

VANTAGE POINTE

FOR LEASE | 1281 NINTH AVE, SAN DIEGO, CA



// LEASING BROCHURE

/// THE NEIGHBORHOOD Downtown SD

COLUMBIA

LITTLE ITALY

CORTEZ

SITE

CIVIC CORE

SAN DIEGO CITY COLLEGE

PORTSIDE PIER
Brigantine
MIGUEL'S
KETCH BREWING

WYNDHAM HOTELS AND RESORTS

RUTH'S CHRIS STEAK HOUSE

STONE BREWING

SPRINGHILL SUITES

Residence Inn

MUSEUM OF CONTEMPORARY ART SAN DIEGO

UNION STATION SANTA FE DEPOT

Cruise Ship Terminal

THE PORT PAVILION

USS Midway

RaDD A DISTRICT BY IQHQ

FISH MARKET

EMBASSY SUITES

THE HEADQUARTERS AT SEAPORT DISTRICT

Seaport Village

Marriott

Hilton

Hard Rock

petco park

TAILGATE PARK

The Rady Shell at Jacobs Park
SAN DIEGO SYMPHONY

Discover Retail Opportunities at Vantage Pointe in Downtown San Diego

Vantage Pointe offers an unparalleled opportunity for retail businesses in the heart of downtown San Diego. Located at the base of a bustling residential tower, these ground-floor retail spaces benefit from a built-in customer base and high foot traffic from residents and visitors alike. With its prime location and modern amenities, Vantage Pointe is perfectly positioned to become a vibrant hub for shopping, dining, and entertainment. Elevate your business by joining this dynamic community today.

617,213

DAYTIME
POPULATION

398,566

DAYTIME
WORKER
POPULATION

DEMOGRAPHICS
(5 MILES)

