

# PARK TERRACE

251 Tenth Ave, San Diego, CA 92101

**UPG** URBAN  
PROPERTY  
GROUP EST. 1989



**DIRECTLY ADJACENT TO  
PETCO PARK!**

**For Lease**

Retail/Office |  $\pm 4,142$  SF



Prime retail/office  
space adjacent to

# petco park

Petco Park Entrance

Petco Park

3.3 M Annual Visitors

Gallagher Square

\$20 M in Renovations

PARK TERRACE

251 Park Blvd, San Diego, CA 92101

fit

Swagyu  
BURGER

CHOI'S

F45  
TRAINING



THE DETAILS

251 Tenth Ave

San Diego, CA 92101

±4,142 SF

Available Space

Contact Broker

Asking Rate

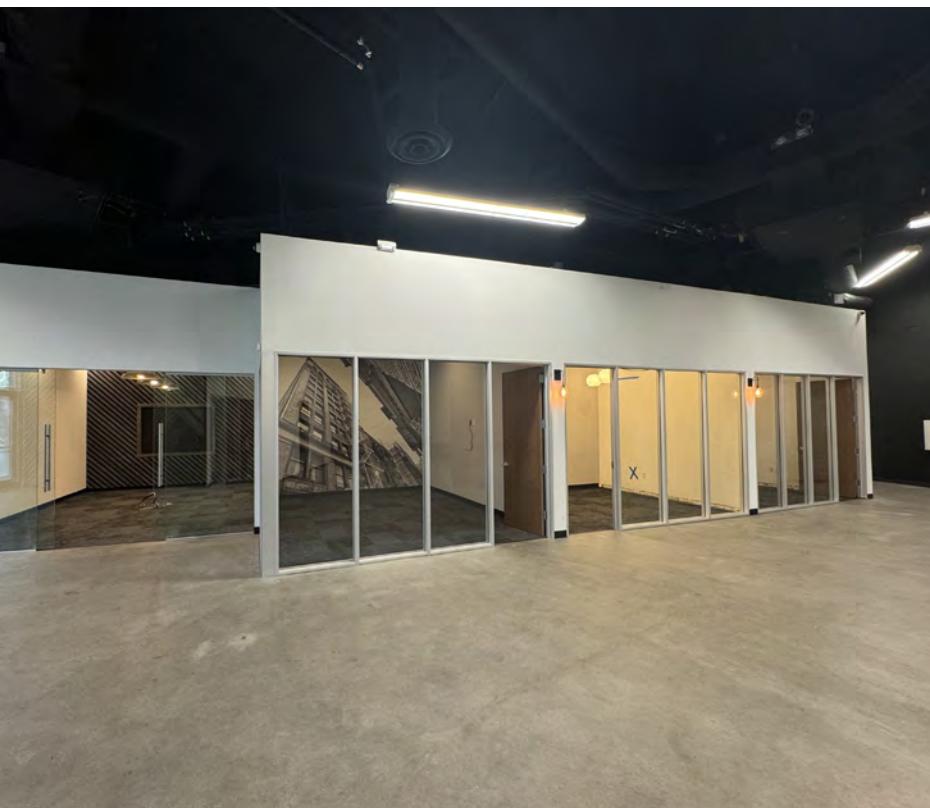
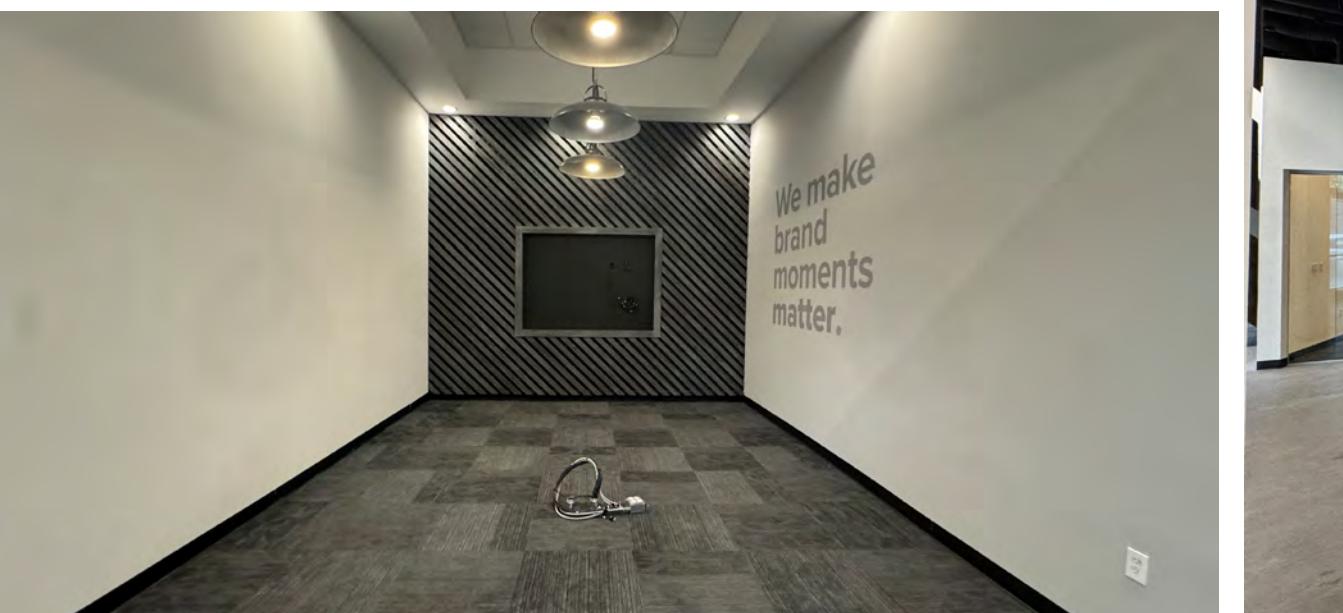
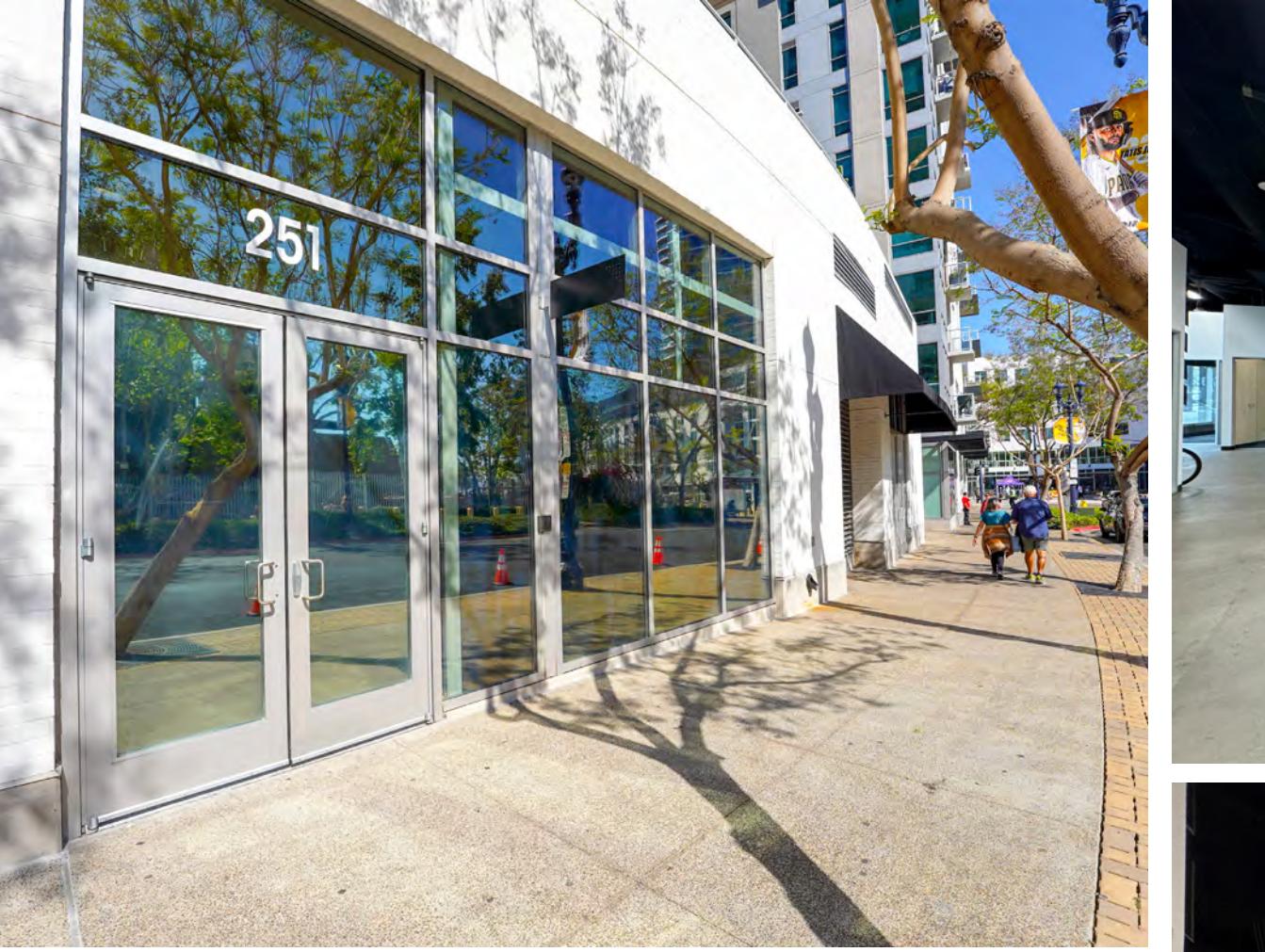
Retail/Office

