

RIVERWALK



SAN DIEGO'S NEWEST MIXED-USE DESTINATION



One Paseo



From the center of the region springs Central San Diego's only mixed-use retail, residential, and office destination—Riverwalk. Filling an underserved market gap between similar lifestyle offerings at One Paseo and Liberty Station, this new urban district bridges Downtown's energy and North County's lifestyle with a rare retail opportunity for grocers, food and beverage providers, and lifestyle-focused retailers.



MISSION BEACH

PACIFIC BEACH

RIVERWALK

MISSION VALLEY

HILLCREST

NORTH PARK

LITTLE ITALY

GASLAMP



THE HEART OF SAN DIEGO

At the confluence of major freeways and trolley lines, Riverwalk’s buzzing retail core is energized by high volumes of regional travel. Plus, a Green Line Trolley stop is fed by 65 miles of unparalleled regional transit access, while the 47-mile San Diego River Trail network draws pedestrians and bicyclists from city and sea.

1M

DAILY POPULATION
(WITHIN 15 MIN. DRIVE)

201K

DAILY I-8 DRIVERS

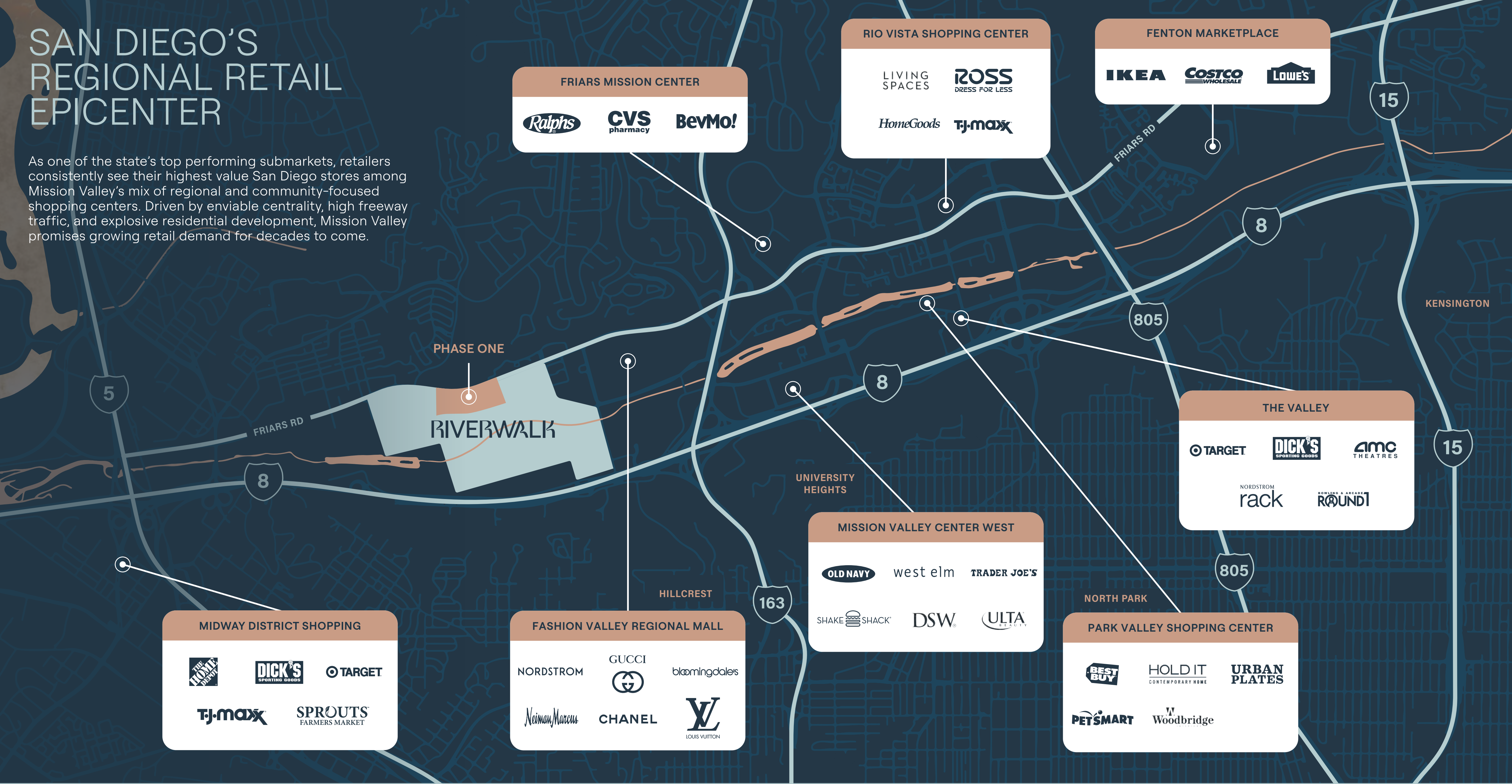
93.7K

DAILY TROLLEY RIDERS



SAN DIEGO'S REGIONAL RETAIL EPICENTER

