

Little Italy Properties Sold

SAN DIEGO – March 28, 2022 – [Urban Property Group](https://www.upgsocal.com) is proud to announce the sale of two Little Italy properties located at 949 W Hawthorn and 2491 Kettner Blvd in Downtown San Diego.

949 W Hawthorn is a 2,740 square foot multi-level commercial space that has the ability be converted to a live/work loft. The property is situated on Hawthorn, adjacent to 2100 Kettner, Kilroy Realty’s new mixed-use building. The Buyer plans to occupy the space for their law offices.

2491 Kettner Blvd is a 1,600 square foot commercial space located on the corner of Kettner & Laurel and the Buyer plans to occupy the space for their office. The highly visible property sits at the entrance to Little Italy and allows the Buyer to take advantage of the tremendous signage opportunity.

Serena Patterson and Bill Shrader of Urban Property Group represented the Sellers in both transactions and made contributions on their behalf to Helen Woodward Animal Shelter and UNICEF, supporting displaced Ukrainian children. Hans Strom of Strom Commercial represented the Buyer of 2491 Kettner and Miguel Patterson of Royal California Inc. represented the Buyer of 949 W Hawthorn.

“These transactions are indications of the strong interest that owner-users have for owning their office space Downtown, especially in Little Italy,” said Patterson. “The properties were a few of the limited owner-user opportunities in the market. Buyers of both properties plan to occupy the spaces.”



949 W Hawthorn



2491 Kettner Blvd

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About Urban Property Group

Urban Property Group, Inc., (UPG), www.upgsocal.com are neighborhood experts from Downtown/Central San Diego to North County coastal. Founded by Bill Shrader in 1989, the team has over 100 combined years’ experience providing advisory, sales and leasing services to urban property owners. UPG understands the neighborhood dynamics that we work and live in and maintains close relationships with clients and tenants to create multi-dimensional communities. UPG offers more exact results to clients by allowing our 7 professionals to focus on their individual areas of expertise and unique neighborhoods. UPG also maintains a dedicated analyst and support system specific to urban commercial assets from retail to office and multifamily. Find us on our [website](https://www.upgsocal.com) and follow us on [Instagram](https://www.instagram.com/upgsocal).

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