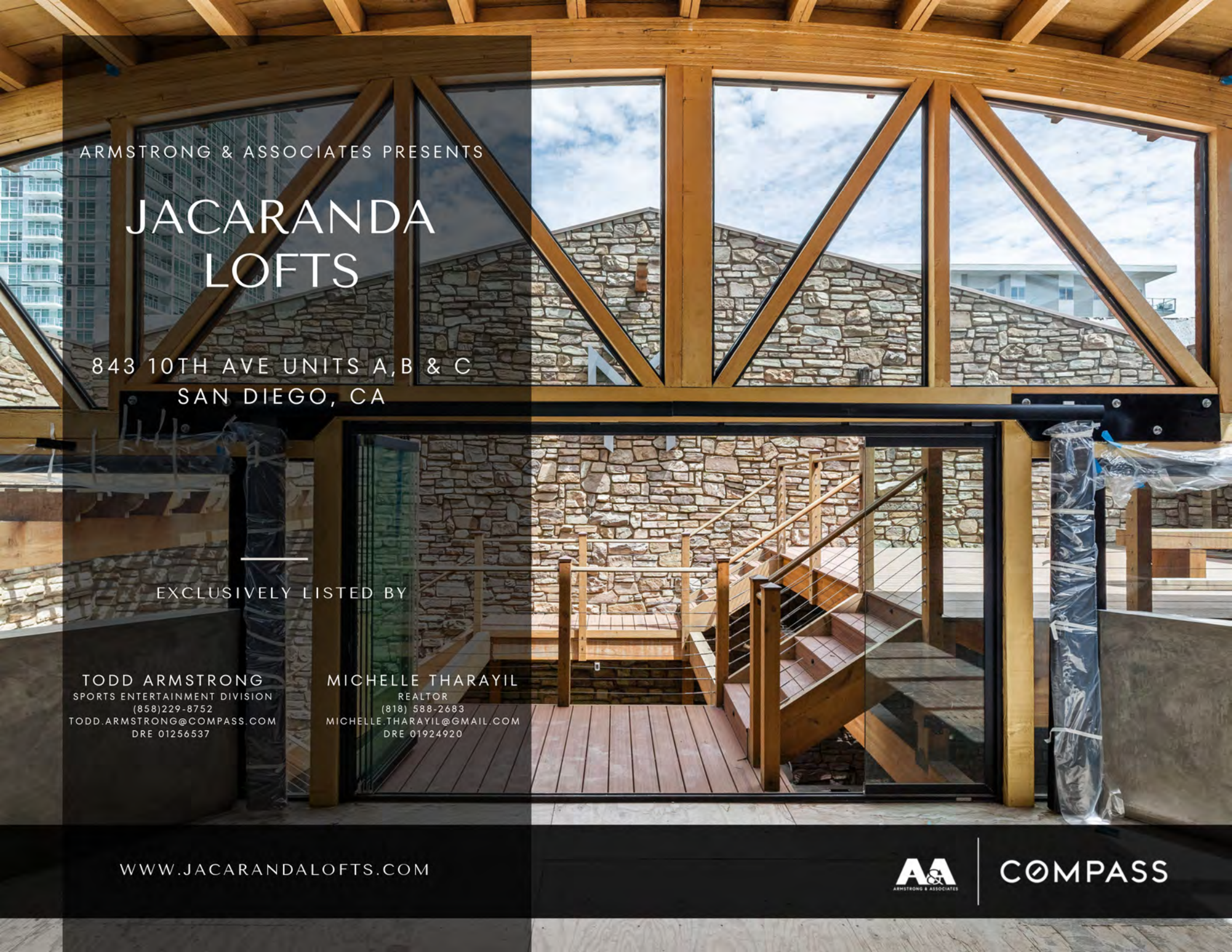


ARMSTRONG & ASSOCIATES PRESENTS

JACARANDA LOFTS

843 10TH AVE UNITS A,B & C
SAN DIEGO, CA

EXCLUSIVELY LISTED BY

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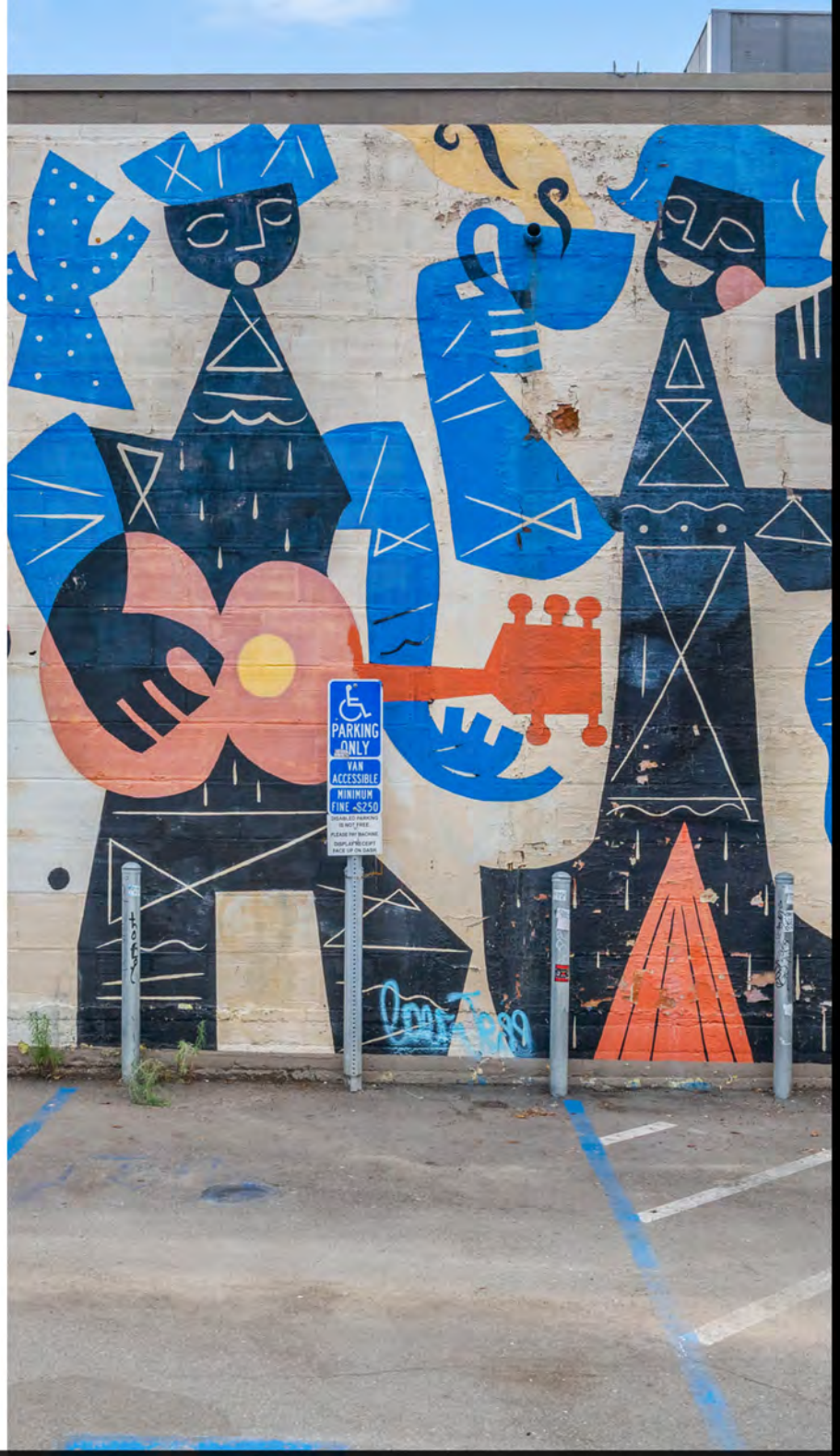
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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

THE OFFERING



IMPORTANT DISCLOSURES

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EXECUTIVE SUMMARY

Rare opportunity to acquire three out of four New York-style industrial lofts in the heart of East Village, Downtown San Diego. This mixed-use property offers unparalleled versatility, blending residential and commercial potential with ± 8,300 sq. ft. of combined space.Units A & B span over 5,800 sq. ft. with soaring 22-foot barreled ceilings, a private 2-car garage, and expansive potential for creative redevelopment. Unit C is a turnkey artist's dream studio with approximately 2,500 sq. ft of living space, ideal for commercial or creative uses, adding significant development upside to the building. With its prime location and flexible use potential, Jacaranda Lofts are perfect for short term rentals, live-work configurations, creative industries, or redevelopment into premier flex spaces. This property represents a rare investment in urban luxury and functionality in one of San Diego's most vibrant neighborhoods.

