

 the new children's museum™



CHILDREN'S PARK NEW
± 619 SF
SPACE FOR LEASE

326 W. Harbor Drive
San Diego, CA 92101

THINK BIG **YET** CARE ABOUT THE DETAILS

Troutman said that a trellis will cover the patio leading out to a grassy lawn. The trellis will be made of slats that can be rotated to provide more effective shading as the sun moves.

*“We’re really trying to **make the building** kind of spread out and **connect to** the surrounding **activities** and almost **create** an expanded **space for the restaurant**,” Troutman said.*

<https://www.sdbj.com/real-estate/construction/downtown-childrens-park-getting-9m-makeover/>



Premier location facing the Civic Pond, Children’s Museum, Convention Center, new dog park and children’s playground.

COMMUNITY OUTDOOR SPACE

AMAZING LOCATION

CENTRALLY LOCATED

Property Highlights

326 W. Harbor Drive, San Diego, CA 92101

- Located at 1st Avenue and Island Avenue
- ± 691 SF retail space
- ± 1,365 SF of patio space
- 2 restrooms on-site

Park features: New Children's playground, game and fitness area, off Leash dog park, new walkway over Civic Pond, on-site security 6am -10pm

- Close proximity to Convention Center MTS Station and Martin Luther King Promenade.
- 3000 residential units within 2 blocks of the park.

MICHAEL BURTON
858.875.4685
mburton@flockeavoyer.com
License ID: 01763327

PASQUALE IOELE
858.875.4665
pioele@flockeavoyer.com
License ID: 01488187

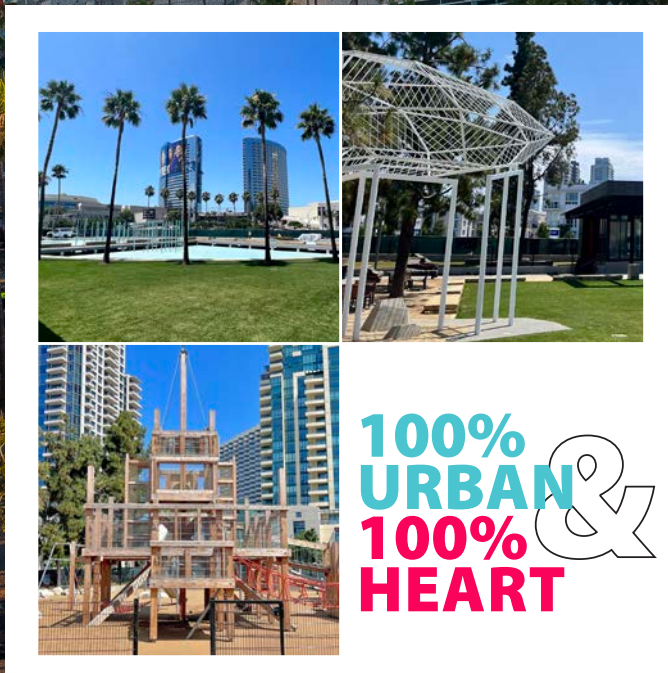
ASHLEY TIEFEL
858.875.46874
atiefel@flockeavoyer.com
License ID: 01984741

ANDREW SHEMIRANI
858.875.4692
ashemirani@flockeavoyer.com
License ID: 02038814

*Disclaimers

787 J Street
San Diego, CA, 92101

619.280.2600
www.flockeavoyer.com





Site Plan

Retail Space
± 691 SF

Storage

RR Attendant Booth

Restroom

ADA Restroom

Hazmat/Ventilation

**CENTRALLY
LOCATED
PERFECT FOR
RESTAURANT**

*This site plan 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.

ISLAND AVE.

ISLAND AVE.

FRONT ST.

1ST AVE.



