

1970 COLUMBIA ST

PORTA D'ITALIA



CHARMING LITTLE ITALY SPACE FOR LEASE

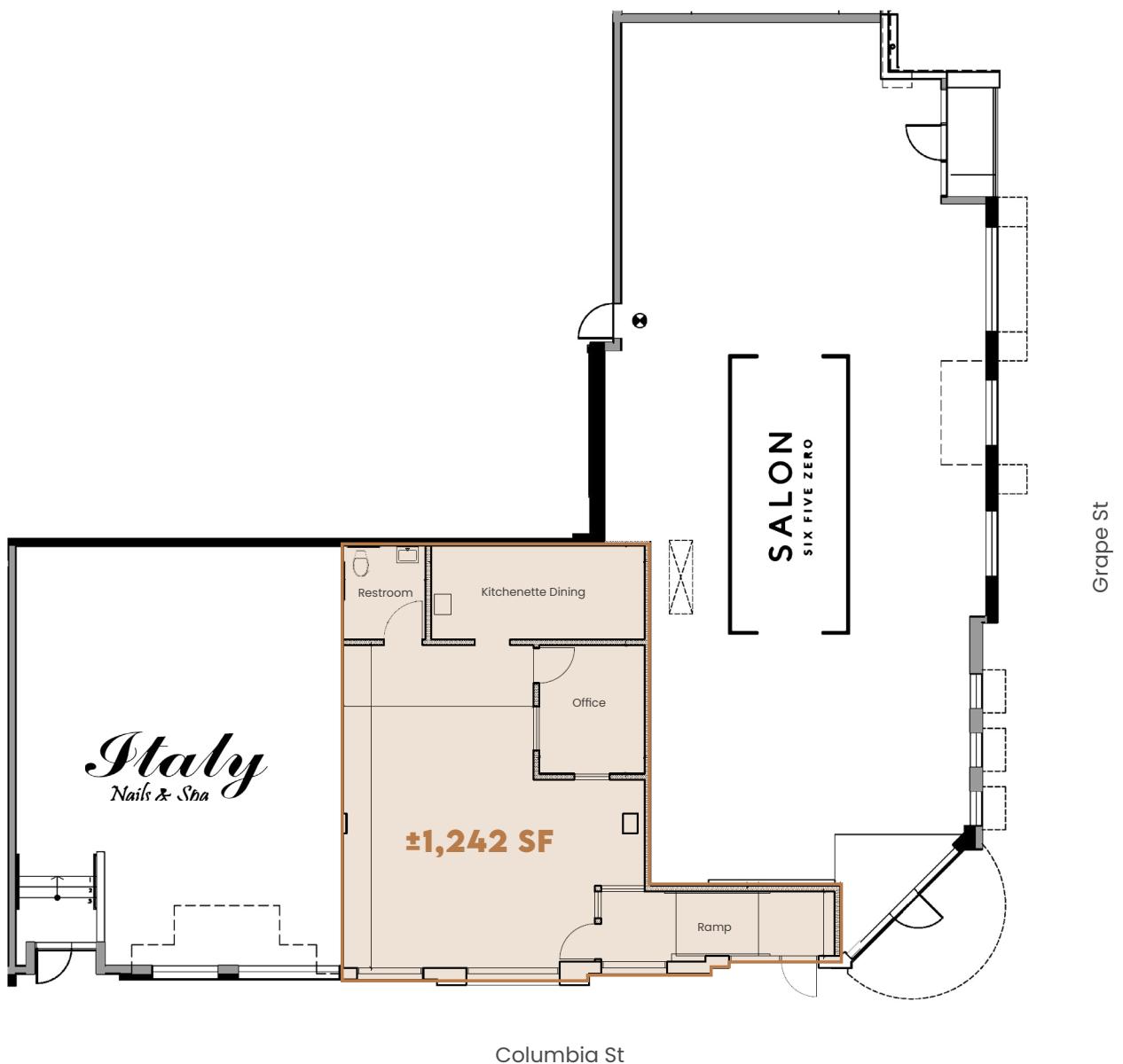
Retail/Office | ±1,242 SF

THE DETAILS

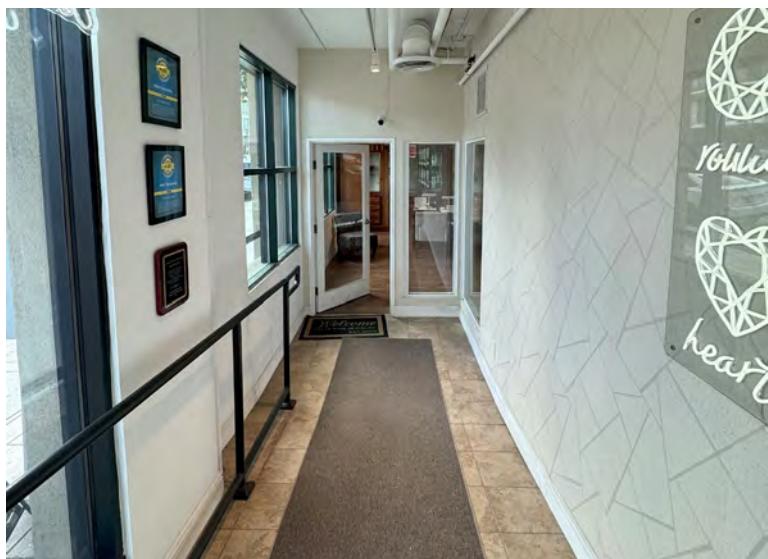
