

2251 SAN DIEGO AVENUE



OLD TOWN PLAZA

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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



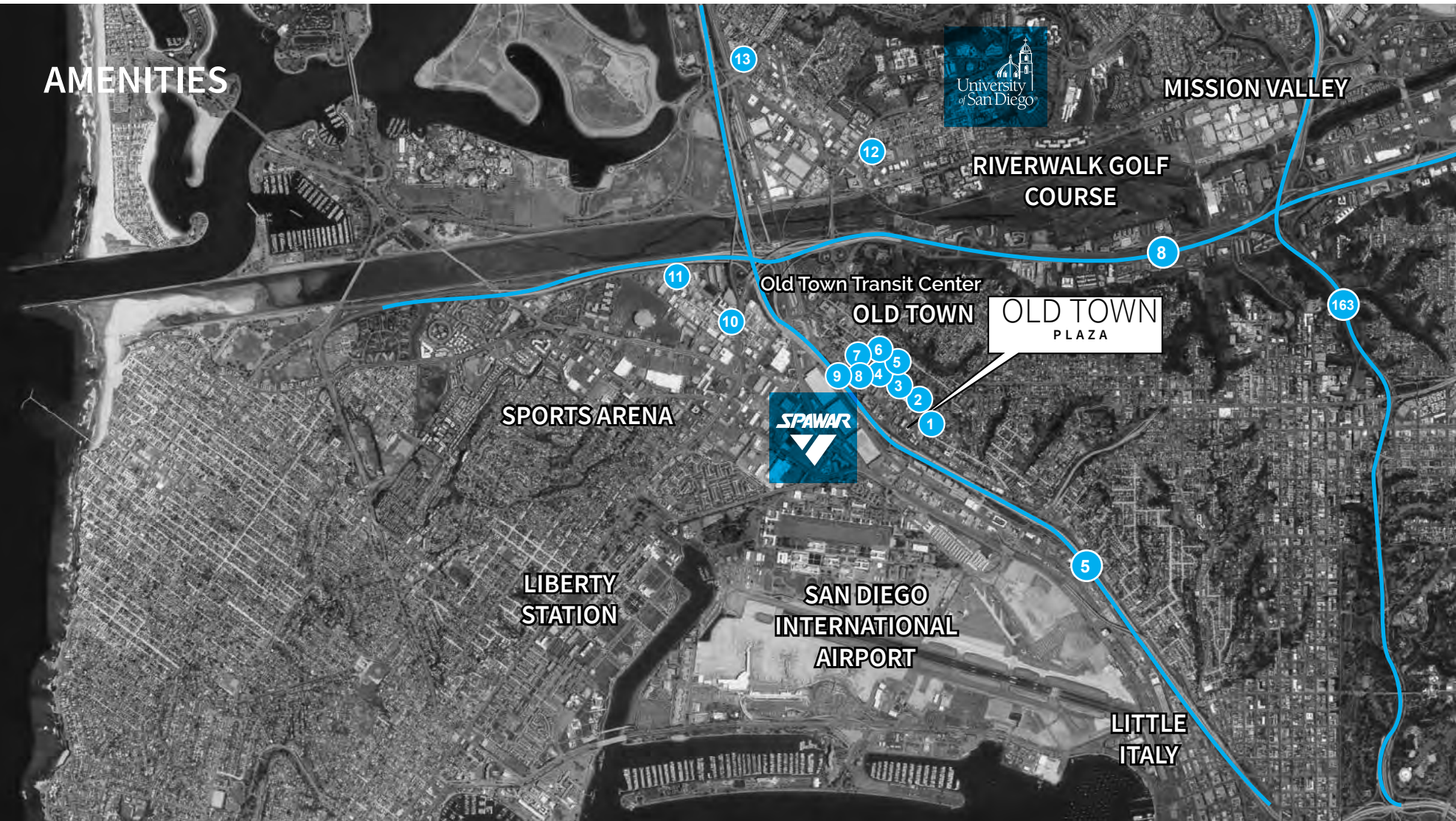
EXCELLENT ACCESS
I-5, I-8 and SR 163 minutes away



