

2837 HISTORIC DECATUR RD

LIBERTY STATION // SAN DIEGO, CA



WATERFRONT
PROPERTY



CLICK TO WATCH
A VIDEO TOUR



FOR SALE OR LEASE: ±4,300 SF RARE FREESTANDING BAYFRONT OFFICE BUILDING
PLUS ±640 SF FREE STANDING BOATHOUSE



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PROPERTY HIGHLIGHTS

± 4,300 SF Freestanding Waterfront Building and
± 640 SF Freestanding Waterfront Boathouse

Gorgeous Panoramic Bay Views

Modern Creative Offices with Floor-To-Ceiling Glass
Panel Walls and Abundant Perimeter Windows

Private Shower in Premises

Existing Electrical & Plumbing Plugs Including Grease Traps
Under the Sub-Floor

Recently Upgraded Separate Ventilation System

3.3/1000 Parking (Parking Placards Included in Monthly Rent)

Server Room with a Dedicated HVAC System

Outdoor Covered Patio

Divisible to Two Suites

One (1) Automatic Grade-Level Door

Located in [Liberty Station](#) with Close Proximity to Downtown,
Little Italy and the Airport

Abundant Lifestyle Amenities ([See Directory](#))

Zoning: CR-1-1

[San Diego Municipal Code](#) | [Development Services](#)

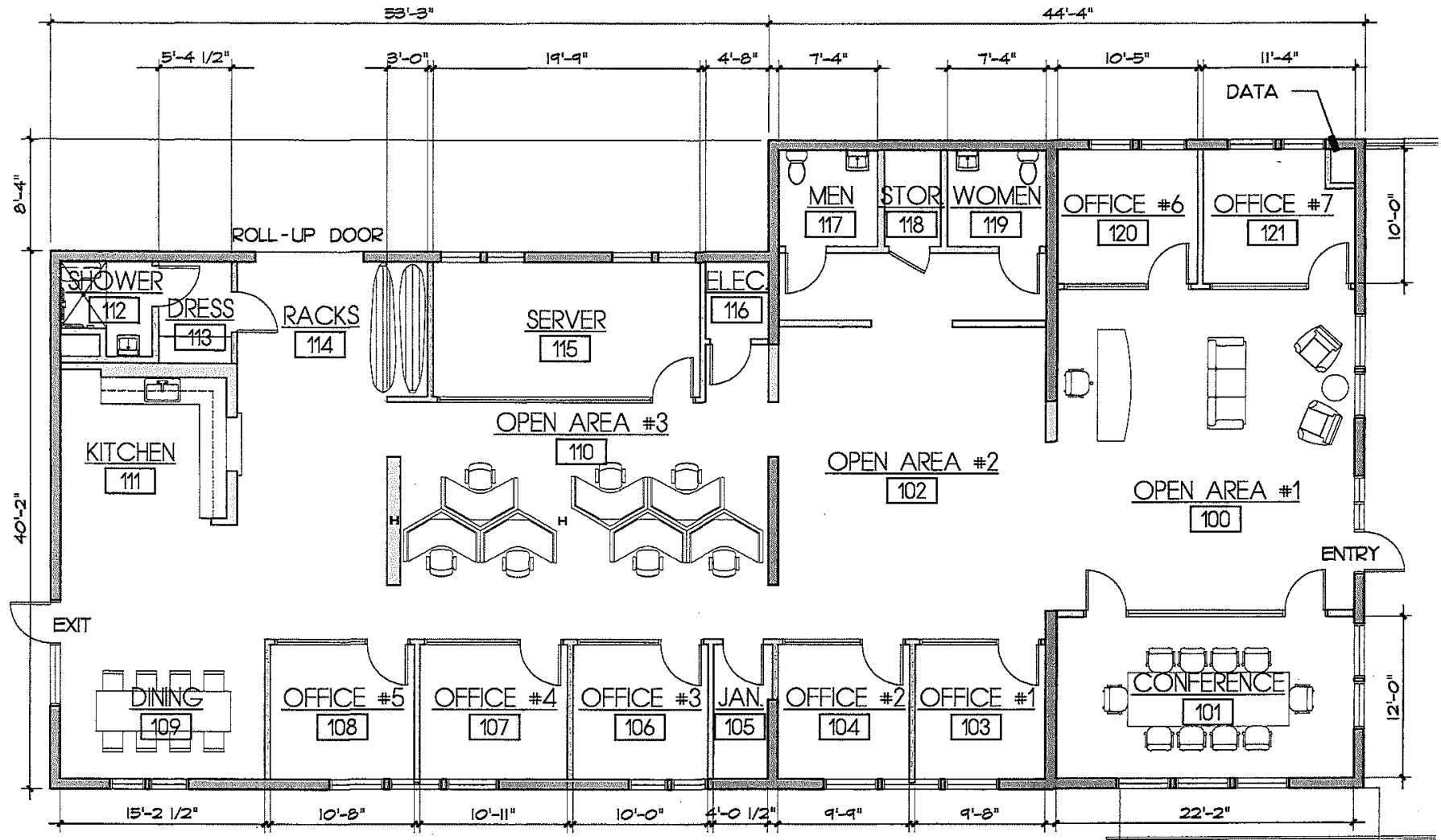
ASKING SALE PRICE: NEGOTIABLE
ASKING LEASE RATE: NEGOTIABLE
AVAILABLE: IMMEDIATELY

