

THE DEL PRADO

666 UPAS STREET, 1103

*What's the value of timeless quality, long honored
reputation and unmatched location?*

Some would say, "priceless."



Nearly fifty years ago, famed architect William Krisel envisioned a modern residential tower hosting spacious units, rich with building amenities and perched on the one spot where the views all around capture this gifted city's best.

Now considered a Mid-Century classic, the Del Prado is crowned with Historical Designation honors and the Mills Act potential saving. It remains one of San Diego's best high end values.



The Del Prado's Amenities Include:

- Gated Garage
- 24 Hour Lobby Attendant and Security
- Large Community Room with Caterer's Kitchen, Large Balcony, Dance Floor
- Sauna
- Exercise Room
- Library
- Guest Suites with Kitchenettes
- Storage Lockers
- On-Site Management Office

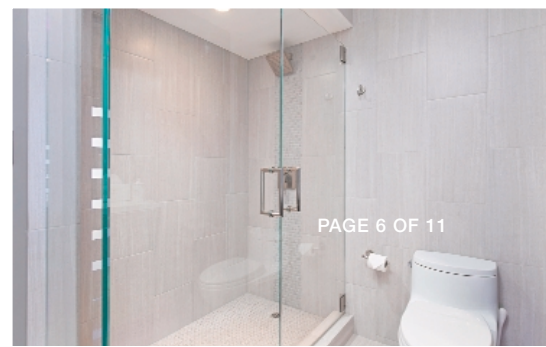


UNIT 1103 Reflects All of the Del Prado's Potential Amplified!

Nothing was spared in the elegance of the décor or the quality of craftsmanship.

From the graceful foyer into the great space with a wall of windows framing sea to mountain tops one is embraced in luxury while enjoying a view on the world.







RECENT UPGRADES – THE DEL PRADO'S UNIT 1103:

The current owners took a once graceful home and updated and recreated the space into a contemporary jewel – note both the work and the quality of the improvements.

- All existing flooring, cabinets, doors and fixtures were removed.
- Bathrooms were brought down to studs and refinished.
- Wall in kitchen removed and electrical rerouted. Kitchen refigured.
- Heat ducting in hallway upgraded.
- Wall in den modified.
- Custom soffits built kitchen, living room, den, bedrooms.

MATERIALS:

- White Macauba matching Quartzite slabs
- Modul Studio modern cabinets
- Pentax Quartz slabs
- Modern Limestone chocolate polished porcelain floor tiles
- Gold onyx custom backlit
- Modern interior doors with frosted glass
- European Tile Art Vanadium natural kitchen back walls
- Custom mirroring main and bedroom balcony
- Legrand switch's and receptacles
- Custom pivoting glass master shower
- Two U-line beverage centers
- Jen-air drawer microwave
- Kitchen aid appliances
- Toto toilets
- Bali roller shades
- 4" recessed halo lighting

VALUE ADDED FEATURES:

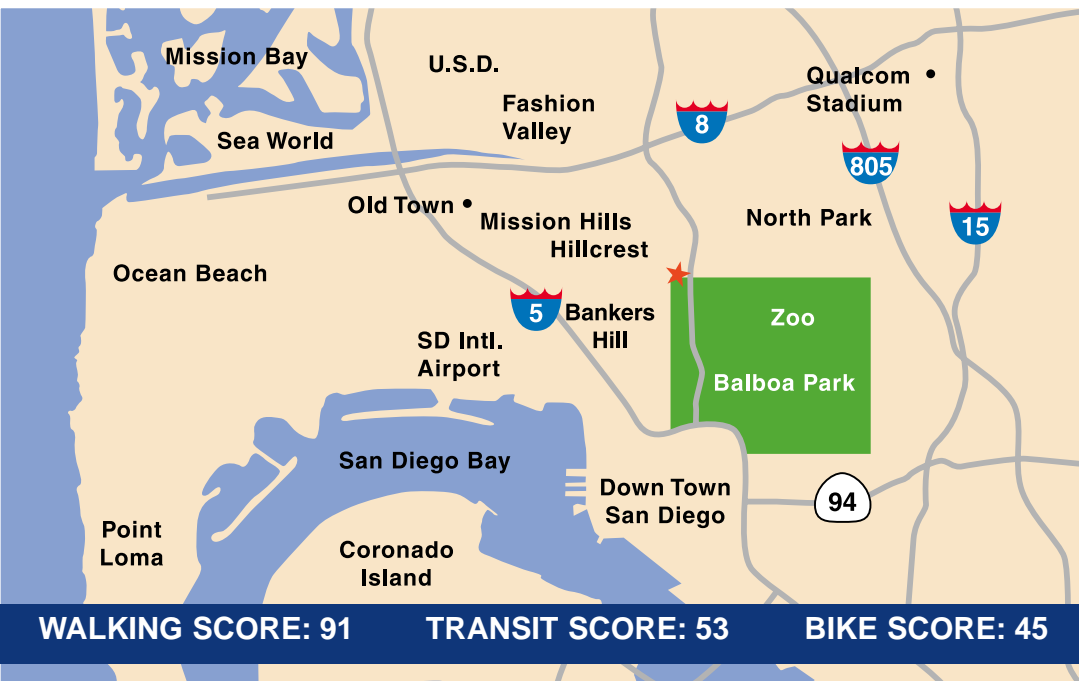
At \$848 a month, one of the best HOA deals in town for a building of this quality and services; potential significant real estate tax saving via Mills Act classification; aggressive HOA building maintenance; attended lobby 24/7 and full time building superintendent and HOA administrator on the premises during the work week.

RECENT BUILDING UPGRADES:

- Installed energy efficient main water pumping system
- Performed major maintenance on roof
- Building got approved as a historical monument
- New building entrance paving with bricks.
- Painted outside of building
- Installed security monitoring camera system.
- Upgraded and expanded fob controlled entrances.
- Replaced garage entrance doors for all garages.
- Upgraded building roof structures for accessing building outside for maintenance, per OSHA standards and instituted annual service program

Prepared by: Jim Greer Information is believed to be reliable, but not guaranteed.





Location, Location, Location!

Often described as San Diego's "Crown Jewel," Balboa Park serves as the Del Prado's front yard.

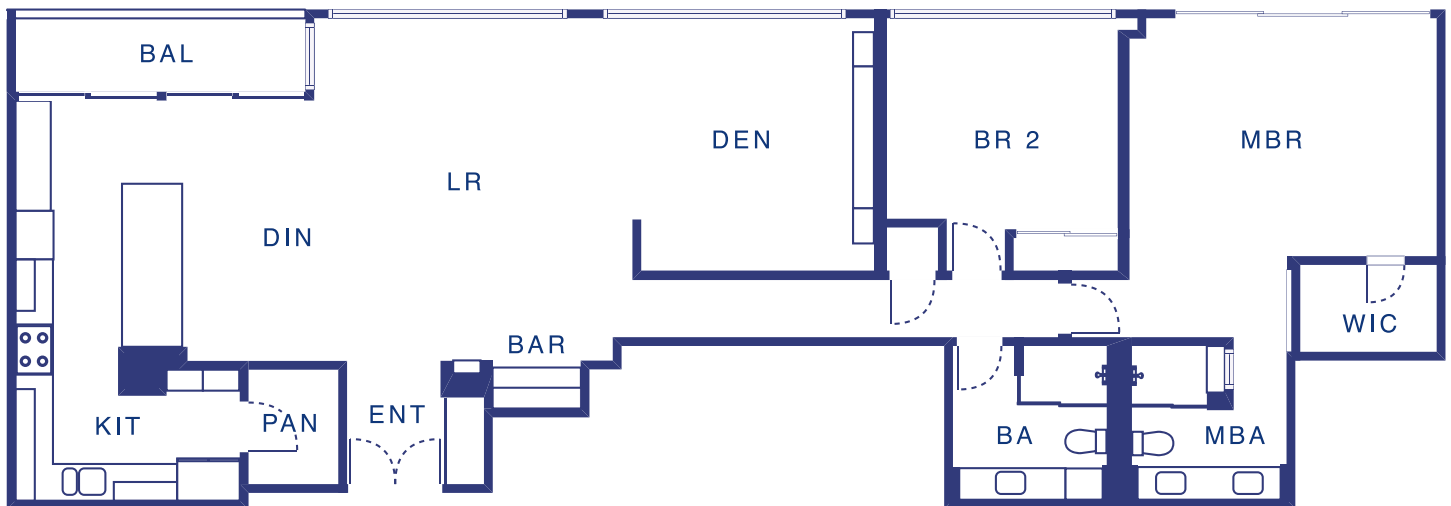
The Del Prado is located in the vibrant community of Hillcrest that is loaded with many popular shops, restaurants, clubs and entertainment venues within walking distance.

