOOD | BANKERS HILL / PARK WEST

The uptown San Diego neighborhood of Bankers Hill gets its name from an early reputation as a place for the affluent to call home. Over the years, it's grown and evolved to include quality restaurants, cafes, and bars while converting many of the classic residences into bed and breakfasts and offices.

The community is located north of Downtown, south of Hillcrest, Balboa Park is to the east and the west border is outlined by I-5 along with Little Italy and Midtown.

This historic yet modern, urban-neighborhood has a population just over 70,000. While small, it doesn't hold back in its offerings. There's plenty to see and do in what's considered one of the best neighborhoods in San Diego!



BALBOA
PARK

Just a short walk from Fourth & Juniper Executive Complex, this cultural oasis includes 17 museums, beautiful gardens, outdoor recreation, and award-winning restaurant, The Prado.

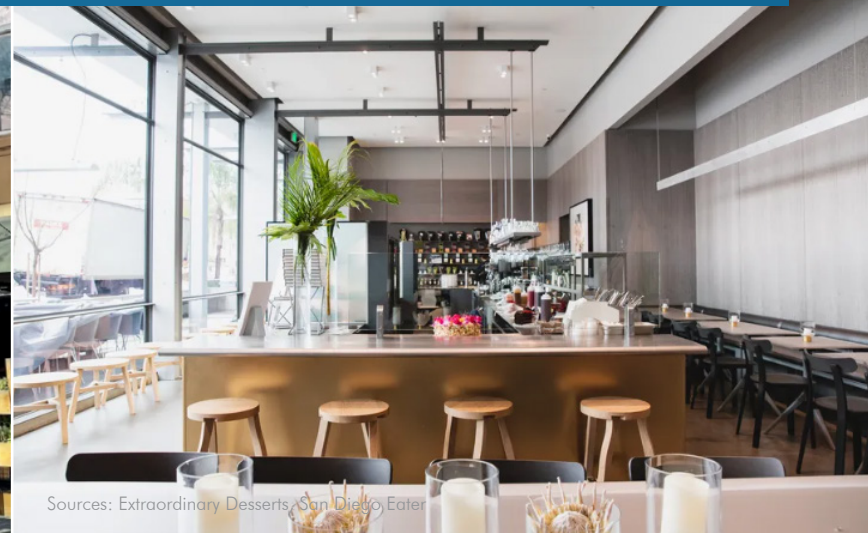
Six minute walk from 2250 4th Avenue.



govisitsandiego.com

BANKERS HILL | PARK WEST

Enjoy a leisurely stroll along the walkable neighborhood lined with sidewalk cafes, boutiques and quaint parks. Take a lunchbreak walk along the Spruce Street suspension bridge. Tucked away in a quiet residential stretch, this historic (and somewhat wobbly) bridge lies above Maple Canyon Trail and adds a bit of adventure to the usual neighborhood stroll.



Sources: Extraordinary Desserts, San Diego Eater

EXTRAORDINARY DESSERTS | 2870 FOURTH AVENUE

Satisfy your sweet tooth and enjoy the newly opened location, just a block and a half from the original shop. Designed by Jennifer Luce of LUCE et Studio, the 2,500-square-foot space with a 1,200-square-foot patio allows for additional indoor and outdoor seating and the ability to now serve the savory menu items that have become popular at its Little Italy outpost, including snacks, salads, and sandwiches.



Sources: Bertrand at Mister A's, Tripadvisor

BERTRAND AT MISTER A'S | 2550 FIFTH AVENUE

Head to Mister A's for fine dining at one of San Diego's most iconic restaurants. Take the elevator to the top floor and watch jetliners sweeping past at eye level, the San Diego skyline, bay and Pacific, while enjoying Modern American cuisine, hand-crafted cocktails, and one of Wine Spectator's top-rated wine lists in the country.

THE HEART OF SAN DIEGO | AREA AMENITIES

1 / BANKERS HILL

- Mr. A's Restaurant
- Extraordinary Desserts
- Imperial Steakhouse & Bar
- Azuki Sushi Lounge
- Hob Nob Hill
- Starbucks
- The Corner Drafthouse
- Cucina Urbana
- The WestBean Coffee Roasters

2 / LITTLE ITALY

Five minute drive from 2250 4th Avenue.

- Ballast Point Brewing
- The Crab Shack
- Nolita Hall
- Herb & Wood
- Bird Rock Coffee Roasters
- Vino Carta
- Bobboi Natural Gelato
- Zinque
- Starbucks
- Mona Lisa Italian Foods
- Kettner Exchange
- Bolt Brewery
- Cloak and Petal
- Mikkeller Tap Room
- Underbelly Ramen
- Bencotto
- Born and Raised Steak
- Civico Italian
- Filippi's Pizza Grotto...and more

3 / BALBOA PARK

Six minute walk from 2250 4th Avenue.