As one of the state's top performing submarkets, retailers consistently see their highest value San Diego stores among Mission Valley's mix of regional and community-focused shopping centers. Driven by enviable centrality, high freeway traffic, and explosive residential development, Mission Valley promises growing retail demand for decades to come.



THE URBAN CORE OF THE NEW MISSION VALLEY

At the center of a rapidly growing Mission Valley, Riverwalk is a phased mixed-use development that, when complete, will host thousands of new residences and offices, energizing and relaxing parks, and an urban core activated with restaurants and cafés, all along a trolley stop offering ultimate city-to-sea access.



195 ACRES
MIXED-USE DISTRICT

1 TRANSIT
HUB

TROLLEY LINE, FREEWAY & RIVER TRAIL

97 ACRES
PARKS, PLAZAS & NATURAL HABITAT

152K SF
DINING & RETAIL SPACE

1M SF
OFFICE SPACE

4.3K
RESIDENTIAL UNITS

YOUNG, HIGH INCOME & WELL-EDUCATED

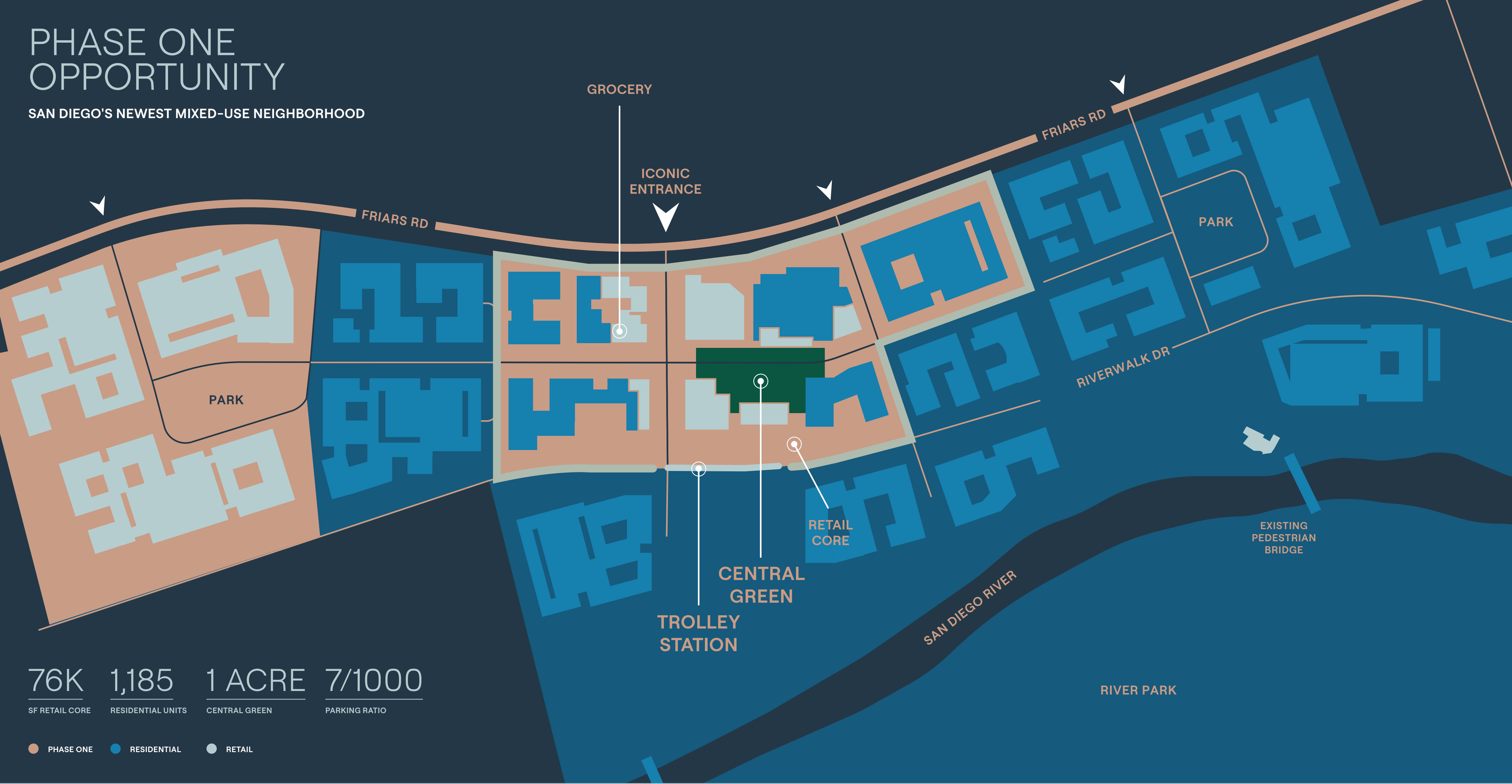
Riverwalk benefits from enviable population demographics in a region with the third-highest concentration of millennials in the nation experiencing exceptional population growth of 65.5% since 2000. At a median age of 36, residents in the area are young and boast high average household incomes of \$114,800. They are also highly educated, with over 54% of the population holding bachelor’s degrees or higher.

