

The Very Definition of Value: A Prestigious Building in a Desirable Location With a Coveted Floor Plan.





This floor-through unit was uniquely redone to make the most of its exposure in three directions! It is surrounded by San Diego's iconic Balboa Park and the Historic Seventh Avenue homes including the Marston House and Gardens.

Its views include the harbor and ocean beyond, cityscape with Mexico further to the south, the mountain ranges in the east, the village of Hillcrest and Mt. Solidad to the north. The Del Prado is arguably San Diego's premier location.

*View to the South*

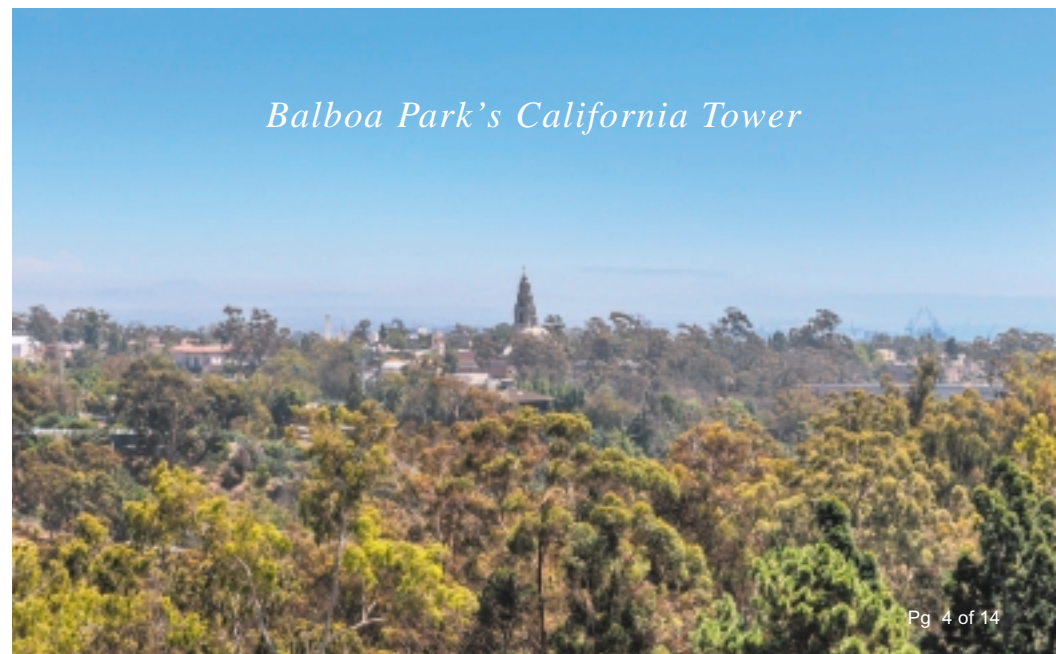


*San Diego Bay*



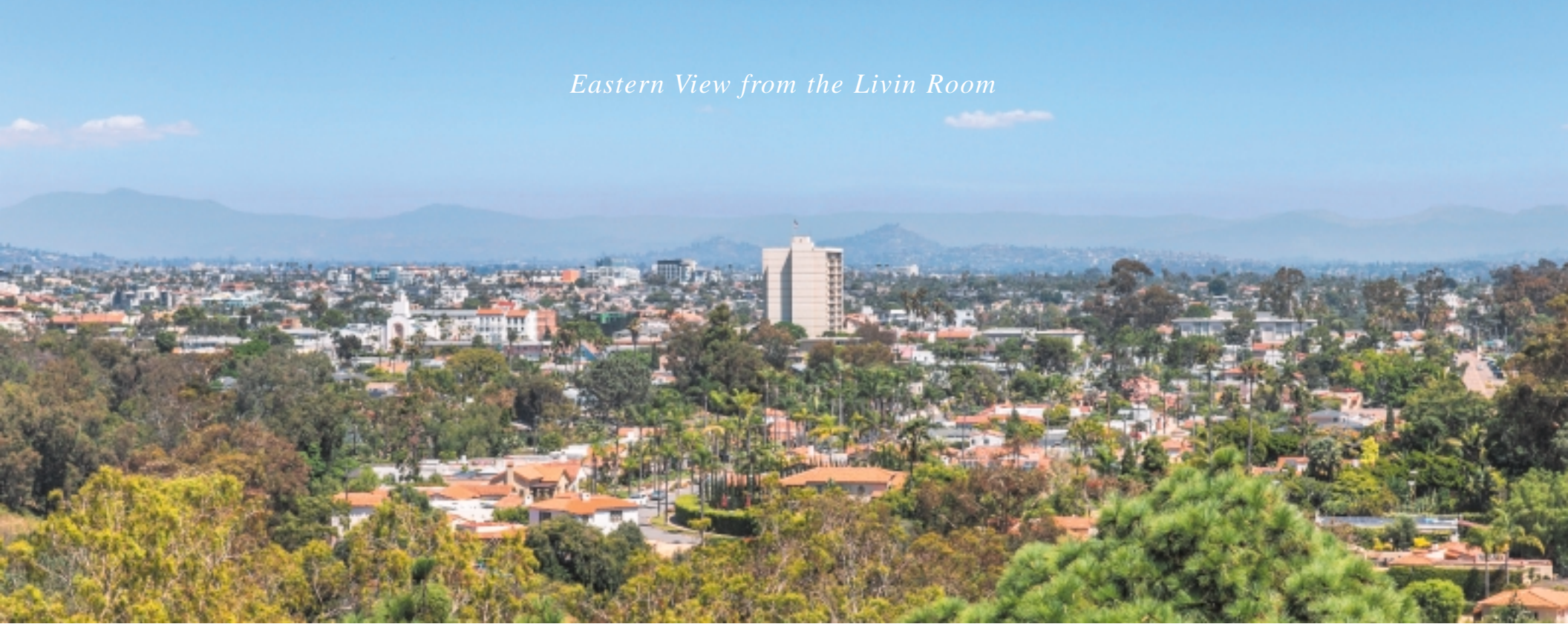


