

2251 SAN DIEGO AVENUE



# OLD TOWN PLAZA



2251 SAN DIEGO AVENUE



# OLD TOWN PLAZA

Old Town Plaza is a modern Spanish style office park that has been completely renovated and showcases unique creative style office suites that feature exposed wood beams and vaulted ceilings. It is located in a neighborhood that is packed with charm and character. Located in the heart of San Diego with exceptional free-way access and close proximity to SD International Airport, Little Italy and Point Loma, Old Town is extremely desirable being one of the most conveniently located office markets in the county. It is also within walking distance to numerous retail and restaurant options. Tenants in Old Town Plaza also benefit from its central transit hub where employees in the market can utilize the city bus system, trolley system and Amtrak's Coaster allowing for public transit throughout the county in no time.



## PROPERTY HIGHLIGHTS



**SPANISH STYLE**  
architecture



**BEAUTIFUL COURTYARDS**  
with lush landscaping



**SECURE PARKING**  
underground; parking



**CREATIVE OFFICE**  
with exposed ceilings



**HIGH-SPEED INTERNET FIBER**  
to keep you connected



**STORAGE FACILITIES**  
**AVAILABLE**  
ranging in size from single  
rooms to 1,500 s.f.

## AREA HIGHLIGHTS



**SHOPS, HOTELS &  
RESTAURANTS**  
within walking distance



**PUBLIC TRANSPORTATION**  
short walk to Old Town  
MTS Transit Hub  
(Coaster + Trolley)



**HUBZONE LOCATION**  
close proximity to SPAWAR,  
Caltrans, Solar Turbines



**HISTORIC SITES**  
Home to Old Town  
San Diego State Historic  
Park, Presidio Park &  
Heritage Park



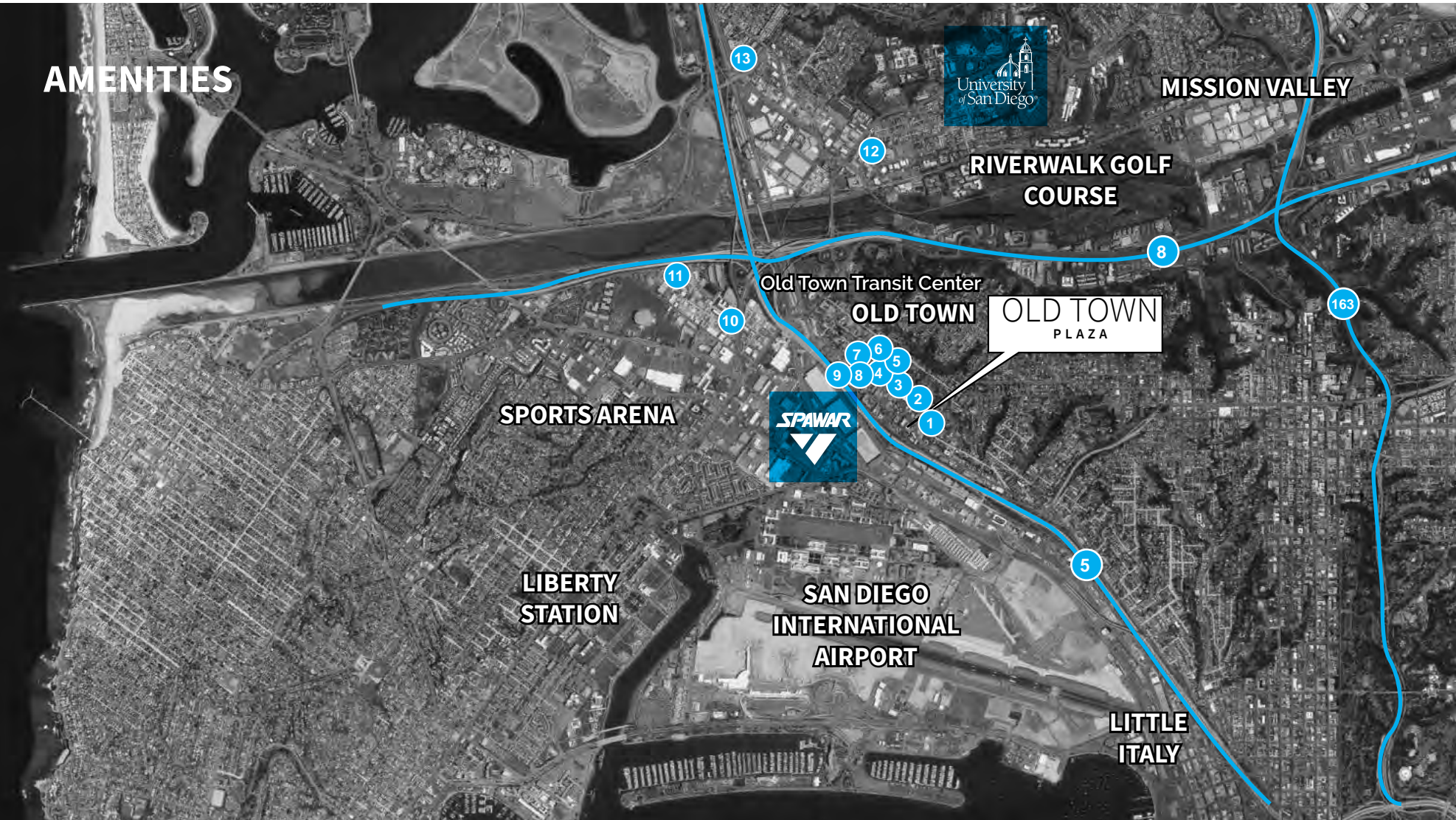
**EXCELLENT ACCESS**  
I-5, I-8 and SR 163 minutes away



