

Downtown Office & Retail Owner-User / Investment Opportunity

640 Broadway | San Diego, CA 92101

- ±29,096 SF office, retail & commercial building in the heart of Downtown San Diego
- Prominent corner location at Broadway & Seventh Avenue
- Flexible tenancy provides near-term owner-user and repositioning potential
- Walkable to the Gaslamp Quarter, Downtown amenities, dining, entertainment & public transportation

ASKING PRICE: \$7,900,000

BROADWAY

SEVENTH AVE

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625
Broadway
Apartments

Krisp
Beverages
+ Natural
Foods

SEVENTH AVE



aerial

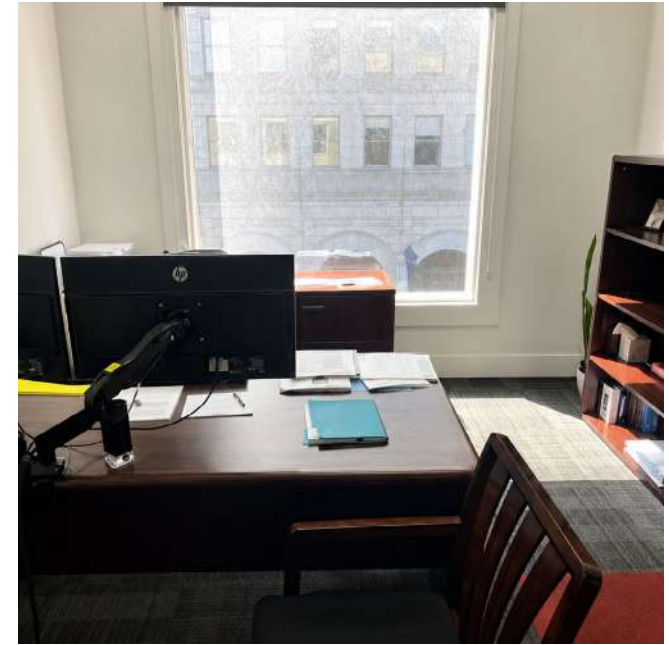


BROADWAY

SEVENTH AVE







interior photos



interior photos

property information

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location:

640 Broadway is centrally located in the heart of Downtown San Diego, offering a prominent urban location near the Gaslamp Quarter, Horton Plaza, Civic Theatre, and a wide variety of restaurants, retail, entertainment, and employment centers. The property benefits from exceptional walkability and convenient access to Interstate 5, Interstate 163, Highway 94, and multiple trolley and bus lines, providing excellent connectivity throughout Downtown and the greater San Diego region.

profile:

640 Broadway is improved with an approximately 29,096-square-foot mixed-use commercial building featuring office, retail, restaurant, and commercial uses in the heart of Downtown San Diego. The property offers an attractive opportunity for an investor or owner-user seeking a substantial Downtown asset with existing income and flexible future occupancy.

Long term, the property also offers underlying land value for future high-rise redevelopment, providing additional upside to the existing building investment.

jurisdiction:

City of San Diego

APN:

534-186-07-00

acreage | square feet:

0.23 Acres or 10,032 Square Feet

building size:

+/- 29,096 Square Feet

year built:

1920

existing tenancy:

All tenants are month-to-month & 1 tenant expiring in October 2026

zoning:

CCPD-CORE

[Click Here to View Zoning](#)

complete communities:

Yes, Tier 1, Unlimited FAR

[Click Here to View Complete Communities](#)

general plan land use:

Commercial Employment, Retail, & Services

school district:

San Diego Unified School District

services:

Water/Sewer: City of San Diego Public Utilities Department

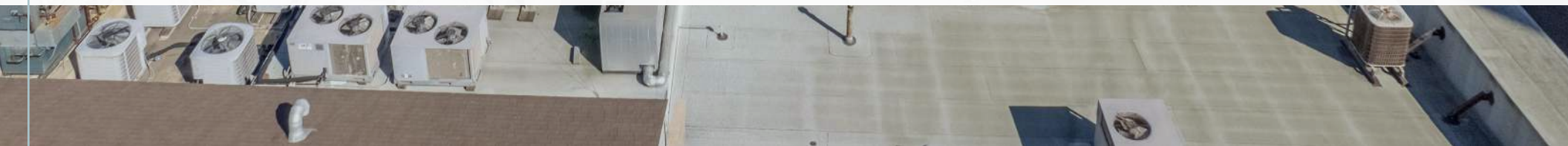
Gas/Electric: SDG&E

Fire: San Diego Fire-Rescue Department (SDFD)

Police: San Diego Police Department (SDPD)

asking price:

\$7,900,000

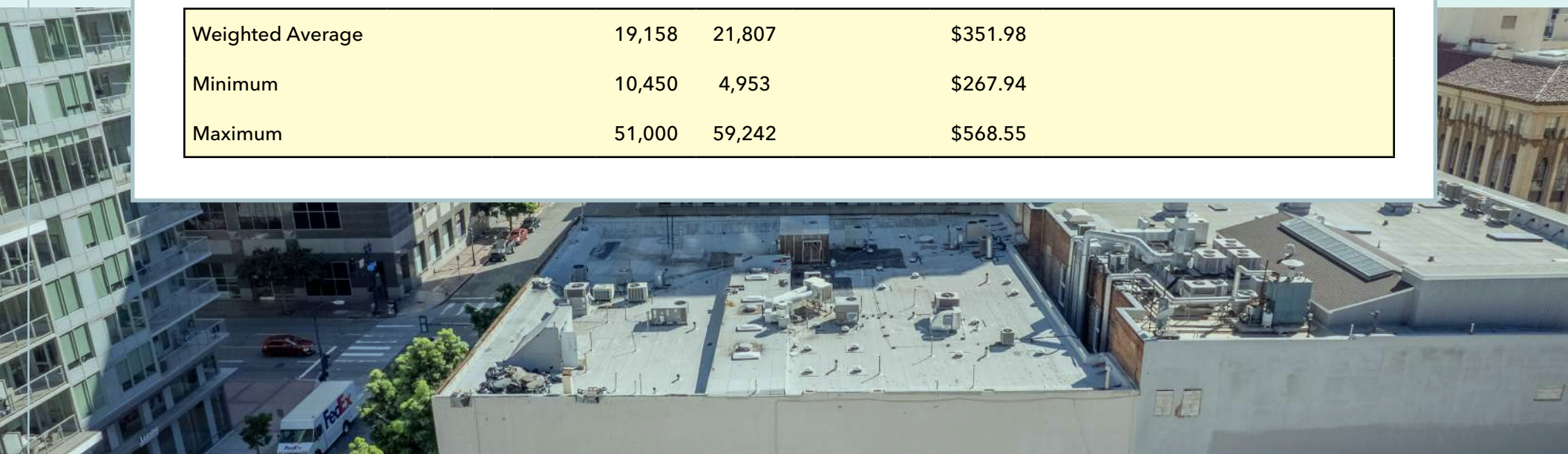


sales comparables

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Property Address	City	Submarket	Building Size (SF)	Land Size (SF)	Sale Price	\$/SF	Use	Year Built	Sale Date
704 J St	San Diego	Downtown	12,400	10,019	\$7,050,000.00	\$568.55	Retail	1927	4-Mar-26
501 1st Ave	San Diego	Downtown	12,797	59,242	\$4,730,000.00	\$369.62	Retail/Office	2002	27-Oct-25
500-502 4th Ave	San Diego	Downtown	13,000	11,326	\$4,200,000.00	\$323.08	Retail	1930	4-Feb-26
105-171 14th St	San Diego	Downtown	51,000	40,075	\$16,800,000.00	\$329.41	Office	1924 / 2007	25-Jun-26
951-955 5th Ave	San Diego	Downtown	15,298	5,227	\$4,878,200.00	\$318.88	Retail / Resi	1904 / 2008	12-Dec-23
1501 E St	San Diego	Downtown	10,450	4,953	\$2,800,000.00	\$267.94	Retail	1979 / 2017	1-Dec-23

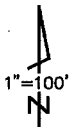
Weighted Average	19,158	21,807	\$351.98
Minimum	10,450	4,953	\$267.94
Maximum	51,000	59,242	\$568.55



