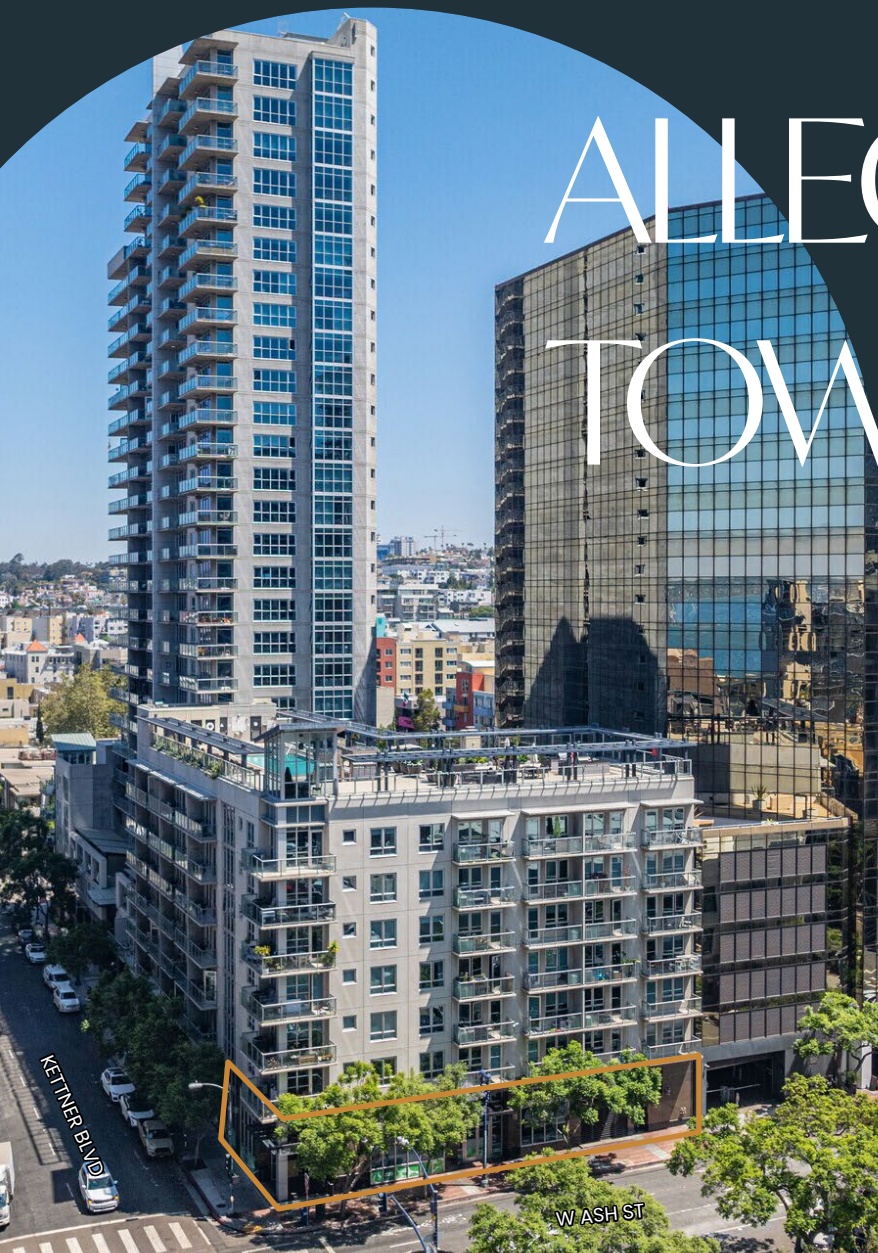


# ALLEGRO TOWERS

HIGH PROFILE  
LITTLE ITALY  
CORNER RETAIL  
FOR LEASE



1411 KETTNER BLVD, SAN DIEGO, CA 92101

±9,573 SF





# THE PLACE TO BE

#2 IN THE U.S. AMONG  
“BEST LITTLE ITALY  
NEIGHBORHOODS”

TRAVEL+  
LEISURE

## UNMATCHED DENSITY AND DESIRABILITY

Little Italy is San Diego’s premier live-work-play district, known for its high-income residents, vibrant streets, and strong year-round demand. With average household incomes above \$125K and occupancy over 95%, it remains one of the city’s most successful submarkets.

## UNRIVALED FOOT TRAFFIC AND VISIBILITY

Drawing more than 3M annual visitors, Little Italy stays active day and night. Piazza della Famiglia anchors a lineup of top restaurants — ensuring constant pedestrian activity and strong visibility for retailers.

## TRANSPORTATION & CONNECTIVITY

Positioned between Downtown, the waterfront, and the airport, Little Italy offers direct access to I-5, the Santa Fe Depot, and major highways, creating unmatched regional convenience for residents and visitors.