**CENTRALITY**  
Ideal location between  
Downtown & suburban  
submarkets



# AMENITIES



RIVERWALK GOLF COURSE

MISSION VALLEY

Old Town Transit Center

OLD TOWN

OLD TOWN PLAZA



SPORTS ARENA

LIBERTY STATION

SAN DIEGO INTERNATIONAL AIRPORT

LITTLE ITALY





1. HOME & AWAY
2. SUSHI TADOKORO
3. EL AGAVE TEQUILERIA
4. CAFE COYOTE
5. MIGUELS COCINA
6. FRED'S MEXICAN CAFE
7. OLD TOWN MEXICAN CAFE
8. HARNEY SUSHI
9. THE ALAMO MEXICAN CAFE
10. MODERN TIMES BEER
11. BAY CITY BREWING COMPANY
12. BALLAST POINT BREWERY
13. BAY CITY BREWING COMPANY





# AVAILABILITY

SUITE	RSF	RENT/RSF	COMMENTS
A-120	2,173	\$3.50 FS	Vacant.
A-145	293	\$2.50 FS	Vacant.
A-186*	7,878	\$3.50 FS	Vacant.
A-230	1,494	\$3.50 FS	Available 5/1/25.
A-231	1,060	\$2.50 FS	Vacant.
A-238**	1,293	\$3.50 FS	Available with a 30 days notice.
A-247**	627	\$3.50 FS	Vacant.
B-111	1,589	\$3.50 FS	Vacant. Highly improved with new finishes.
B-157	656	\$2.50 FS	Available 10/1/24.
B-274	592	\$2.50 FS	Vacant.