08

534-181-186

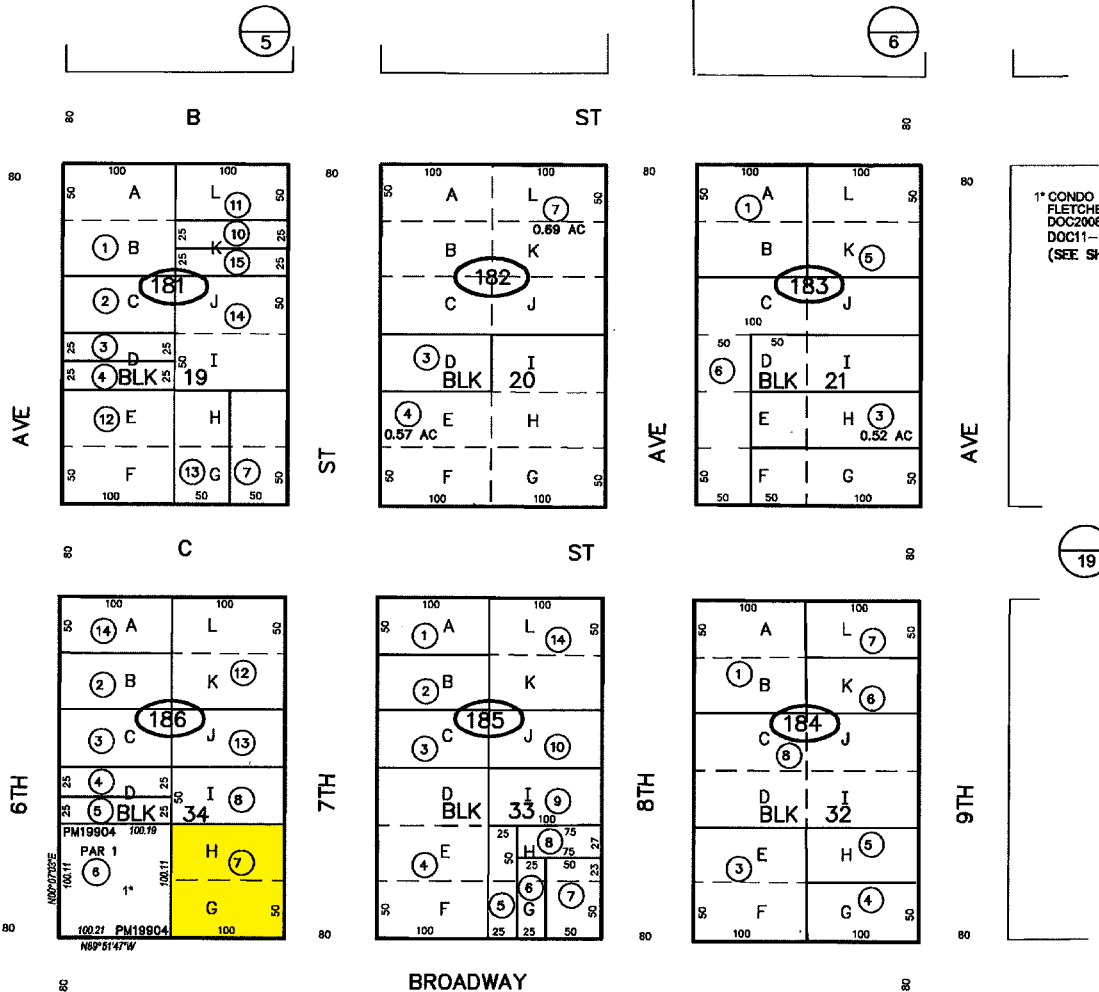
534-18
SHT 1 OF 2



8/04/14 MGC

CHANGES				
BLK	OLD	NEW	YR	CUT
185	11	12/13	63	3662
181	5	12/13	70	4972
186	9/10	11	76	1229
186	11	12/13	77	2144
184	1-10	14	78	3645
184	2-10	8	80	1084
185	2-10	6	82	1655
185	12/13	14	82	2849
182	1-10	7	83	2008
181	2-10	13-15	88	1061
188	6	15	513	

533
52



1" CONDO
FLETCHER BUILDING
DOC2008-0342015
DOC11-0548523
(SEE SHT 2)

SAN DIEGO COUNTY
ASSESSORS MAP
BOOK 534 PAGE 18

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

DB 3 PG 522 - HORTONS ADD LOCKING

San Diego Unified School District

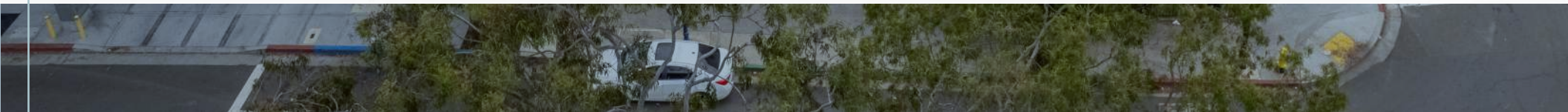
San Diego Unified serves more than 121,000 students in pre-school through grade 12 and is the second largest district in California. The student population is extremely diverse, representing more than 15 ethnic groups and more than 60 languages and dialects.

Since its founding on July 1, 1854, the district has grown from a small, rented school building with one teacher to its current size—more than 226 educational facilities with 13,559 employees. Nearly 6,000 teachers are in classrooms at the district's various educational facilities, which include 117 traditional elementary schools, 9 K-8 schools, 24 traditional middle schools, 22 high schools, 49 charter schools, 13 atypical/ alternative schools and 5 additional program sites.