- The Prado at Balboa Park
- The Flying Squirrel Cafe
- Prado Perk
- Panama 66
- Lady Carolyn's Pub
- Craveology
- Albert's Restaurant at San Diego Zoo
- Alaska Airlines Flight Path Grill

4 / GASLAMP QUARTER

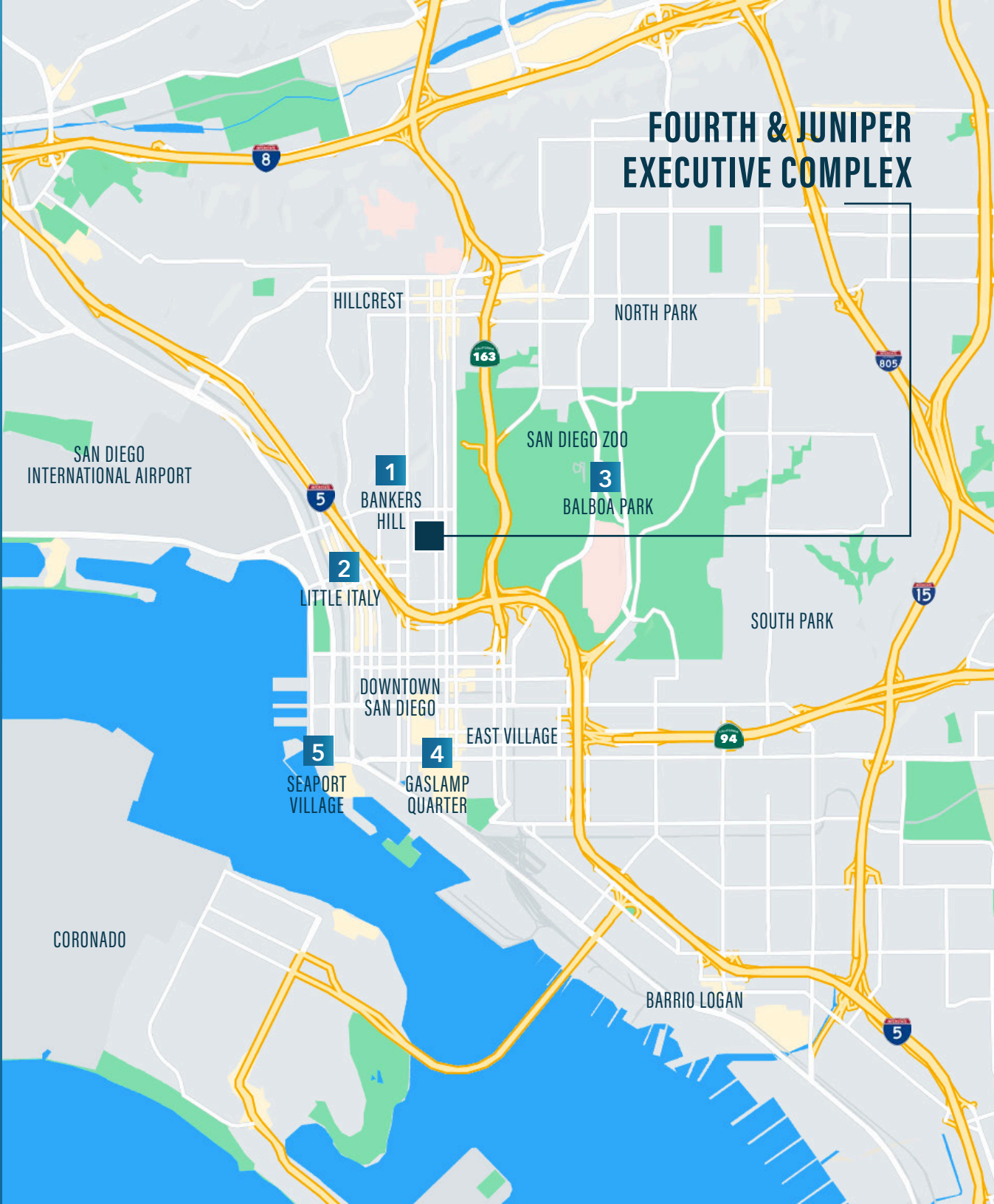
Six minute drive from 2250 4th Avenue.

- Greystone Prime Steakhouse & Seafood
- Osteria Panevino
- Saltwater
- The Butcher's Cut Steakhouse
- Toro
- 5th & Sky Rooftop Gardens & Lounge
- American Junkie
- Asti Ristorante
- Bang Bang
- Barley Mash...and more

5 / SEAPORT VILLAGE

Nine minute drive from 2250 4th Avenue.

