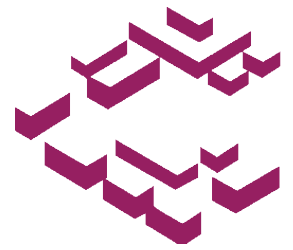


PACIFIC
BEACH

Ground floor
Office/Medical space
Available

FOR LEASE/SALE



2206 BALBOA AVENUE, SAN DIEGO, CA 92109



For more
Information
Contact

JILL MORTON
619.955.2877
jmorton@cgpinc.com
LIC N° 00868254

GREG WAGNER
858.761.7800
gwagner@cgpinc.com
LIC N° 01796071



CAPITAL GROWTH
PROPERTIES, INC.

FOR LEASE/SALE

Office/Medical space

2206 BALBOA AVENUE, SAN DIEGO, CA 92109



HIGHLIGHTS

4,777 SQ. FT.
(divisible to 1,500 SQ. FT.)

Leasing: 1,800 SQ. FT.

Office/Medical space

27 PARKING spaces

RENT \$ 2.75 mg + utilities
1,800 SQ. FT.

SALE price withheld

STAND ALONE building

SHOWER included

WALK score (83)

CGPINCRE.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



**CAPITAL GROWTH
PROPERTIES, INC.**

FOR LEASE/SALE

Office/Medical space

2206 BALBOA AVENUE, SAN DIEGO, CA 92109



