

Fully Built-Out Restaurant Space at Park 12

±3,254 PLUS ±825 PATIO



JOINING PARK 12

JOIN THE AWESOME
LINEUP AT PARK 12.

Limited Availability Remains.



PARK
RETAIL **12**
THE COLLECTION



The city at your doorstep.

Ideally located across from Petco Park, Park 12 is downtown San Diego's newest destination for retail & restaurant needs with approximately 45,000 SF of retail space. Positioned below 718 residential units, the project includes a 12,000 SF open-air plaza that connects each side of the development and has plenty of available on-site parking, making it a place for people to gather.

Encompassing 3.5 acres, Park 12 is bound by Park Blvd., 12th Street and Imperial Avenue at the convergence of the Gaslamp, Ballpark District, and the East Village.

Imperial Ave

Park Blvd

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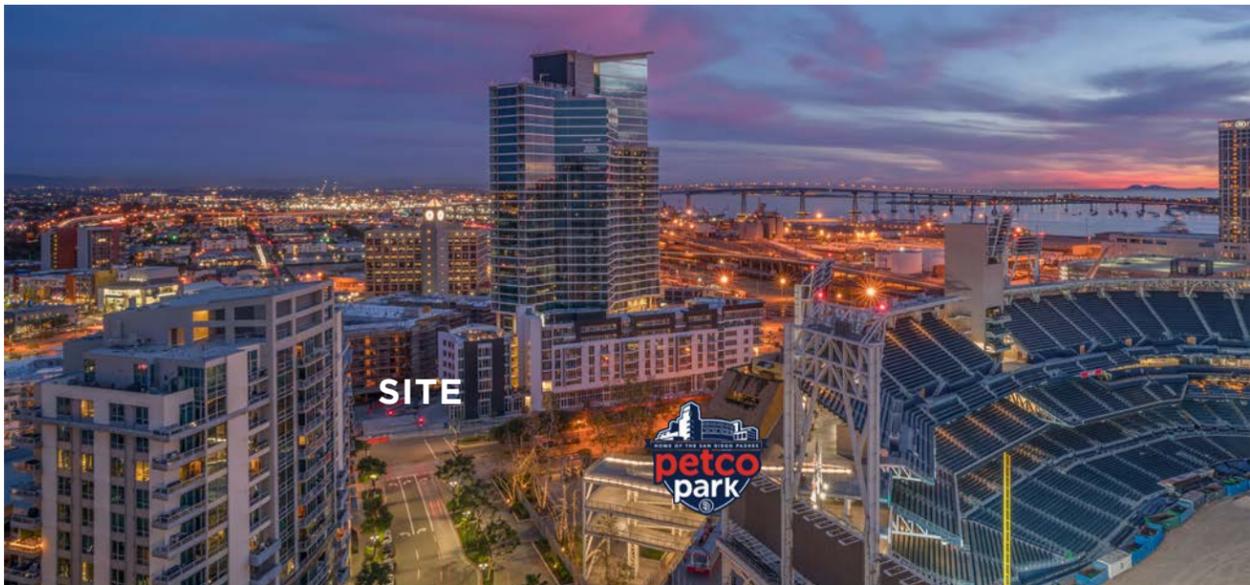
Second Generation Restaurant for Lease





FRONTING PETCO
PARK ON PARK BLVD

±3,254 SF SPACE WITH
±825 SF PATIO



BELOW 718 LUXURY
RESIDENTIAL UNITS

PLENTY OF
ON-SITE PARKING



THE ENTRANCE TO PETCO PARK AT YOUR DOORSTEP



SITE

Park Blvd

Imperial Ave

PADRES ATTENDANCE STATS

2024

Average Home Game Attendance

41,117
(81 Games)

