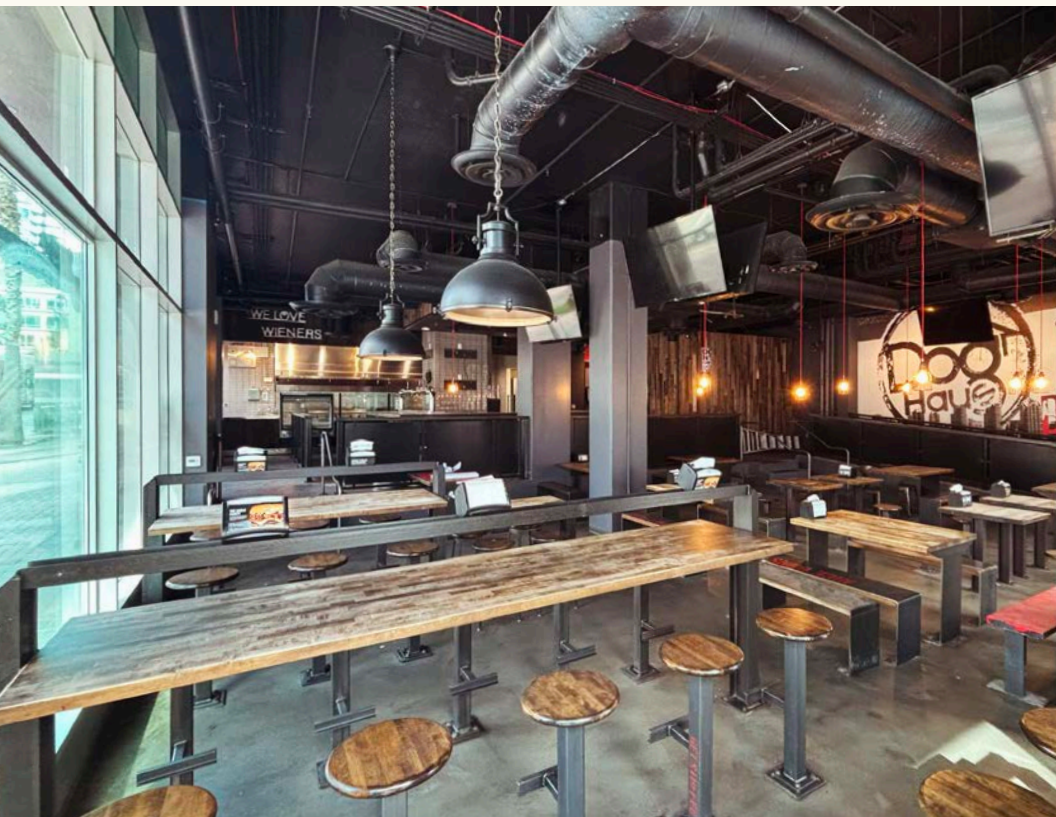# 2nd Gen. Restaurant for Lease

929 NINTH AVE
SAN DIEGO, 92101

±5,700 SF Plus Patio

HARD CORNER ON 9TH & BROADWAY
FACING BROADWAY CORRIDOR

9TH & BROADWAY
PROPERTY HIGHLIGHTS

—

SITUATED NEAR A PUBLIC PARKING LOT
WITH MORE THAN 50 PARKING SPACES

IDEALLY LOCATED BETWEEN THE
BROADWAY CORRIDOR, WITH HIGH DAYTIME
POPULATION, AND THE EAST VILLAGE, WITH
DENSE RESIDENTIAL