INVESTMENT HIGHLIGHTS

Rare Opportunity

3 out of 4 units for sale now with ± 8,300 sqft. Potential to acquire 4th unit for over ± 8,300 sqft. of real estate in 92101

Prime Location

Prominently positioned near I-5, Hwy 163, Petco Park, Balboa Park, The Gaslamp Quarter and minutes from the airport

Features

CCDP-RE Zoning, majority control of HOA, 22 foot barreled ceilings, modern industrial warehouse style loft, adjacent to large parking lot

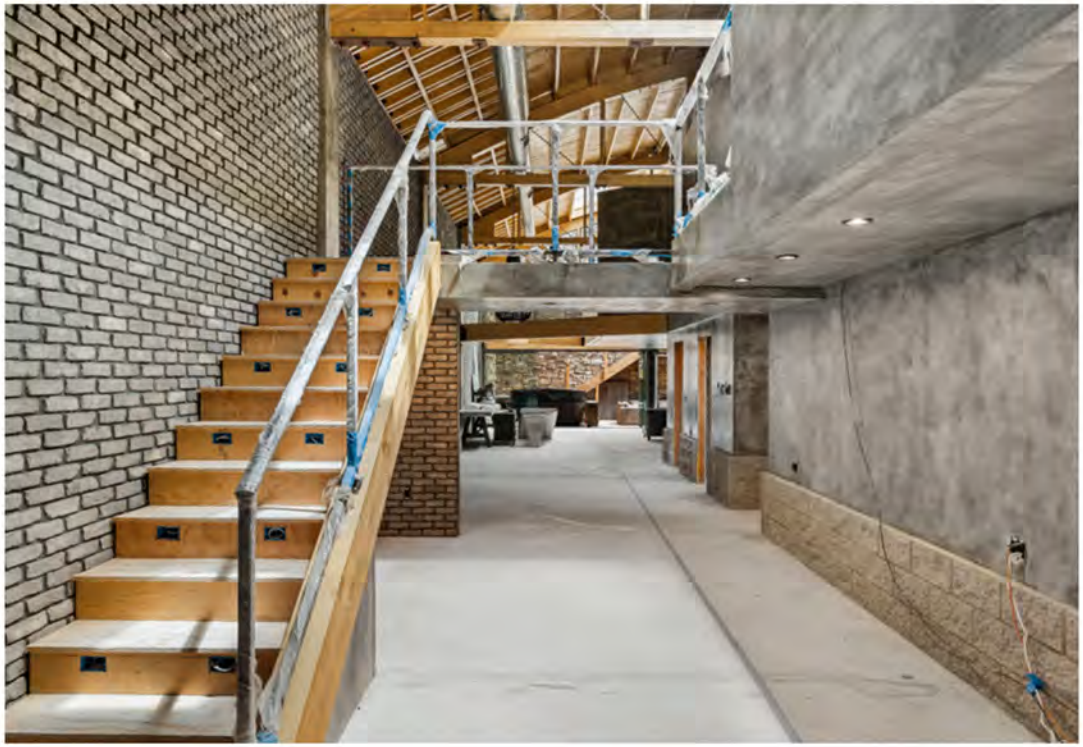
Value Add Potential

Unit C is fully built for immediate use to live in or earn income as a short term rental while developing units A and B