CENTRALITY
Ideal location between
Downtown & suburban
submarkets

OLD TOWN
PLAZA

AMENITIES





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

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AVAILABILITY

OLD TOWN
PLAZA

SUITE	RSF	RENT/RSF	COMMENTS
A-120	2,173	\$3.50 FS	Vacant.
A-145	293	\$2.50 FS	Vacant.
A-186	3,395	\$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-245**	1,230	\$3.50 FS	Available 2/1/26.
A-247*	627	\$3.50 FS	Vacant.
A-250**	7,630	\$3.50 FS	Available 2/1/26.
A-261**	419	\$2.50 FS	Available 2/1/26.
B-111	1,589	\$3.50 FS	Vacant. Highly improved with new finishes.
B-157	656	\$2.50 FS	Vacant.
B-274	592	\$2.50 FS	Vacant.

*Contiguous for up to 1,920 SF.

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

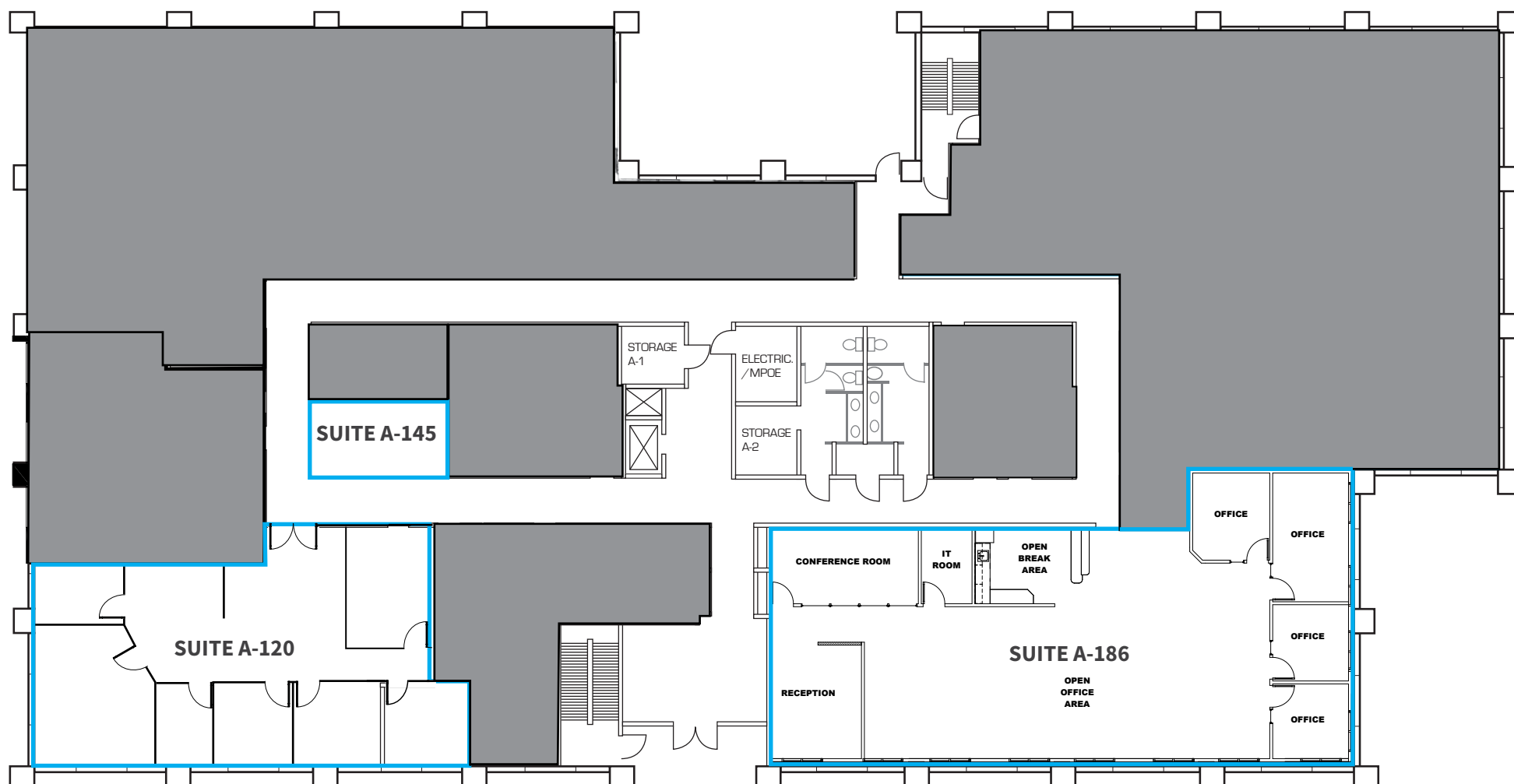
**Contiguous for up to 9,279 SF.