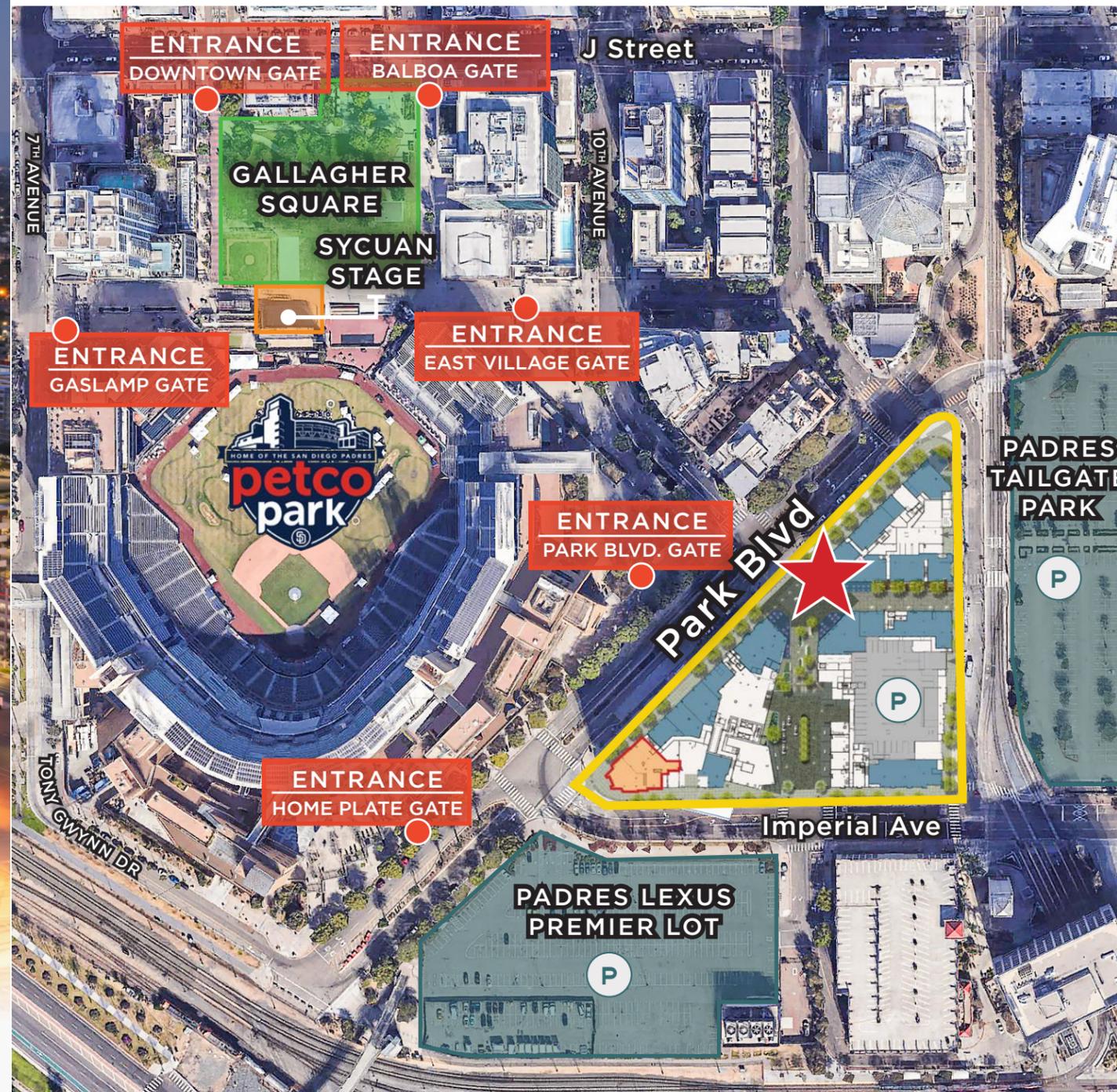
Total Attendance

3.33 Million
3RD BEST IN MLB

BEST MLB STADIUM

(2022, USA Today)

Petco Park is simply the best place to watch a baseball game. The location (embedded in downtown San Diego), the weather, the food, the beer and, of course, the stadium itself — it's all phenomenal.