*View to the South East*



*Balboa Park's California Tower*

*Eastern View from the Livin Room*





*Eastern View from the Den*

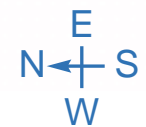
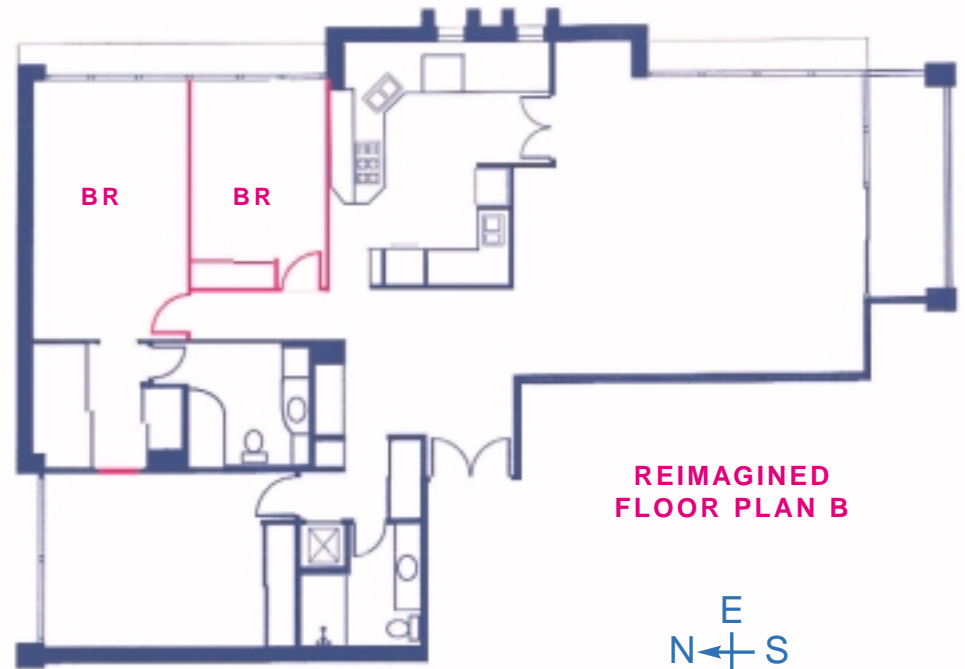
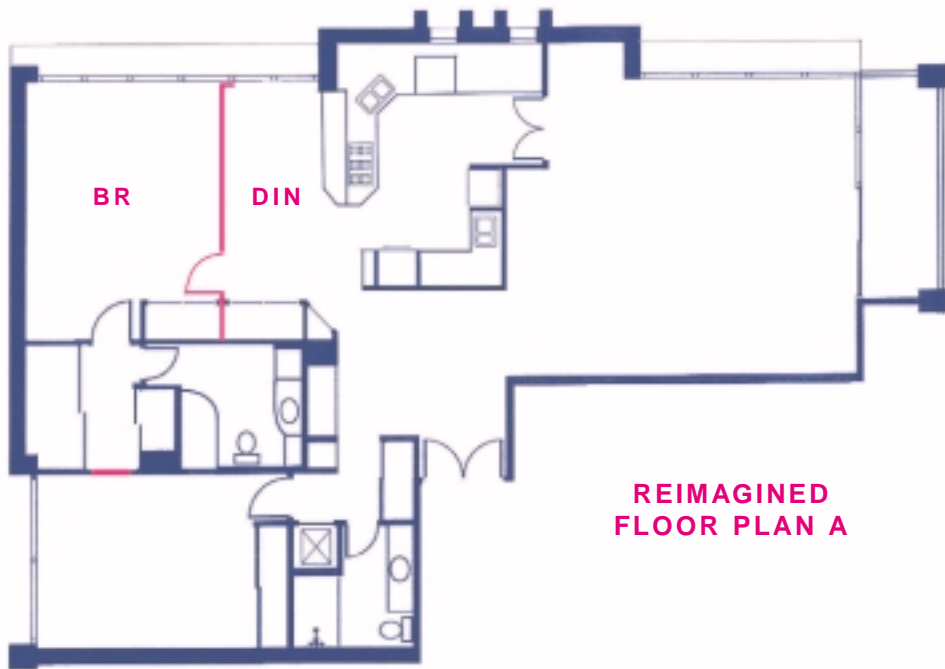
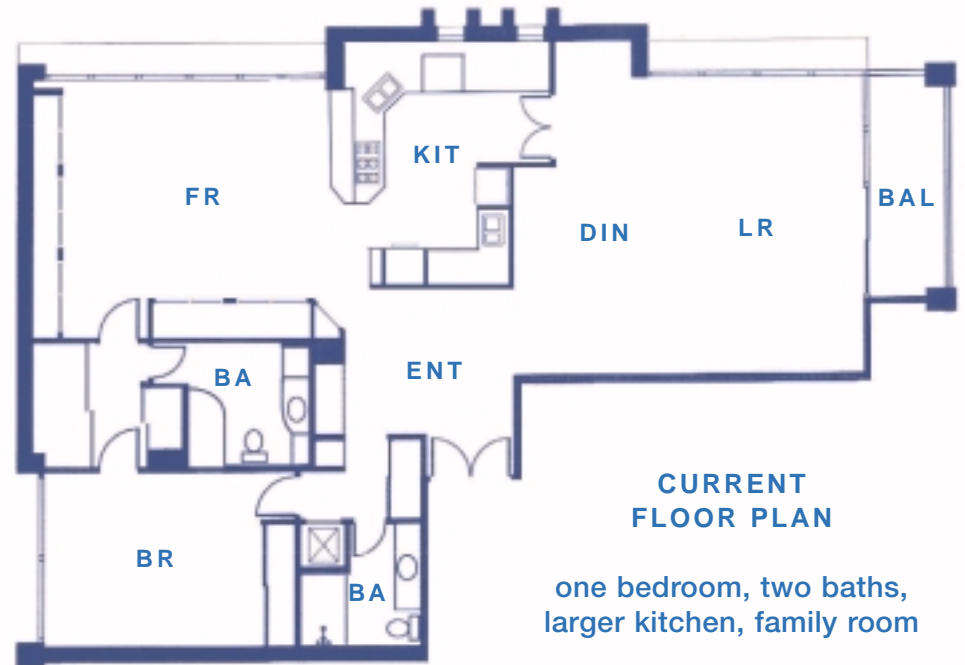
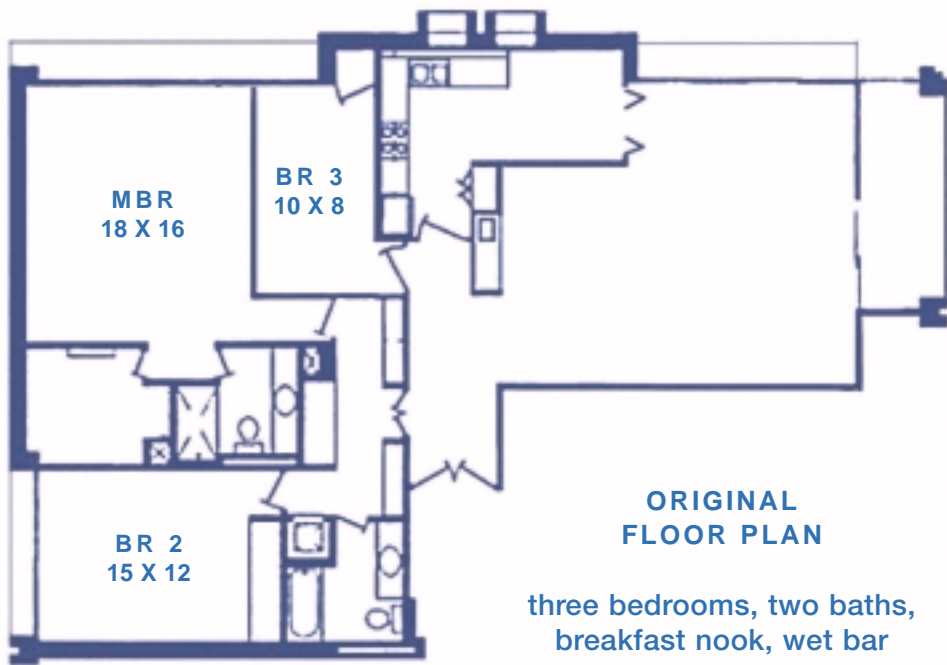