Space Type

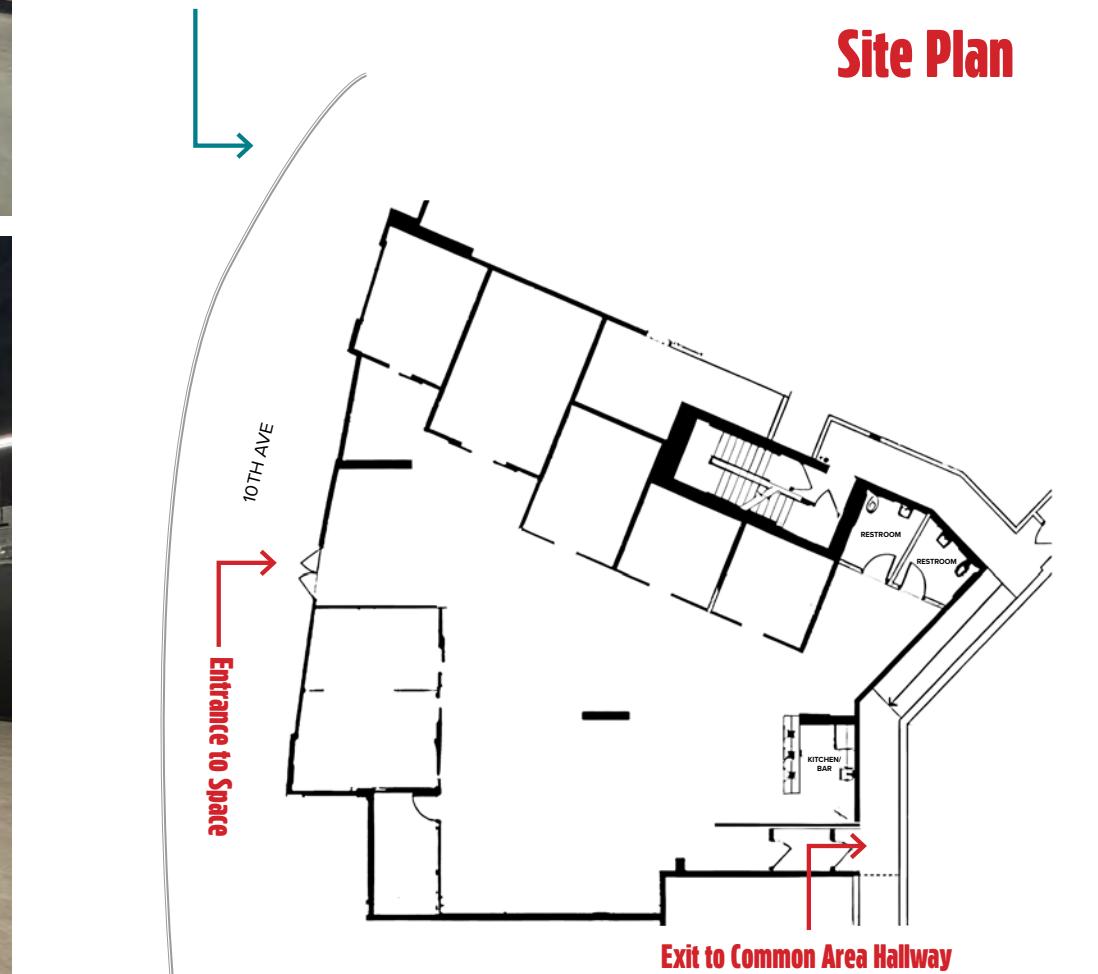
Available Now

Timing

# THE HIGHLIGHTS



Petco Park Entrance



## Site Plan

### Prime Location

Located in the heart of Downtown's East Village, directly adjacent to Petco Park

### Space Features

Smooth concrete floors, modern design, dedicated offices, conference room, TV hookups, kitchen, bar area, restrooms, and large open space