THE OFFERING

This property is a blank canvas for your creative touch. With striking 22-foot high, barreled ceilings and comprehensive building plans, you can transform it into your dream home. Upon completion, it will feature 4 spacious bedrooms, 4.5 luxurious baths, a dedicated home gym, a home theater, a game room, walk-in pantry, and a separate laundry room, plus two primary suites. The finished masterpiece will boast high-end contemporary finishes, walk-in closets, and a custom chef's kitchen with top-of-the-line appliances. Jacaranda Lofts is more than a property; it's your canvas for a personal masterpiece. Own a slice of urban luxury in Downtown San Diego, promising a lifestyle defined by modern opulence, innovative design, and endless possib

PROPERTY ADDRESS	843 10th Ave Unit A 843 10th Ave Unit B
SQUARE FEET	5,800
LOT SIZE	9,949 sqft
PARCEL NUMBERS	534-335-03-01 534-335-03-02
ASKING PRICE	$3,200,000





THE OFFERING

Industrial-Chic Downtown Loft – Perfect for Creatives and Remote Work

This stunning industrial loft blends modern sophistication with artistic charm, offering an ideal space for artists, creatives, and work-from-home professionals. Featuring soaring ceilings, exposed brick and concrete walls, and abundant natural light, the open-concept layout inspires creativity and productivity. Upgrades include a sleek designer kitchen, two bedrooms, a sunlit studio area, and reimagined bathrooms for added convenience. The tranquil outdoor courtyard with a water fountain and a two-car garage with built-in storage add functionality and relaxation.

Located near Balboa Park, Petco Park, top restaurants, and with easy freeway access, this loft offers the ultimate urban lifestyle.



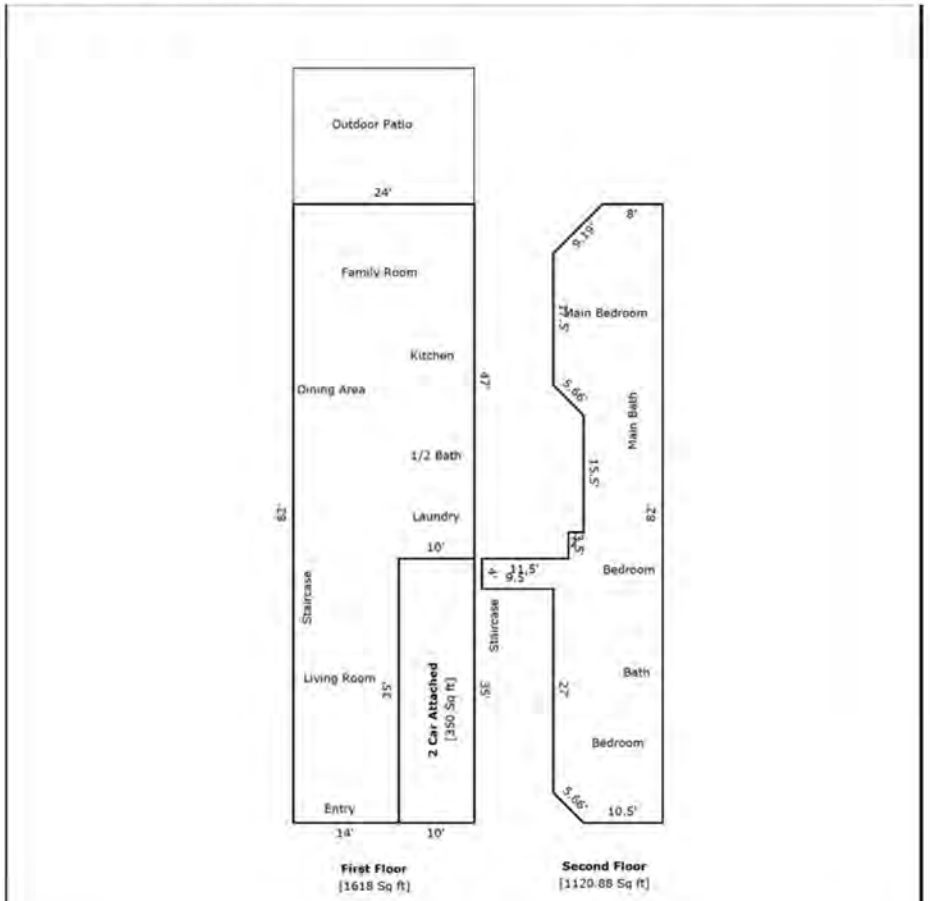


PROPERTY ADDRESS	843 10th Ave Unit C
SQUARE FEET	3,000
LOT SIZE	9,949 sqft
PARCEL NUMBER	534-335-03-03
ASKING PRICE	$2,500,000