*North West View from the Bed Room*









These "reimagined" floor plans are graphic representations of design ideas not architectural renderings.



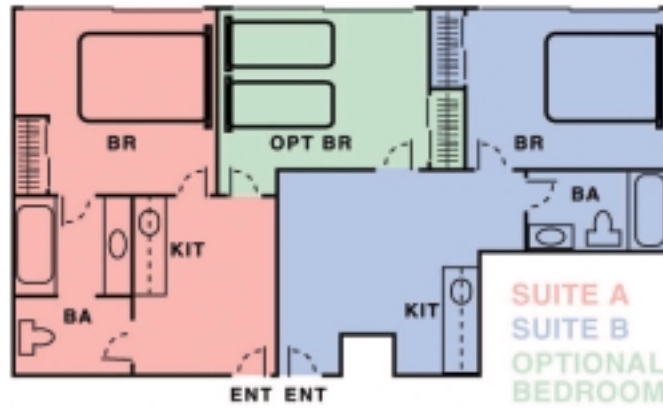
On San Diego's iconic Balboa Park and designed by the well-known architect William Krisel, The Del Prado is rich in amenities including a 24-hour attended lobby, an expansive common room with an adjacent balcony (both overlooking Balboa Park), catering kitchen, gym, sauna, library, guest suites, gated garage and storage lockers.

It enjoys a reputation for superb management and effective board leadership while maintaining competitive HOA fees. Given Historical Designation by the City it is approved for Mills Act tax relief status. The east side of the building is on Historic 7th Avenue with architecturally significant homes including the famed Marston House.





## THE DEL PRADO'S GUEST SUITES





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ADDITIONAL INFORMATION

City: San Diego      MLS: 230018075      LD: 9/14/23      Status: Active      Zip : 92103      Cross Street: 6th Avenue      Directions: 6th Avenue to Upas Street

GENERAL INFORMATION

APN: 452-430-27-36	Year Built: 1973	Lot Size: Common Int.	Topography: Level	Bldg Ent Level: 1	Unit Ent. Level: 11	Stories: 17
#of Units: 66	Roof: Composite	Sewer: Connected	Exterior: Stucco	Water Meter: on Prop.	Cooling: Forced	Heat: Forced
Laundry: Common	Floors: Tile/Carpet	Parking: 2 Side by Side	Pets: 35 lb Max	ESF: 1,768	Source of SF: Assessor Record	
Security: On Site Attend		HOA Fee: 1,243.00 per mo.				

ROOMS INFORMATION

Living Room: 21 X 20    Dining Room: COMBO    Family Room: 18 X 15    Kitchen: 15 X 12    Bed Room: 15 X 12

