

# Iconic Little Italy Retail

1025 LAUREL STREET, SAN DIEGO, CA 92101



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## PROPERTY OVERVIEW

- $\pm$  160,700 SF Total Building Size
- On-site parking with 400 covered spaces (4.0/1,000 SF)

## LOCATION FEATURES

- Located on Laurel Street —a major east/west arterial connecting San Diego International Airport to Interstate 5
- Minutes from Petco Park, Little Italy, San Diego Convention Center, Seaport Village, and the Gaslamp District

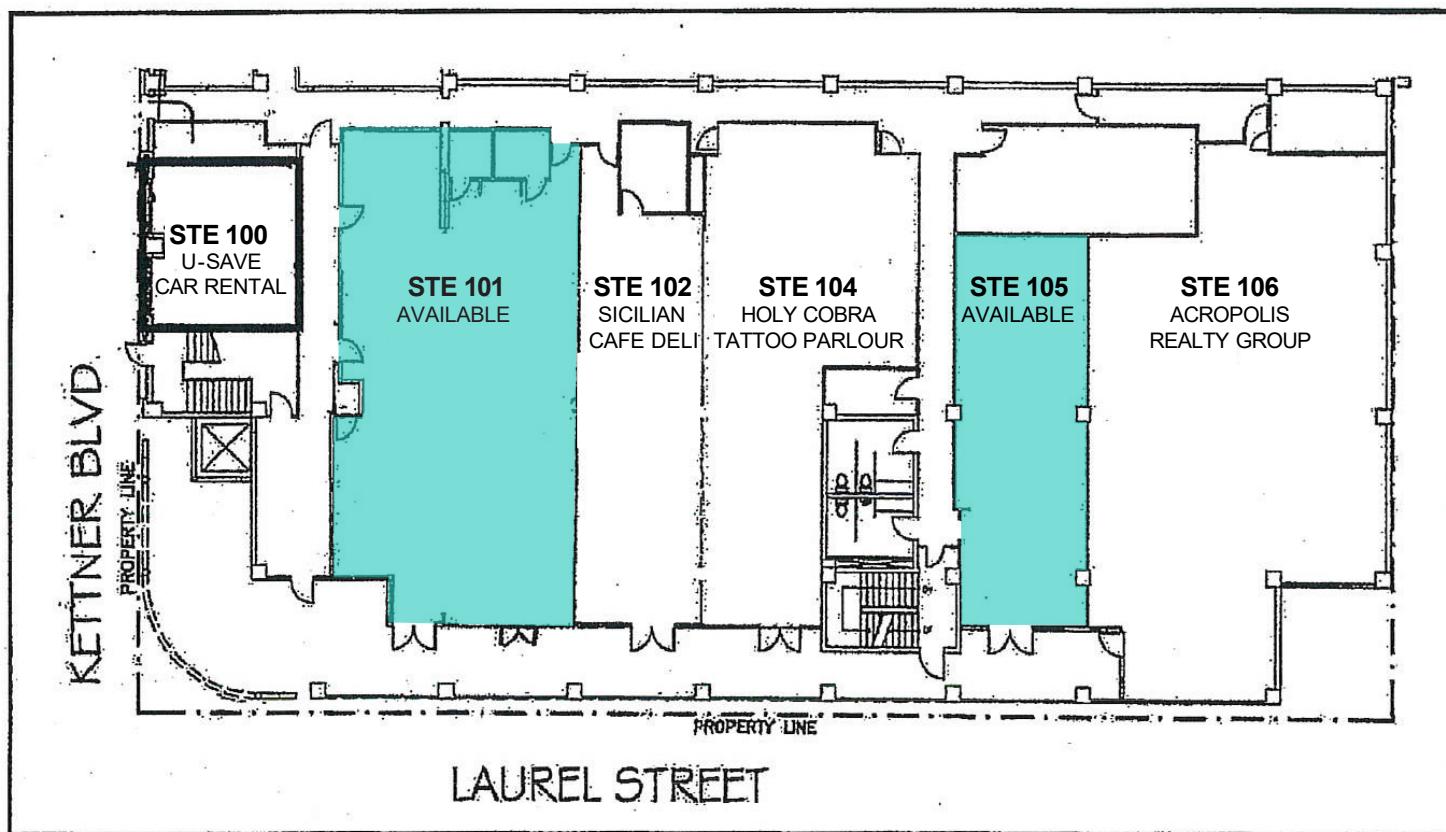
## AVAILABILITY

- **SUITE 101:**  $\pm$ 2,417 SF (former barber shop)  
**\$2.25/sf modified gross** - tenant pays separate utilities  
Available: Now
- **SUITE 105:**  $\pm$ 1,113 SF (former car rental)  
**\$2.25/sf modified gross** - tenant pays separate utilities  
Available: Now



# Retail Site Plan

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*Site plan not to scale, for reference purposes only.*