- Eddie V's Prime Seafood
- The Cheesecake Factory
- Edgewater Grill
- Margarita's Kitchen & Cantina
- Louisiana Charlie's
- Shorebird...and more



UPTOWN WEST / PARK WEST | OFFICE SUBMARKET

The Uptown West/Park West Submarket in San Diego is a mid-sized submarket that contains around 3.3 million SF of office space. The vacancy rate has fallen significantly over the past year, but the rate was in line with the long-term average.

Net absorption over the past year has tallied about 52,000 SF. That's a welcome reversal of the longer-term trend: Over the past five years, the submarket has posted negative net absorption of -21,000 SF per year on average. Rents posted a gain of 2.7% over the past 12 months, a solid result, though well below the truly outsized 4.3% average gain here over the past decade.

There are no supply-side pressures on vacancy or rent in the near term, as nothing is under construction. Moreover, the inventory has actually contracted over the past 10 years, as demolition activity has outpaced new construction.

Office properties traded with regularity last year, consistent with the generally high level of activity over the past three years.

The Uptown West/Park West Submarket is a regular target among market participants searching for office investment opportunities in San Diego. Transaction volume in the past year has been about on par with what has been representative here. Annual sales volume has averaged \$55.3 million over the past five years, and the 12-month high in investment volume hit \$98.5 million over that stretch. In the past 12 months specifically, \$62.2 million worth of assets sold.

Market pricing, derived from the estimated price movement of all office properties in the submarket, sat at \$381/SF during the third quarter of 2022. That figure is up from this time last year, and the level here is still ahead of pricing across the San Diego region. The market cap rate has contracted over the past year to 5.9%, and it's close to the metro's average.



212,841

POPULATION
(3-MILE RADIUS)



195,519

EMPLOYEES
(3-MILE RADIUS)



\$100,616

AVERAGE HH INCOME
(3-MILE RADIUS)



3,286,069

2021 POPULATION
SAN DIEGO COUNTY



6.6%

POPULATION GROWTH
2010-2020

2

LARGEST CITY
CALIFORNIA

8

LARGEST CITY
UNITED STATES



70'
AVERAGE
TEMPERATURE



80%
SUNNY
DAYS

SAN DIEGO | AMERICA'S FINEST CITY

Located on the coast of the Pacific Ocean in Southern California, San Diego is widely known as "America's Finest City." Famous for its miles and miles of white-sand beaches and amazing weather, the city offers an abundance of fun attractions for visitors of all ages.

Boasting a citywide population of more than 1.3 million and more than 3 million residents countywide, San Diego is California's second largest city and the United States' eighth largest. San Diego County is made up of 18 incorporate cities and towns along with other charismatic neighborhoods and communities, such as Carlsbad, Coronado, Del Mar, Downtown San Diego's Gaslamp Quarter, Point Loma, Chula Vista, Old Town, La Jolla, Pacific Beach, and North Park.

San Diego is renowned for its incredible climate, which is characterized as warm, dry summers and mild winters with most of the annual precipitation falling between December and March. The average yearly temperature measures above 70 degrees, with an average of just 42 rainy days per year.

America's Finest City also showcases many popular attractions for the whole family to enjoy. Some of these include Sea World San Diego, LEGOLAND California, the world-famous San Diego Zoo, the Cabrillo National Monument, Balboa Park, several casinos, and many historic parks and museums.

Another attraction of San Diego is its immediacy to Mexico. Because they share an international border, Tijuana and San Diego are grouped together as an international metropolitan area. Many visitors make their way south to enjoy luxury spas, beachfront resorts, golf courses, multicultural festivals and celebrations, colorful neighborhoods, and the nightlife.



1.4M

SAN DIEGO COUNTY JOBS

\$78,890

MEDIAN HOUSEHOLD INCOME

\$257.1B

SAN DIEGO COUNTY GDP

OUR REGION |

SAN DIEGO | RANKINGS

#2

MOST INVENTIVE
CITY IN THE WORLD
- INC. MAGAZINE

#3

BEST PLACE TO LIVE
IN CALIFORNIA
- U.S. NEWS & WORLD REPORT

#3

BEST CITY FOR
STARTUPS IN THE U.S.
- CROWDFUND CAPITAL ADVISORS

#3

BEST CITY FOR
RECREATION IN U.S.
- WALLETHUB

#4

MOST THRIVING
BUSINESSES IN U.S.
- GO BANKING RATES

#5

BEST PLACES TO LIVE
IN CALIFORNIA
- U.S. NEWS & WORLD REPORT

Source: San Diego Regional EDC

FOURTH & JUNIPER

EXECUTIVE COMPLEX

2250 4TH AVENUE
SAN DIEGO, CA 92101

For more information to tour the property, please contact:

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