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SUITE A-120	2,174 SF	Vacant
SUITE A-145	293 SF	Vacant
SUITE A-186	3,395 SF	Vacant

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

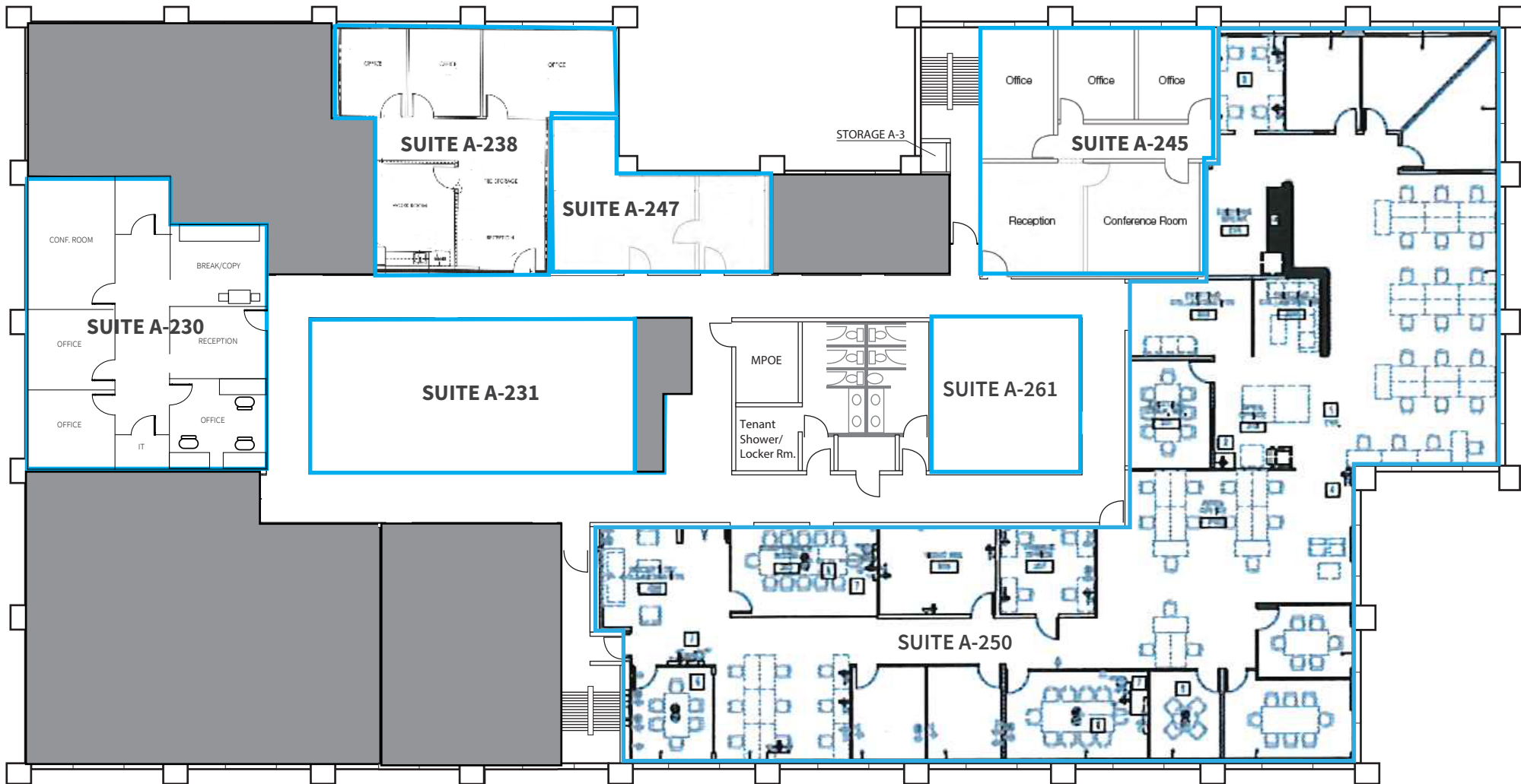
OLD TOWN
PLAZA



SUITE A-231	1,060 SF	Vacant 
SUITE A-230	1,494 SF	Available 5/1/25
SUITE A-238*	1,293 SF	Available with a 30 days notice
SUITE A-247*	627 SF	Vacant Open area, 1 office
SUITE A-245**	1,230 SF	Available 2/1/26
SUITE A-250**	7,630 SF	Available 2/1/26
SUITE A-261**	419 SF	Available 2/1/26