Tours by appointment only.





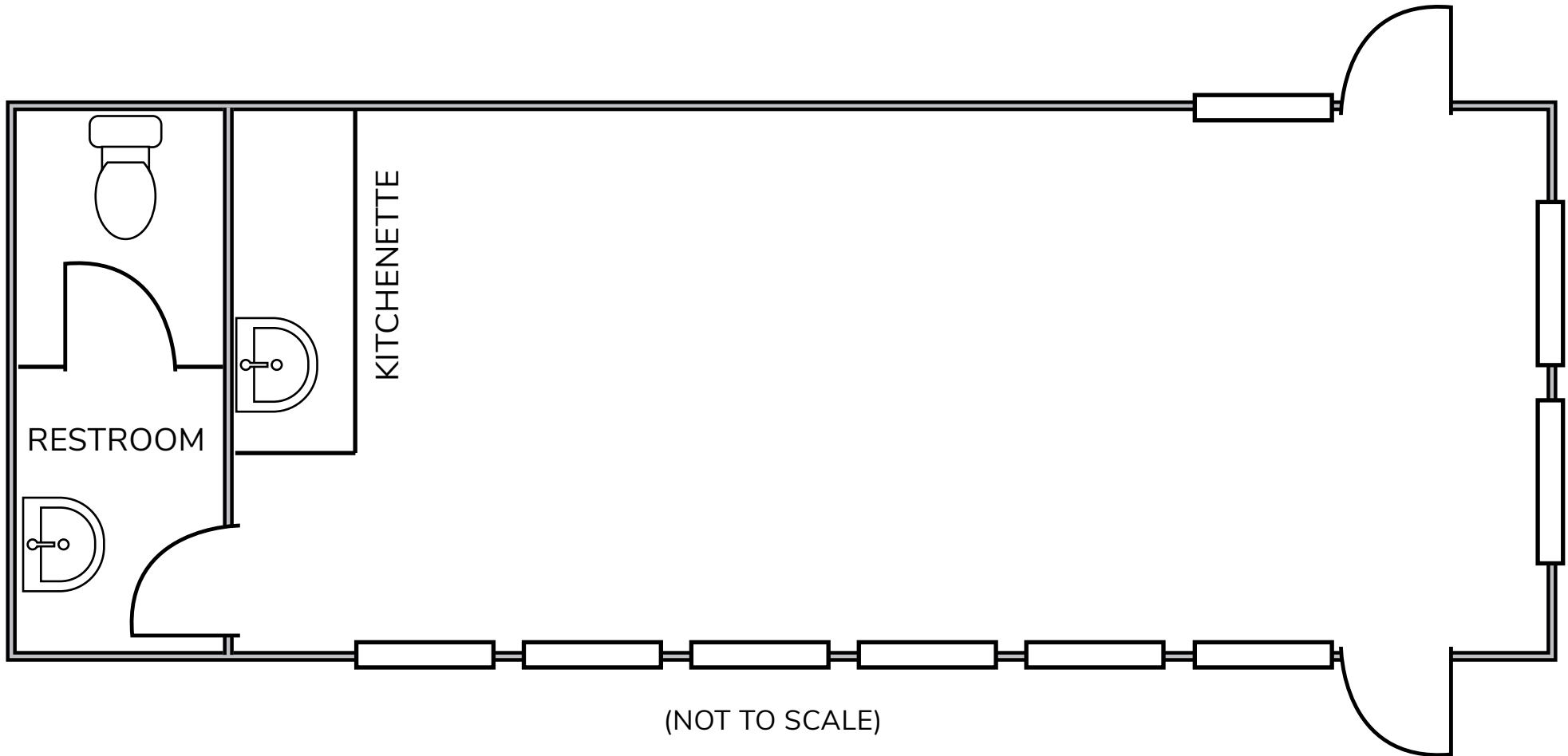
MAIN BUILDING FLOOR PLAN | ±4,300 SF



WATERFRONT VIEWS