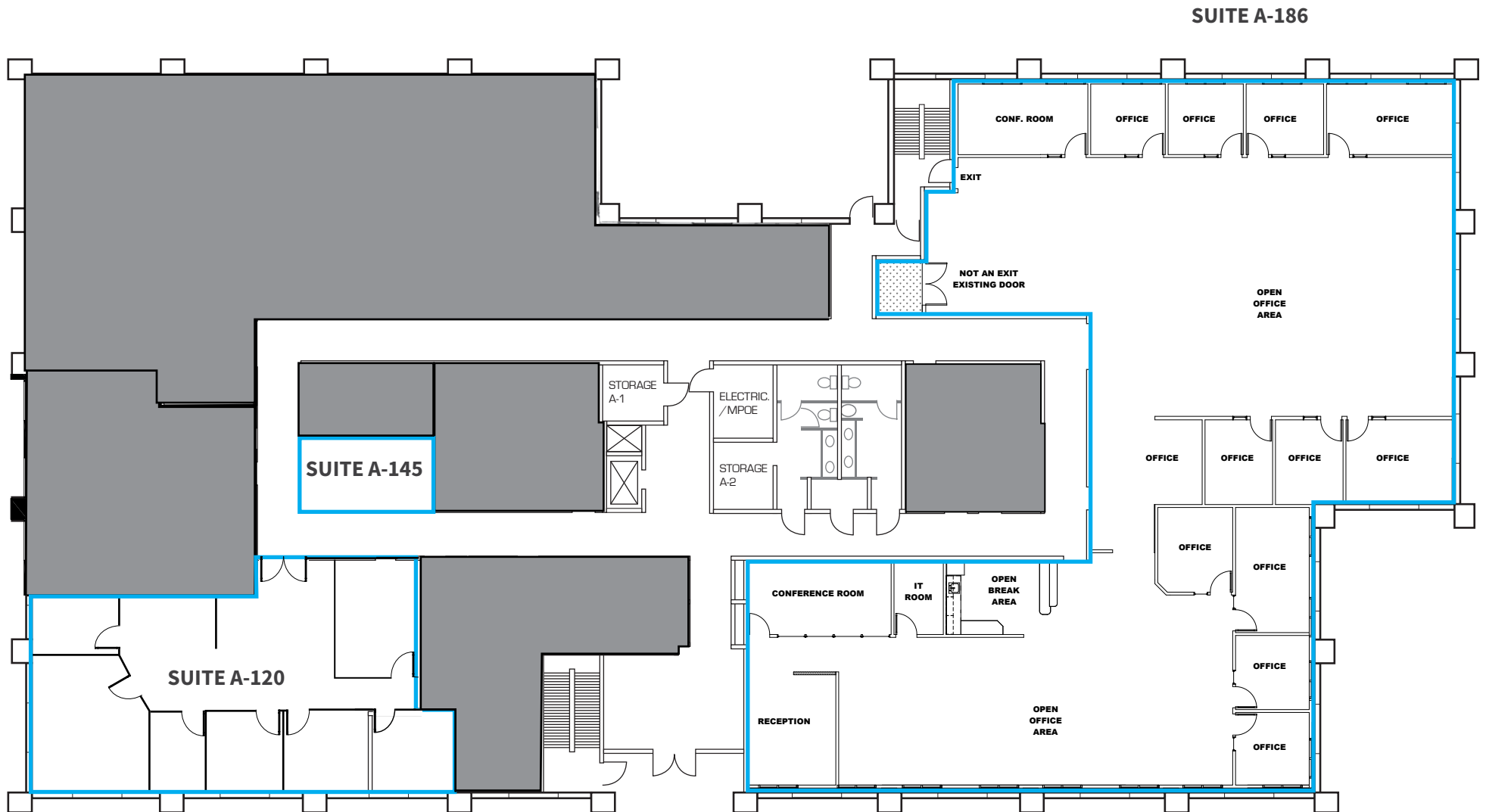
\*Divisible to 3,395 SF

\*\*Contiguous for up to 1,920 SF.

\*\*On-site storage spaces available. Inquire for availability.

<b>SUITE A-120</b>	2,174 SF	Vacant
<b>SUITE A-145</b>	293 SF	Vacant
<b>SUITE A-186*</b>	7,878 SF	Vacant. Divisible to 3,395 SF

 [HTTPS://BIT.LY/2251SUITEA120](https://bit.ly/2251suitea120)





