

OFFICE CONDO FOR SALE

PACIFIC BEACH

± 2,292 SF

GARNET PACIFIC PLAZA



1940 Garnet Ave
Suites 330/340
San Diego, CA 92109



McKeeCommercialRealEstate.com



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Pacific Garnet Plaza

Pacific Beach, CA







Suite 330/340

2,292 SF

This premium property features a spacious, custom-designed layout located in a top-floor corner suite. With 10-foot ceilings and exposed ducting, the space feels modern and airy. The large kitchen includes contemporary cabinetry, countertops, a full-size refrigerator, dishwasher, and sink.

There are two sizable offices, one with balcony access, and an expansive open work area. Enjoy two private balconies facing west. All appliances and furniture are included in the sale. The seller will also construct a demising wall as shown in the photos and blue demising drapery.

Suite Highlights

-  Spacious custom-designed layout
-  Tall 10' Ceilings w/ exposed ducting
-  2 large offices. One w/ balcony access
-  Expansive open work area
-  Seller will construct a demising wall where indicated in the photos and blue demising drapery.
-  Large kitchen w/ modern cabinetry, countertop, full-size refrigerator, dishwasher, sink, etc.



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Gallery



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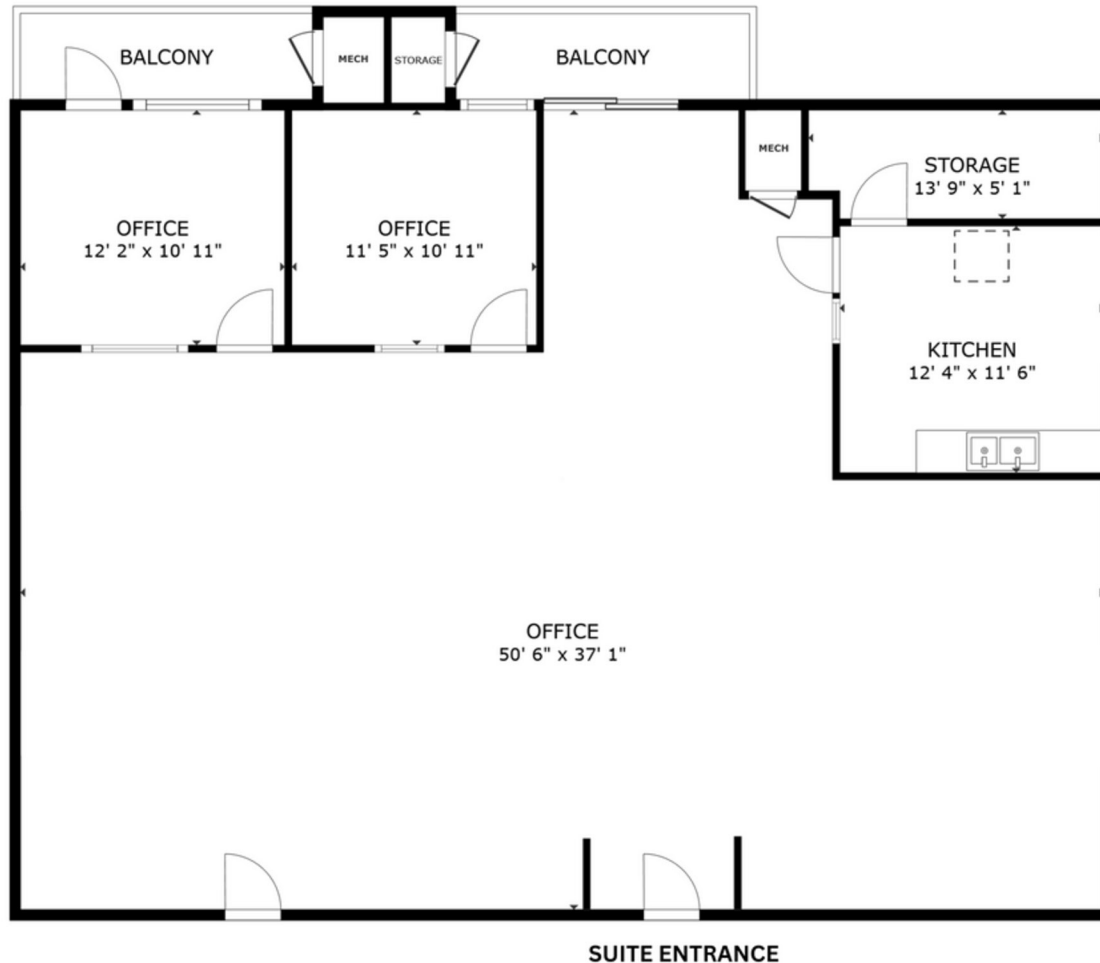
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Floor Plan



