

Ground Floor Retail/Creative Office For Lease

2421 INDIA STREET



±599 - 1,390 SF

THE PROPERTY

Ground floor creative office/
retail space in Little Italy — San
Diego's most dynamic neighborhood
blending coastal charm, culinary
energy, and a true community feel.

Address : 2421 India St, San Diego, CA 92101

Space Type : Retail/Creative Office

Available Space : ±599 - 1,390 SF

Timing : Available Now

Lease Rate : \$5,500/Mo. + Utilities



01

Highly visible space located near the corner of India St and Laurel St

02

Space features expansive windows, polished concrete floors, roll-up door, and artistically crafted concrete walls made to mitigate noise

03

The space is part of a stunning, one-of-a-kind building designed and developed by award-winning architect and developer Lloyd Russell

04

Known as R3, the building has been featured in numerous national publications and recognized with multiple architectural awards

05

Little Italy is a vibrant hub for trendy restaurants, craft breweries, and lively nightlife

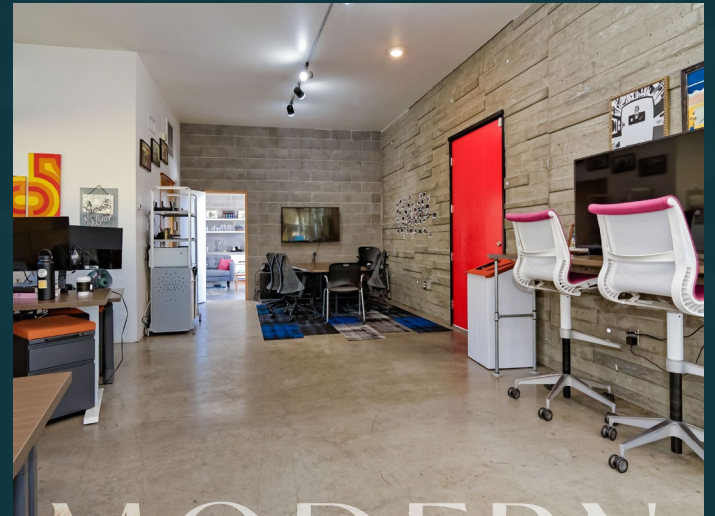
06

Join an impressive lineup of local favorites, award-winning eateries, and curated retailers including Nolita Hall, Bird Rock Coffee, The Crack Shack, Bottlecraft, Herb & Wood, and many more

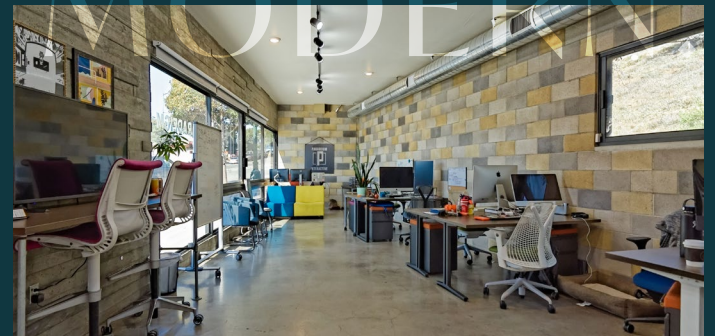
07

Within the immediate vicinity to I-5, Santa Fe Depot, the Core Business District, and Waterfront Park

UNIQUE



MODERN



RICH DESIGN.