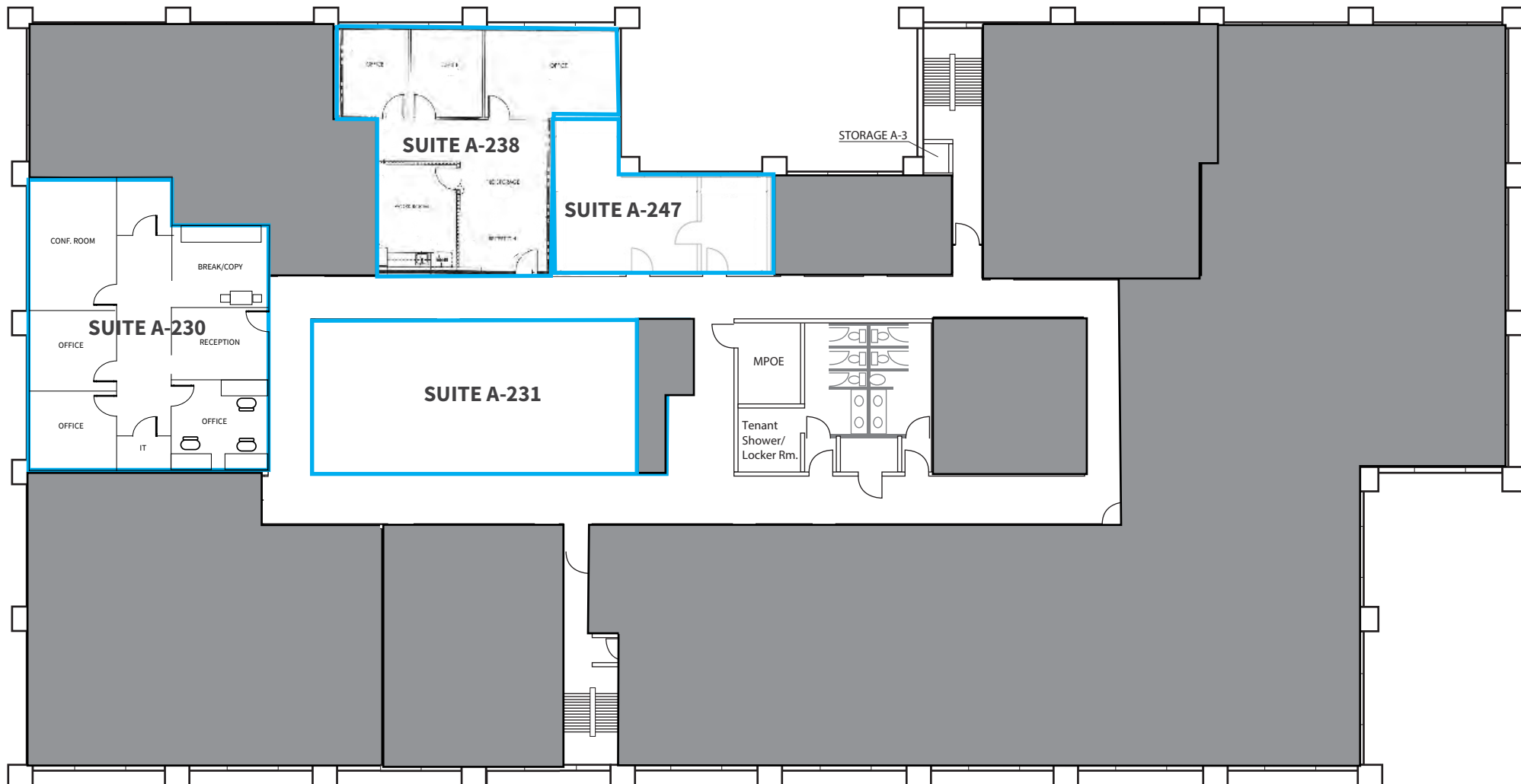
2251 SAN DIEGO AVENUE

<b>SUITE A-231</b>	1,060 SF	Vacant
<b>SUITE A-230</b>	1,494 SF	Available 5/1/25
<b>SUITE A-238*</b>	1,293 SF	Available with a 30 days notice
<b>SUITE A-247*</b>	627 SF	Vacant   Open area, 1 office

OLD TOWN  
PLAZA

\*Contiguous for up to 1,920 SF

 [HTTPS://BIT.LY/2251SUITEA231](https://bit.ly/2251suitea231)