# Suite 101 Details

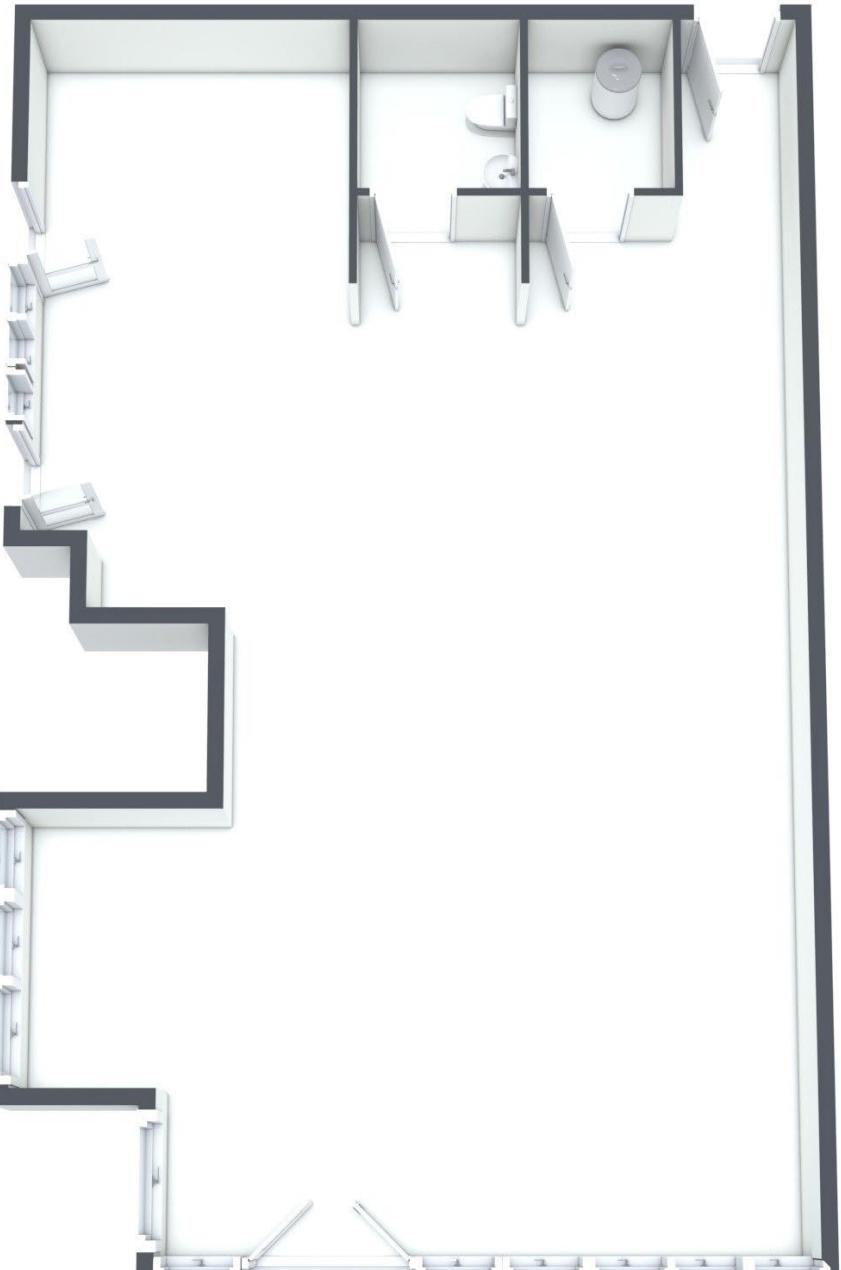
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## **SUITE 101**

- Approx. 2,417 SF with open floor plan
- Former barber shop with existing wash bowl plumbing
- Private restroom and utility closet with water heater
- Extensive window line providing natural light and visibility
- Durable cement flooring throughout
- Direct street-front entry from Laurel Street
- Two additional interior entry doors from common corridor