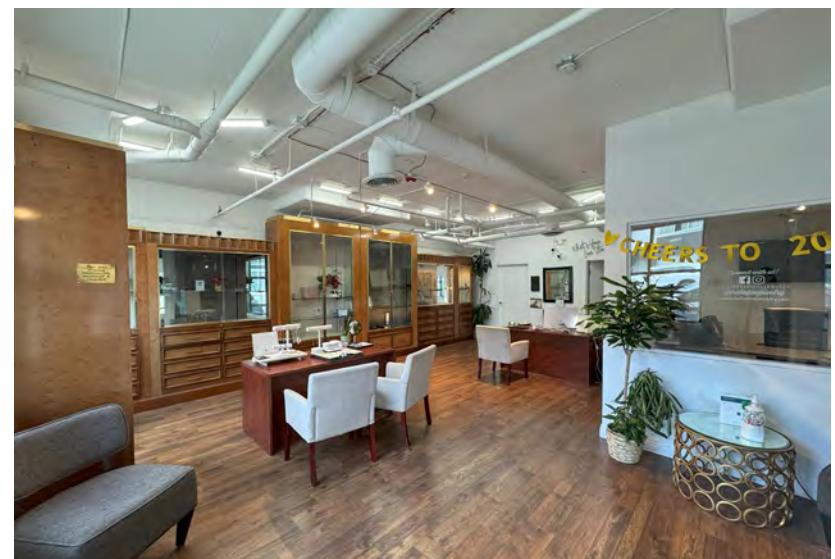
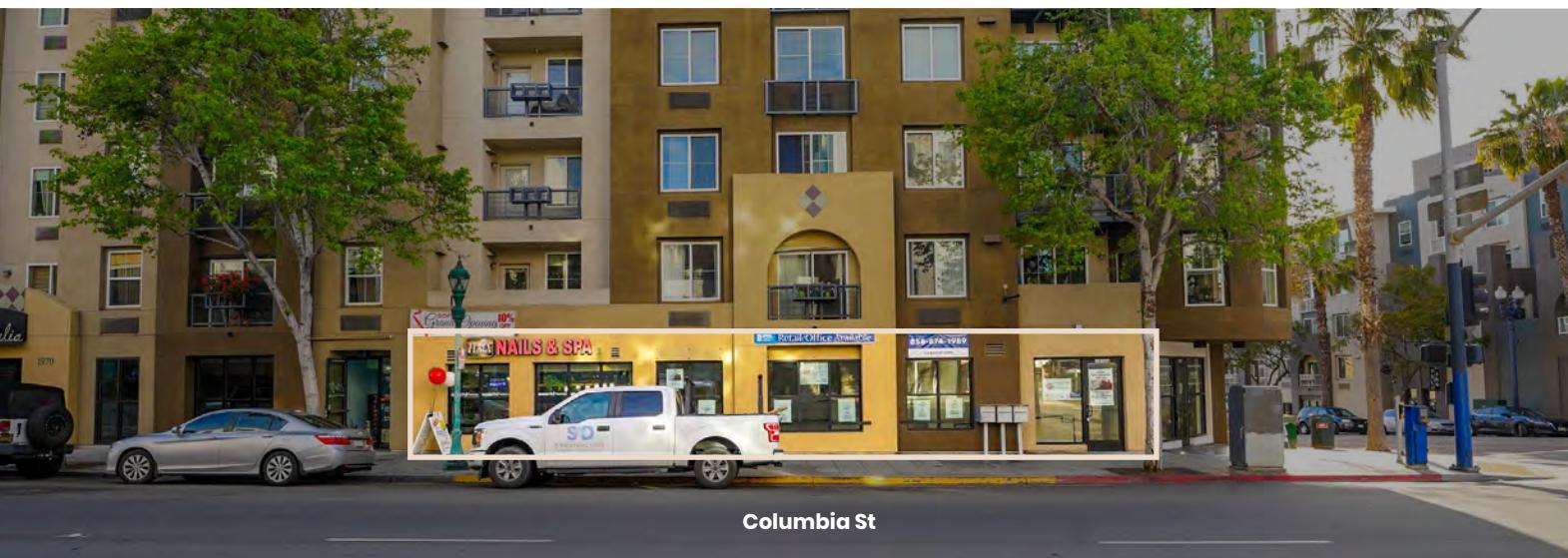
Address	1970 Columbia St
Size	±1,242 SF
Space Type	Retail/Office
Timing	Available Now
Lease Rate	\$3.75 psf, NNN