New Children's Playground



Off Leash Dog Park



±1,365 SF Patio Space



±1,365 SF Patio Space

±691 SF Space for Lease



Community Outdoor Space

Water Feature

MKK Promenade

NEIGHBORHOOD BY THE NUMBERS

10M+

ANNUAL VISITORS TO THE
GASLAMP QUARTER

232K+

ANNUAL VISITORS TO
THE CHILDRENS MUSEUM

500,000

TOTAL SF OF RESTAURANT / RETAIL IN
THE GASLAMP

12,576

HOTEL ROOMS DOWNTOWN

81,237

TOTAL DAYTIME POPULATION OF
DOWNTOWN

862,408

ANNUAL ATTENDEES AT THE
CONVENTION CENTER

\$724.1 M

VISITORS SPENDING FROM
CONVENTIONS

108

EVENTS HELD AT THE CONVENTION CENTER

11M

TOTAL OFFICE SF DOWNTOWN

38,039

TOTAL POPULATION OF DOWNTOWN

2.4M

PETCO PARK ANNUAL ATTENDEES



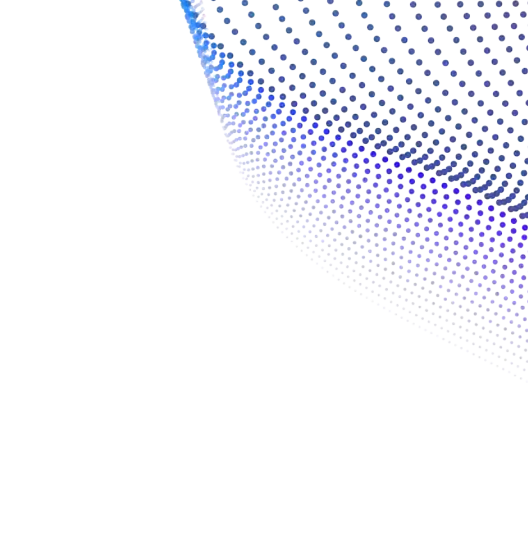
PETCO PARK



TROLLY



DOG PARK



CHINESE HISTORICAL MUSEUM



THE CHILDRENS MUSEUM

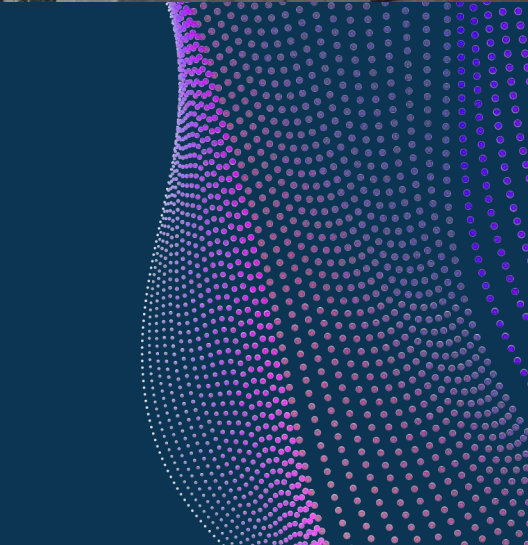
**The downtown
community,
know your
neighbors**