### The Clientele

Built-in clientele within the building and over 3,000 residential units within a 0.25-mile radius

### Emerging Neighborhood

Located in East Village, Downtown's fastest growing neighborhood, which is home to 70 thriving businesses

### Visibility

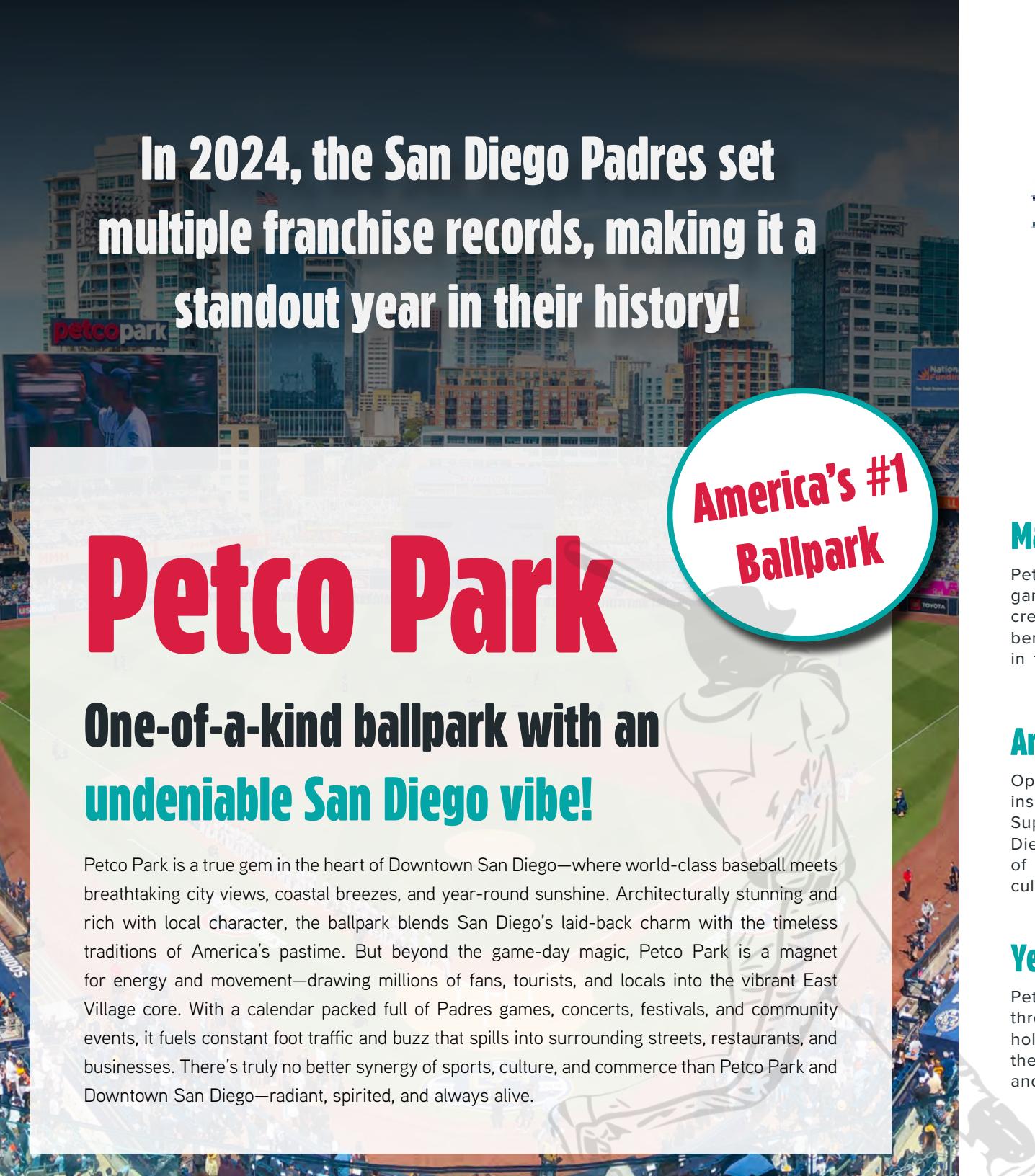
Over 9,000 vehicles pass the site daily and 3 million annual attendees to Petco Park for games

