



ADDING VIBRANCY TO

Park & Market

THE EAST VILLAGE.

**FLOCKE &
AVOYER**
Commercial Real Estate

The Opportunity

Retail and restaurant opportunities at East Village's newest development: *Park & Market*

- **Remmen House:**
 - ±5,000 SF restaurant opportunity
 - Restored 2-story historic freestanding building
 - On the corner of Park Blvd. & G Street
- **Retail Opportunities**
 - ±1,600 SF & ±1,400 SF retail spaces
 - Opportunity for roof-top event/use space
 - Fronting Park Blvd and adjacent to the new UCSD extension campus
- Situated below 426 apartment units
- Adjacent to UCSD's new 66,000 SF extension campus
- Close proximity to the trolley station, with construction currently underway on a coastal extension line reaching La Jolla and terminating at Westfield UTC



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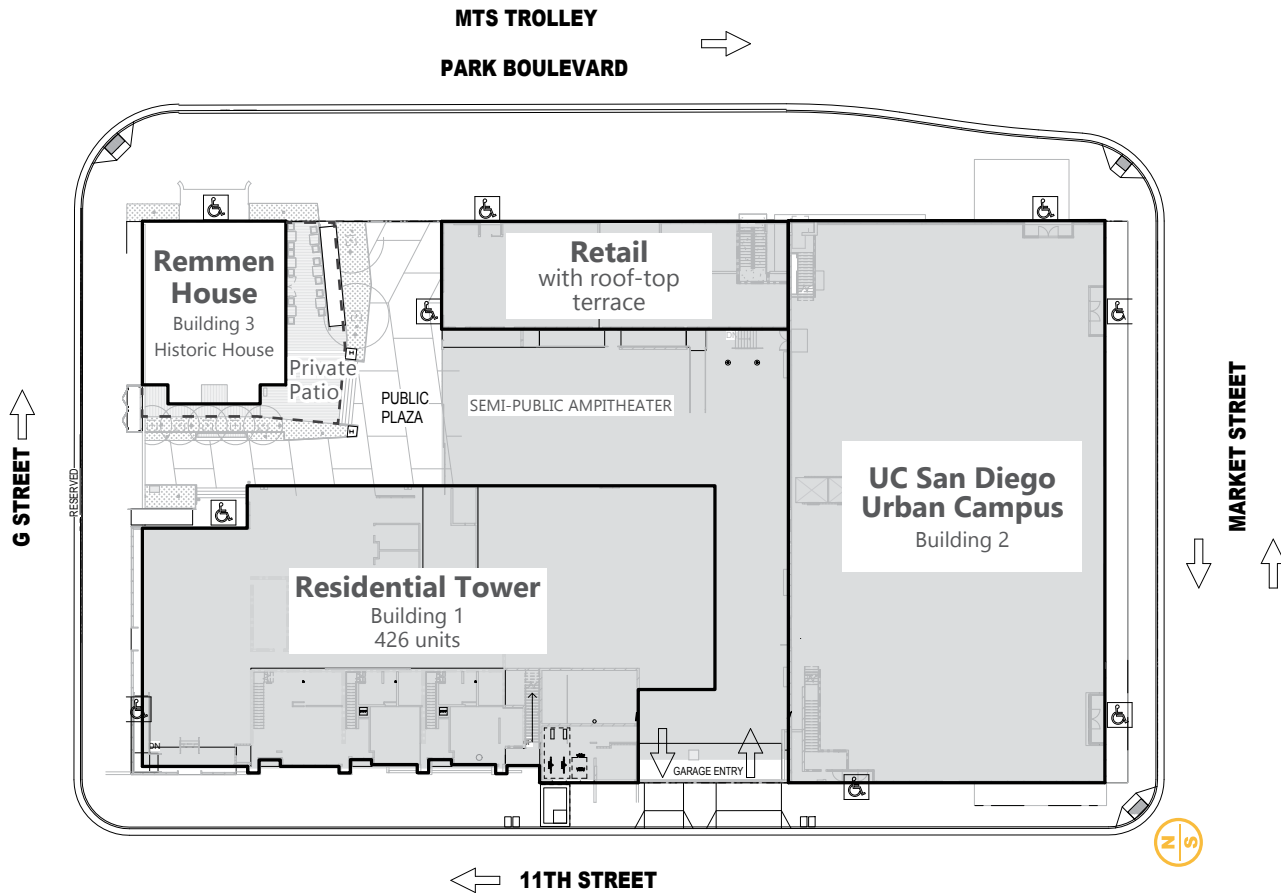
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*Disclaimers