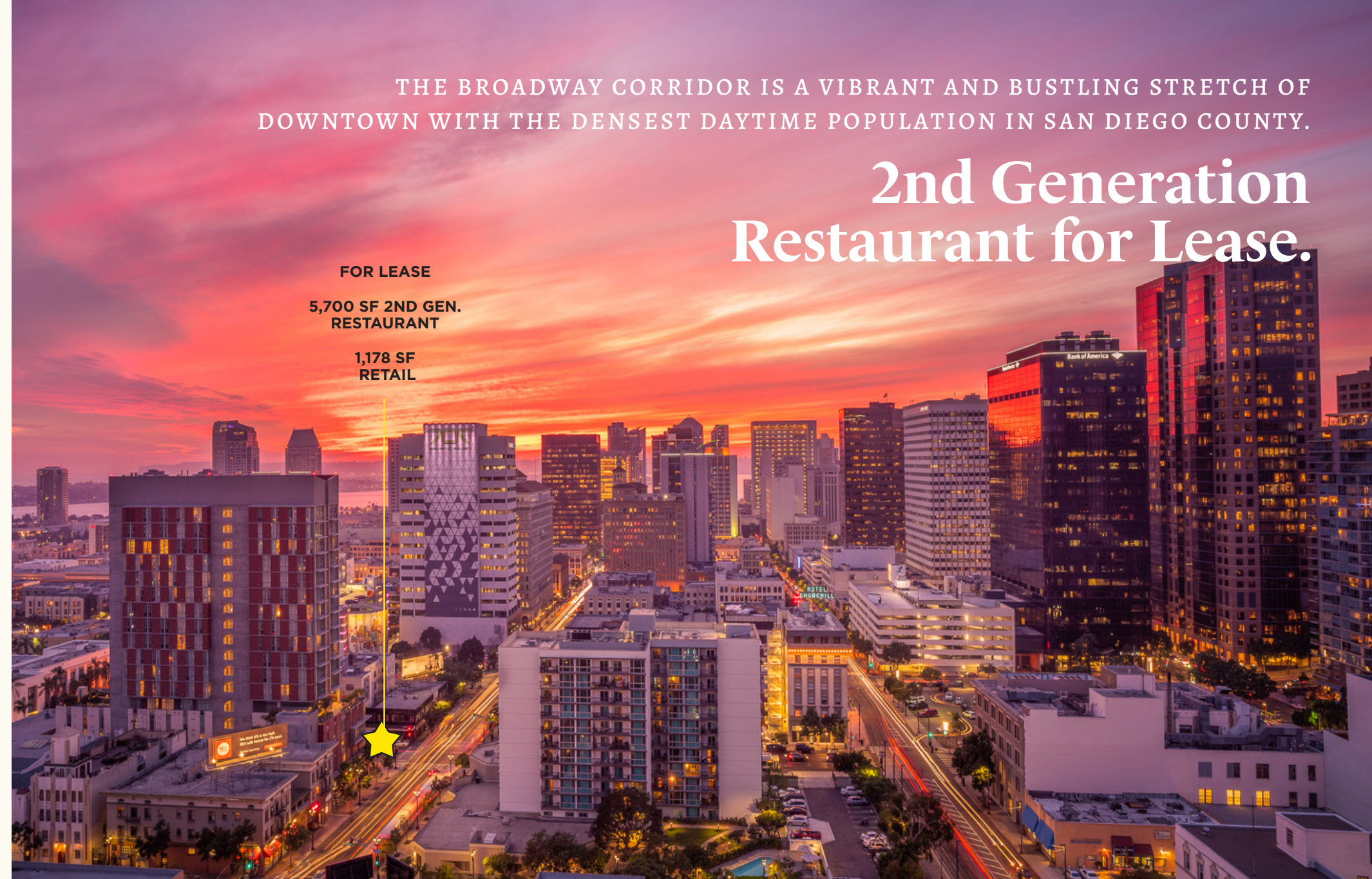ADJACENT TO 800 BROADWAY, A 400-UNIT
RESIDENTIAL TOWER

THE BROADWAY CORRIDOR IS A VIBRANT AND BUSTLING STRETCH OF
DOWNTOWN WITH THE DENSEST DAYTIME POPULATION IN SAN DIEGO COUNTY.

2nd Generation
Restaurant for Lease.

FOR LEASE

**5,700 SF 2ND GEN.
RESTAURANT**

**1,178 SF
RETAIL**

Andrew Shemirani
andrew@upgsocal.com
Lic No 02038814

Pasquale Ioele
pasquale@upgsocal.com
Lic No 01488187

**UPG URBAN
PROPERTY
GROUP** *Est. 1989*

Neighborhood Highlights

±2,370 residential units, ±1.4M SF of office and ±851 hotel rooms within 4 blocks

Below Celadon Residential Tower with 250 units

Area tenants include Hodad's, Pokez Mexican, Tajima Ramen, and Best Damn Beer Shop.