### The Neighbors

Neighbors include Blue Water Safi, East Village Brewing Co., Choi, Achilles Coffee, Lash Bar, and more!

### Growth of Downtown San Diego

Great freeway ingress/egress via Hwy 163, Hwy 94, and I-5



In 2024, the San Diego Padres set multiple franchise records, making it a standout year in their history!

# Petco Park

One-of-a-kind ballpark with an undeniable San Diego vibe!

Petco Park is a true gem in the heart of Downtown San Diego—where world-class baseball meets breathtaking city views, coastal breezes, and year-round sunshine. Architecturally stunning and rich with local character, the ballpark blends San Diego's laid-back charm with the timeless traditions of America's pastime. But beyond the game-day magic, Petco Park is a magnet for energy and movement—drawing millions of fans, tourists, and locals into the vibrant East Village core. With a calendar packed full of Padres games, concerts, festivals, and community events, it fuels constant foot traffic and buzz that spills into surrounding streets, restaurants, and businesses. There's truly no better synergy of sports, culture, and commerce than Petco Park and Downtown San Diego—radiant, spirited, and always alive.

America's #1  
Ballpark



San Diego Padres



Concerts



San Diego Rodeo

## Record Breaking Games

May 11, 2024, vs. Los Angeles Dodgers: 46,701 attendees (largest crowd in Petco Park's 20 seasons at that time).

July 5, 2024, vs. Arizona Diamondbacks: 47,171 attendees (new record).

July 30, 2024, vs. Los Angeles Dodgers: 47,559 attendees (new record).

October 9, 2024, NLDS Game 4 vs. Los Angeles Dodgers: 47,773 attendees (new record).

## Concerts

Chris Stapleton

Billy Joel and Sting

Linkin Park

Foo Fighters

Journey & Def Leppard

P!nk

Green Day

## Other Events

San Diego Rodeo

The Links at Petco Park

Holiday Bowl

# A \$20M Glow-Up!

Gallagher Square Gets a 20th Anniversary Makeover!



60,000 SF OF  
PLAY, PASSION, AND  
PADRES PRIDE!