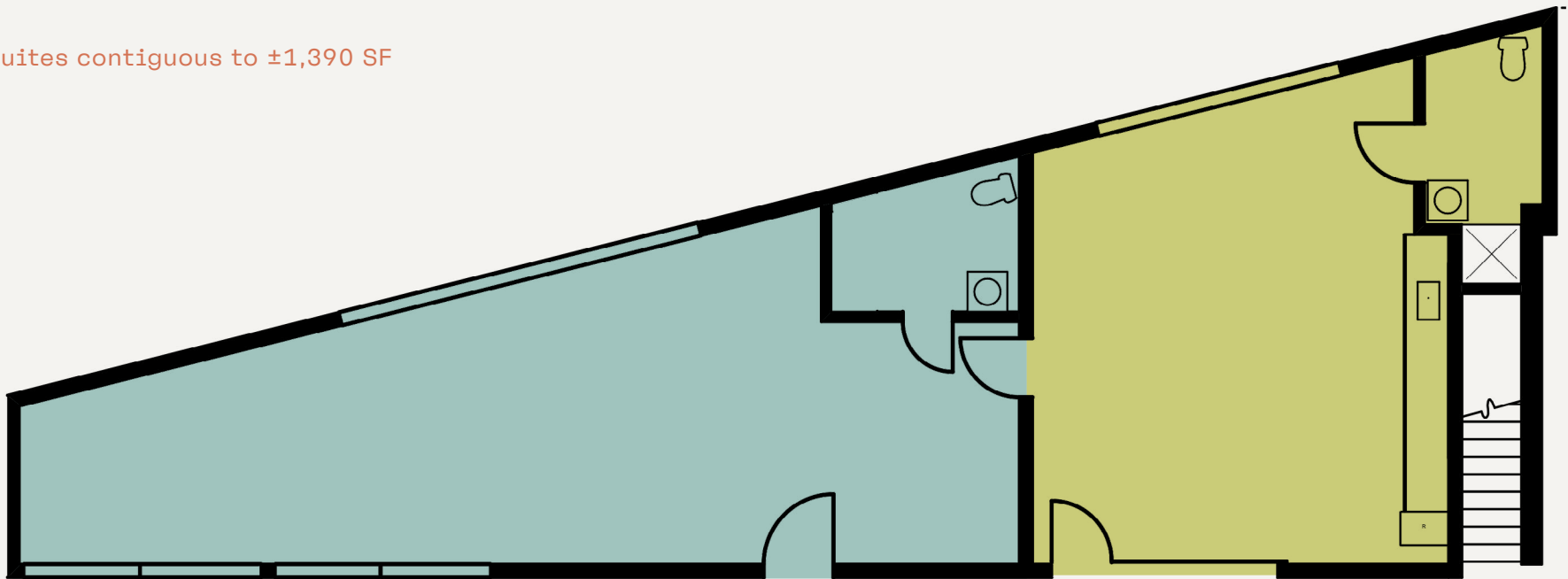
THE PLANS



±791 SF

±599 SF

Suites contiguous to ±1,390 SF



India Street

THE ENERGY

There's so much to discover.

- | | |
|--------------------------|---------------------|
| 1 Waterfront Bar & Grill | 16 The Yasai |
| 2 Devil's Dozen | 17 Bottlecraft |
| 3 RoVino | 18 The Crack Shack |
| 4 Barra Oliba | 19 Juniper and Ivy |
| 5 Roman Wolves | 20 Herb & Wood |
| 6 Underbelly | 21 Postino |
| 7 Bencotto | 22 Bobboi Gelato |
| 8 Filippi's Pizza Grotto | 23 Brisa |
| 9 Civico 1845 | 24 Prendi E Vai |
| 10 Born & Raised | 25 Mona Lisa |
| 11 Barbusa | 26 Holy Paleta |
| 12 LaLa | 27 3 Punk Ales |
| 13 Cloak & Petal | 28 Bird Rock Coffee |
| 14 Nolita Hall | 29 Slice House |
| 15 Ballast Point Brewing | 30 Kettner Exchange |



LITTLE ITALY

In the heart of where you want to be.

Located in the heart of Downtown San Diego, Little Italy is a walkable neighborhood full of culture and character. Its colorful streets are lined with independent galleries, local designer shops, and cozy cafés. The community hosts popular events like the weekly farmers market, Little Italy Fest, and the annual Art Walk, drawing both locals and visitors. With its blend of artistic flair and welcoming atmosphere, it remains one of San Diego's most cherished destinations.

No. **2** in the U.S.
among "best Little
Italy Neighborhoods"

TRAVEL+
LEISURE



THE NUMBERS

One of San Diego's Most
Visited Neighborhoods.

Little Italy boasts a growing residential population alongside millions of annual visitors. The area's steady influx of locals, professionals, and tourists fuels strong daytime and evening activity, supporting a thriving mix of dining, shopping, and cultural experiences.

13⁺
Events

65⁺
Eateries

1.5M⁺
*Annual
Visitors*



	1 Mile	2 Mile	3 Mile
Population (2024)	28,142	94,228	201,304
Project Population (2029)	28,350	94,883	202,165
Total Daytime Employment	36,494	140,231	208,428
Total Households	15,890	52,120	98,920
Avg. Household Income	\$117,679	\$113,229	\$109,354
Total Consumer Spending	\$508M	\$1.6B	\$3.1B

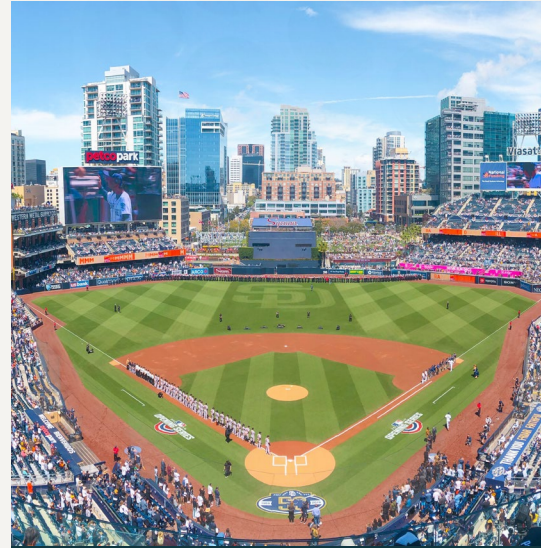
CITY HUB

San Diego is America's Finest City!

The heartbeat of any city lies in its downtown, and San Diego is no different. Just minutes from the airport, this vibrant urban core offers a wealth of accommodations, activities, dining, and cultural attractions, all easily accessible by foot, bike, car, or public transportation. With world-class museums, waterfront dining, and a lively nightlife, downtown San Diego presents endless opportunities to experience the city's unique blend of coastal charm and urban energy.

*San Diego is becoming
California's coolest city*

TRAVEL+
LEISURE



5

Venues

Petco Park, Gallagher Square, SD Convention Center, Balboa Theater, Horton Grand Theater

16.5

Blocks

Downtown San Diego is the West Coast's premier entertainment district



65K

Daytime Population

San Diego's thriving urban center attracts both visitors and tourists

URBAN CATALYST

Live. Work.Create.Connect

Innovative Workforce Hub

Downtown residents are young, urban professionals primarily working in innovation industries and earning higher-than-average wages.

Epicenter of Innovation Talent

Downtown has an over concentration of the most in demand talent.

Where Culture and Commerce Meet

Downtown is widely viewed as a hub for arts and culture, as well as a top destination for professional networking and gathering.

#1 in the U.S.
among the most fun
places to live.

#1 U.S. City
to launch a startup
(Forbes)

#3 in the world
best city for startups
(Global)



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Little Italy

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