The San Diego Unified School District is proud to call itself one of the top large urban school districts in the United States. Measures include its top scores on state and national tests, its leadership in areas such as technology, curriculum, neighborhood and specialty schools, career-technical education and food services. Its graduates include Hall of Fame sports stars, along with some of the nation's top scientists, writers and leaders.

As the district moves toward its bicentennial, the Board of Education has undertaken Vision 2020, giving the organization the flexibility to make sure its students are always ready for the future.

https://www.sandiegounified.org/about/about_s_d_u_s_d



2026 demographics

1 mile



population
64,284



estimated households
36,840



average household income
\$137,552



median household income
\$110,598



total employees
73,734

3 miles



population
213,689



estimated households
103,471



average household income
\$145,554



median household income
\$111,305



total employees
136,013

5 miles



population
510,154



estimated households
213,238



average household income
\$135,447



median household income
\$106,230



total employees
268,419

San Diego is renowned for its idyllic climate, 70 miles of pristine beaches and a dazzling array of world-class family attractions. Popular attractions include the world-famous San Diego Zoo and San Diego Zoo Safari Park, SeaWorld San Diego and LEGOLAND California. San Diego offers an expansive variety of things to see and do, appealing to guests of all ages from around the world.

San Diego's arts and culture and culinary arts are booming. The hottest, new culinary arts talents prepare award-winning meals throughout the region's 6,400 eating establishments. Balboa Park, the largest urban cultural park in the U.S., is home to 15 museums, numerous art galleries, beautiful gardens, the Tony Award-winning The Globe Theatres and the world-famous San Diego Zoo.

San Diego County also features 92 golf courses and a variety of exciting participatory and spectator sports, beachfront resorts and luxury spas, gaming, a dynamic downtown district, annual special events and unique holiday offerings, multicultural festivals and celebrations, colorful neighborhoods and communities, a rich military history and much more.

The most difficult decision to make regarding a vacation to San Diego is determining what to do and see among the region's vast and diverse offerings. San Diego County promises a truly remarkable vacation experience for everyone.

Source: <https://www.sandiego.org/articles/about-san-diego-ca.aspx>



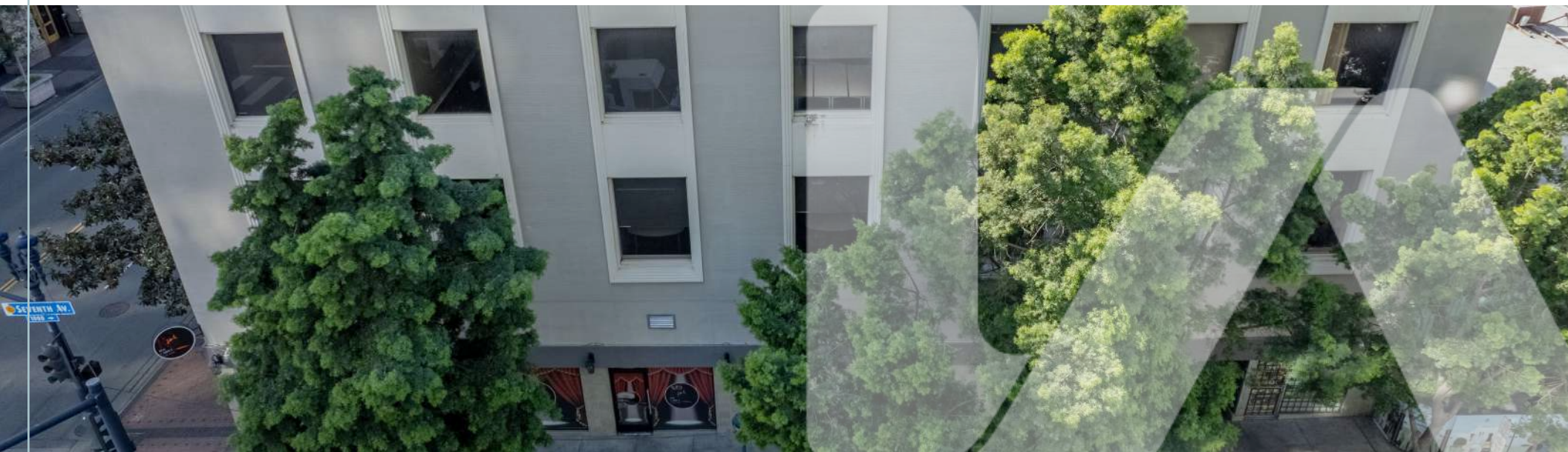
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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

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