## KEY FEATURES

### 1. Tony Gwynn Terrace

Elevated viewing deck and picnic space honoring Padres legend Tony Gwynn

### 2. Playground

Expanded all-ages playground featuring the world's tallest climbable baseball bat (35+ feet)

### 3. Off-Leash Dog Park

Dedicated, fenced area that allows dogs to play freely, providing a pet-friendly environment for visitors

### 4. Ball Field

Upgraded field for casual baseball or softball games, encouraging community sports activities

### 5. Pickle Ball Courts

Temporary courts available for pickleball enthusiasts

### 6. Public Access

Open to the public during non-event hours, allowing community members to enjoy its amenities freely

**6,000**  
SYCUAN STAGE CAPACITY



## Feel the Buzz Near the Ballpark!

Step into the action just steps from Petco Park, where the energy of East Village comes to life. Surrounded by local favorites like Bub's at the Ballpark, Phil's BBQ, and City Tacos, this vibrant pocket of Downtown San Diego blends food, fun, and foot traffic. Beyond the ballpark, Downtown offers a dynamic mix of hotels, high-rise residences, retail destinations, and creative office spaces—creating a true live-work-play environment in the heart of the city.

## Nearby Neighbors

### Office

- Diamondview Tower
- Makers Quarter
- Nexus
- WeWork
- Downtown Works

### Hotels

- Omni | 111 Rooms
- Hard Rock | 150 Rooms
- Hotel Indigo | 209 Rooms
- Marriott | 306 Rooms
- Peabody | 317 Rooms

### Retail/Restaurant

- Bub's at the Ballpark
- Broken Yolk Cafe
- Tom's Watch Bar
- Farcorner
- City Tacos
- El Puerto
- Fit Athletic
- Arcade Monsters

### Residential

- Radian | 241 Units
- ICON | 27 Units
- Shift | 168 Units
- Moderate | 38 Units
- Griffis East Village | 128 Units
- ALX | 133 Units
- 13th & Market | 244 Units
- Park 12 | 78 Units

# East Village

Downtown San Diego's **largest neighborhood!**

East Village is the heart of San Diego's transformation, brimming with energy and culture. From rooftop bars and cozy cafes to boutique shops, art galleries, live music venues, luxury hotels, and acclaimed restaurants, it offers something for everyone. This year's record-breaking San Diego Padres season has infused the neighborhood with even more energy, drawing fans and visitors to the area. With Petco Park at its core, East Village has become the ultimate destination for sports enthusiasts, foodies, and culture seekers. The Padres' success is set to elevate foot traffic and tourism, making East Village the go-to enclave in Southern California.