***Contiguous for up to 1,920 SF**
****Contiguous for up to 9,279 SF**

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SUITE B-157

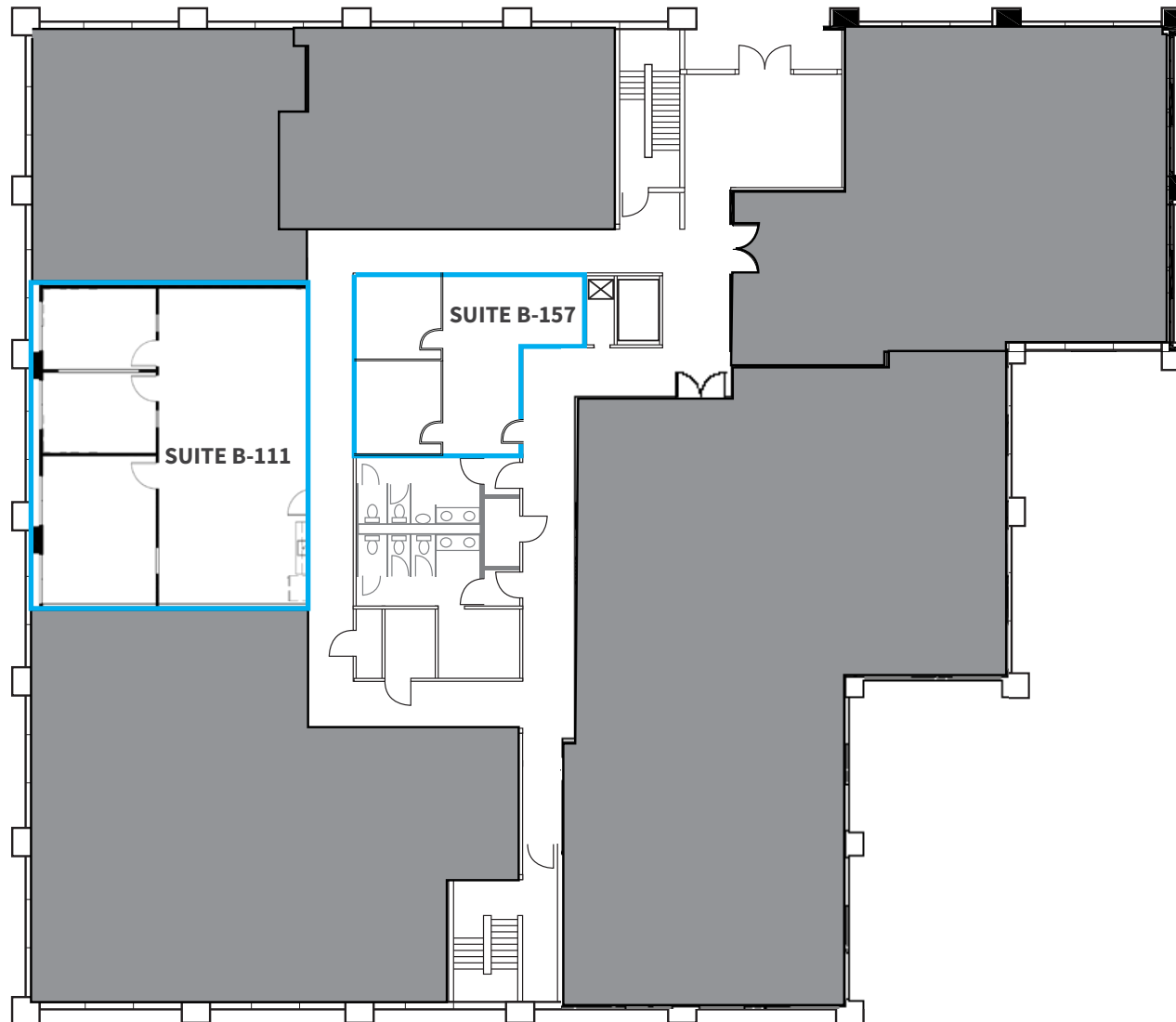
656 SF

Vacant

SUITE B-111

