

\$2,500,000 - 1300 Grand Avenue, San Diego

MLS® #250039670SD

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

Pacific Beach, San Diego,

This is an opportunity to purchase the property located at 1300 Grand Avenue E San Diego, CA 92109. The building size is approx. 2,928 SF and sits on a 5,719 SF of land. This is an excellent opportunity for an Owner-User, Investor or Developer to purchase a unique commercial property within Pacific Beach. The medical office building is leased to two tenants. One of the tenants is Natura - a beauty center that offers skin care and hair removal. The other tenant is Dr. Matthew Cowman DDS. Both of the tenants are on short term leases. This enables a business owner to purchase this property and operate their business out of this location. An Investor can adjust the base rent of the tenants to get an improved cash flow, while taking advantage of the land appreciation. For Developers, property is currently built as an office building and the zoning is RM-2-5!!! This means that a developer or a creative real estate investor can convert the office space into residential units or develop the property entirely into new apartments or condos. The subject property is located within the Complete Communities Zone! The property has about 5 onsite parking spaces and is located on the signalized corner of Grand Avenue and Fanuel Street. The property is within walking distance to the beach, Crystal Pier and the Sail Bay portion of Mission Bay. Please note that this sale does not include the property on the corner that also has the same address.



Essential Information

MLS® #	250039670SD
Price	\$2,500,000
Bathrooms	0.00
Acres	0.00
Type	Land
Status	Closed
Listing Agent	Tony Franco
Listing Office	Tony Franco Realty, Inc.

Community Information

Address	1300 Grand Avenue
Area	92109 - Pacific Beach
Subdivision	Pacific Beach
City	San Diego
County	San Diego
Zip Code	92109

Amenities

Utilities	Cable Available, Natural Gas Available, Phone Available
View	None

Exterior

Lot Description	Level
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Additional Information

Date Listed	September 23rd, 2025
Days on Market	45
Short Sale	N
RE / Bank Owned	N

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