Located in the heart of the East Village, *Park & Market* is sure to be Downtown's newest hub for local residents & students to unwind or socialize. The development's outdoor features, highlighted by an outdoor amphitheater & event space, are designed to activate and connect the retail with the rest of the project.

The Project

The Remmen House

Built in 1907, San Diego's historical Remmen Building is a two-story Craftsman house with Neo-Classical features. The house fronts Park Blvd and has been programmed for a restaurant user. Adjacent to the Remmen House is a raised outdoor dining patio deck for the tenant's exclusive use.

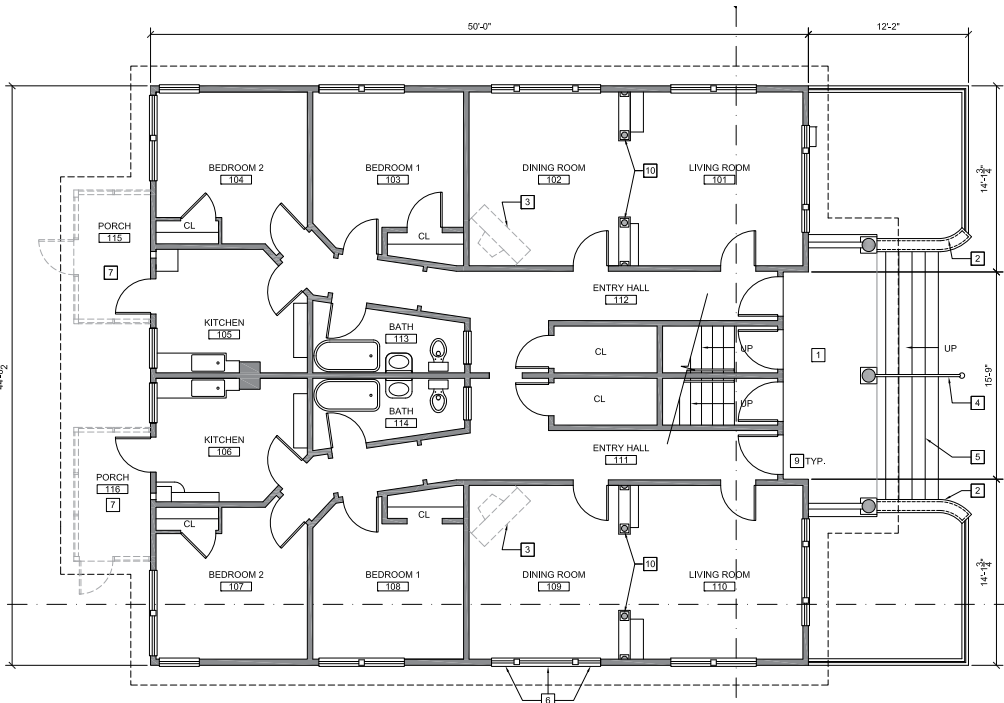




Remmen House Site Plan

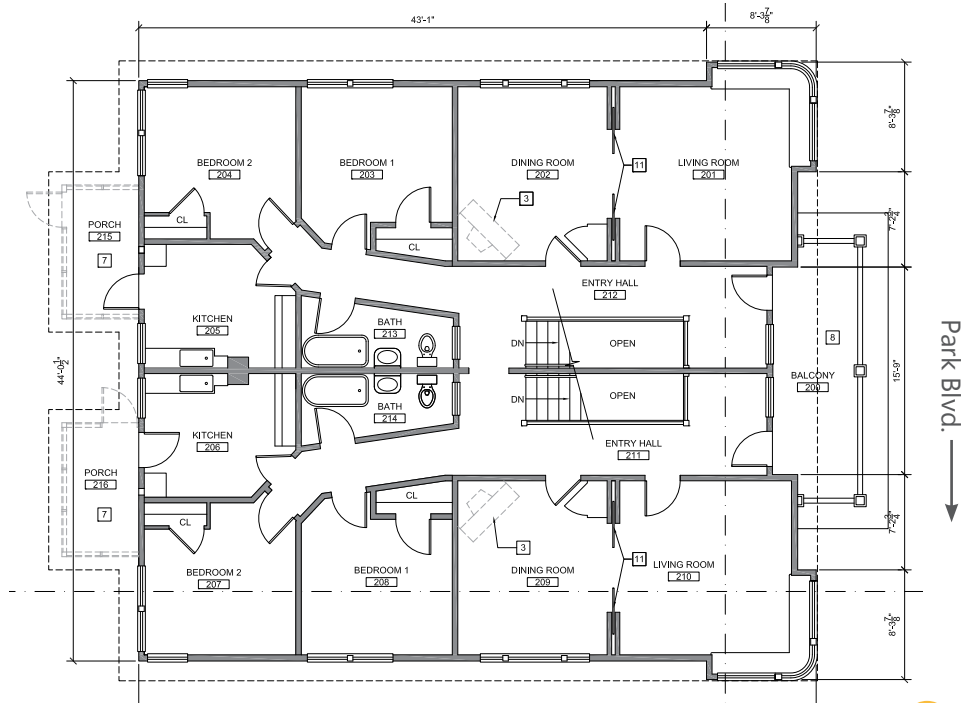
- Restored historic, 2-story house built in 1907
- ±5,000 SF freestanding restaurant opportunity
- Side private patio fronting the plaza & amphitheater
- On the corner of Park Blvd & G Street