CONVENTION CENTER



SD SYMPHONY - RADY SHELL



GASLAMP



GASLAMP DINING/NIGHTLIFE

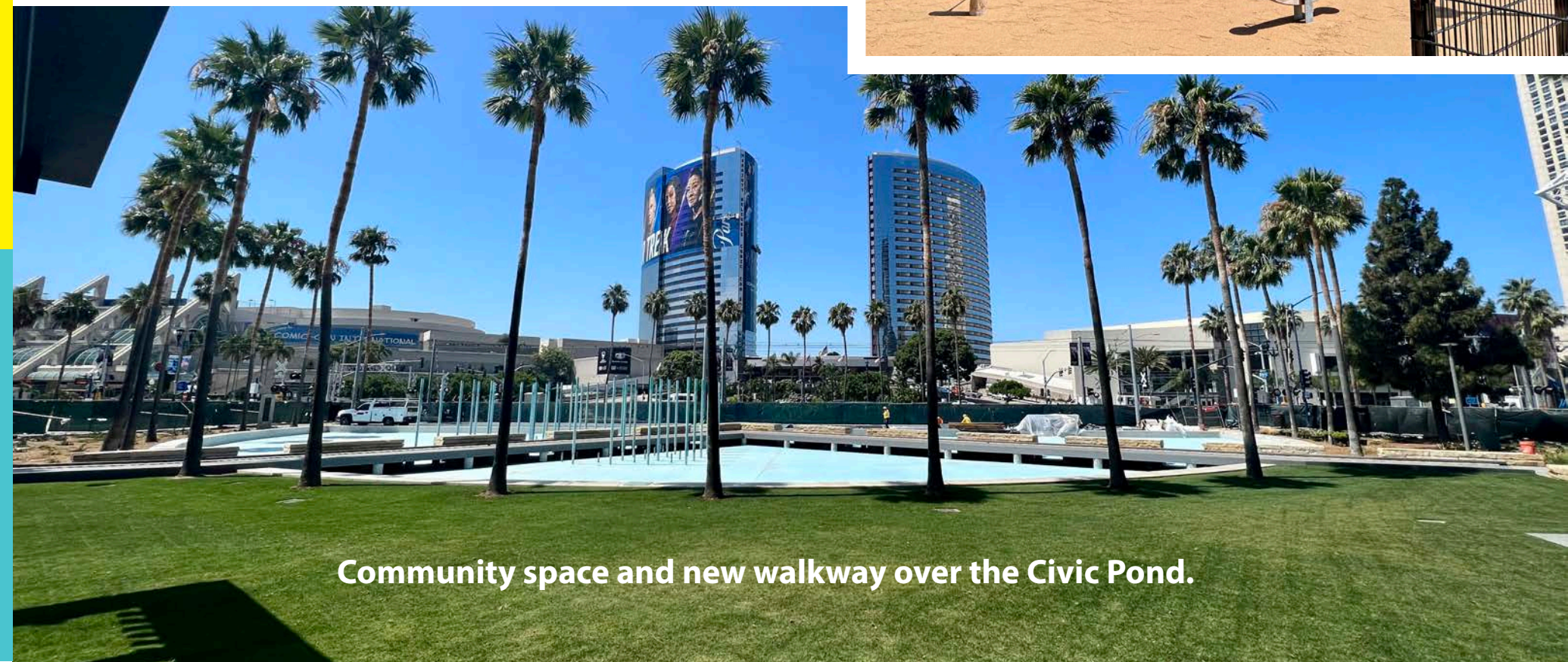
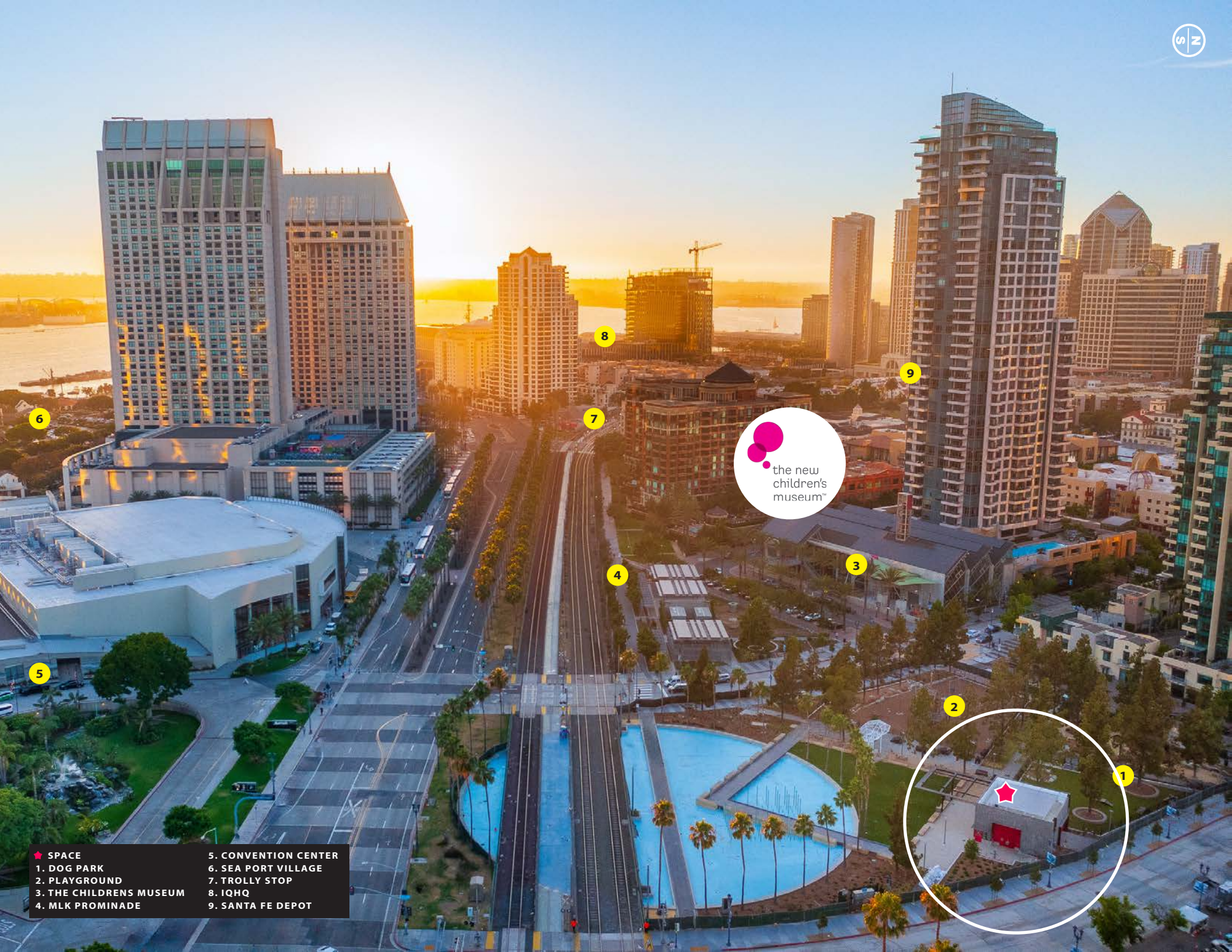


SEAPORT VILLAGE



HORTON CAMPUS

*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.