## RETAIL ENVIRONMENT & CO-TENANCY

Home to boutique shops, award-winning restaurants, and national brands, Little Italy offers a curated mix of tenants that draws a diverse and loyal customer base. Large retail spaces are rare and highly sought after, benefiting from consistent demand and a strong neighborhood identity.

## DEVELOPMENT PIPELINE & MARKET GROWTH

Thousands of new residential units are fueling continued growth. As Downtown’s population surpasses 40,000, Little Italy remains its most stable, high-performing retail district.

9,800<sup>+</sup>  
Existing Units  
*within 0.5 mi.*

2,000<sup>+</sup>  
Units Coming Soon  
*within 0.5 mi.*

3M<sup>+</sup>  
Annual Visitors  
*to Little Italy*



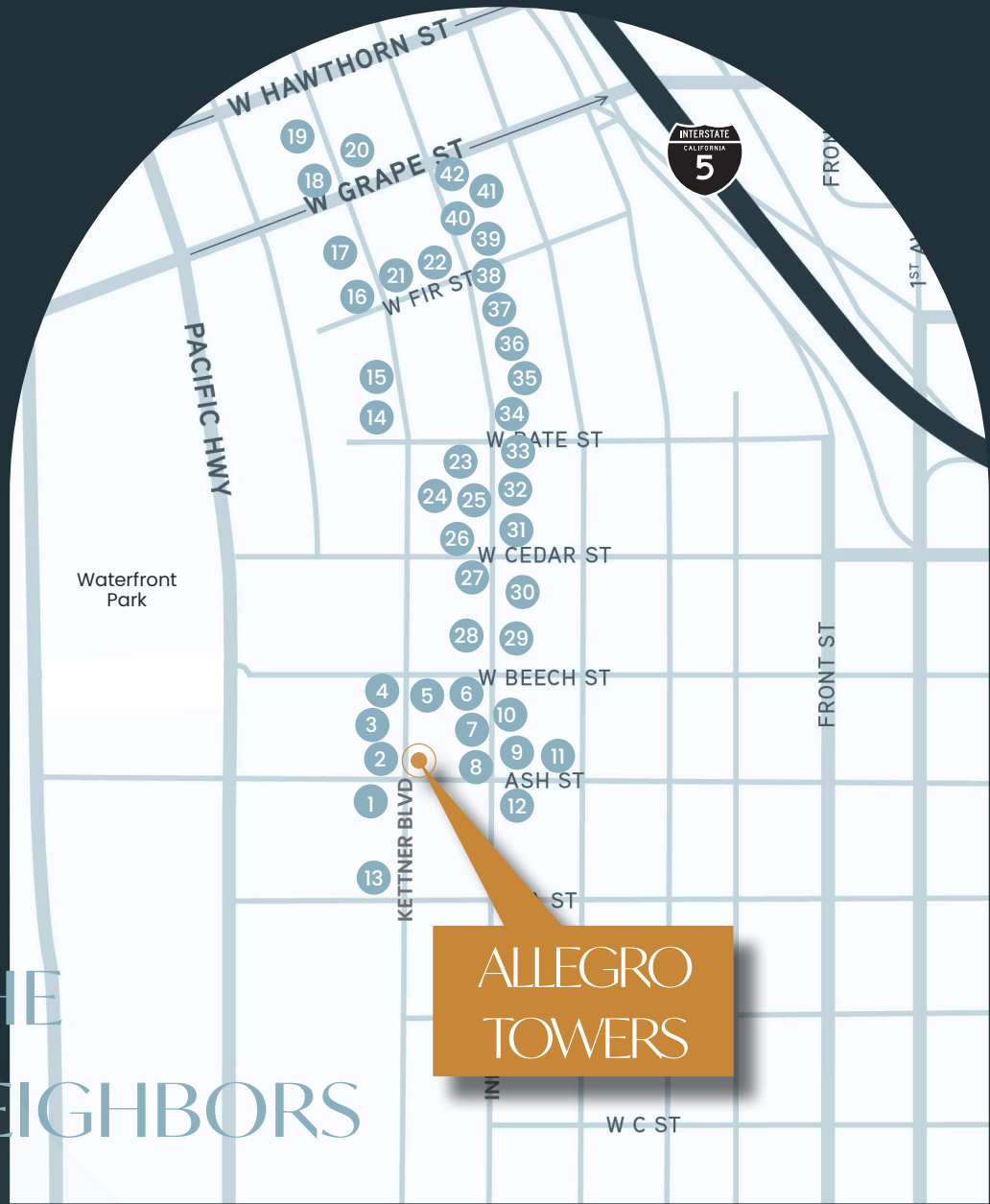
1411 KETTNER BLVD, SAN DIEGO, CA 92101







# THE NEIGHBORS



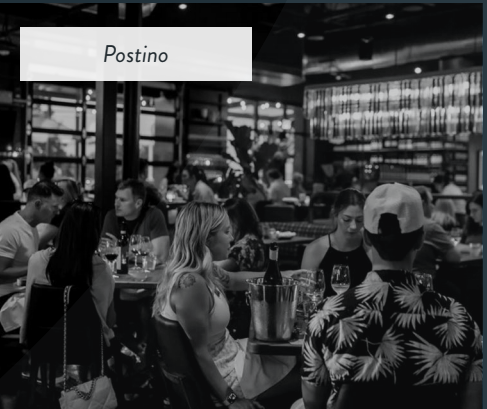
- |                           |                           |
|---------------------------|---------------------------|
| 1 Salt Vault              | 22 Bencotto               |
| 2 Bird Rock Coffee        | 23 Salt & Straw           |
| 3 Core Power Yoga         | 24 Ironside               |
| 4 King & Queen Cantina    | 25 Sorrento Ristorante    |
| 5 Craft & Commerce        | 26 Crudo Ceviche          |
| 6 False Idol              | 27 Bar One                |
| 7 Capri Cafe              | 28 Isola Pizza Bar        |