BOATHOUSE FLOOR PLAN | ±640 SF

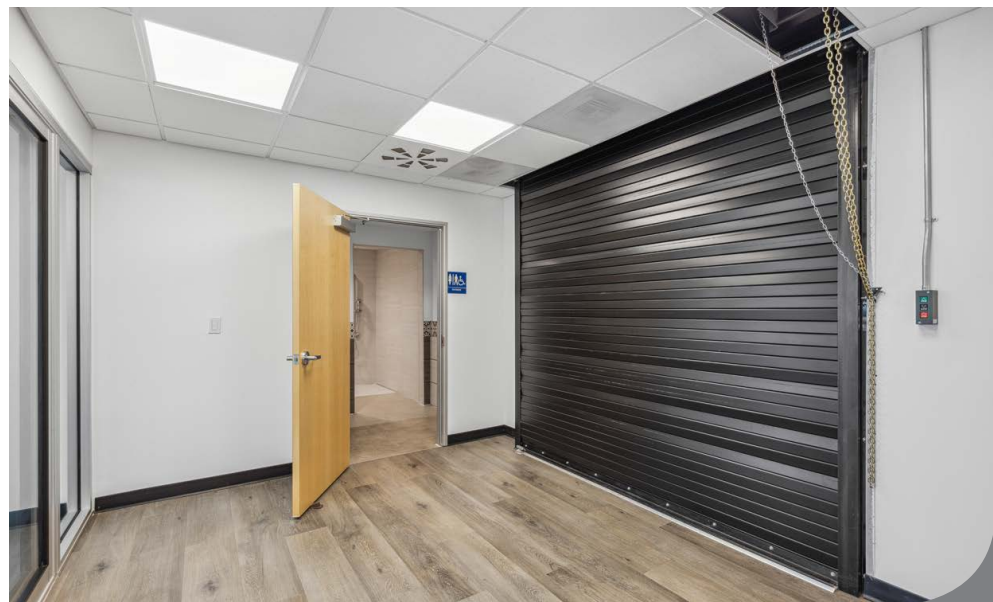
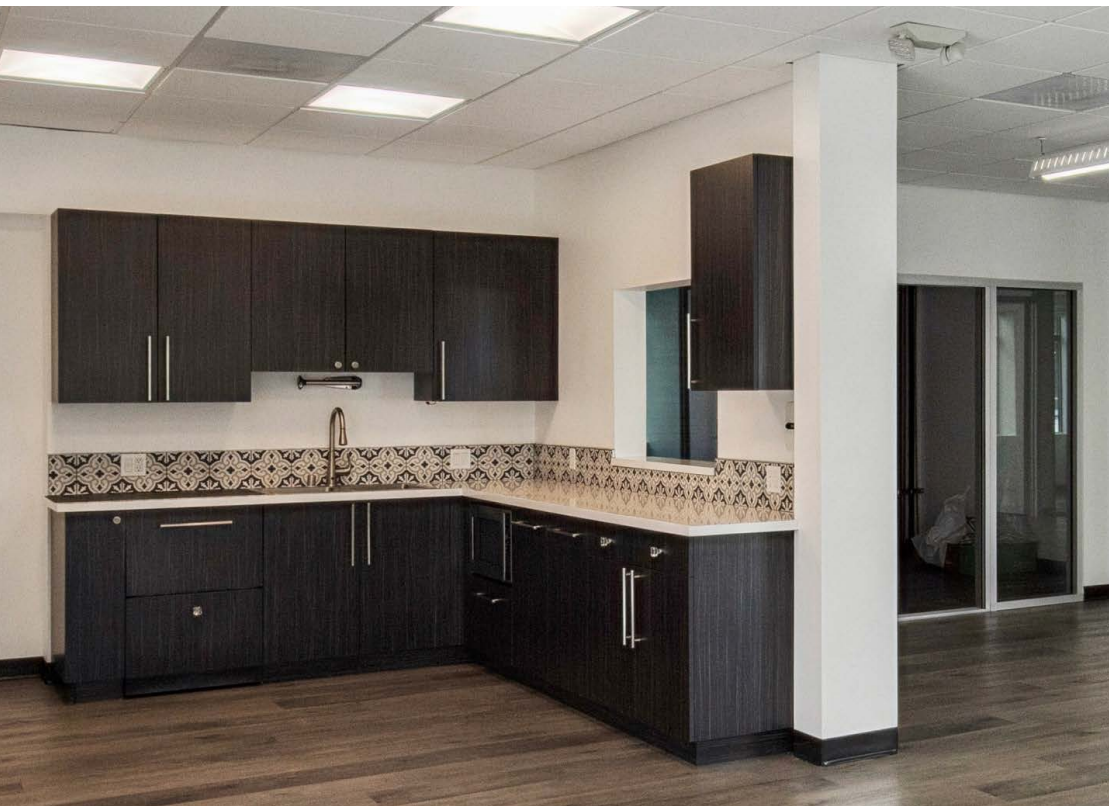
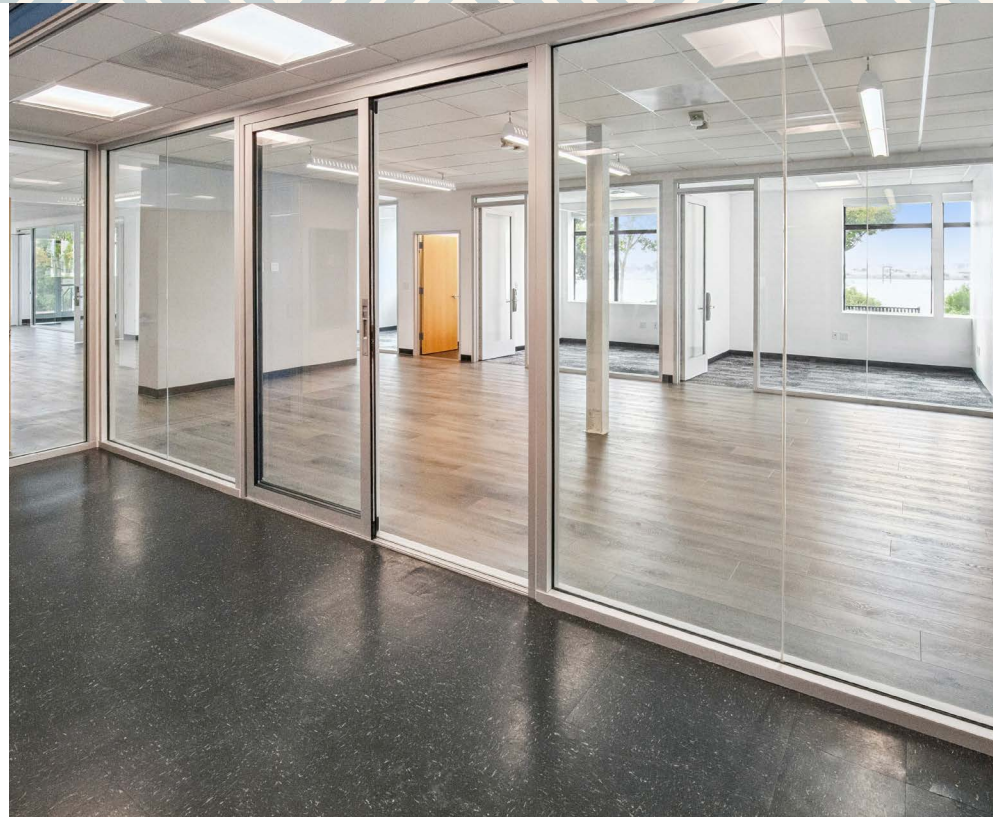


