

1620
5th Avenue
SAN DIEGO, CA 92101



FOR SUBLEASE ±2,316 SF Luxury Office Suite

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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

1620

5th Avenue

PROPERTY FEATURES



AVAILABILITY

Suite 700: ± 2,316 SF Office for Sublease



COMMON AREA

High-End Lobby, Common Areas & Exterior Hardscape
Kitchen & Lounge Free of Charge for Tenants



PARKING RATIO

Ratio 2.5/1,000 SF (\$155/Space/Month)



FIBER OPTIC CONNECTIVITY

High Speed Telecommunications & Internet Services
Free Wi-Fi Available in the Ground Floor Lobby



NEARBY AMENITIES

Numerous Retail & Restaurants Within Walking Distance



FREEWAY ACCESS

Easy Access to I-5 & Hwy-163



ASKING RATE

\$2.50/SF Gross



1620 5th Avenue

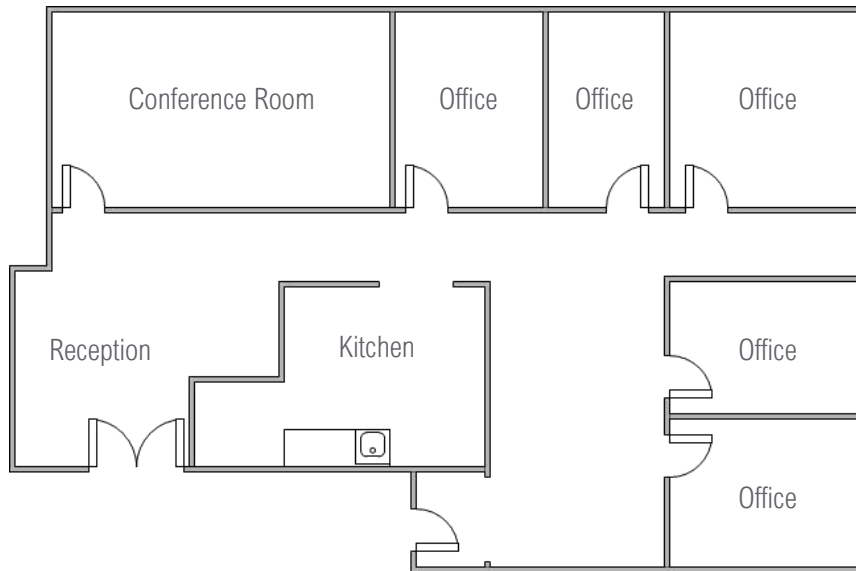
SUITE 700 FEATURES

- ◇ Suite 700: ± 2,316 SF Office Suite
- ◇ Corner Suite with Amazing Views of San Diego Bay & Balboa Park
- ◇ Move-in Ready: Available with 30 Days Notice
- ◇ Sublease Term Through: April 30, 2023
- ◇ Five Private Window-Lined Offices
- ◇ Updated Finishes Throughout
- ◇ Window-Lined Conference Room with Custom Conference Table
- ◇ Kitchen with Sink
- ◇ Open Area for Cubicles

94 
WALKER'S PARADISE

78 
EXCELLENT TRANSIT

53 
FIT FOR BIKING



Source: CoStar

Floor Plan Not Fit to Scale; For Reference Purposes Only



1620 5th Avenue

DEMOGRAPHICS

3 MILE RADIUS



SAN DIEGO



191,054
POPULATION (2019)



197,097
POPULATION (2024)



186,631
EMPLOYEES



17,409
BUSINESSES



\$2,243,935
CONSUMER SPENDING



89,746
TOTAL HOUSEHOLDS



*INFORMATION SOURCE: COSTAR

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CONTACT INFORMATION

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to lease.