G Street →



Level 01

G Street →



Level 02

*This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

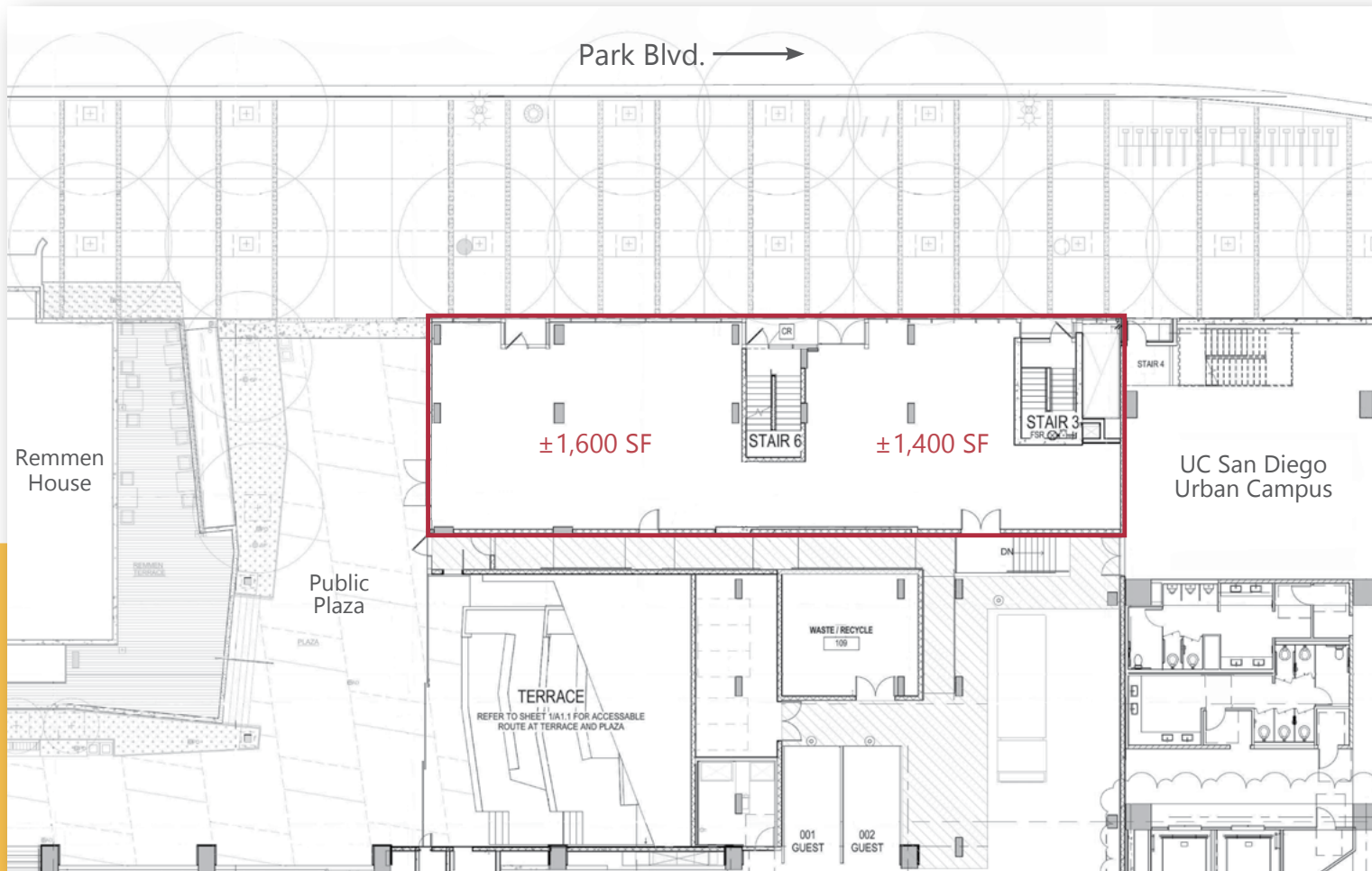
Retail Opportunity

Centrally located retail opportunity with great connectivity between all aspects of the project.
The adjacent plaza and roof-top space will create an energetic synergy bridged through by the below retail.





Retail Site Plan



- ±1,600 SF & ±1,400 SF retail spaces available (spaces can be combined)
- Opportunity for roof-top event/use space
- Public roof seating
- Situated beside the public plaza / amphitheater
- Directly adjacent to the UCSD extension campus and the historic Remmen House
- Adjacent to MTS Trolley station

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East Village Neighborhood



WITHIN 4 BLOCKS THERE ARE OVER...

6,500
RESIDENTIAL UNITS
*with ±2,968 units
under construction / In planning*

833,590
SQUARE FEET OF OFFICE
*with ±751,800 square feet
under construction / In planning*

PETCO PARK

2.4M
ANNUAL ATTENDEES
*Home of the San Diego Padres
\$70M spent annually in the stadium
300 private & public events annually*



SAN DIEGO PUBLIC LIBRARY

1M
ANNUAL VISITORS
*±497,650 SF | Nine Stories
320-seat auditorium
e3 Civic High - Charter High School
with 460 students*

SAN DIEGO TROLLEY LINES

40M