POPULATION
493,794

MEDIAN HH INCOME
\$76,392

AVERAGE HH INCOME
\$111,264

MEDIAN DISPOSABLE
INCOME
\$61,974

AVERAGE DISPOSABLE
INCOME
\$80,733

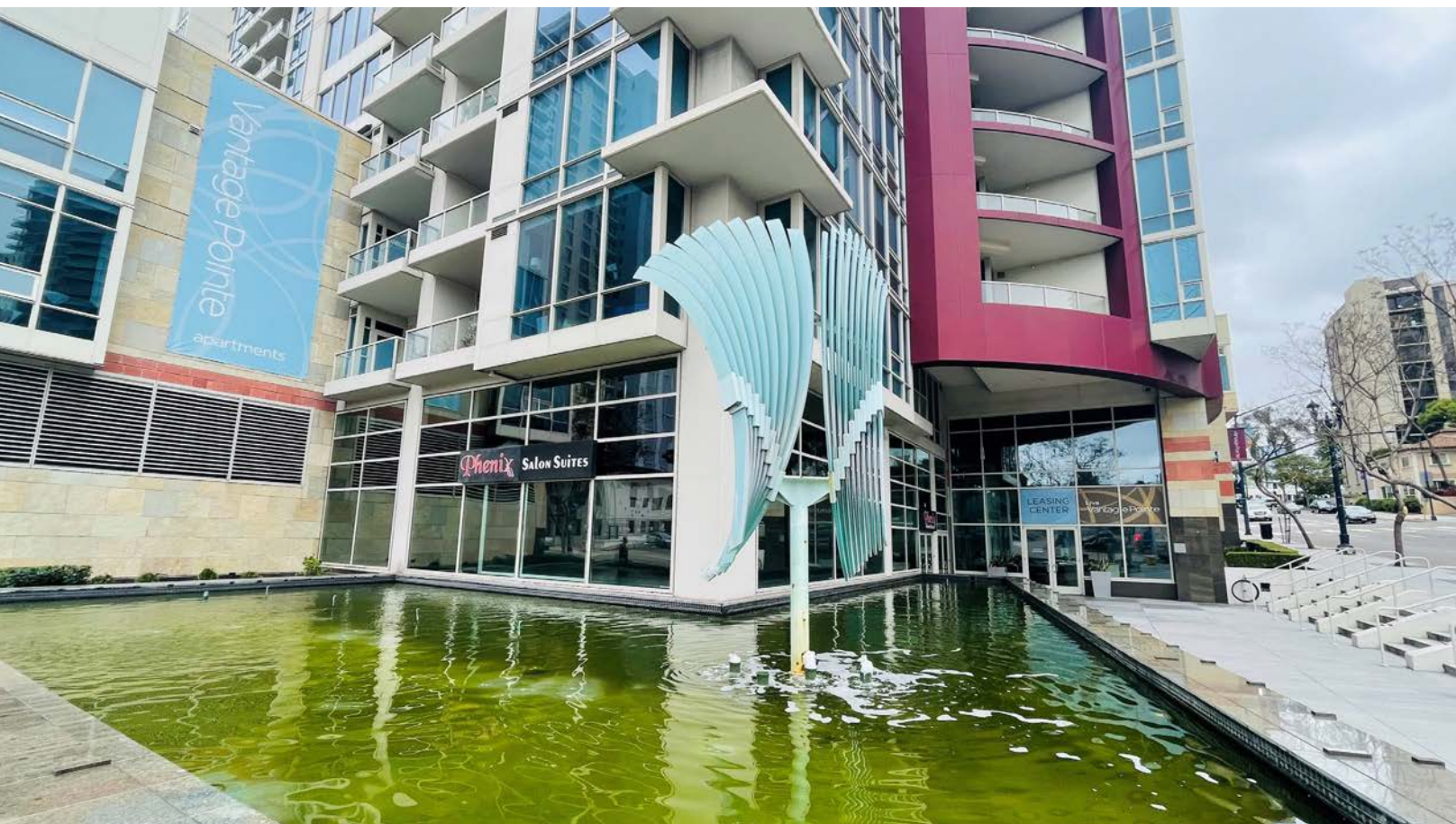
MEDIAN AGE
34.4

204,940

TOTAL
HOUSEHOLDS



THE LOCATION



PROPERTY HIGHLIGHTS

- Centrally located with great walkability to surrounding attractions
- Expanding market with multiple new projects planned: Horton Campus, RADD, Gaslamp revitalization, etc.
- Built-in consumer base with over 675 residential units onsite
- Direct signage to primary arterials: A St, B St, Ninth Ave, and Tenth Ave

