



REAL ESTATE SERVICES

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VOIT DIRECTS A \$6.2M SALE IN THE DISTRESSED DOWNTOWN SAN DIEGO OFFICE MARKET

San Diego, CA (December 31, 2025) – Voit Real Estate Services is proud to announce the \$6,200,000 sale of the 29,189-square-foot office building at 2250 Fourth Avenue in San Diego's Bunker Hill neighborhood. Brandon Keith, Senior Vice President and Partner of the San Diego office, represented the seller, HDSI II San Diego REO LLC, dba Secured Debt Investments. Vice President Christopher Moussa represented the buyer, Kitchens for Good, a non-profit organization based in San Diego.

Secured Debt Investments, based out of Coral Gables, Florida, is a boutique asset management firm that purchases distressed loans nationwide. Secured Debt purchased the distressed loan on 2250 Fourth Avenue from California Bank & Trust in 2023 and foreclosed on the property in April of 2024. Voit was then retained to sell the greater downtown San Diego office market property. Keith successfully positioned the asset as an owner/user opportunity and secured a buyer despite a very challenging downtown office market.

The property, serving as the new corporate headquarters for Kitchens for Good, will enable the company to scale its current programs, including culinary apprenticeships, meal contracts, and micro-enterprises. With the larger campus, the company intends to expand its services and build a commercial kitchen for job training, as well as additional classroom and meeting spaces, according to Moussa.

"2250 Fourth Avenue will provide a permanent home for Kitchens for Good to continue and expand the important work they do through their apprenticeship programs. This property will create a pathway for financial stability and self-sufficiency for the organization," shared Moussa."



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About Kitchens for Good

Kitchens for Good offers California State-Certified apprenticeship training in Culinary Arts, Baking, and Customer Service designed to help individuals facing barriers to employment gain the skills needed to create sustainable careers. Their tuition-free apprenticeship training programs provide hands-on training and expert instruction from experienced chefs.

About Secured Debt Investments

Secured Debt Investments is an emerging investment management firm established in 2009 for the purpose of purchasing distressed commercial real estate loans and properties across the United States. With over 25 years of experience, SDI team members bring vast knowledge across an array of disciplines, including management, finance, capital markets, acquisitions, law, development, sales and leasing. SDI applies its financial resources, expertise, and innovative thinking to create attractive risk-adjusted returns to our capital partners and to assist our operating partners to overcome financial challenges. Since inception, SDI has acquired and actively managed over 80 assets across 22 states and multiple property types. SDI administers two investment funds and several separately managed accounts. SDI has realized an average Gross IRR of ~25% on its investments.

About Voit Real Estate Services

Voit Real Estate Services is a privately held, broker-owned Southern California commercial real estate firm that provides strategic property solutions tailored to clients' needs. Throughout its more than 50-year history, the firm has completed in excess of \$64.1 billion in brokerage transactions encompassing more than 58,250 brokerage deals. Voit's unmatched expertise in Southern California brokerage, investment advisory, financial analysis, and market research enables the firm to provide clients with forward-looking strategies that create value for a wide range of assets and portfolios. Further information is available at www.voitco.com.

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