

EMERALD
PLAZA

KEARNY
Real Estate Company



RETAIL

OPPORTUNITY



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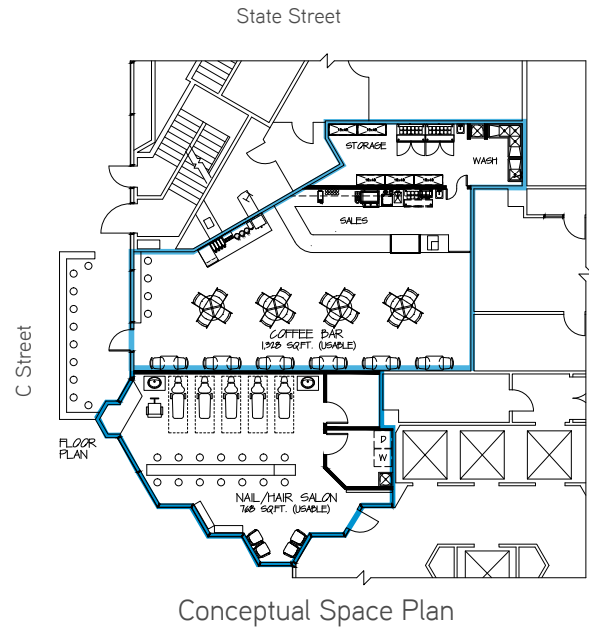
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RETAIL OPPORTUNITIES

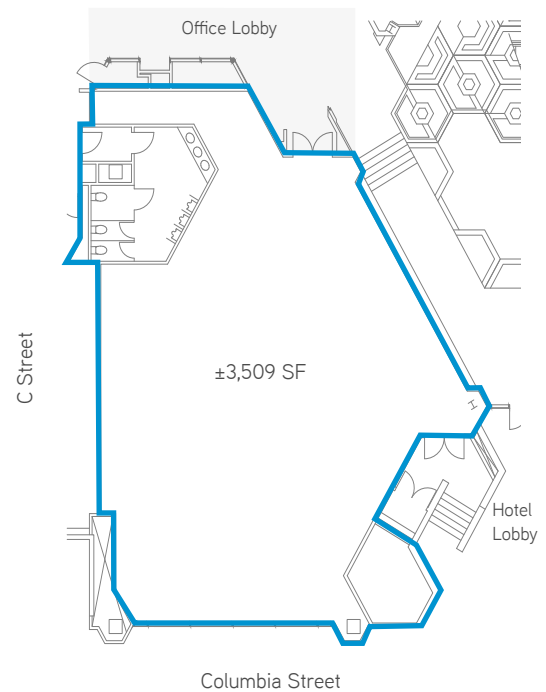
- › Adjacent to new 704,000 SF courthouse - estimated 4,000 visitors per day
- › Mixed-Use with Westin Hotel & Restaurants
- › San Diego’s only mixed-use business center comprising office, hotel, retail or restaurant space
- › Valet & on-site parking available
- › One block from the San Diego Trolley, the Coaster and Amtrak Station



Location	401 W Broadway, Suite 100 San Diego, CA 92101
Available Space	±768 - 2,393 SF
Asking Rent	\$3.25 psf, MG
Parking	Valet
Timing	Available Now



Location	402 W Broadway, Suite 190 San Diego, CA 92101
Available Space	±3,509 SF
Asking Rent	\$2.75-2.95 psf, MG
Parking	Valet
Timing	Available Now



ADJACENT TO NEW DOWNTOWN COURTHOUSE

Stretching 22 stories into the sky above downtown San Diego, the new \$555.5 million state courthouse is a high-tech marvel where people from all walks of life are likely to cross paths.

The \$555 million courthouse at the corner of Union and West C streets consolidates all the downtown San Diego Superior Court offices into one modern building, totaling 704,000 square feet. The new building has 71 courtrooms and will connect to the existing Hall of Justice by a skybridge over C street.



C STREET CORRIDOR AT A GLANCE



5,686

Weekly Trolley Ridership at C Street



4,000

Daily Visitors to Courthouse



1,400,000

Annual Visitors to Courthouse



1,175

Courthouse Employees





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