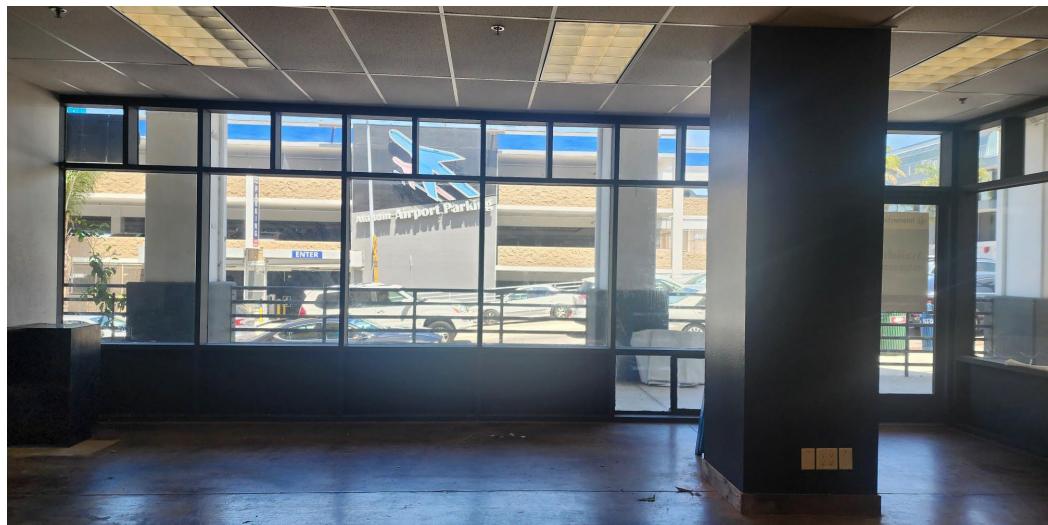
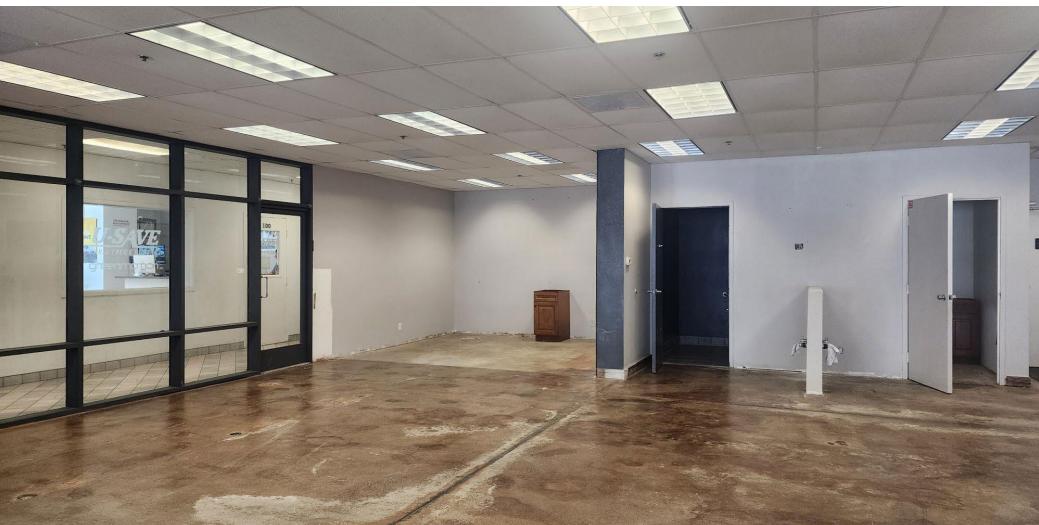
Lease Rate: **\$2.25/sf modified gross**

Tenant pays separate utilities, water is included



*Floor plan not to scale, for reference purposes only.*

# Suite 101 Photos



# Suite 105 Details

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## SUITE 105

- Approx. 1,113 SF in-line retail space
- Layout includes a reception area, front office with reception window, second private office and rear office/flex area
- Direct street-front entry from Laurel Street
- Separate interior entry door with direct access to common areas restrooms

Lease Rate: **\$2.25/sf modified gross**

Tenant pays separate utilities, water is included



*Floor plan not to scale, for reference purposes only.*

# Suite 105 Photos



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## DEMOGRAPHIC SNAPSHOT

POPULATION	1 MILE	3 MILE	5 MILE
2024 Population	24,870	200,120	460,074
2029 Projection	25,068	200,980	459,773
Median Age	41.8	38.2	37.2

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Households	14,445	96,691	194,935
2029 Projection	14,552	97,204	194,971
Average HH Size	1.6	1.8	2.2
Total Specified Consumer Spending	\$469.8M	\$3B	\$6.3B

INCOME	1 MILE	3 MILE	5 MILE
2024 Avg. Household Income	\$120,748	\$109,807	\$106,594
2024 Median Household Income	\$97,115	\$83,788	\$80,687



# Get In Touch

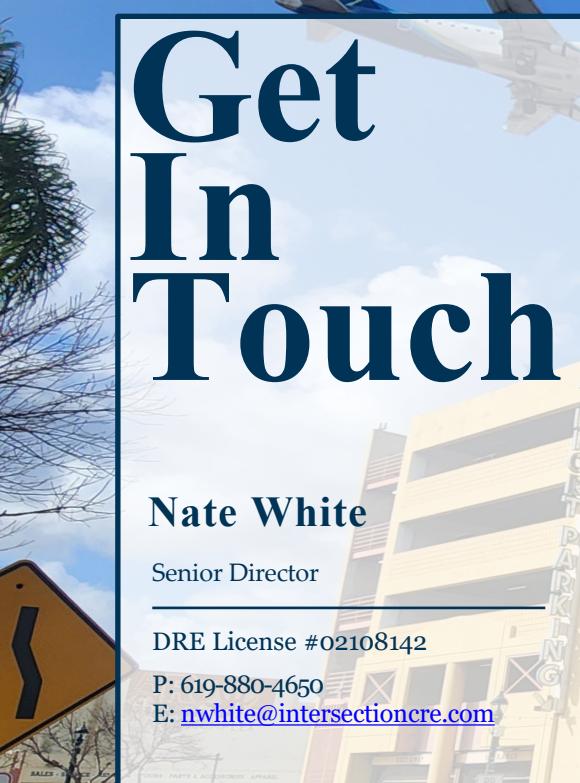
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## Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

DRE Lic #0228857



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