| 8 Petrini's               | 29 Nibble Chocolate       |
| 9 Choice Juicery          | 30 Quick Bites Cafe       |
| 10 Vinarius Wine Bar      | 31 Tazza D'Oro            |
| 11 Starbucks              | 32 Buon Appetito          |
| 12 Piedra Santa           | 33 Davanti Enoteca        |
| 13 Burgeon at the Arbor   | 34 Morning Glory          |
| 14 Pilates Room           | 35 Nonna & Zucchero       |
| 15 Bobbi Rocco            | 36 Mimmo's                |
| 16 Roman Wolves           | 37 Filippi's Pizza Grotto |
| 17 Barra Oliba            | 38 Civicio 1845           |
| 18 Rovino                 | 39 Born & Raised          |
| 19 Waterfront Bar & Grill | 40 Barbusa                |
| 20 Devil's Dozen          | 41 Lala                   |
| 21 Underbelly             | 42 Cloak & Petal          |



Roman Wolves



Herb & Wood



Postino



98  
Walkers Paradise



79  
Very Bikeable



80  
Excellent Transit



THERE'S SO MUCH  
TO DISCOVER



Coco Maya





# JOIN A DYNAMIC MIX OF LOCAL ICONS AND NATIONAL BRANDS!



Nestled in the center of Little Italy's thriving commercial district, this property is surrounded by the city's most recognized dining, entertainment, and lifestyle destinations. Independent artisans, trendsetting chefs, and local retailers draw consistent daily traffic from residents, tourists, and professionals, ensuring visibility and vibrancy year-round.



