

domusstudio

2800 3RD AVENUE
SAN DIEGO, CA 92103

Colliers

FOR SALE

DANIEL NIERMAN
Lic. No. 02169590
+1 858 224 9003
daniel.nierman@colliers.com

MARC POSTHUMUS
Lic. No. 01440118
+1 858 401 3898
marc.posthumus@colliers.com







Price

Negotiable
Contact Broker



± 5,435 SF

Freestanding
Creative/Contemporary
Office Building



± 6,400 SF

Parking Garage
16 Covered Spaces



48

Solar Panels
Installed in 2019



± 10,000 SF

Lot

domusstudio @ 2800 3rd Avenue

Domus Studio is located at 2800 Third Avenue in the greatly sought-after Bankers Hill neighborhood of San Diego, just north of Downtown and three blocks west of Balboa Park on the edge of Maple Canyon.

Take advantage of this fantastic opportunity to own and occupy an ultra-modern, creative office space and freestanding building with contemporary curb appeal. Located in one of the most highly-desired areas in San Diego for residential and commercial properties, Bankers Hill real estate values here have historically been resilient.

The studio is an open, collaborative workspace that, by design, encourages team interaction and connection. The property comprises a 5,435 square foot, single-story building, an over 6,400 square foot parking garage, and 10,000 square feet of land overlooking Maple Canyon.

Originally designed and built by Delawie, Macy & Henderson Architects in 1963, the building underwent a complete and exquisite renovation in 2018 by Domus Studio Architecture based on Delawie's mid-century design. Homer Delawie is one of San Diego's most renowned architects dedicated to saving San Diego's Mid-Century Modern Architecture.

Domus Studio boasts unobstructed views of beautiful Maple Canyon to the north and is immediately adjacent to the proposed Olive Street Park. Although in the middle of urban San Diego, the property is enveloped in the natural beauty of Maple Canyon's dry creek and tall eucalyptus trees with a view of First Avenue Bridge. This isolated corner of Bankers Hill is surrounded by historic buildings and the preservation of natural landscape. A public nature trail is located near the end of the Historic Quince Street Trestle, a wooden footbridge built in 1905.

HIGHLIGHTS



Creative Contemporary Office Building

High-image building that impresses clients with cool stylistic choices and assures them you and your company are not only welcoming but on the cutting edge.

100% Renovated, Sustainable, and Move-In Ready

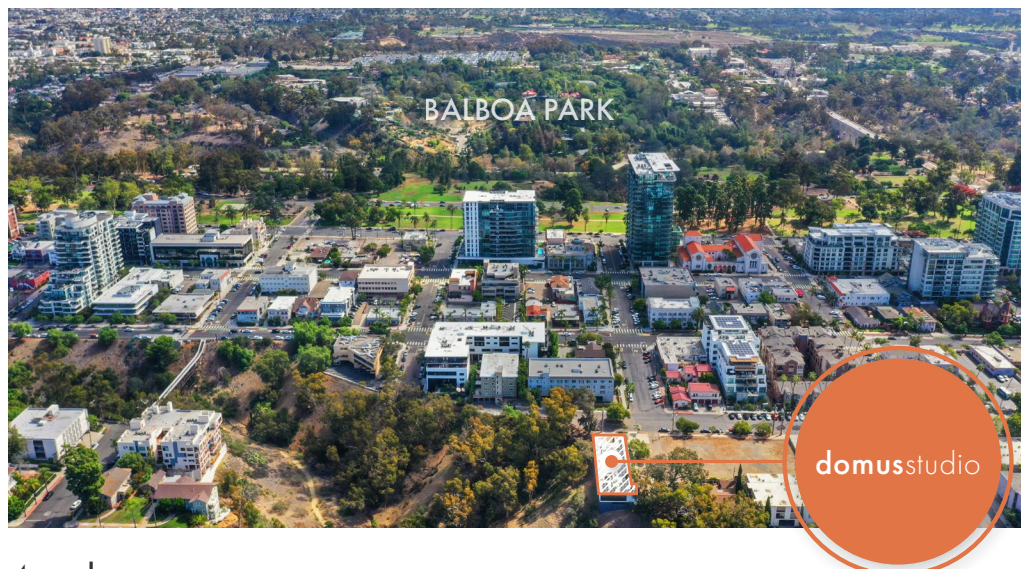
A beautiful, modern space with rooftop solar panels, floor-to-ceiling windows, abundant natural light, and spectacular views onto Maple Canyon. Open-air concept encourages employees to collaborate freely.