ENTRANCE STATS PER-GATE

Percentage of fans entering through each gate on Padres game days

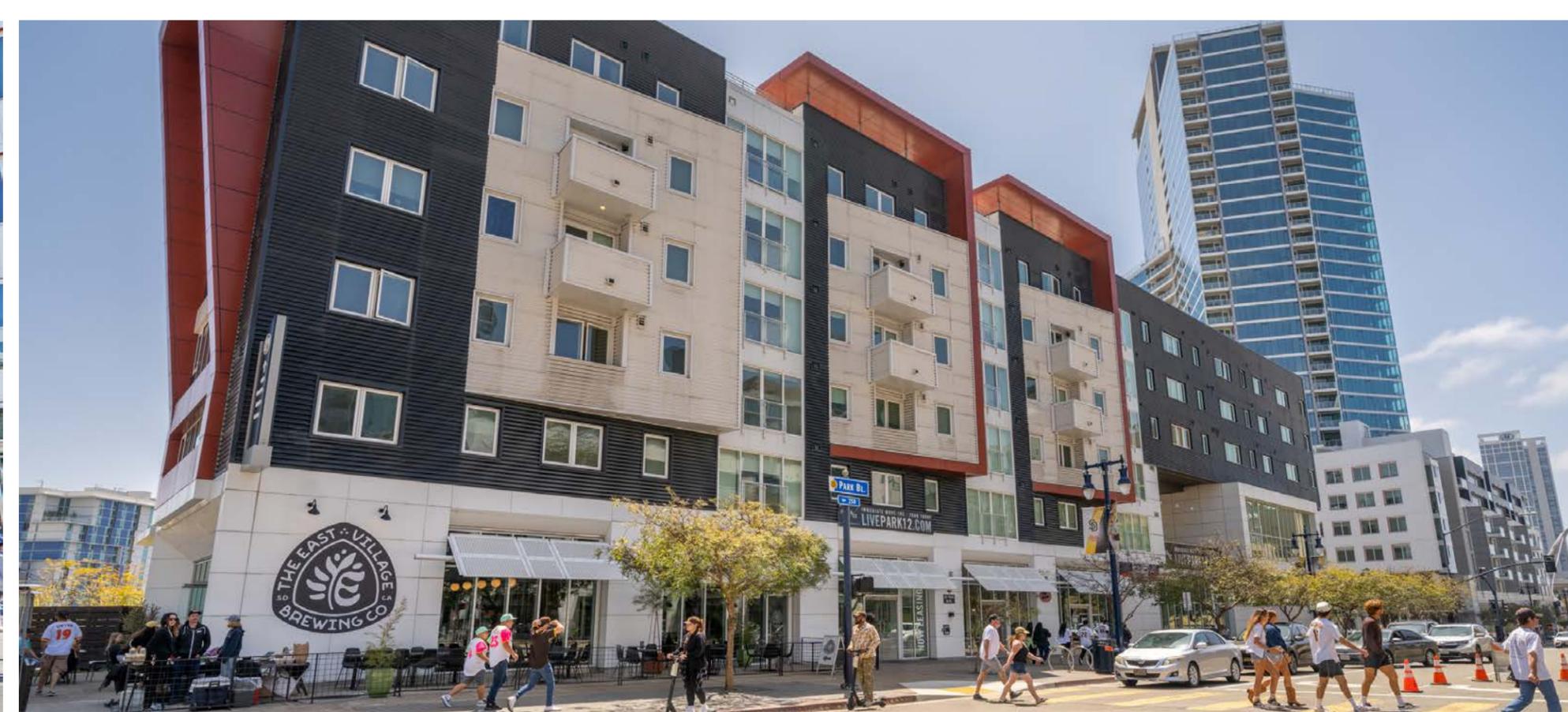
38%
HOME PLATE & PARK BLVD GATE

30%
GASLAMP GATE

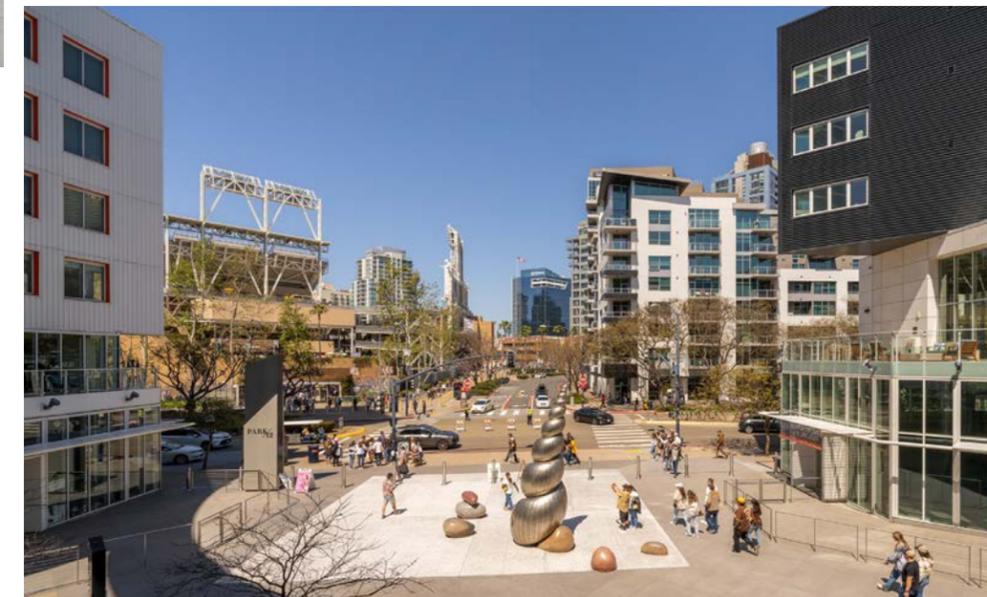
23%
EAST VILLAGE GATE

9%
ALL OTHER GATES COMBINED

41,117 fans
per sold out Padres game, which equates to **16,000** people entering on Park Blvd via Home Plate Gate or Park Blvd Gate