The adjoining communities and destinations are a great asset to the Del Prado. To the West are the

historic communities of Bankers Hill and Little Italy with the San Diego Airport, the San Diego Harbor, North Island, Point Loma and Ocean Beach beyond. Moments to the South are The East Village, the Gaslamp District and Downtown San Diego. The popular neighborhoods of North Park and South Park are just across the park to the East. To the North is the Mission Hills Neighborhood and the upscale malls of Mission Valley. Farther afield, yet minutes away, you find La Jolla, Torrey Pines, Del Mar, Rancho Santa Fe and Fairbanks Ranch Escondido and Temecula.



visit delpradointhepark.com
for more information



ADDITIONAL INFORMATION

City: San Diego MLS #: 200028898 Status: Active Zip : 92103
Map Code: 1269 A6 Cross Street: 6th Avenue Directions: 6th Avenue to Upas Street

GENERAL INFORMATION

APN: 452-430-27-40	Year Built: 1973	Lot Size: Common Int.	Stories: 17	Topography: Level
# of Units: 66	Bldg Ent Level: 1	Unit Ent. Level: 11	Floors: Tile	Roof: Composite
Sewer: Connected	Exterior: Stucco	Water Meter: on Prop.	Cooling: Forced	Heat: Forced
Laundry: Common	Parking: 2 Spaces	Pets: 35 lb Max	Security: On Site Attend.	HOA Fee: 848.00 per mo.
ESF: 1,697	Source of SF: Assessor Record			

ROOMS INFORMATION

LR: 22 X 17 DIN: 15 X 10 KIT: 13 X 5 MBR: 17 X 13, BR 2: 13 X 11 DEN: 13 X 11



COLDWELL BANKER
WEST

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THE DEL PRADO VALUE

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ADDRESS	BR/BA	E.S.F.	COE	SALE PRICE	PER S.F.	HOA FEE
666 UPAS #1103	2/2	1,697	ACTIVE	\$1,275,000	\$751.32	\$848.00

SELECTED SALES COMPARABLES AS OF 6/21/21

	ADDRESS	BR/BA	E.S.F.	COE	SALE PRICE	PER S.F.	HOA FEE
	VUE ON 5TH 2665 5th Ave #307	2/2.5	1,627	8/26/19	\$1,147,777	\$705.46	\$671.00
	41 WEST 2604 5th Ave #505	2/2	1,422	3/19/20	\$1,250,000	\$879.04	\$1,279.00
	PARK, BANKERS HILL 2855 5th Ave #401	2/2	1,875	1/9/20	\$1,399,500	\$746.40	\$1,542.17
	THE CORAL TREE 3060 6th Ave #4	2/2	1,788	1/24/20	\$1,350,000	\$755.03	\$949.00
	THE ALICANTE 475 Redwood St #606	2/2	1,604	10/8/19	\$1,550,000	\$966.33	\$680.00
AVERAGE		2/2	1,663		\$1,339,455	\$810.45	\$1,024.23

All statistics are from SDMLS, the San Diego County multiple listing service (MLS) and are believed to be accurate. They represent properties listed or sold by various brokers.