

MERIDIAN

for lease

Ground Floor Office/Retail
Marina District



**URBAN
PROPERTY
GROUP**
INC.
1985

america's finest city

waterfront park

san diego city college

courthouse

campus at horton

gaslamp quarter

radd

MERIDIAN

the headquarters

children's park

seaport village

convention center



the property



\$2.95 - \$4.95 psf, mg
lease rate



±613 - 6,636 sf
available space

downtown gem

Ground floor office/retail space in Meridian Tower located in the heart of Downtown San Diego

frontage

Tremendous linear frontage on Union St with exterior signage opportunity

prime location

Immediate proximity to the courthouse, Seaport Village, Gaslamp Quarter, The Embarcadero, and Petco Park

horton campus proximity

Adjacent to Campus at Horton, the largest adaptive reuse project in the US

synergistic tenants

Co-tenancy featuring UC San Diego Health, LAZ Parking, Salvatore's Cucina, Meridian Salon, Downtown Dental Designs, and additional tenants, totaling 31,347 square feet of retail space.

on-site parking

Subterranean parking on-site spans 41,000 square feet, with the parking entrance conveniently situated directly adjacent to the space.

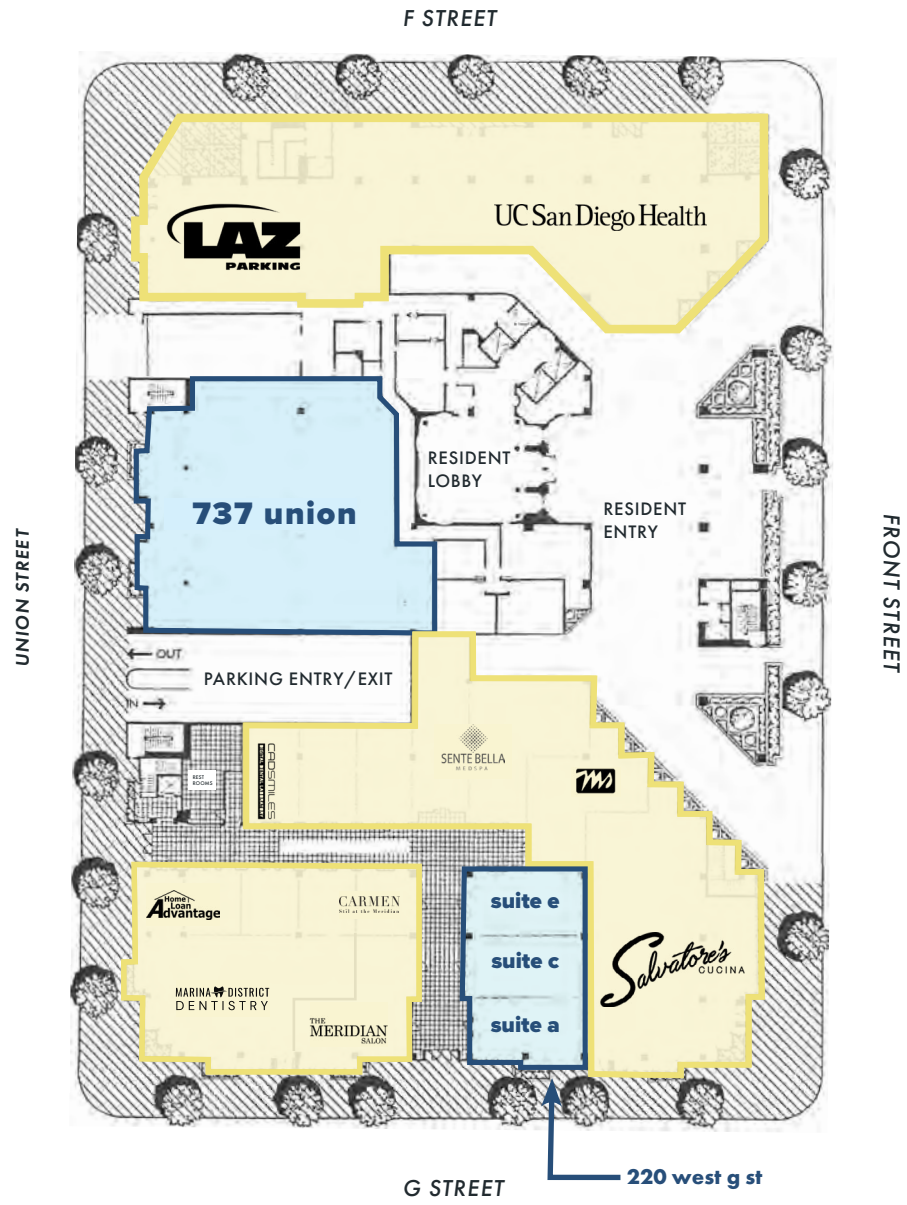
thriving community

Daytime population of more than 81,000 residents

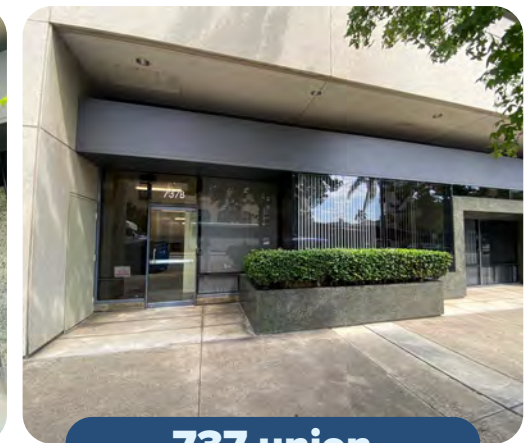
residential base

Tucked beneath 172 residential units, the marina highlights an affluent residential base.

site plans



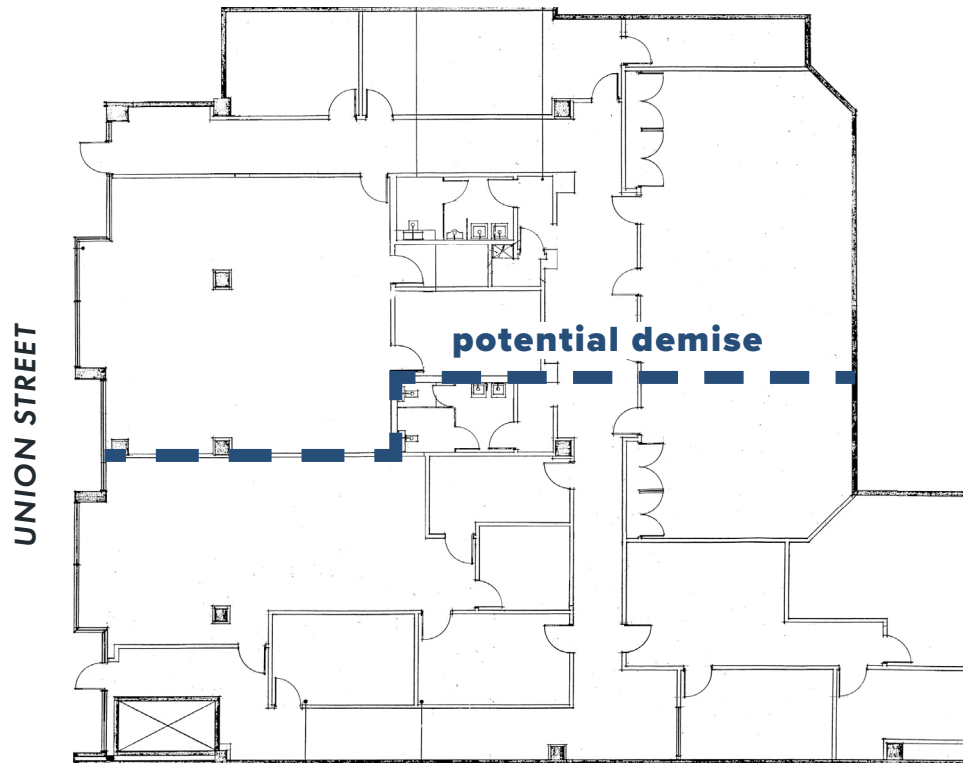
retail suites



737 union

737 union st

±2,500 - 6,636 SF | \$2.95-3.50 PSF



space highlights

- Ideal for office/fitness
- Two Restrooms
- Kitchenette
- Two separate entrances