THE HIGHLIGHTS

- Rare small space in Little Italy, one of Downtown's most desired neighborhoods
- Highly visible location and signage opportunity
- Space features private office, restroom, hard wood flooring, and a long inviting entryway
- Immediate access to I-5 and blocks from numerous Little Italy Hot Spots
- Potential on-site and ample street parking
- Located in a rapidly developing area - over 5,000 units proposed and under construction
- Neighbors include Lala, Cloak & Petal, Bolt Brewery, Barbusa, Born & Raised, and more!



Columbia St



THE NEIGHBORS

1 Ballast Point Brewing	16 VinoCorso
2 Postino	17 Mr. Moto
3 The Crack Shack	18 Salt & Straw
4 Camino Riviera	19 Parakeet Cafe
5 Bottlecraft	20 Morning Glory
6 Bobboi Natural Gelato	21 Buon Appetito
7 Pali Wine Co.	22 Isola
8 Swagyu Burger	23 Nibble Chocolate
9 Devil's Dozen	24 Bolt Brewery
10 Kettner Exchange	25 Cloak & Petal
11 Mona Lisa	26 Born & Raised
12 Waterfront Bar & Grill	27 Civico 1845
13 Rovino	28 Filippu's Pizza Grotto
14 Roman Wolves	29 Nolita Hall
15 Underbelly	30 Wilma's Carousel Bar



Extraordinary
DESSERTS

IRONSIDE
Fish & Oyster  Made in San Diego

SALT & STRAW

Cloak & Petal
little italy

CIVICO
1845
AUTENTICA CUCINA ITALIANA

BOLT
BREWERY

DISCOVER LITTLE ITALY

Little Italy is a charming neighborhood in downtown San Diego, known for its cultural heritage and culinary scene. With colorful streets, boutique shops, art galleries, and restaurants serving Italian cuisine, Little Italy also hosts a weekly farmers market and annual events such as the Little Italy Fest and the Art Walk. Little Italy's culinary scene is a major draw for visitors, offering a variety of Italian delicacies from popular restaurants like Davanti Enoteca and Civico 1845. The neighborhood is also home to trendy bars and breweries like Ballast Point Brewing and Kettner Exchange, making it a destination for foodies and beer lovers alike. Little Italy's laid-back atmosphere and delicious food make it a must-visit neighborhood in San Diego.