AVAILABILITIES

SUITE B | 1240 10th Ave, Ste B

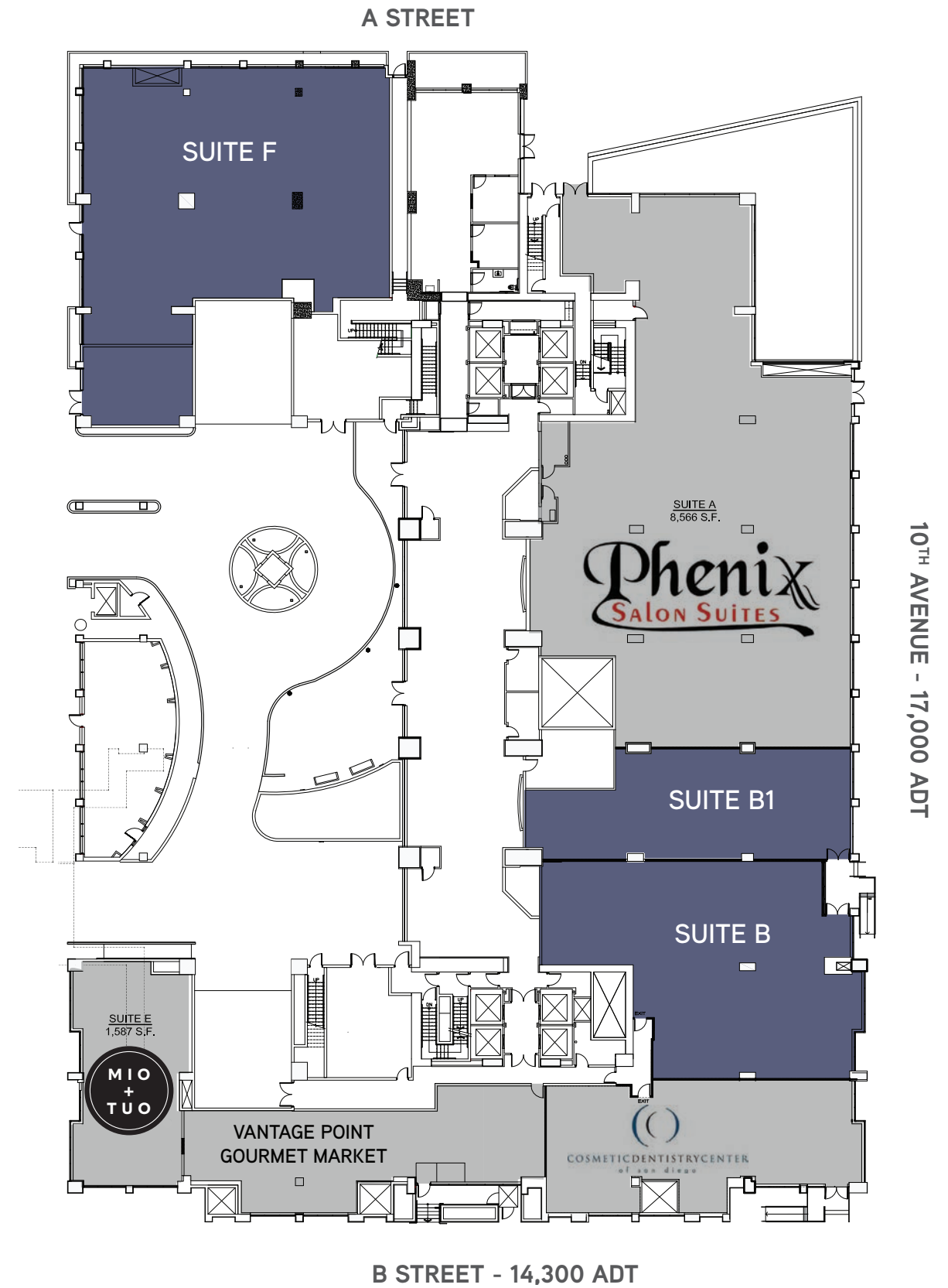
Available Space: ±2,580 SF

SUITE B1 | 1240 10th Ave, Ste B1

Available Space: ±2,164 SF

SUITE F | 1281 9th Ave, Ste F

Available Space: ±4,842 SF





HODAD'S



HOUSE OF BLUES



SD AIR & SPACE MUSEUM

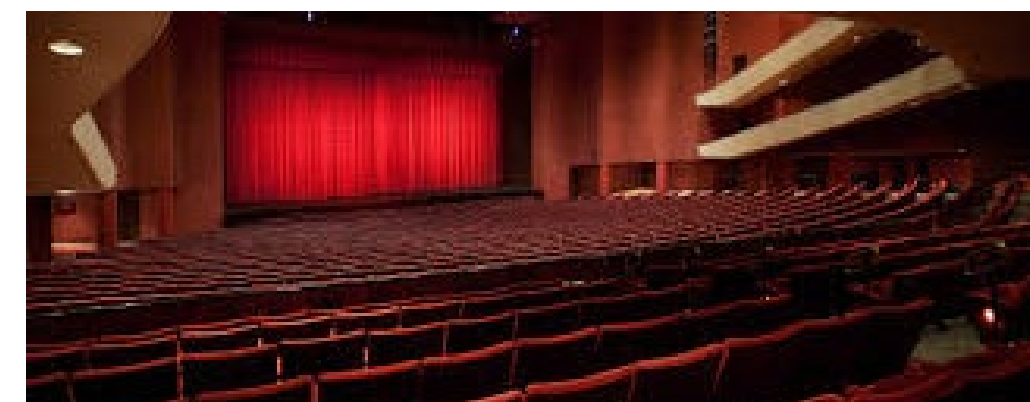


LITTLE ITALY



BALBOA PARK

IN THE
NEIGHBORHOOD



SD CIVIC THEATER

RI RETAIL INSITE

CONNOR STEVENS
858.369.6458
cstevens@retailinsite.net

JACK AVARELLO
858.257.3484
javarello@retailinsite.net



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine the suitability of the property for your needs.

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