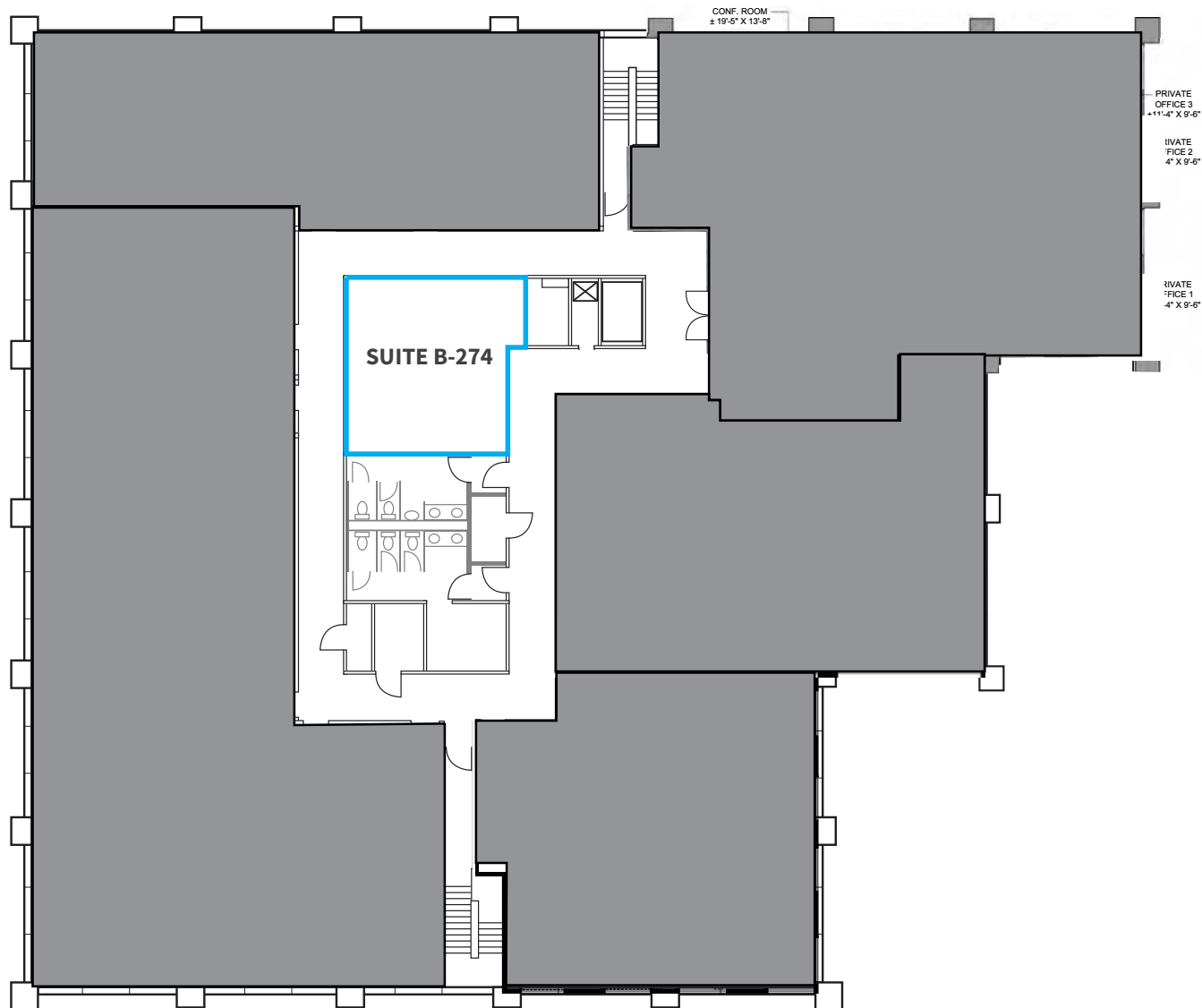
1,589 SF

Vacant



OLD TOWN
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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

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