

FOR SALE/LEASE CORNER RETAIL/ OFFICE LOCATION

SALE PRICE: \$2.5M

LOCATED IN THE
MARINA DISTRICT

±5,000 SF ground floor for lease or sale.
Frontage on West Market St. & Front St.





Pinnacle Museum Tower →

↓ ± 5,000 SF*

The New Children's Museum ↓

The New Children's Park ↓

FOR SALE/LEASE CORNER RETAIL/OFFICE LOCATION IN THE HEART OF DOWNTOWN

Property Highlights

This space is **± 5,000 SF** on the ground floor with frontage on West Market Street and Front Street. At the base of 18 luxury condos, this commercial space is a **rare opportunity** in downtown **with parking**.

CONTACT US FOR MORE INFORMATION

Andrew Shemirani
Andrew@upgsocal.com
Lic No 02038814

Pasquale Iole
Pasquale@upgsocal.com
Lic No 0418817



2,915 RESIDENTIAL UNITS (APPROX. 4,900 RESIDENTS)

Within 3 Blocks and ±373 Units Under Construction / In Planning

Exceptional Downtown Location

- Located in Downtown San Diego in the **affluent Marina District**
- Surrounded by nearly 4,000 **high profile** urban homes
- Two blocks** from the Waterfront and Ralph's grocery, 3 blocks from the Convention Center and only one block from a Trolley Station
- Three blocks** from Seaport Village and The Headquarters with tenants Seasons 52, Cheesecake Factory, Eddie V's, and Puesto
- Other **area tenants include** Richard Walker's Pancake House, The Lion's Share, The New Children's Museum, LION Coffee, Nutrition Zone, Mak Cleaners, Postal Annex, Kansas City Barbeque and Morton's Steakhouse
- Walking distance** to the Gaslamp District, East Village and Little Italy



NEIGHBORHOOD BY THE NUMBERS



10M+

ANNUAL VISITORS TO THE GASLAMP QUARTER



232K+

ANNUAL VISITORS TO THE CHILDRENS MUSEUM



500,000

TOTAL SF OF RESTAURANT / RETAIL IN THE GASLAMP



81,237

TOTAL DAYTIME POPULATION OF DOWNTOWN



12,576

HOTEL ROOMS DOWNTOWN



6,280

TOTAL NUMBER OF BUSINESS



862,408

ANNUAL ATTENDEES AT THE CONVENTION CENTER



\$74.1M

VISITOR SPENDING FROM CONVENTIONS



108

EVENTS HELD AT THE CONVENTION CENTER



38,039

TOTAL POPULATION OF DOWNTOWN



11M

TOTAL OFFICES DOWNTOWN



24M

PETCOPARK ANNUAL ATTENDEES

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



AMAZING LOCATION AND CENTRALLY LOCATED

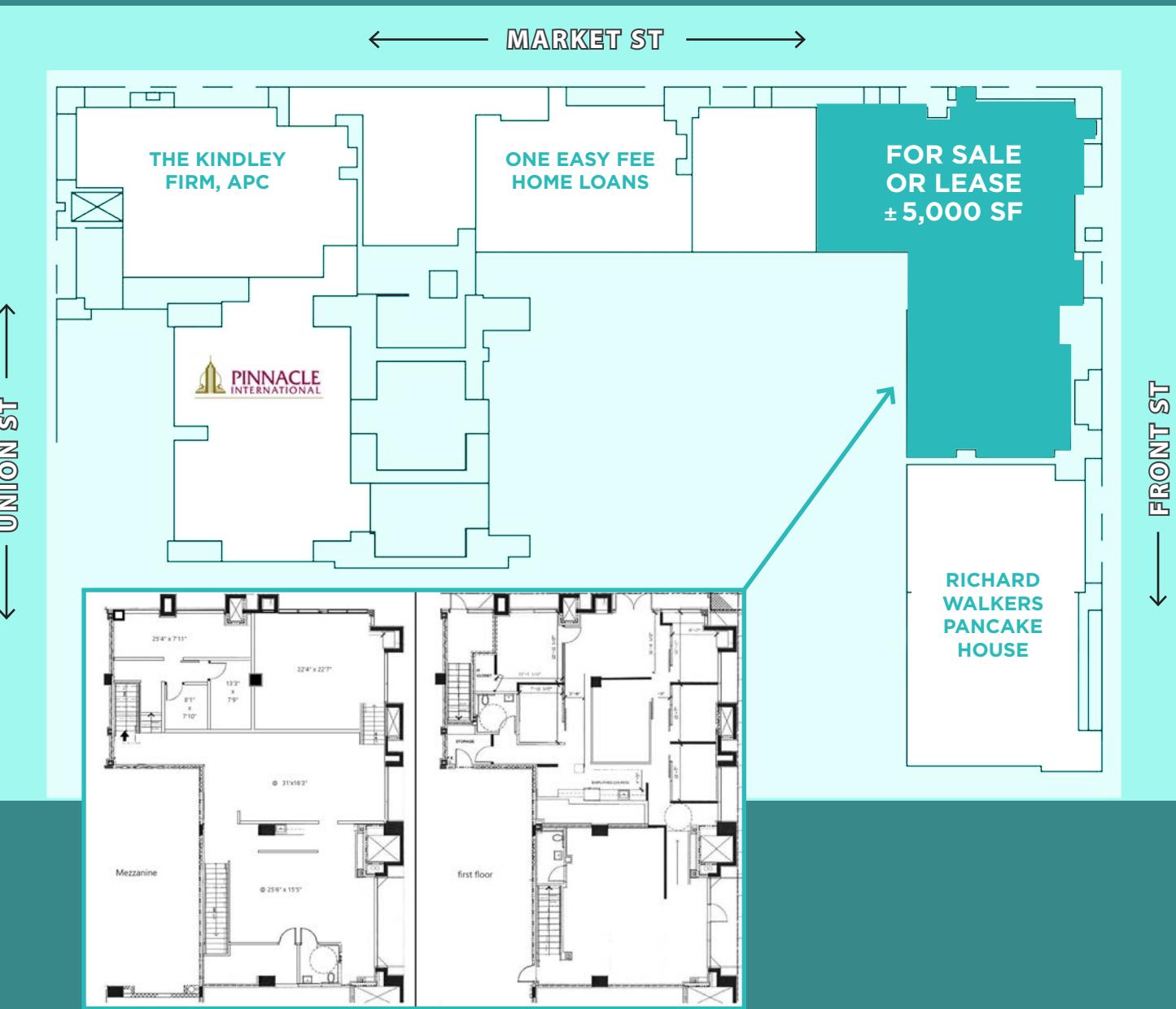
This second generation space is exceptionally accessible and is a short walk to the trolley, MTS, and more.