ANNUAL PASSENGERS
*12th & Imperial Station is the top 3
busiest station in San Diego
Extension line to La Jolla is currently
under construction*



EAST VILLAGE GREEN PARK

4.1 Acre
PUBLIC PARK
*Located 1 block from Park & Market,
the Park will include 180 underground
parking spaces, a children's
playground, a dog park, a community
center & public green space.*



Surrounding Tenants



Aerial Use Map



- Hotels
- Notable Office Buildings
- Multi-Family Residential / Mixed Use
- School / Non-Profit / Government
- Under Construction / In Planning



Demographics

38K

Population
of Downtown
San Diego

81,237

Total jobs
located
Downtown

130

Tech &
Innovation
Startups
Downtown

\$73,756

Average
Annual Income
Downtown

3.3M

Population
of San Diego
County

PHOTO TAKEN: JANUARY 2019



SAN DIEGO CONVENTION CENTER

±862,408

ANNUAL ATTENDEES

±\$724.1M

DIRECT ATTENDEE
SPENDING

±108

ANNUAL EVENTS

(Largest Event: Comic-Con)

GASLAMP QUARTER

10M

ANNUAL VISITORS

SAN DIEGO TOURISM

34.9M

ANNUAL VISITORS

\$10.4B

VISITOR SPENDING

20.6M

ANNUAL AIR PASSENGERS
AT SAN DIEGO
INTERNATIONAL AIRPORT



**Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.*



Park & Market

**All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.*

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