Next to Nature

Immediately adjoining proposed Olive Street Park and three blocks to world-famous Balboa Park - effortless access to natural surroundings.

Prime Location

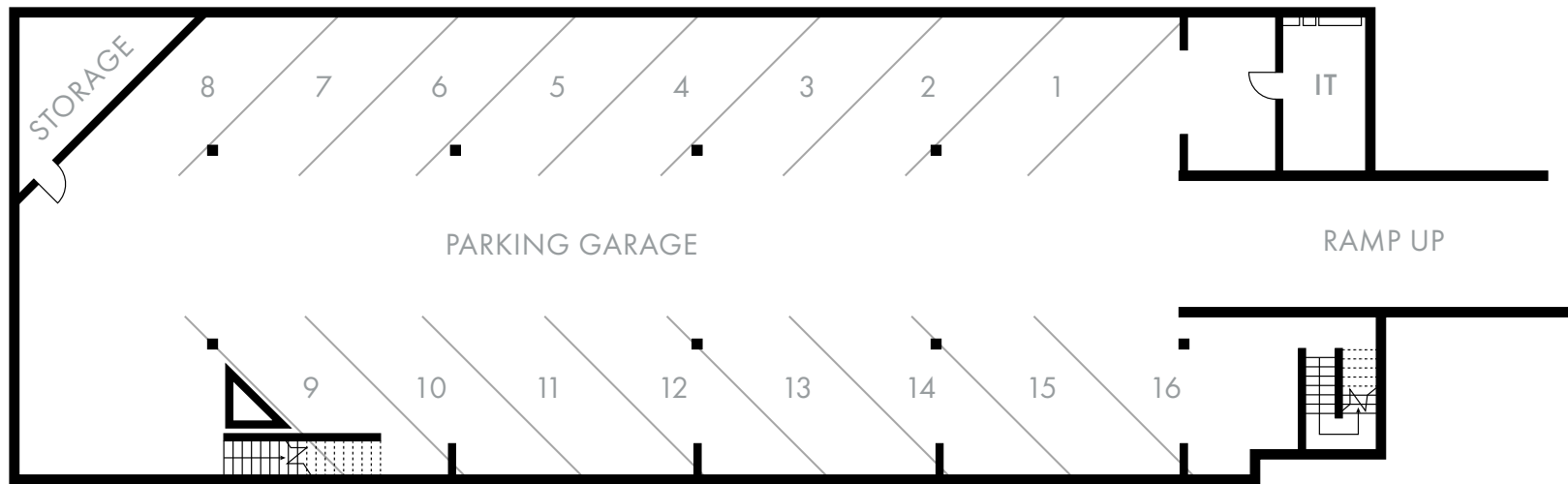
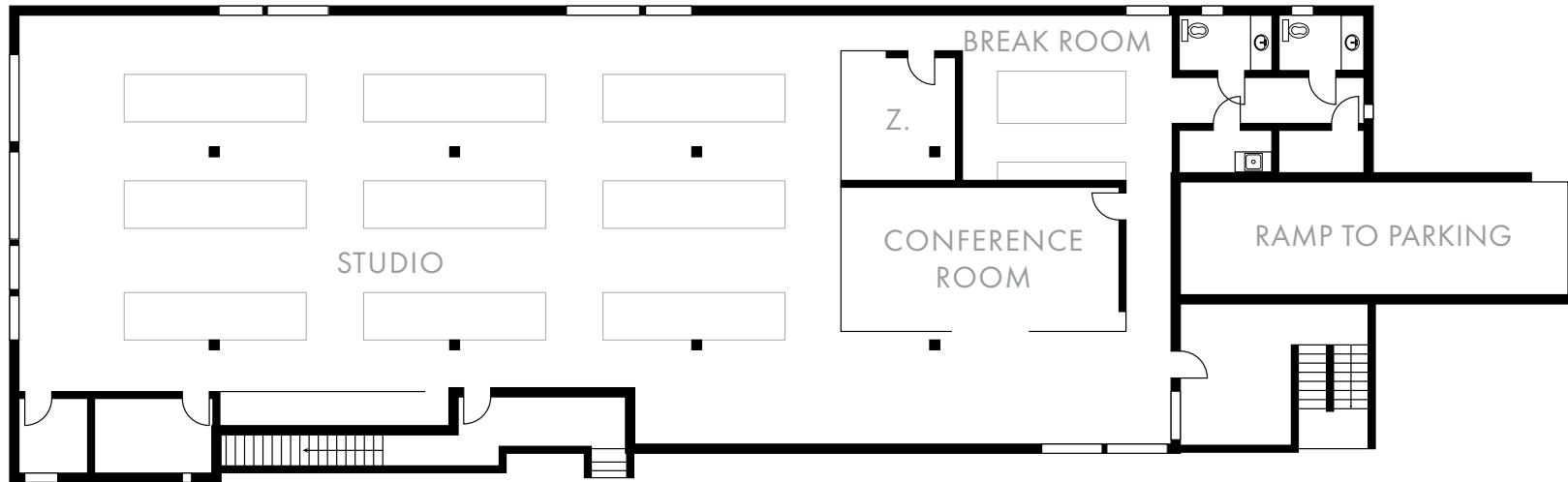
Centrally located Bankers Hill is a cultured community with plenty of walkability and quick access to the I-5 and SR 163. Within its borders, there are farm-to-table restaurants, sushi spots, and decadent dessert restaurants that rival those found in neighboring Little Italy.