Area Tenants - Partial List

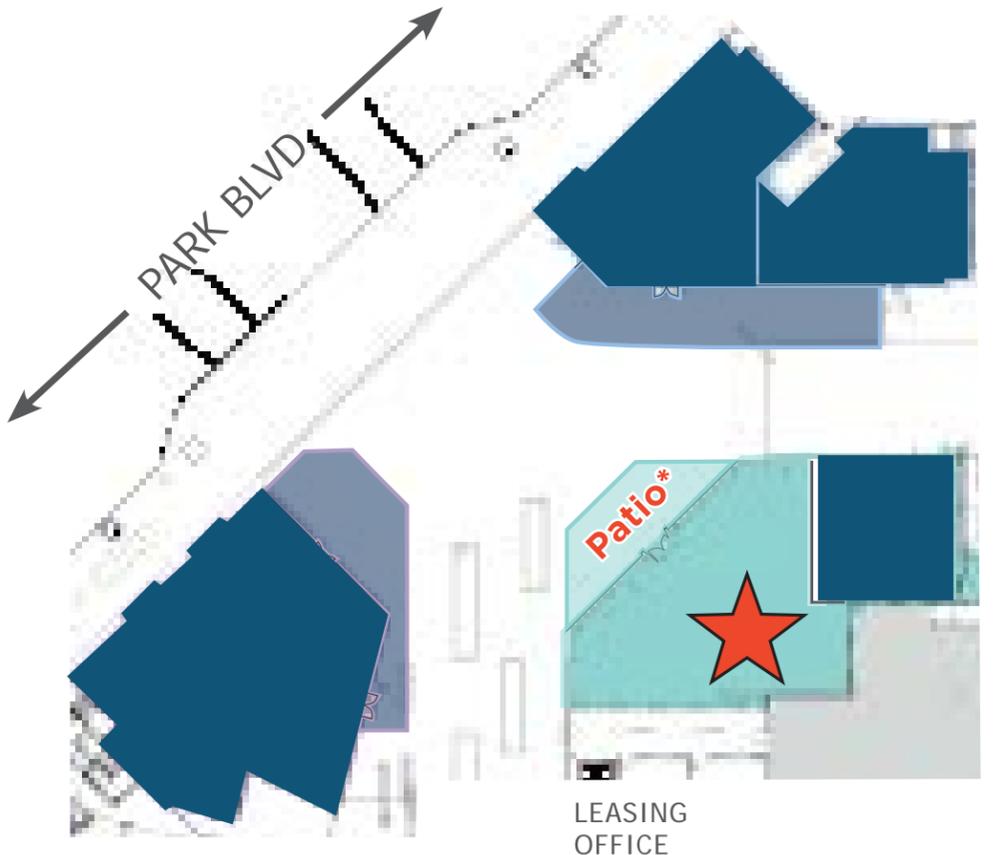


THE PROJECT IS HIGHLIGHTED BY A 12,000 SF OPEN-AIR PLAZA LEADING DIRECTLY INTO PETCO PARK'S MAIN GATE, CREATING AN INVITING ATMOSPHERE FOR VISITORS TO EAT, PLAY AND STAY.

Site Plan



DIRECTLY ACROSS THE STREET FROM PETCO PARK
 AVAILABLE RESTAURANT SPACE ±3,254 SF
 LARGE OUTDOOR PATIO ±825 WITH FRONTAGE
 PETCO PARK AND OTHER PARK 12 TENANTS



RESTAURANT SPACES	SF	CEILING HEIGHT
LEASED Basic Bar / Pizza 2 Levels	±4,590 Mezzanine: ±870	±20' 2" Mezz height: ±9'
LEASED Choi's Korean	±4,321 Patio: ±1,166	±13' 9" - 14' 9"
3 Restaurant Available	±3,254 Patio: ±825	±13' 5"
LEASED Panini Kabob Grill	±4,494 Patio: ±1,345	±17' 7" - 18' 3"
LEASED East Village Brewing	±2,458 Patio: ±627	14' 3"

RETAIL SPACES	SF	CEILING HEIGHTS
LEASED Achilles Coffee Roasters	±1,280	±19' 4"
LEASED Sev Laser	±1,608	±19' 4"
LEASED Be Fit Pilates	±2,318	±19' 4"
LEASED Honey Hole Colletibles	±1,311	±18' 4"
LEASED	±1,782	±22' 3"
LEASED CVS	±4,363	±24' 3"
LEASED Pure Salon and Spa	±5,155	±13' 5" - 18' 4"
10 11 Retail Available	±3,634	±18' 6" - 19' 2"
LEASED Blue Oceans Club	±2,980	±16' 1"

*This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Park 12 Tenants
A Collection Of
Modern Retail



Honey Hole Collectibles

Sport Collectibles



Basic Bar/Pizza

Pizza Restaurant



Panini Kabob Grill

Mediterranean Restaurant



Choi's

Korean Restaurant



Be Fit Pilates

Pilates Studio



Sev Laser

Medical Spa



Blue Oceans Club

Fitness Studio



East Village Brewing

Brewery



Achilles Coffee

Café



CVS

Retail Store & Pharmacy



Pure Salon and Spa

Salon

The Project



±44,000 SF

OF RESTAURANT
& RETAIL SPACE

5 Signature Restaurant &
11 Iconic Retail Spaces

±718

RESIDENTIAL UNITS

Luxury & Affordable

±73,000 SF

OF COMMON AREA

Plazas, Courtyards,
Roof Decks

±860

PARKING STALLS

3/1000 Retail Dedicated
Parking

2024, Padres complete a \$20M makeover of Petco Park's Gallagher Square.