Easy access to the 163, 5 and 94 freeways

Blocks from San Diego City College with 18,000 students

Prime Location with Easy Freeway Access

AN IDEAL LOCATION IN DOWNTOWN SAN DIEGO, STRATEGICALLY POSITIONED WITH EASY ACCESS TO THE I-5, 163 HWY, AND I-94.

THIS LOCATION ATTRACTS LOCALS, RESIDENTS FROM NEIGHBORING TOWERS, AND FACES THE BUSTLING BROADWAY COORIDOR.

0.5 MILES TO I-5 NORTH ON-RAMP
0.7 MILES TO I-94 EAST ON-RAMP
3 MILES TO SAN DIEGO INTERNATIONAL AIRPORT
0.8 MILES TO BALBOA PARK

Map labels

San Diego River
Lake Murray
Pacific Beach
INTERSTATE 15
Linda Vista
Mission Valley
Mission Bay Park
INTERSTATE 8
Old Town
Midway/Pacific Highway
Uptown
163
Greater North Park
Ocean Beach
San Diego Intern. Airport
INTERSTATE 5
Balboa Park
INTERSTATE 805
Greater Golden Hill
Downtown
94
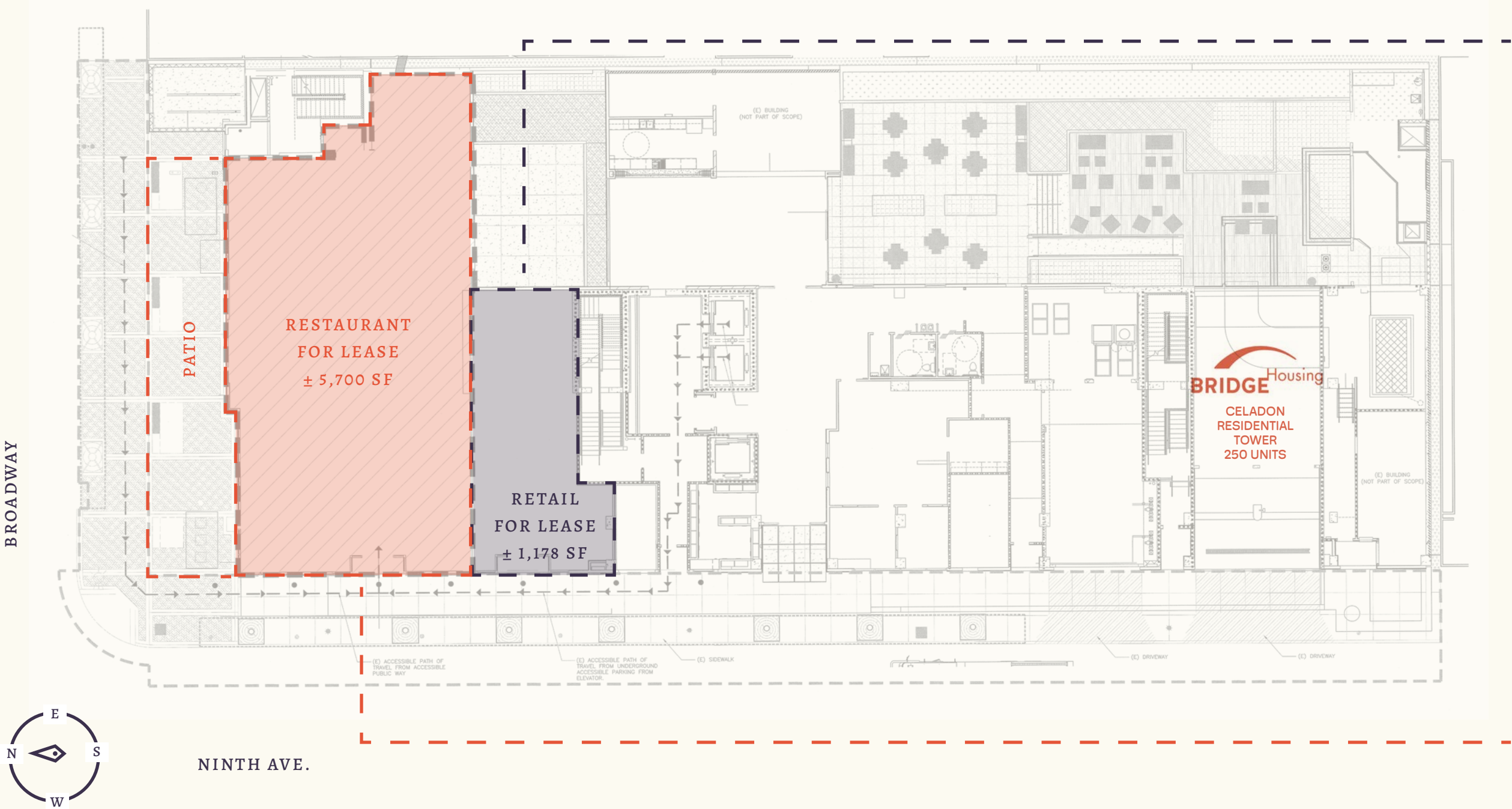Barrio Logan
INTERSTATE 805