**Click to Play
Property Video**



FLOORPLANS





RESTAURANTS/DINING

- 1 Jimmy Carter's Mexican Cafe
- 2 Evolution
- 3 Extraordinary Desserts
- 4 Parc Bistro-Brasserie
- 5 Barrio Star
- 6 The Market Place
- 7 Mr. A's
- 8 Cucina Urbana
- 9 Imperial Steakhouse & Bar
- 10 Azuki Sushi Lounge
- 11 Hob Nob Hill
- 12 Nolita Hall
- 13 The Crack Shack
- 14 Mona Lisa Italian Foods
- 15 Kettner Exchange
- 16 Born and Raised
- 17 Fillippi's Pizza Grotto

COFFEE/TEA

- 18 Cafe Bassam
- 19 Moe Coffee Little Italy
- 20 James Coffee Co.
- 21 Westbean Coffee Roasters
- 22 Starbucks
- 23 Mostra Coffee
- 24 Kenzi Coffee & Tea

BEER & COCKTAILS

- 25 Pure Project
- 26 The Corner Draffhouse
- 27 Cherrybomb
- 28 Wolfie's Carousel Bar
- 29 Ballast Point Brewing
- 30 Wet Stone Wine Bar
- 31 SRO Lounge

SHOPPING

- 32 CVS
- 33 Farmer's Market

FITNESS

- 34 Bodyrok Studio
- 35 Orangetheory Fitness
- 36 The Knotstop Stretchstop

HOTELS

- 37 Hilton Garden inn
- 38 DoubleTree





LOCATION

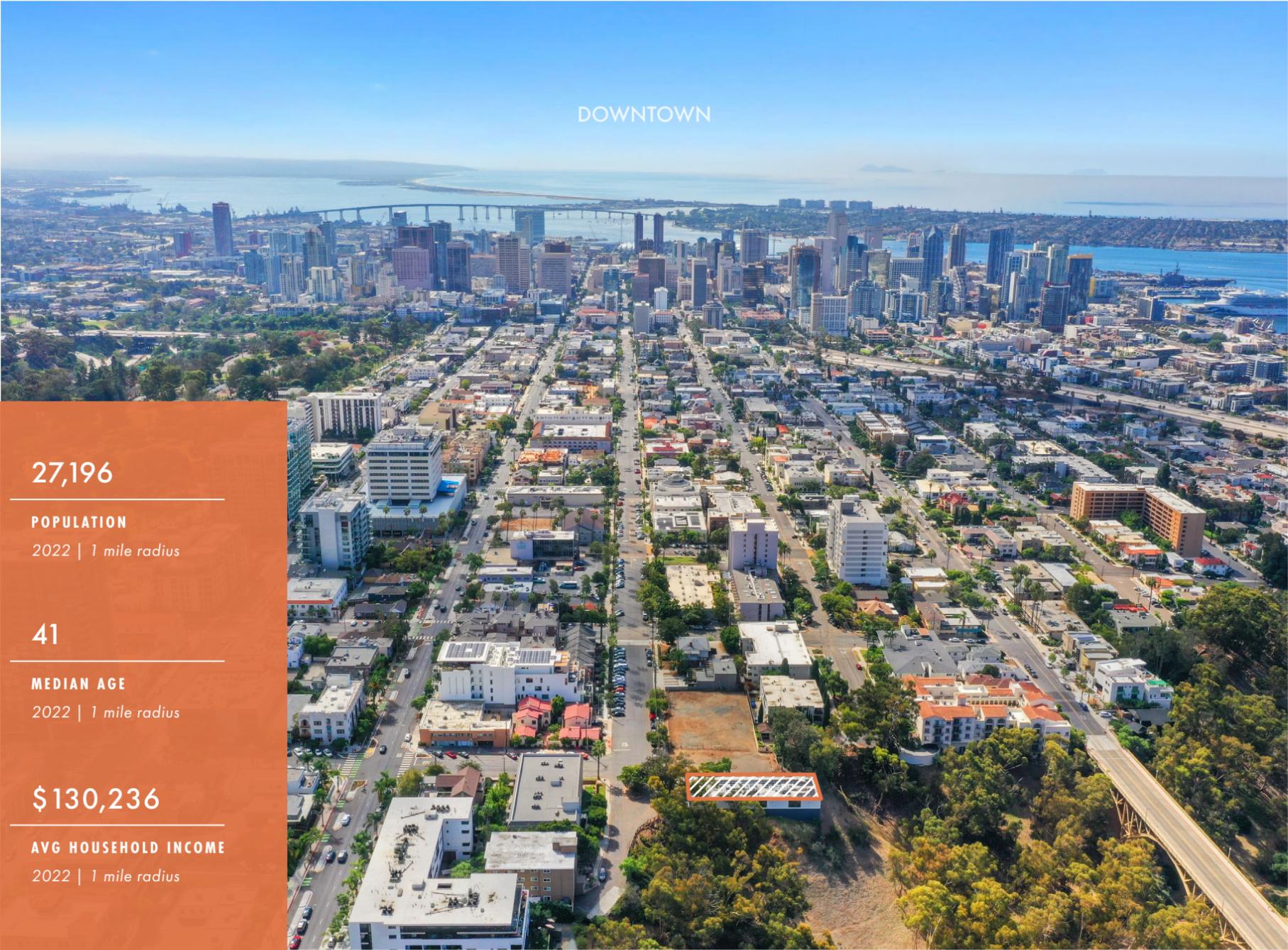


89
WALK SCORE
VERY WALKABLE



51
TRANSIT SCORE
GOOD

With its central location, this Bankers Hill has become a residential and small commercial hot spot. The community showcases many Victorian and Craftsman homes; some converted from family homes into condominiums, law offices, medical offices, and other professional uses. Residents can enjoy a delicious meal or a gourmet cup of coffee at one of many establishments throughout the neighborhood.



DOWNTOWN

27,196

POPULATION

2022 | 1 mile radius

41

MEDIAN AGE

2022 | 1 mile radius

\$130,236

AVG HOUSEHOLD INCOME

2022 | 1 mile radius



Colliers

Copyright © 2022 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

domusstudio

2800 3RD AVENUE | SAN DIEGO, CA | 92103

FOR SALE



Contact

MARC POSTHUMUS

First Vice President | Lic. No. 01440118
+1 858 401 3898
marc.posthumus@colliers.com

DANIEL NIERMAN

Associate | Lic. No. 02169590
+1 858 224 9003
daniel.nierman@colliers.com

COLLIERS

4350 La Jolla Village Drive
Suite 500
San Diego, CA 92122