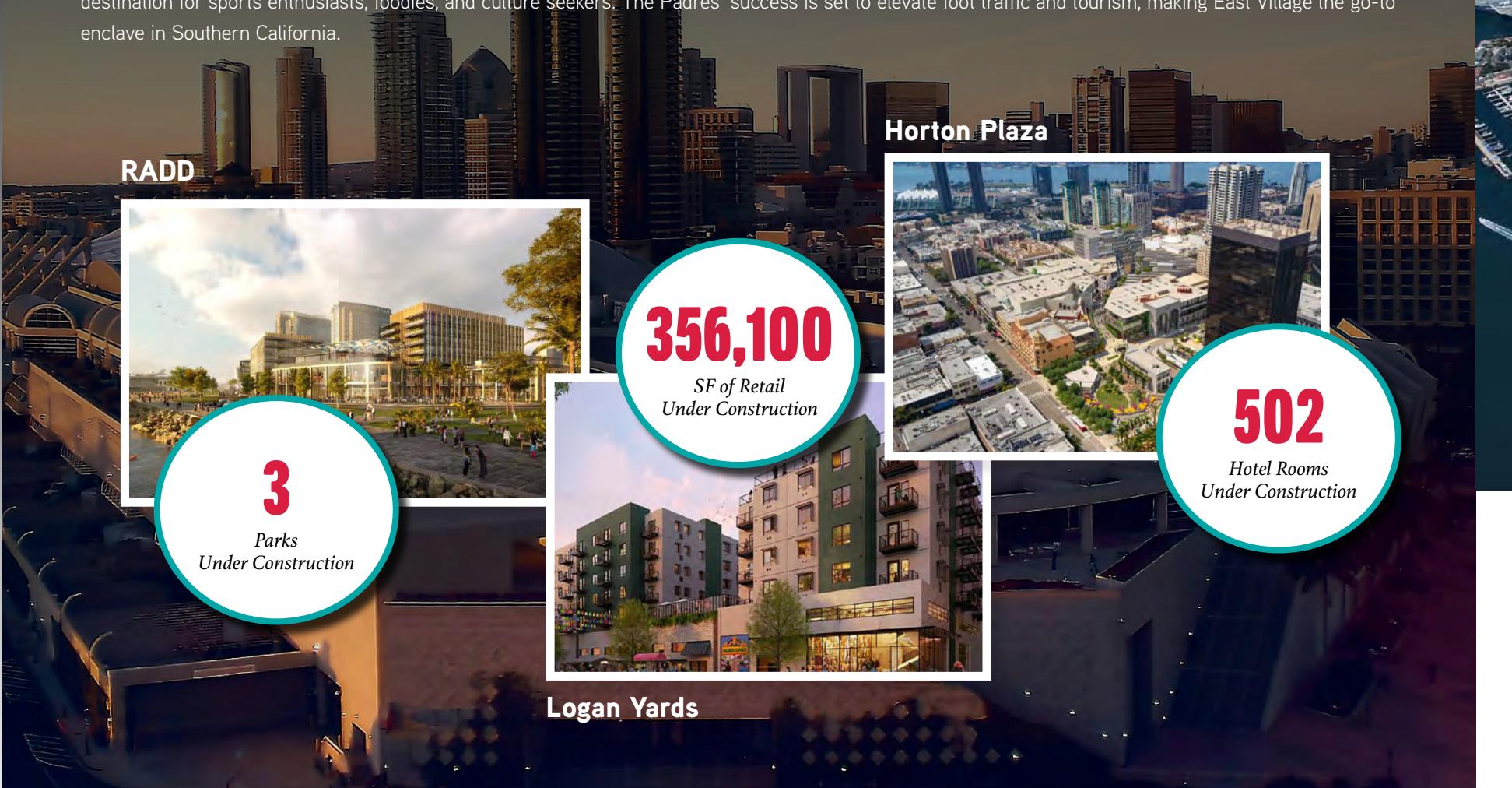
130  
Vibrant Blocks  
700  
Thriving Businesses



# Coming Soon...

## In the path of development.

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1. 1st & Island | 211 Units
2. 4th & B | 301 Rooms
3. 4th & J Hotel | 240 Rooms
4. 10th & B | 542 Units
5. 1304 India | 233 Rooms
6. 1460 India | 328 Units
7. Air Rights Tower | 73 Units
8. 2045 Pacific Hwy | 321,000 SF
9. Cedar Street | 138 Units
10. Citizen M | 302 Rooms
11. Columbia & Hawthorn | 124 Units
12. Essex Edition | 42 Rooms
13. Logan Yards | 900 Units
14. Manchester Pacific | 1,161 Rooms
15. Medico-Dental Building | 159 Units
16. Park & Broadway | 325 Units
17. Two America Plaza | 300 Rooms
18. 1452 K | 259 Units

1. 1st & Beech | 220 Units
2. 800 Broadway | 389 Units
3. 8th & B | 389 Units
4. The Torrey | 450 Units
5. Columbia & A | 204 Units
6. Cortez Hill | 88 Units
7. Harrington Heights | 273 Units
8. The Linley | 132 Units
9. True Home 2 | 211 Rooms
10. K Elevate | 135 Rooms
11. Keeler Crossing | 46 Units

# 2ND

## *Largest City in CA*

## *1 Visitors to San Diego*

# Downtown San Diego

Downtown San Diego is a vibrant waterfront city that continues to emerge and evolve. After more than three decades of redevelopment activity, Downtown San Diego is nationally recognized for setting new standards in urban renewal with the active and coordinated support of organizations including Centre City Development Corporation (Civic San Diego) and the Downtown San Diego Partnership.