DEMOGRAPHICS	05 MINUTES	10 MINUTES	15 MINUTES
POPULATION SIZE	23,846	311,845	834,540
DAYTIME POPULATION	39,830	371,697	983,901
MEDIAN AGE	35.6	35.7	34.2
TOTAL HOUSEHOLDS	11,303	144,005	340,341
AVERAGE HOUSEHOLD INCOME	\$90,794	\$96,631	\$100,682



PHASE ONE OPPORTUNITY

SAN DIEGO'S NEWEST MIXED-USE NEIGHBORHOOD



76K SF RETAIL CORE 1,185 RESIDENTIAL UNITS 1 ACRE CENTRAL GREEN 7/1000 PARKING RATIO

PHASE ONE RESIDENTIAL RETAIL

CULTIVATING A NEW MISSION VALLEY

We're partnering with the best food and beverage, fitness and wellness, and retail merchants to make Riverwalk a retail destination unlike any other. Whether a local San Diego concept or an established brand, Riverwalk welcomes you to join our neighborhood.



ORGANIC GROCERY FUELED

Fueled by an organic grocery store, Riverwalk offers residents, commercial users and visitors access to premium, daily necessities.

CRAFTING CULINARY EXPERIENCES

With an open air Central Green and indoor/outdoor spaces, Riverwalk provides the ideal backdrop for your culinary vision.



CENTERED ON HEALTH & WELLNESS

Riverwalk is designed with a dynamic lifestyle in mind. An attractive demographic awaits for a premium destination of fitness, personal care and spa offerings.

CURATING LOCAL DISCOVERIES

Focused on San Diego character, Riverwalk offers a home for your fashion, wellness, and specialty stores—an unparalleled opportunity to build an authentic San Diego experience awaits.



INDOOR- OUTDOOR ACCESS

Blending with its active urban core, Riverwalk's retail environment spills out to the surrounding streetscape with large patio spaces, while multi-level restaurants host second story spaces that seamlessly extend to outdoor terraces with amazing views.



PEDESTRIAN REALM

Riverwalk is envisioned as a relaxed and authentic San Diego gathering place that celebrates natural and social connection.



SUITE	SF	PATIO SF	TYPE
A1	15,543		anchor
B1	3,541	784	F&B
C1	4,257	295	F&B
C2A	1,648		Retail
C2B	1,901		Retail
C2C	2,377		Retail
C2D	1,277		Retail
C4	3,784		Retail
D1A	851	480	F&B