CGPINCRE.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



**CAPITAL GROWTH
PROPERTIES, INC.**

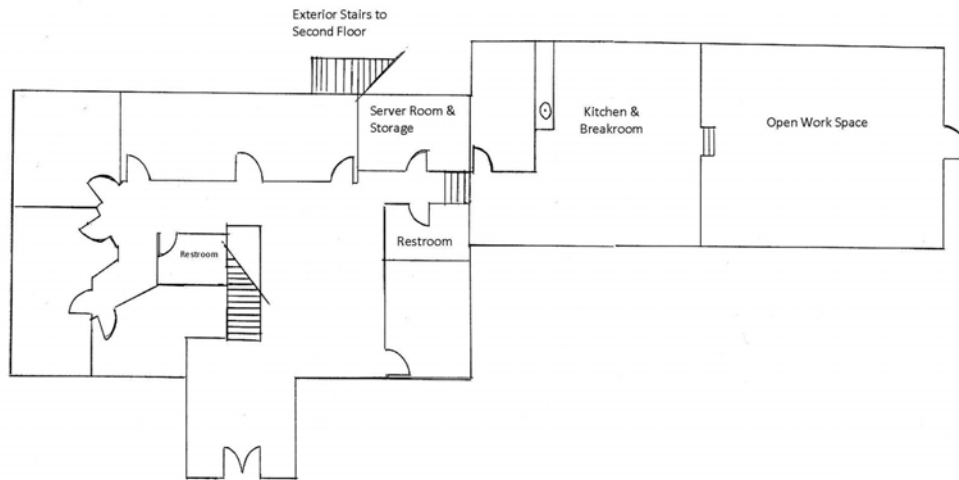
FOR LEASE/SALE

Office/Medical space

2206 BALBOA AVENUE, SAN DIEGO, CA 92109

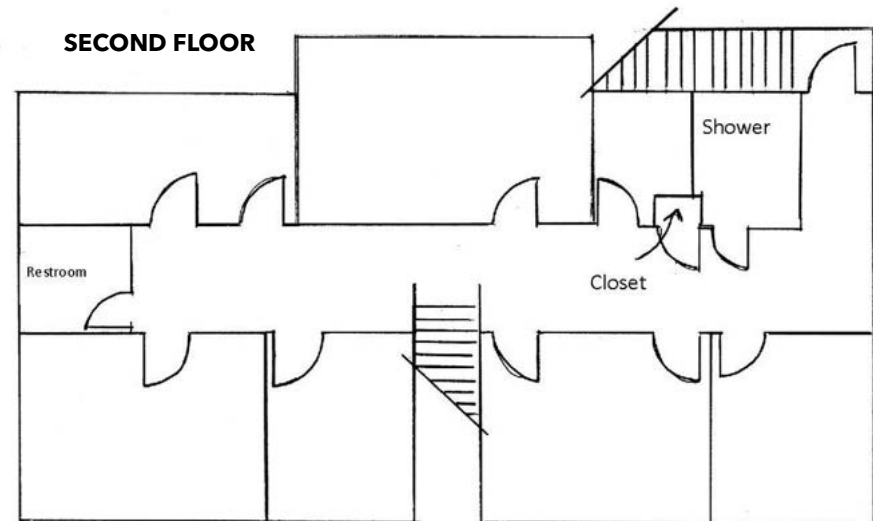
Floor Plans

FIRST FLOOR



NOTE:
4,777 SQ. FT.
Divisible to **1,500 SQ. FT.**

SECOND FLOOR



CGPINCRE.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

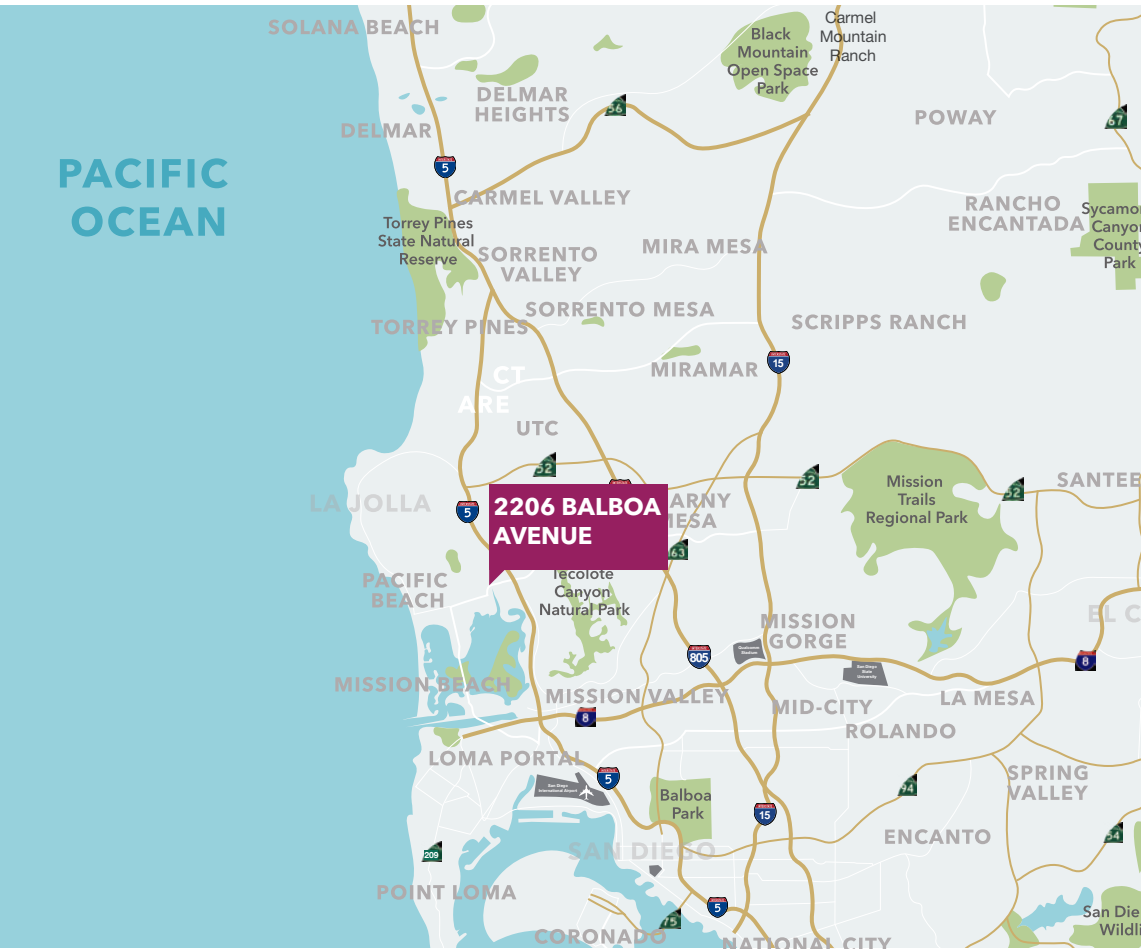


**CAPITAL GROWTH
PROPERTIES, INC.**

FOR LEASE/SALE

Office/Medical space

2206 BALBOA AVENUE, SAN DIEGO, CA 92109



CONTACTS:

JILL MORTON
619.955.2877

jmorton@cgpinc.com

LIC N° 00868254

CGPINCRE.COM



GREG WAGNER
858.761.7800

gwagner@cgpinc.com

LIC N° 01796071

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

IMPERIAL



**CAPITAL GROWTH
PROPERTIES, INC.**