LALA



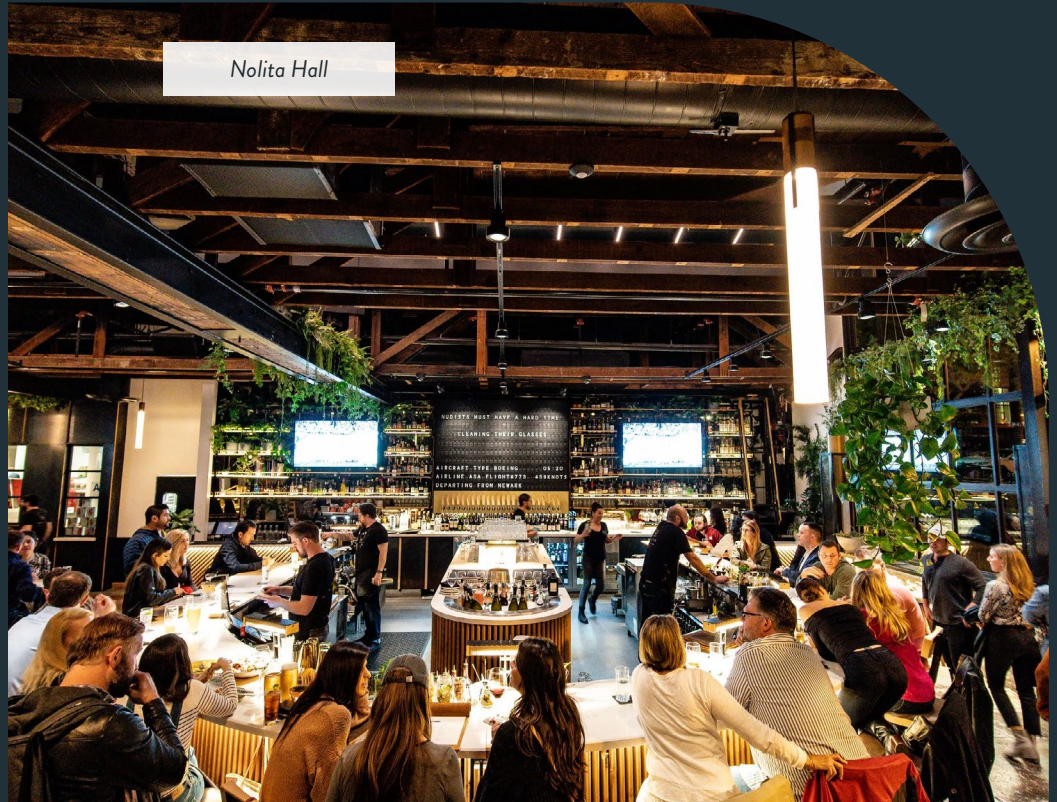
Helios Pilates



Morning Glory



Body Fit Training



Nolita Hall







4 Mins  
to I-5



6 Mins  
to Convention Center



6 Mins  
to SD Int'l Airport



7 Mins  
to Balboa Park



7 Mins  
to Petco Park



7 Mins  
to Gaslamp Quarter

Located in the heart of Little Italy, this address delivers exceptional connectivity to all of San Diego's key destinations. Whether heading to Petco Park, the Convention Center, the airport, or Mission Valley, getting there is effortless with nearby transit options, walkable routes, and convenient freeway access. With I-5 and SR-163 just moments away, downtown and the greater region are within easy reach. From work to play, this central location puts all of San Diego at your doorstep.



1411 KETTNER BLVD, SAN DIEGO, CA 92101

CONVENIENT CONNECTIVITY



ALLEGRO  
TOWERS



# DISCOVER LITTLE ITALY



1411 KETTNER BLVD, SAN DIEGO, CA 92101

## DINE

A culinary destination where authentic Italian trattorias, modern coastal kitchens, and chef-driven eateries line every block. From handmade pasta to rooftop cocktails, each restaurant delivers a taste of San Diego’s most celebrated dining scene.

## PLAY

Bursting with art, music, and culture, Little Italy hosts lively markets, outdoor concerts, and street festivals year-round. Visitors explore boutique shops, galleries, and public plazas that blend Old World charm with modern San Diego energy.

## STAY


Chic boutique hotels and luxury accommodations place guests steps away from the city’s best food, entertainment, and waterfront views. Every stay captures the warmth, walkability, and vibrancy that define Little Italy’s coastal lifestyle.



  
**94,442**  
Population

  
**\$110,612**  
Avg. Household Income

  
**\$1.5B**  
Consumer Spending

  
**110,145**  
Employees

**20<sup>+</sup>**  
ANNUAL EVENTS

- Summer Sera
- Taste of Little Italy
- Marine Band Summer Concert
- State of the Neighborhood
- Little Italy Mercado (Every Saturday)
- Summer Film Festival
- Trick-or-Treat on India Street
- Galbani Bella Vita Fest
- Summer Film Festival
- Art Walk
- Small Business Season
- Mystery Scavenger Hunt
- Outdoor Escape Room
- Little Italy Fiesta
- Tree Lighting & Christmas Village
- Sicilian Festival

*\*Partial List*





# DISCOVER DOWNTOWN

The heartbeat of every city lives in its downtown, and San Diego is no exception. Located only minutes from the airport, San Diego's thriving urban center offers an abundance of options for accommodations, activities, dining and cultural attractions, all easily accessible by foot, bike, car or public transportation.

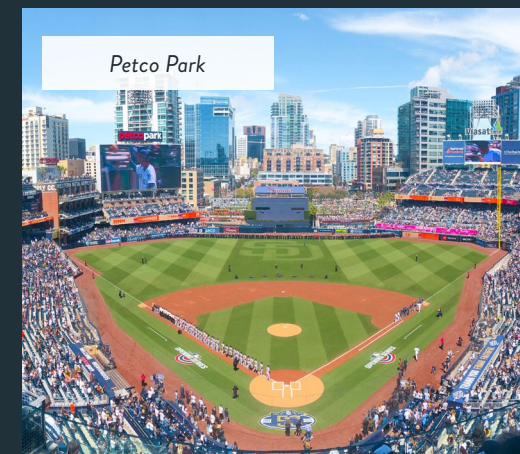
*San Diego is a shared embrace of an easy, breezy Southern California casualness.*

**The  
New York  
Times**

32M  
Annual visitors  
to San Diego

32,000+  
Units  
Under construction & proposed

\$14.6B  
Contributions from visitors every  
year to San Diego's economy



# 2ND Largest City in CA



📍 1411 KETTNER BLVD, SAN DIEGO, CA 92101



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# ALLEGRO TOWERS