2,292 SF

Approximate size per
CC&R's



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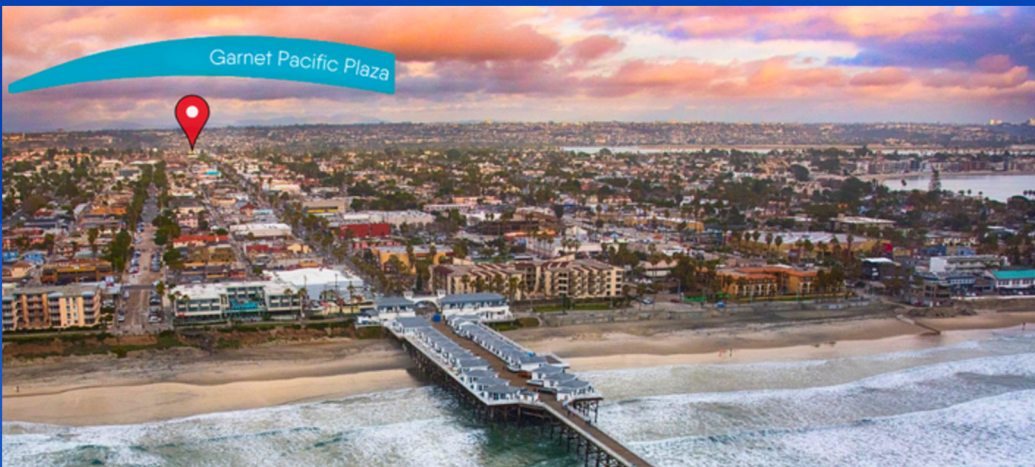
Office Condo \$740,000

West Facing, Top-Floor

Garnet Pacific Plaza



Garnet Pacific Plaza



About Garnet Pacific Plaza

Garnet Pacific Plaza is a three-story, 19,174-square-foot office and medical office condominium building located in the vibrant Pacific Beach neighborhood of San Diego, CA. Built in 1984 and extensively remodeled in the mid-2000s, the property combines modern functionality with a prime coastal location.

Property Highlights



Gated Reserved underground garage parking.



Elevator service to all floors.



Common area conference room.



Common area shower facility.



Private balconies available in select suites.



Storage cages available for rent for a small fee.

Recent Improvements

- Roof replacement - 2024
- Elevator modernization - 2022
- Other: Common area hallway carpet replaced, LED lighting upgraded, and common area conference room updated w/in last 5 years.



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Location Overview

Pacific Beach, CA Central and convenient location



41,388
Population



35
Median Age



19,793
Households



\$1,382,667
Median Home Value



\$139,718
Household Income
*Source: census.gov

Location Highlights

- 0.6 miles to Mission Bay
- 1.5 miles to Pacific Ocean
- 1.5 miles to I-5 Freeway
- 8.0 miles to San Diego International Airport

Conveniently Located

- Adjacent to major retail including, Vons, Trader Joe's, Petco, etc.
- Adjacent to restaurant options including Broken Yolk Cafe, Better Buzz Coffee, etc.
- Near La Jolla, UTC, Mission Beach, Clairemont, & Mission Valley

Coastal Commercial Hub

With a dynamic economy fueled by tourism, local businesses, and a growing professional workforce, Pacific Beach presents a strategic opportunity for commercial real estate investment.

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**McKee**
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Disclaimer:

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