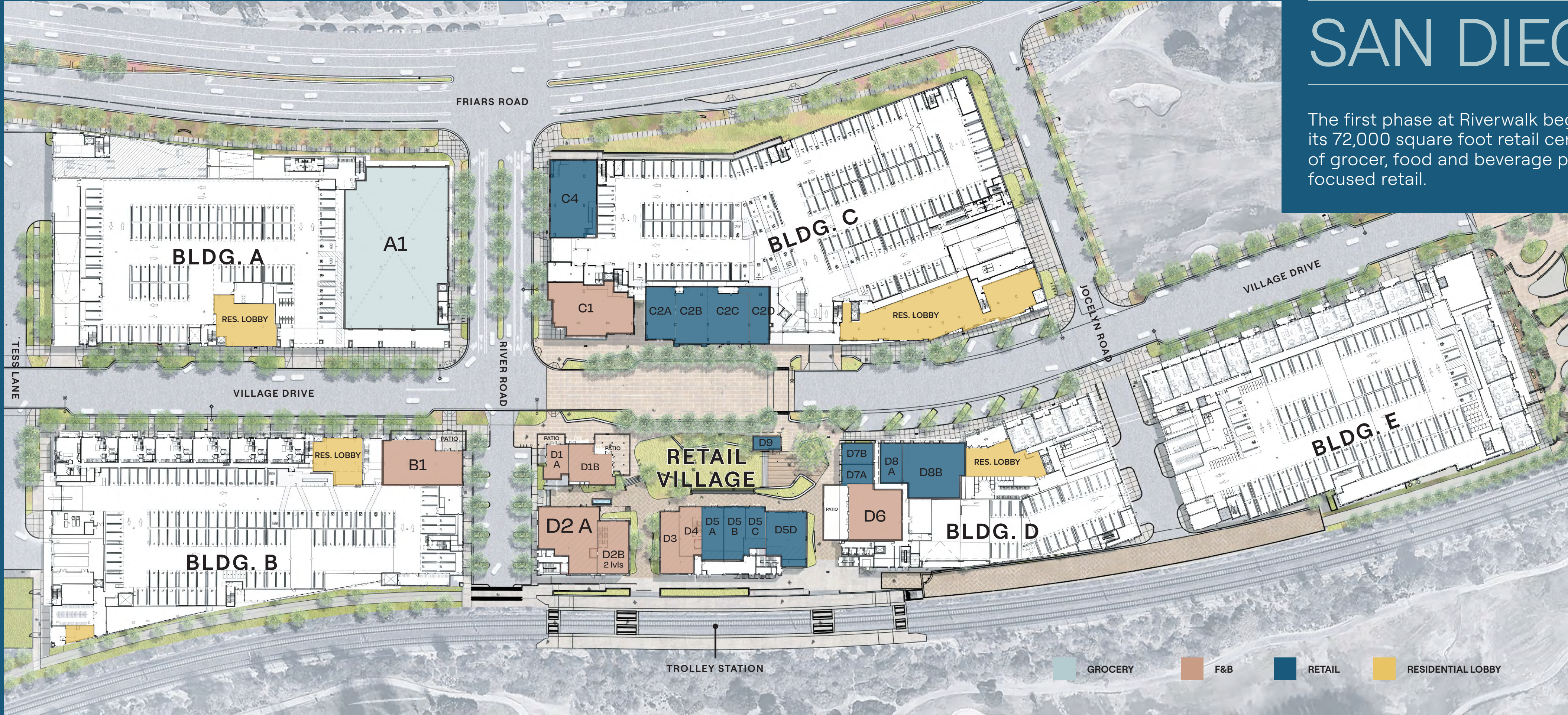
SUITE	SF	PATIO SF	TYPE
D1B	1,654	1,103	F&B
D2A	3,533		F&B
D2B L1	1,791	489	F&B
D2B L2	4,046	2,148	F&B
D3	1,564		F&B
D4 L1	1,080		F&B
D4 L2 Brewery	6,045	3,337	F&B
D5A	1,223		Retail
D5B	1,167		Retail

SUITE	SF	PATIO SF	TYPE
D5C	936		Retail
D5D	1,932		Retail
D6	3,084	1,388	F&B
D7A	699		Retail
D7B	760		Retail
D8A	925		Retail
D8B	3,565		Retail
D9	395		F&B
OVERALL TOTAL SF	79,602		

PHASE ONE

CURATING THE BEST OF SAN DIEGO

The first phase at Riverwalk begins with energizing its 72,000 square foot retail center with the right mix of grocer, food and beverage providers, and lifestyle-focused retail.





BE PART OF A GROWING COMMUNITY

At the convergence of ideal demographics and insatiable retail and residential demand, Riverwalk is setting the tone for a rare San Diego lifestyle in the new urban center of a densifying Mission Valley.

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LEASING
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