MERCADO FARMER'S MARKET

6

City Blocks

15,000+

Visitors Every Saturday

200+

Vendors



At 48-Square Blocks, San Diego's Little Italy is the Largest in the US



Morning Glory



India St



There's so much to discover in Little Italy

Kettner Exchange

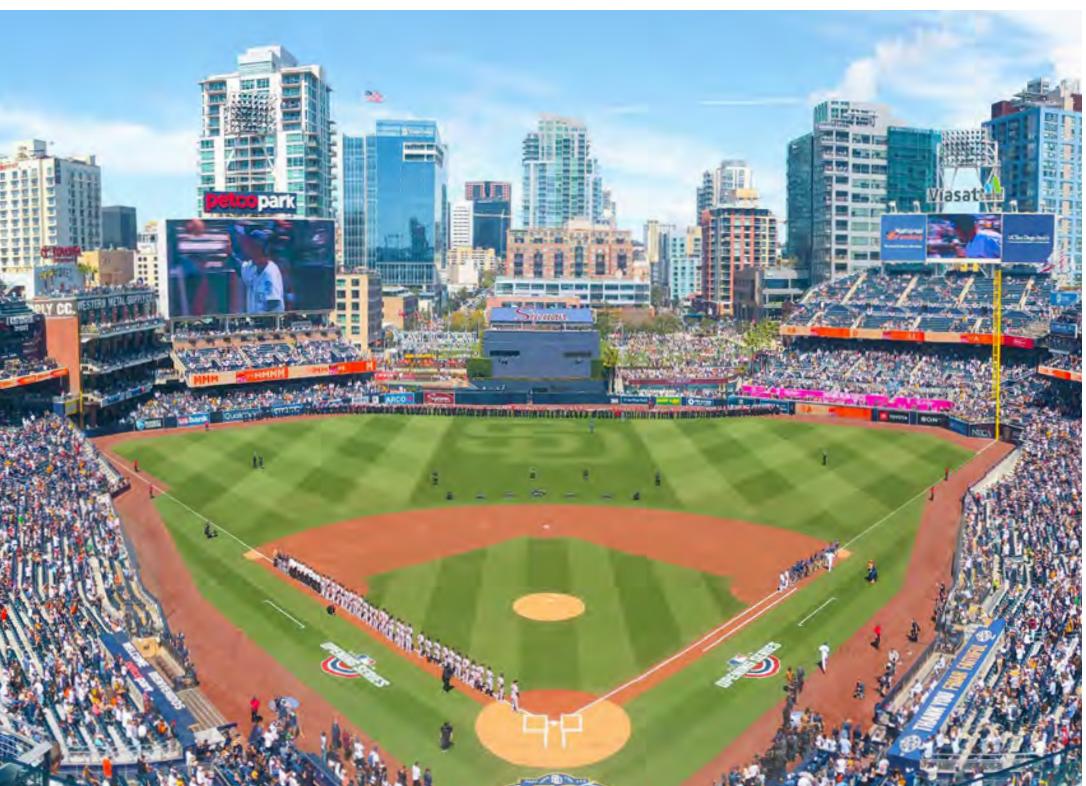


DISCOVER DOWNTOWN

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 ignites 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.



2ND

Largest City in CA

\$10B

Visitor Spending

35M

Annual Visitors to SD

16.5

Blocks

4

Major Venues

65K

Daily Presence

DOWNTOWN'S 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
- Classy
- GoFormz
- Flowmon Networks
- Jungo
- Certify
- Reflexion Health
- Mirum Agency
- SOCi



SHARP

UC San Diego

Qualcomm

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PORTA D'ITALIA



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