(NOT TO SCALE)

WATERFRONT VIEWS



INTERIOR IMPROVEMENTS





BOATHOUSE





EXTERIOR PHOTOS





AERIAL NORTHEAST



NORTH SAN DIEGO
BAY HARBOR

SUBJECT PROPERTY



AERIAL SOUTHWEST

SUBJECT PROPERTY



NORTH
SAN DIEGO BAY
HARBOR



AERIAL SOUTH



CORONADO ISLAND



SUBJECT PROPERTY

NORTH SAN DIEGO BAY HARBOR

ROSECRANS ST

BARNETT AVE



LIBERTY STATION
SAN DIEGO, CALIFORNIA

- | | | | |
|--|------------------|--|-------------|
| | ARTS DISTRICT | | NTC PARK |
| | THE QUARTER | | SOUTH POINT |
| | THE NEIGHBORHOOD | | |

LOCAL TENANTS



VIEW DIRECTORY



DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	15,541	126,583	369,927
HOUSEHOLDS	4,868	59,742	178,561
EMPLOYEES	10,493	91,748	235,828
MEDIAN AGE	31.5	38.5	37.4
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$177,976	\$171,159	\$153,185
MEDIAN	\$141,408	\$129,235	\$116,879
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$602.56 M	\$6.89 B	\$19.51 B
EDUCATION	\$10.31 M	\$119.35 M	\$337.76 M
FOOD, BEVERAGE	\$70.13 M	\$758.62 M	\$2.2 B
ENTERTAINMENT	\$28.2 M	\$315.03 M	\$902.5 M



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TOUR SCHEDULING AVAILABLE VIA PHONE OR EMAIL. REACH OUT TODAY!



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