Coveted Ballpark District

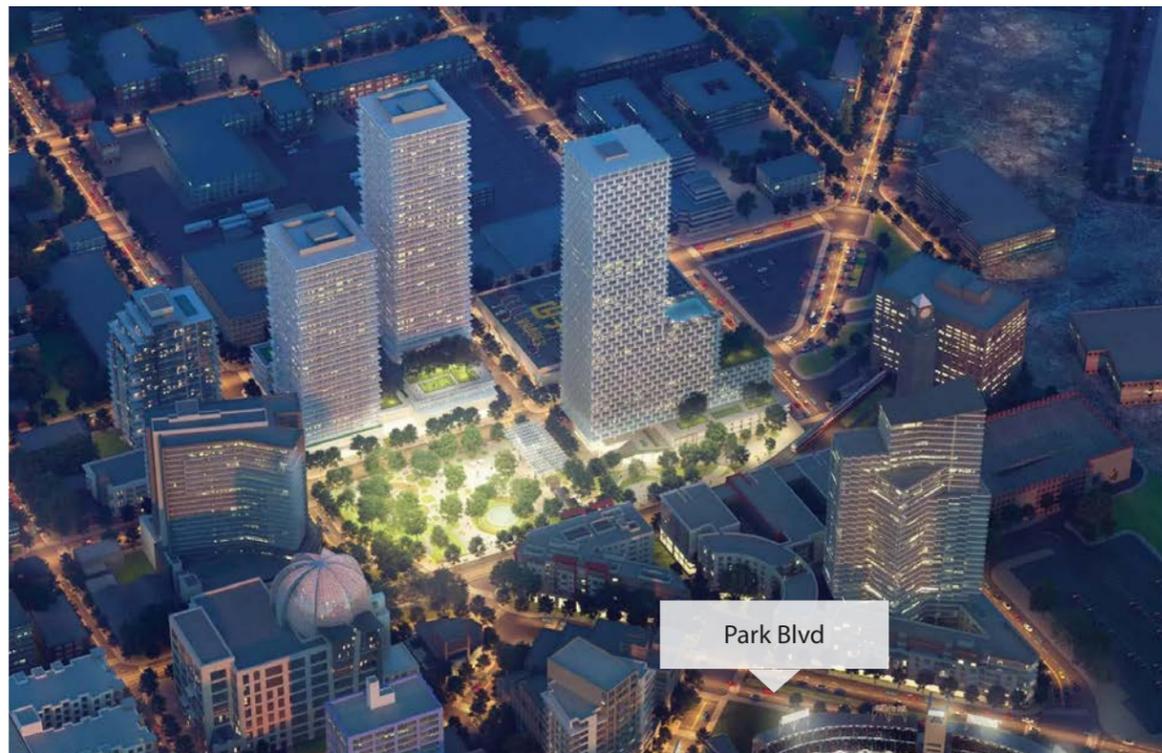
Aerial Map



THE TRANSFORMATIVE DEVELOPMENT IN PLANNING BY PADRES & TISHMAN SPEYER
CURRENTLY PADRES TAILGATE PARK -

East Village Quarter

At 5.25 acres in total, this neighboring project will make a huge impact on downtown culture.



1,800
RESIDENTIAL
UNITS

50K
SF RETAIL

1,200
SPACE PARKING
STRUCTURE

1.3-Acre
PUBLIC PARK



Original development agreement stipulates construction must start no later than July 2024



AERIAL MAP

Aerial Use Map

Park 12's ideal location in the Ballpark District pulls from a variety of neighboring uses, with an abundance of residential units, office, and hotel rooms within blocks of the site.