For sale at \$2.5M (\$500 a square foot).

Know Your Neighbors



SITE PLAN



DOWNTOWN EVENTS

TASTE OF GASLAMP

GASLAMP MARDI GRAS

SAN DIEGO SHAMROCK

SAN DIEGO COMIC CON INTERNATIONAL

SAN DIEGO HALF MARATHON

SAN DIEGO MONSTER BASH

GASLAMP HOLIDAY PET PARADE

POINSETTIA BOWL

AND MORE!



NEIGHBORHOOD AMENITIES



1 | San Diego Tourism

35 million visited San Diego and spent over \$10.8 billion
4 million visit Seaport Village
5 million visit the San Diego Zoo
1.05 million visit the USS Midway Museum
600,000 Ferry passengers across the bay to Coronado
244,535 cruise passengers annually



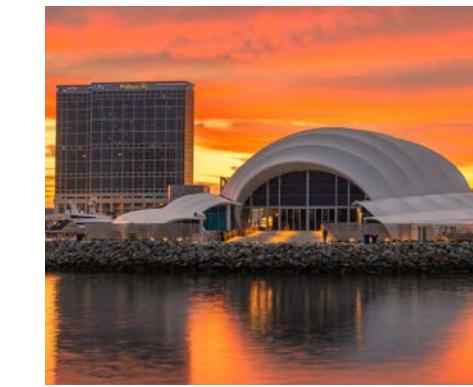
3 | Convention Center

\$46 million attendee retail expenditures
\$85 million attendee restaurant/bar expenditures
\$1.1 billion economic impact
\$255 million attendee lodging expenditures



2 | Freedom Park Under Construction

10-acre park
Nature garden
Memorials and monuments
Play structures, seating and shading
Interpretive signage



