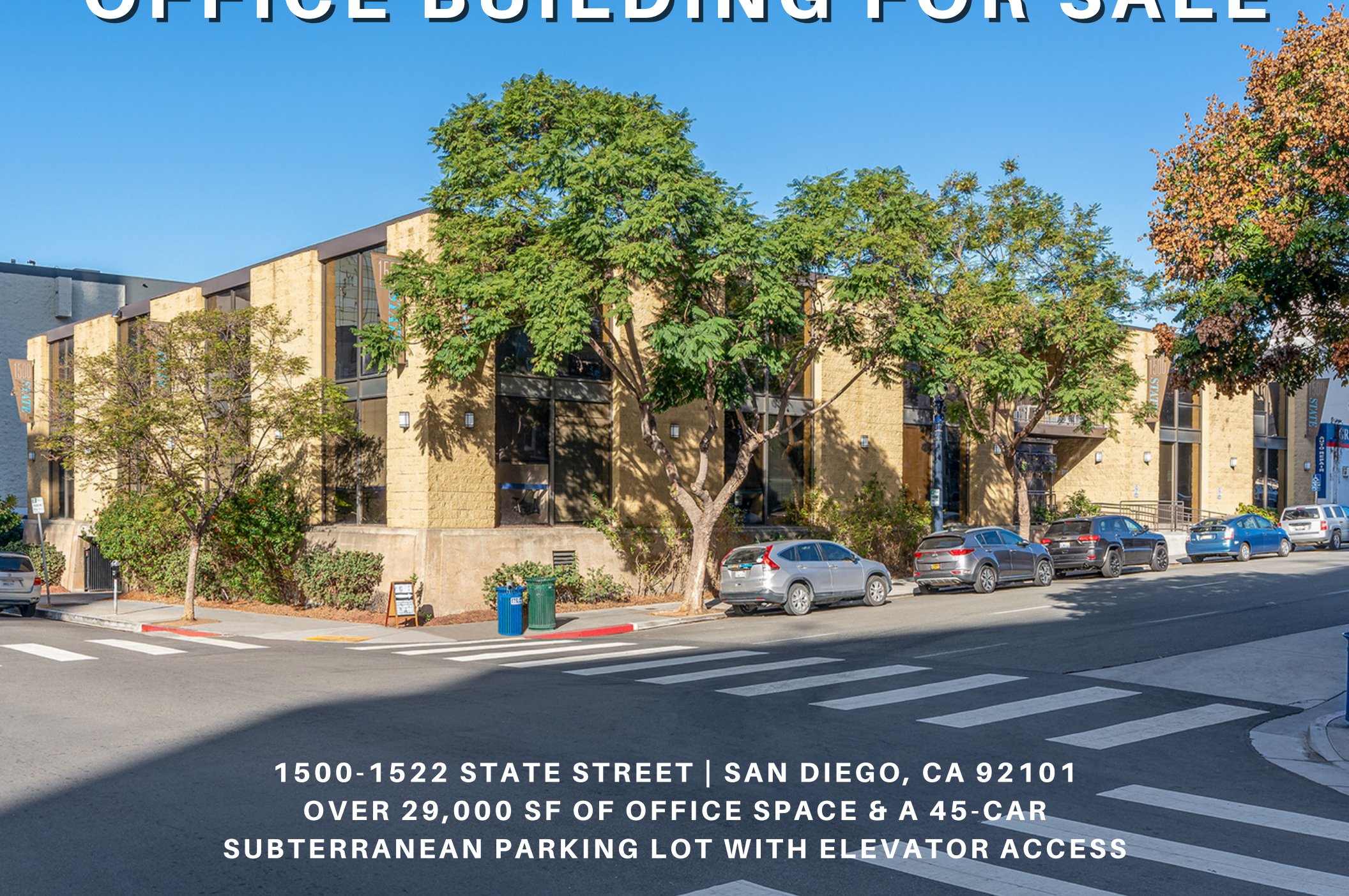


INNOVATIVE LITTLE ITALY OFFICE BUILDING FOR SALE



1500-1522 STATE STREET | SAN DIEGO, CA 92101
OVER 29,000 SF OF OFFICE SPACE & A 45-CAR
SUBTERRANEAN PARKING LOT WITH ELEVATOR ACCESS

1500-1520 STATE STREET |

29,100 SF OFFICE BUILDING
FOR SALE IN LITTLE ITALY

±29,100 SF | PRICE: \$16,300,000.00

BUILDING OVERVIEW

-  Over 29,000 square feet of office space located in Little Italy in downtown San Diego
-  Rare Opportunity for Parking in Little Italy - 45-Car Subterranean Parking Lot with Elevator Access
-  Built in 1978 and Renovated in 2020
-  APN: 533-332-13-00
-  Currently Owner Occupied



INNOVATIVE INTERIOR DESIGN THAT PIQUES INTEREST

-  Colorful accents to inspire creativity
-  Contemporary appliances and amenities
-  Updated restrooms and flooring

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1500-1520 STATE STREET I

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FOR SALE IN LITTLE ITALY

PHENOMENAL LOCATION IN LITTLE ITALY

LITTLE ITALY: Located in heart of the chic, pedestrian-friendly neighborhood of downtown San Diego's Little Italy, 1500 State Street is within walking distance of countless trendy cafes, restaurants, and fine dining venues. Only minutes from the San Diego International Airport and a short drive to several major interstates (15, 163, 94, 8 and 5 Freeways), 1500 State Street is not only extremely walkable, but easily accessible.



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