220 west g st

±613 - 2,464 SF | \$4.95 - 5.50 PSF

suite a

±1,121 SF



suite c

±613 SF



suite e

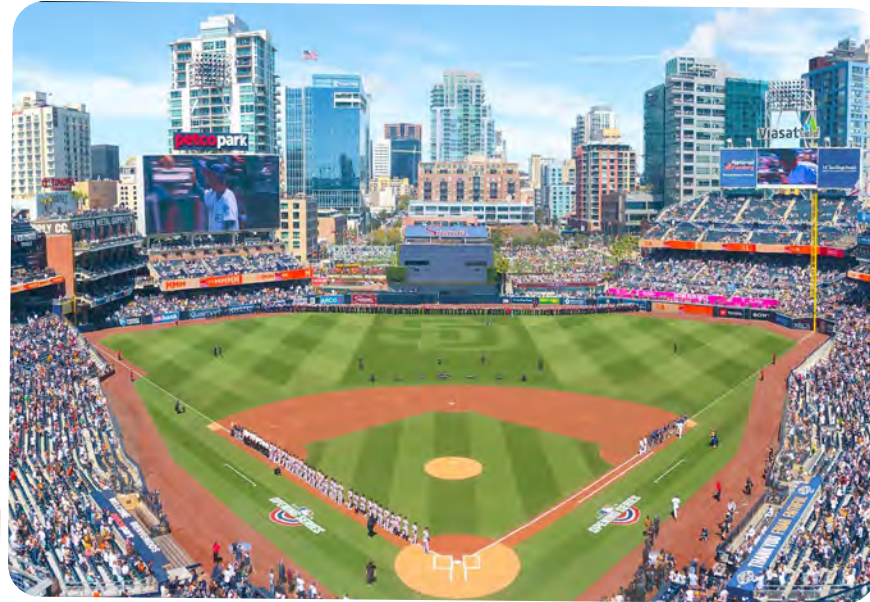
±730 SF



discover downtown



america's finest city



Downtown is a regional employment center, a public transportation hotspot and the number one space for innovation firms and startup growth in the region. It's an urban core that unites the economic engine of greater San Diego.

As the national trend to trade in your car for a short walk to work and consistent connectivity to amenities increases, Downtown continues to see growth. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy.

With San Diego's largest employers having offices in Downtown, it allows employees to walk, bike, take public transportation, or drive only a few minutes to work.

downtowns employers

The city's tech scene is putting San Diego on a fast track toward new heights of success. These tech companies in downtown San Diego making it all happen.

- ClickUp
- Houzz
- Measurable
- Shield AI
- Procore Technologies
- Mitek Systems

SHARP

QUALCOMM

UC San Diego



The City of
SAN DIEGO



campus at horton

The Campus at Horton is expected to generate over \$1.8 billion in annual regional economic activity annually and create 3,000 to 4,000 high paying jobs for Downtown San Diego.

convention center

The 5 acre rooftop waterfront park will include a 350 Seat, 5,000 SF pavillion with a main stage allowing events of all sizes, a central gathering area and a coastal chaparral: a garden area complete with vegetation and landscape representative of California.

tailgate par

The transformation of Tailgate Park will include residential space, 50,000 square feet of neighborhood-serving retail, 1.3 acre public park, 1.4 million square feet of office space targeted to technology and biotechnology companies, and 1,600 parking spaces.

radd

Downtown San Diego's Research and Development District (RaDD) being developed by IQHQ is an 8 city block, \$1.5 billion life science campus that is comprised of 5 buildings for lab, office and retail use.

children's park

Redesigned by The Miller Hull Partnership and Spurlock Landscape Architects, the 1.6 acre park is undergoing a \$9 million renovation to include a playground, adult exercise area, dog park, vendor Kiosk, public restrooms, and on-site attendants 24-hours-a-day.

MERIDIAN

seaport village

The \$1.6 billion project will redevelop 70 acres that will include hotels, retail, office, parking, waterside docks, an education center, observation tower and aquarium, paddle board dock, a beach and a bridge that connect to Embarcadero Marina Park South.



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