±8,904
RESIDENTIAL UNITS

with **±1,906** units under construction / in planning

±968,273
SF OF OFFICE

with **±1.35M** SF under construction / in planning

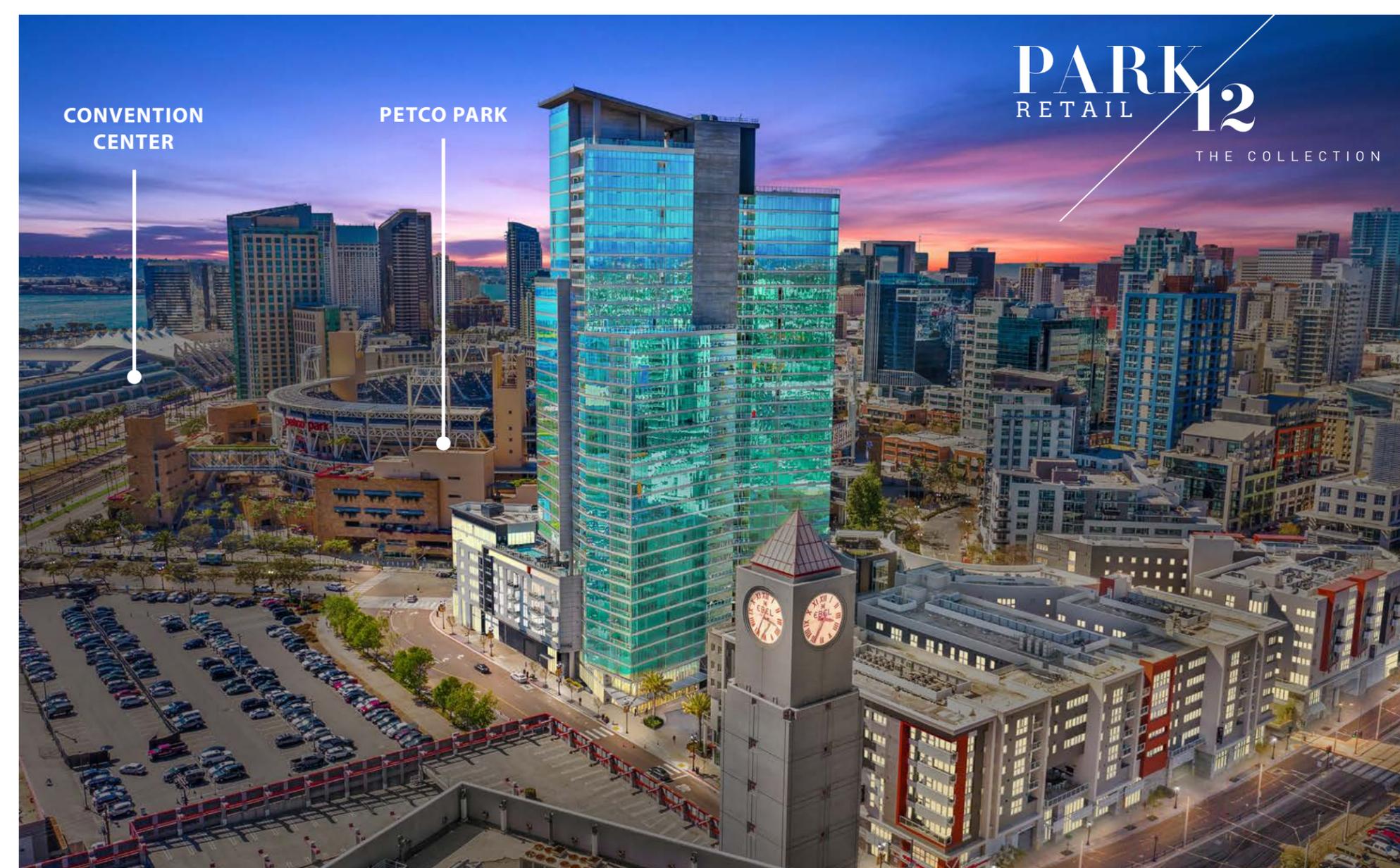
±2,744
HOTEL ROOMS

with **±2,450** rooms under construction / in planning

Numbers based on map below.



- Hotels
- Notable Office Buildings
- Multi-Family Residential / Mixed Use
- School / Non-Profit / Government
- Under Construction / In Planning



Join the Neighborhood

As a mixed-use development that brings together unrivaled access, entertainment, city living, modern homes, and striking architecture, Park 12 is a defining address for downtown San Diego.



Petco Park

- Home of the San Diego Padres
- 2.2M annual attendees to Padres games
- 81 Padres home games
- Named best MLB stadium by USA Today (2022)
- 300 private and public events annually
- Petco Park visitors spend \$70M annually in Downtown Stadium



San Diego Convention Center

- ±2,600,000 SF
- 108 annual events held
- ±862,408 individual attendees
- ±\$724.1M direct attendee spending
- Largest event: Comic-Con International (135,000 attendees)



San Diego Comic-Con hosts large-scale events at Petco Park & the neighboring parking lots.



Interstate & Trolley Connections

A NEW CONNECTIVITY IS IN PROCESS BETWEEN PARK BLVD & HARBOR DR. WHEN THIS OPENS VEHICULARLY, PARK BLVD WILL BE BOOMING WITH EVEN MORE TRAFFIC.

ABOUT PARK BLVD AT-GRADE CROSSING:

- The project is funded & planned for
- Includes vehicular crossing across 6 railroad tracks, new landscaping, and new traffic signal improvements to connect Harbor Drive & Park Blvd



PARK RETAIL 12

THE COLLECTION

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