Site Plan

929 Ninth Ave, San Diego, CA 92101

±5,700 SF 2nd Generation Restaurant Space for Lease

Large Outdoor Patio

Hard Corner of Ninth Ave. and Broadway

Kitchen Equipment Available

BROADWAY

PATIO

RESTAURANT
FOR LEASE
± 5,700 SF

RETAIL
FOR LEASE
± 1,178 SF

BRIDGE Housing

CELADON
RESIDENTIAL
TOWER
250 UNITS

NINTH AVE.

LEGEND - AREA TENANTS
DOWNTOWN SAN DIEGO

- Restaurants
- Entertainment
- Breweries & Pubs
- Hotels
- Coffee / Dessert / Juice
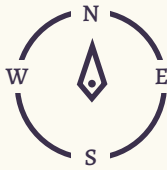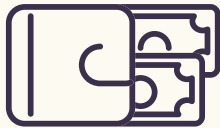- Shopping & Services
- Fitness
- Public Transit

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	57,628	204,900	505,006
DAYTIME POPULATION	89,880	202,688	425,179
AVERAGE HH INCOME	$108,843	$127,140	$120,483
MEDIAN AGE	37.6	36.1	34.5

±35M
ANNUAL VISITORS TO SAN DIEGO

±37K
RESIDENTS LIVE IN DOWNTOWN

±10.4B
VISITOR SPENDING IN SAN DIEGO

Downtown San Diego

SAN DIEGO CONVENTION CENTER
POINT LOMA
SEAPORT VILLAGE
WATERFRONT PARK
PETCO PARK
CORONADO
LITTLE ITALY
EAST VILLAGE
9TH & BROADWAY
SAN DIEGO CITY COLLEGE

INTERSTATE 94
INTERSTATE 5 CALIFORNIA
163

SAN DIEGO CITY COLLEGE
18,000 Students
1,300 Faculty and Staff

Cruise Ship Terminals

Broadway Pier

Freedom Park

USS Midway Museum
Annual Visitors 1.4 M

Wyndham SD Bayside 600 Rooms

InterContinental Hotels & Resorts 400 Rooms

Manchester Hotel 1,035 RMs

RaDD Offices 1.6M SF

RaDD U.S. Navy Headquarter 373,000 SF

RaDD Retail 30,000 SF

THE HEADQUARTERS AT SEAPORT

Manchester Grand Hyatt 1,628 Rooms

Seaport Village 2,058 Rooms

Seaport Village 145,000 SF

Marriott Hotel 1,360 Rooms

SEAPORT VILLAGE

SAN DIEGO convention center

The Rady Shell at Jacobs Park
San Diego Symphony

petco park

AREA USE MAP

- **HOTELS**
- **MULTI-FAMILY**
- **OFFICE**
- **SCHOOL / GOVERNMENT**
- **TROLLEY**
- **UNDER CONSTRUCTION / PLANNED**

HARBOR DR
PACIFIC HWY
KETTNER BLVD
INDIA ST
COLUMBIA ST
STATE ST
UNION ST
FRONT ST
FIRST AVE
2ND AVE
3RD AVE
FOURTH AVE
FIFTH AVE
SIXTH AVE
SEVENTH AVE
EIGHTH AVE
NINTH AVE

ASH ST
A ST
B ST
BROADWAY
C ST
E ST
F ST
G ST
MARKET ST
ISLAND AVE
J ST
K ST
L ST

Gaslamp Quarter

San Diego Train Station

Civic Center 594,921 SF

Harbor Dr

N W E S

URBAN PROPERTY GROUP *est. 1989*

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Famous
DOGS · SAUSAGES · BURGERS