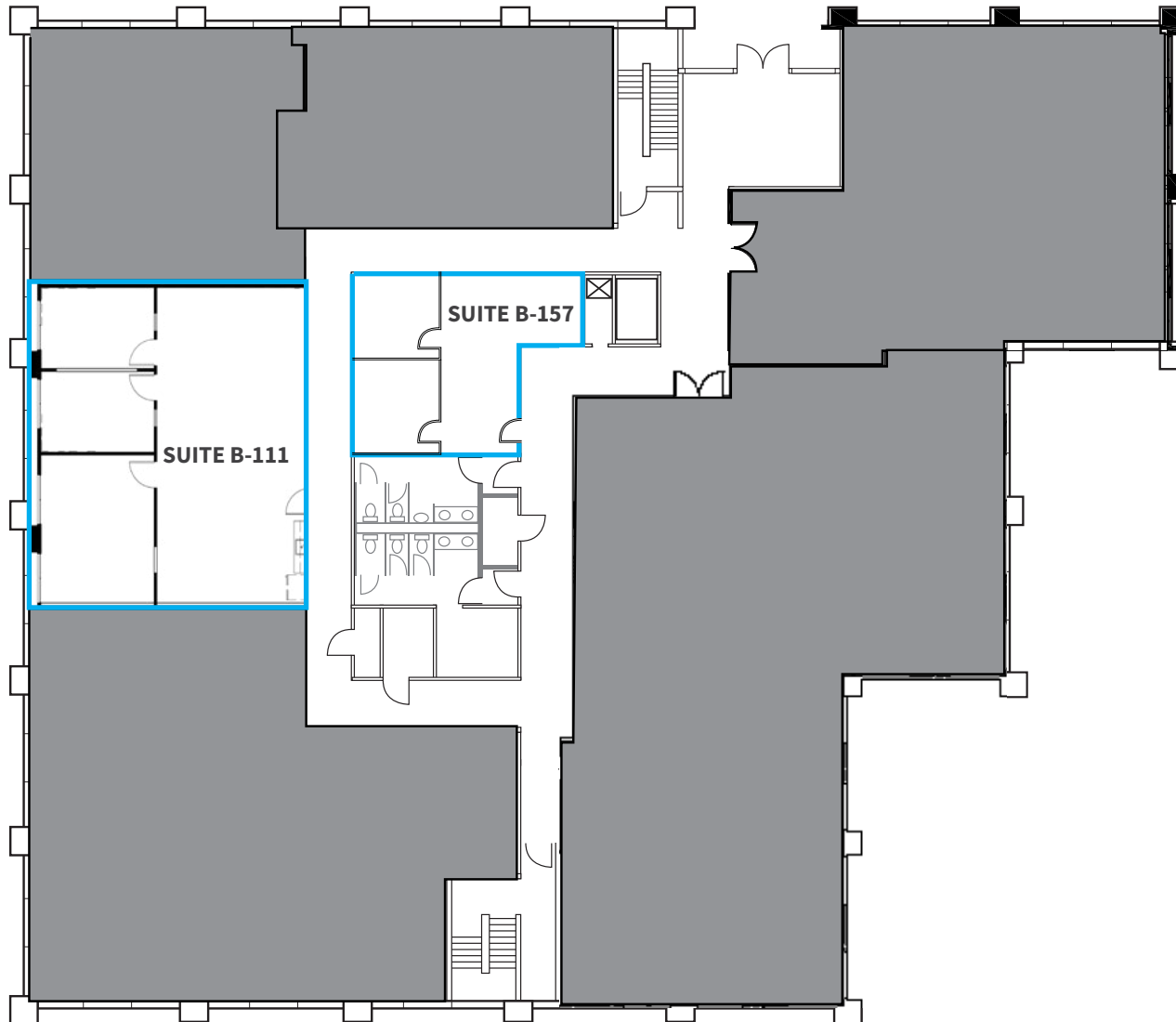


2251 SAN DIEGO AVENUE

**SUITE B-157**  
**SUITE B-111**

656 SF  
1,589 SF

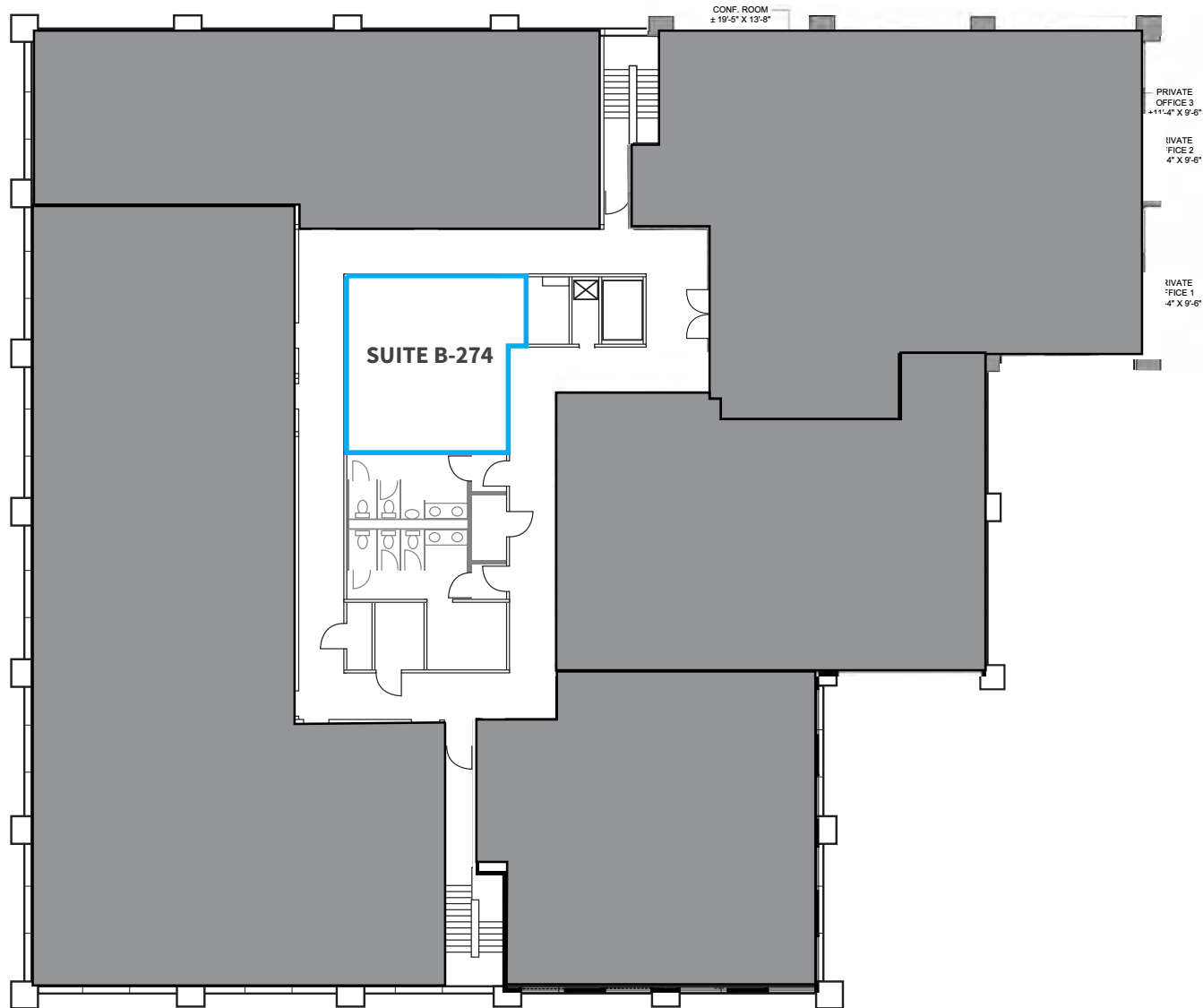
Available 10/1/24  
Vacant



OLD TOWN  
PLAZA



**SUITE B-274** | 592 SF | Newly updated interior suite, kitchenette with sink



## LEASING INFORMATION

---

### **RICHARD GONOR**

858.410.1243

richard.gonor@jll.com

RE License #01142178

### **TONY RUSSELL**

858.410.1213

tony.russell@jll.com

RE License #01275372



CASEY BROWN COMPANY



OLD TOWN  
PLAZA