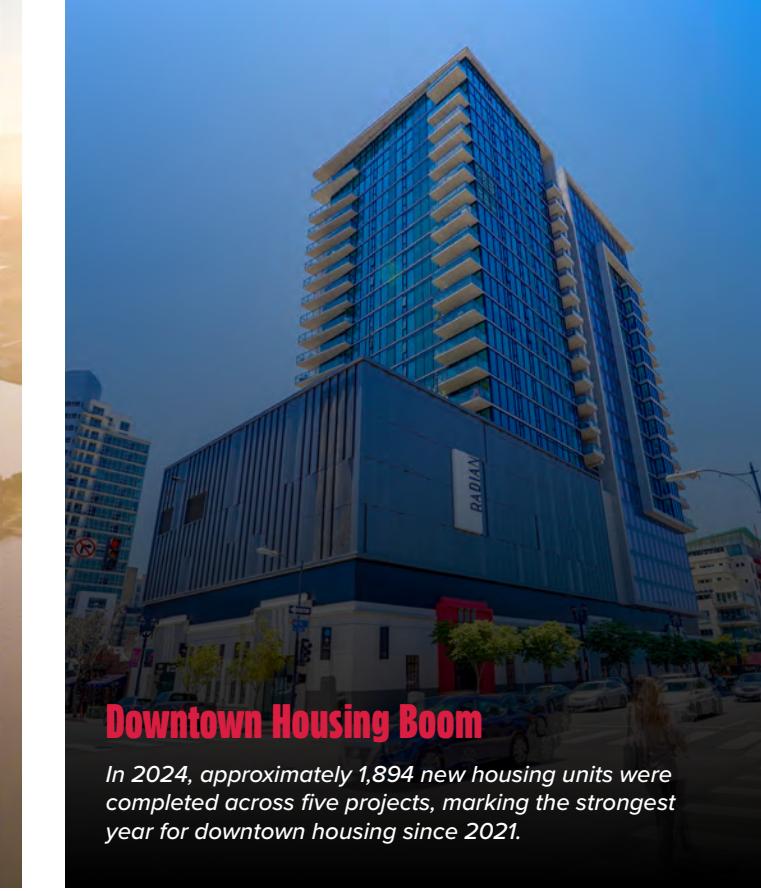
While Downtown has always been famous for its spectacular bay front location, it has only been during the past fifteen years that the City has aggressively worked to revitalize under-developed areas, support major entertainment attractions, expand tourism-related facilities, attract new business and encourage a strong residential population base. Since 1975, more than \$1.45 billion have been publicly invested throughout downtown and matched by \$13 billion of private equity. The results are outstanding.

Downtown San Diego today is a thriving 24-hour urban metropolis that features an eclectic and fast-growing mix of residential, office, retail, dining, and entertainment projects and transformed Downtown San Diego in a world-class destination.

	1 Mile	2 Mile	3 Mile
	49,906	106,192	184,734
ion	50,433	106,775	185,095
yment	59,671	111,599	189,895
	24,987	50,101	80,620
ome	\$99,503	\$103,869	\$107,409
nding	\$692.8M	\$1.5B	\$2.5B



# San Diego is becoming Southern California's coolest city!



## Downtown Housing Boom

*In 2024, approximately 1,894 new housing units were completed across five projects, marking the strongest year for downtown housing since 2021.*

# Life Happens Here

The heartbeat of every city lives in its downtown—and San Diego is no exception. Just minutes from the airport, Downtown San Diego offers a vibrant mix of accommodations, activities, dining, and cultural attractions, all easily accessible by foot, bike, car, or trolley.

With rooftop bars, waterfront parks, live sports, and local boutiques, this lively district blends laid-back charm with big-city buzz—making it the center of it all.

*San Diego Convention Center expansion adds 400,000 square feet including ballrooms, and meeting rooms—alongside a 5-acre rooftop park, sustainable design, and a new 500-room hotel.*

# Contact Us.

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