FLOOR PLANS

Building Sketch

Borrower	N/A				
Property Address	843 10th Ave Unit A				
City	San Diego	County San Diego	State CA	Zip Code 92101	
Lender/Client	Foster Swift Collins & Smith PC				



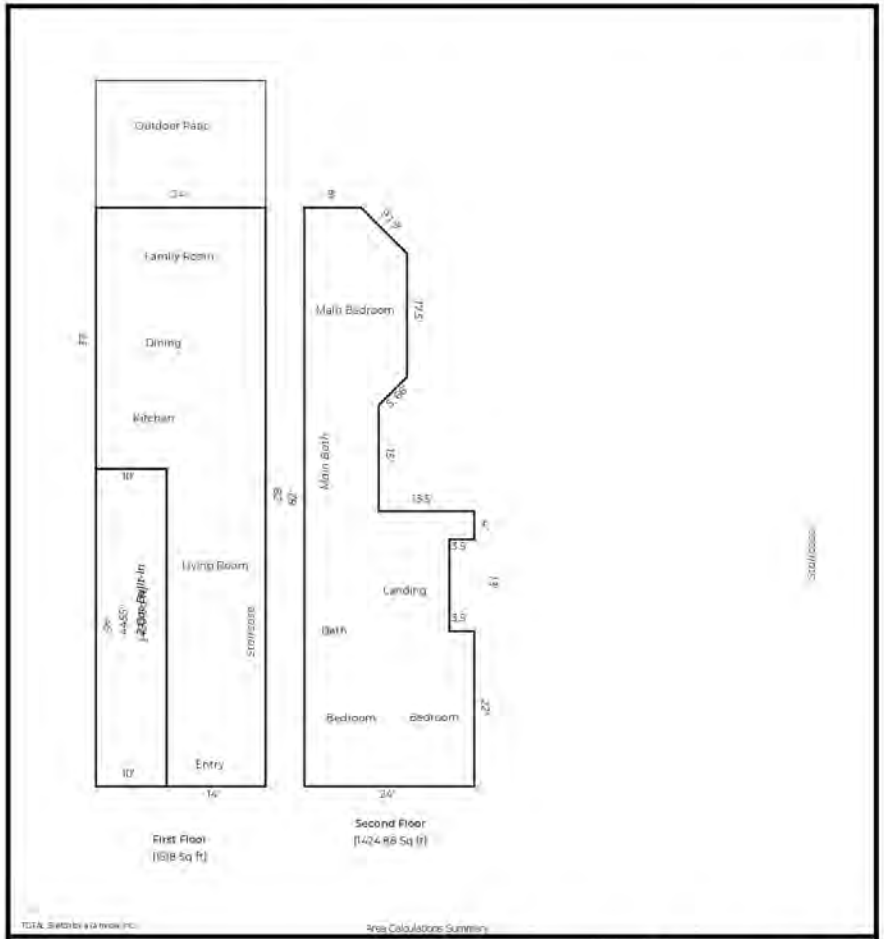
Area Calculations Summary

Living Area		Calculation Details		
First Floor	1618 Sq ft	24 × 47	=	1128
		35 × 14	=	490
Second Floor	1120.88 Sq ft	4 × 9.5	=	38
		82 × 8	=	656
		2.5 × 4	=	10
		0.5 × 4 × 4	=	8
		6.5 × 31	=	201.5
		4.5 × 3.5	=	15.75
		2.5 × 15.5	=	38.75
		2.5 × 4	=	10
		0.5 × 4 × 4	=	8
		6.5 × 17.5	=	113.75
		0.5 × 6.5 × 6.5	=	21.12
Total Living Area (Rounded):	**2739 Sq ft**			
Non-living Area				
2 Car Attached	350 Sq ft	10 × 35	=	350

FLOOR PLANS

Building Sketch

Borrower	N/A				
Property Address	843 10th Ave Unit B				
City	San Diego	County	San Diego	State	CA	Zip Code	92101
Lender/Client	Foster Swift Collins & Smith PC				



TOTAL Sketch by a la mode, inc.