Neighborhood Highlights

- Close proximity to the Convention Center, Petco Park and Seaport Village
- Three blocks from the historic Gaslamp sign
- 5 public parking structures and multiple surface lots within 4 blocks
- Adjacent to the new Children's Museum with over 232,000 annual visitors
- Walking distance from the trolley line, with 40 million annual passengers, and the California Coaster/Amtrak line



DOWNTOWN EVENTS

- Taste of Gaslamp
- Gaslamp Mardi Gras
- San Diego ShamRock
- San Diego Comic Con International
- San Diego Half Marathon
- San Diego Monster Bash
- Gaslamp Holiday Pet Parade
- Poinsettia Bowl
- And More!

Neighborhood Tenants



Map showing various tenants and buildings in downtown San Diego:

- OMNI HOTELS & RESORTS (511 ROOMS)
- Hard Rock HOTEL SAN DIEGO (420 ROOMS)
- NOBU
- Hilton HOTELS & RESORTS (282 ROOMS)
- SAN DIEGO convention center
- petco park
- THE LEGEND (178 UNITS)
- Marriott SAN DIEGO GASLAMP QUARTER (306 ROOMS)
- Residence Inn by Marriott (240 ROOMS)
- UNION
- Fleming's PRIME STEAKHOUSE & WINE BAR
- CROWN BAY APTS (86 UNITS)
- 4TH + J (170 UNITS)
- THE HARBOR CLUB (201 UNITS)
- W HARBOR DRIVE
- Marriott MARQUIS SAN DIEGO MARINA
- THE PENDRY (420 ROOMS)
- CVS
- PACIFIC TERRACE (57 UNITS)
- MOTION'S
- THE WHISKEY HOUSE
- ISLAND AVE
- ALTA (176 UNITS)
- RUSTIC ROOT
- EL CHINGON
- La Puerta San Diego, CA
- GREYSTONE APTS (46 UNITS)
- ISLAND INN (200 UNITS)
- 235 MARKET (57 UNITS)
- FRONT STREET
- the new children's museum
- Richard Walkers
- ACE Hardware
- THE LOFTS AT 655 SIXTH (106 UNITS)
- HENRY'S PUB
- LIIONS MANOR (131 UNITS)
- MARKET STREET SQUARE (192 UNITS)
- WELLS FARGO
- 5TH AVENUE
- 4TH AVENUE
- G STREET
- 3RD AVENUE
- 2ND AVENUE
- 1ST AVENUE
- Wells Fargo
- Ralphs
- HORTON

SAN DIEGO FACTS & TOURISM

±\$724.1M

San Diego Convention Center direct attendee spending

34.9M

Annual Visitors to San Diego

\$10.4B

Visitor spending around San Diego

2.4M

Annual attendees home of the Padres. \$70M spent annually in the stadium

DOWNTOWN FACTS

38K

Population of Downtown San Diego

81,237

Total jobs located Downtown

91%

Projected population growth by 2050

96

Downtown Walkability Score

88%

of residents dine out more than twice per week

97%

Population growth since 2000

40M

Annual Passengers Extension line to La Jolla is currently under construction

3.8K

Population of Downtown San Diego



*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.

AREA USE MAP WITHIN 4 BLOCKS THERE ARE ...

±2,040
HOTEL ROOMS
with ±863 rooms
under construction / In planning

±2,915
RESIDENTIAL UNITS
with ±373 units
under construction / In planning

±410,821
SQUARE FEET OF OFFICE
with ±650,000 square feet
under construction / In planning



- Hotels
- Office
- Multi-Family / Residential
- School / Non-Profit / Government
- Under Construction / In Planning

*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.



the new
children's
museum™

MICHAEL BURTON
858.875.4685
mburton@flockeavoyer.com
License ID: 01763327


PASQUALE IOELE
858.875.4665
pioele@flockeavoyer.com
License ID: 01488187

ASHLEY TIEFEL
858.875.46874
atiefel@flockeavoyer.com
License ID: 01984741

ANDREW SHEMIRANI
858.875.4692
ashemirani@flockeavoyer.com
License ID: 02038814



787 J Street, San Diego, CA, 92101
619.280.2600 | www.flockeavoyer.com

 @urban_strategies_group
 @USG_SanDiego
 @USGsandiego