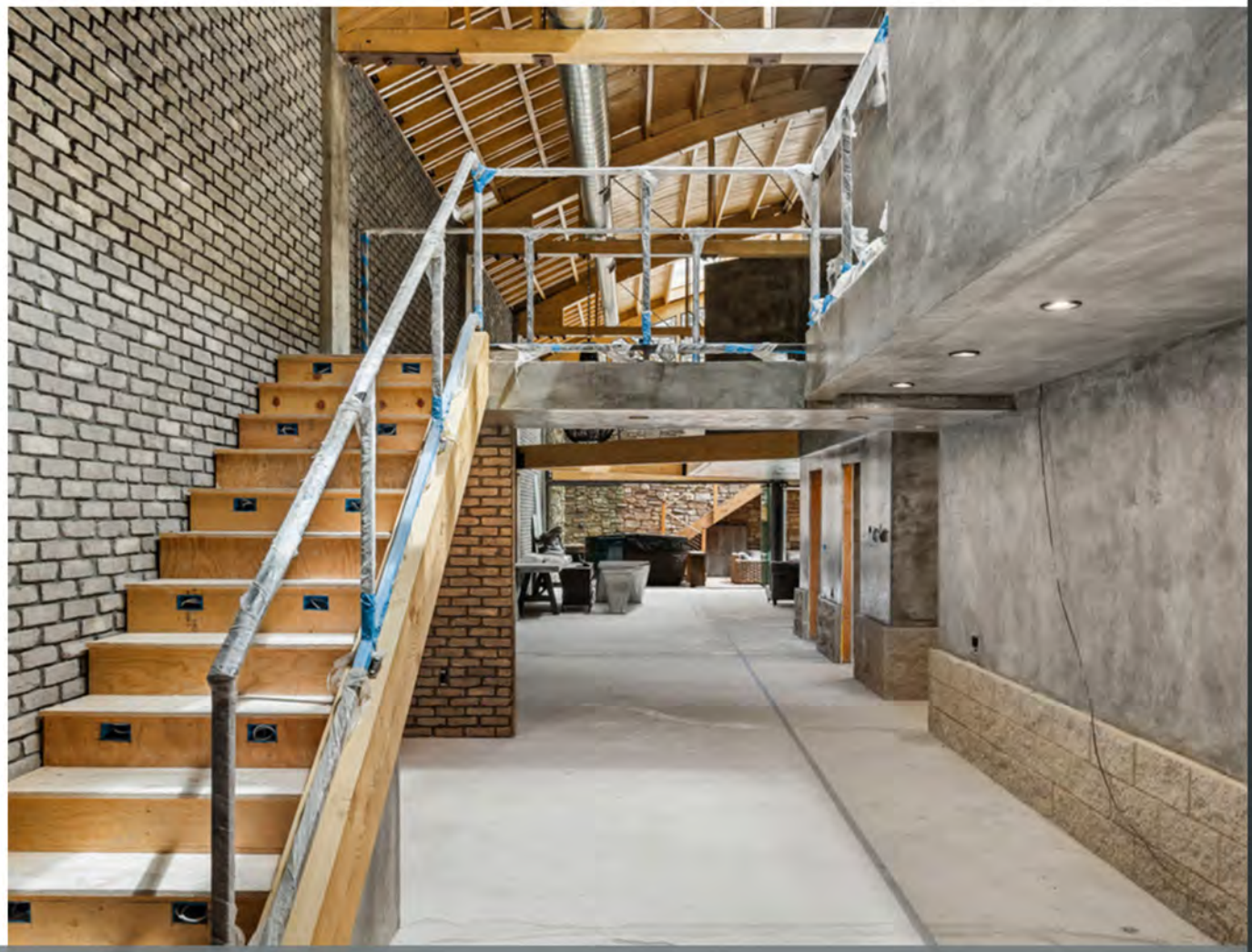
Area Calculations Summary

Living Area		Calculation Details	
First Floor	1518 Sq ft	24 x 37	= 888
		45 x 14	= 630
Second Floor	1424.88 Sq ft	24 x 22 = 528 4 x 3.5 = 14	
		20.5 x 17 = 348.5	
		10.5 x 15 = 157.5	
		28 x 8 = 224	
		2.5 x 4 = 10	
		0.5 x 4 x 4 = 8	
		6.5 x 17.5 = 113.75	
		0.5 x 6.5 x 6.5 = 21.12	
Total Living Area (Rounded):	2943 Sq ft		
Non-Living Area			
2 Car Built-In	450 Sq ft	10 x 45	= 450









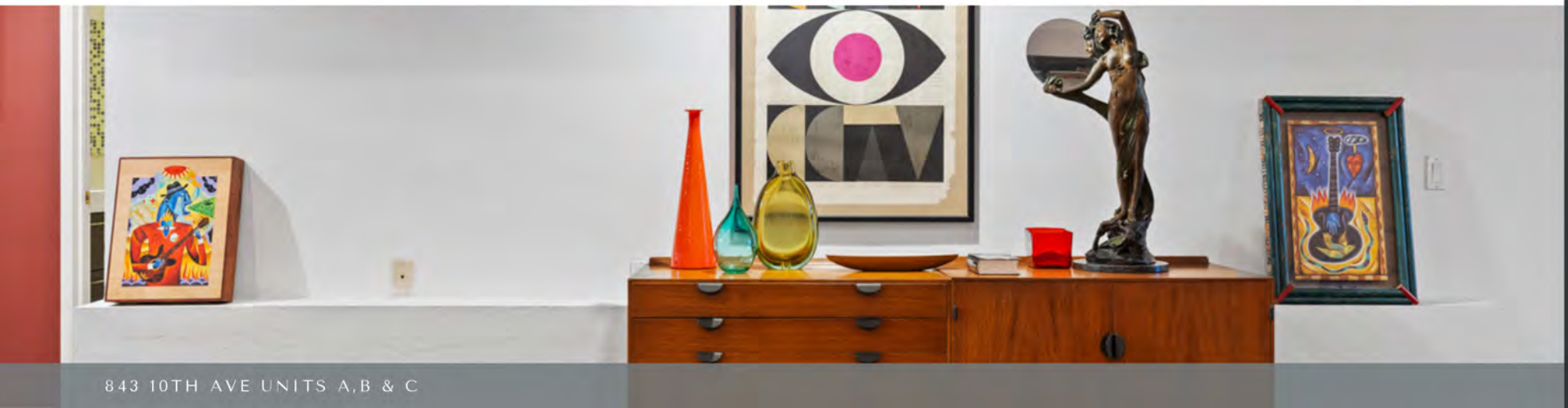












PROPERTY PHOTOS

AREA OVERVIEW

EAST VILLAGE, DOWNTOWN SAN DIEGO

East Village in Downtown San Diego is experiencing a transformative period of growth, making it a prime destination for investors. Key projects include the $1.6 billion Campus at Horton, which is converting a historic mall into a cutting-edge tech and life sciences hub, drawing innovative industries to the area. Luxury mixed-use developments, like the $45 million F11 project, add high-end residential units paired with retail spaces, showcasing the district's seamless blend of lifestyle and commerce. Its strategic location, near major freeways and minutes from San Diego International Airport, ensures excellent accessibility for residents, businesses, and visitors alike.

The neighborhood's cultural landmarks enhance its appeal, such as UC San Diego's Park & Market, a state-of-the-art center for education, culture, and innovation that connects academic programs with community events and business opportunities. Another standout is The Quartyard, an urban outdoor space featuring a beer garden, dog park, coffee bar, and live music venue, serving as a community gathering spot. Alongside these attractions, Petco Park, The Gaslamp, the San Diego Central Library, and a thriving arts scene contribute to East Village's vibrant atmosphere.

Ongoing infrastructure improvements, including enhanced pedestrian zones, further solidify East Village's status as a live-work-play hub. This dynamic blend of accessibility, innovation, and cultural vibrancy positions East Village as a standout opportunity for long-term investment.