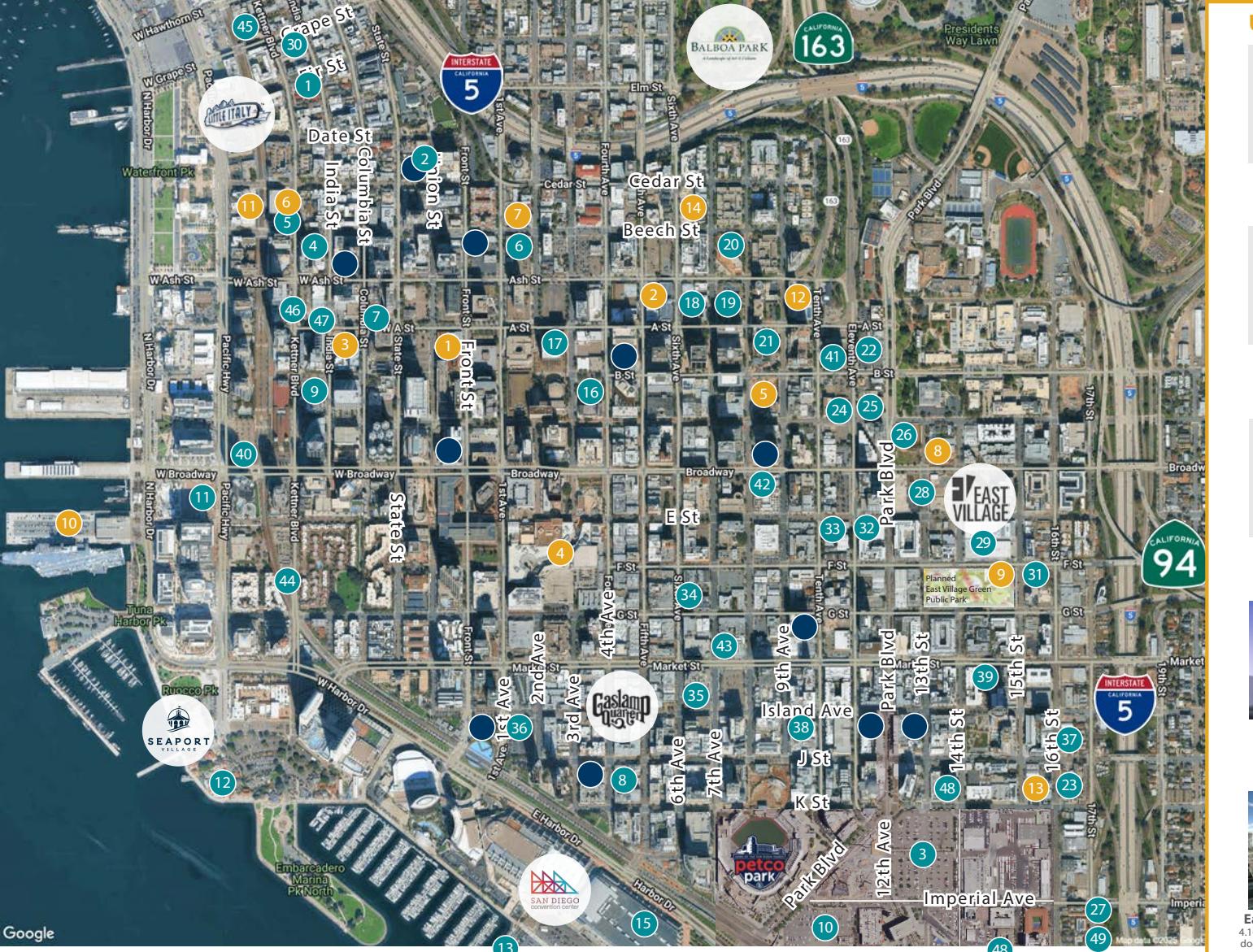
3 | Attractions

Historic Gaslamp Quarter
Embarcadero/Broadway Pier
San Diego Civic Center
Horton
Balboa Theatre

House of Blues
Seaport Village
Waterfront Park
USS Midway
Rady Shell

IDEALLY LOCATED

The Marina District is a vibrant and bustling location in Downtown San Diego with dense day/night population in San Diego County.



Downtown San Diego Development Pipeline Q4 2025

Under Construction Approx:

- 2,502 Residential Units
- 360,286 SF Retail
- 700,000 SF Office
- 502 hotel Rooms
- East Village Green Acre Public Park
- Freedom Park at Navy Pier

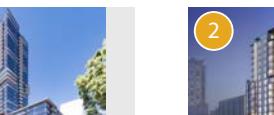
Pipeline Approx:

- 2,081 Residential Units
- 93,209 SF Retail
- 59,800 SF Office
- 1,636 Hotel Rooms
- Convention Center Expansion

Recently Completed Approx:

- 1,894 Residential Units
- 203,700 SF Retail
- 1,121,100 SF Office
- 390 Hotel Rooms
- 66,000 SF UCSD Extension
- IQHQ 1.7M SF BioTech / Retail

Under Construction



Holland Partners; The Torrey
450 units; 49,500 sf retail

Vanderval Hotels, LLC; Tru/Home2 Hotel
271 rooms

Pinnacle International; Columbia & A Tower
220 units; 234 rooms

Stockdale Capital Partners; Campus at Horton
300,000 sf retail; 700,000 sf office
Est. Completion: Q1 2025

Bosa; 8th & B
398 units; 9,400 sf retail;
.5-acre public park

Holland Partners; Kettner Crossing Phase 1
64 units

Greystar; Ancora 1st & Beech
227 units

Harrington Heights; 13th & Broadway
273 units; 1,600 sf retail

East Village Green Public Park
4.1-acre public park; children's playground; dog park; community center; public green space; 180-space underground parking

Freedom Park at Navy Pier
10-acre park; nature garden, memorials and monuments, play structures, seating and shading, and interpretive signage.

Cedar Street Apartments
138 units

Jacaranda on 9th Apartments
88 units

Riaz Capital
259 units

Kindred BRIDGE Housing
126 units; 4,186 sq. ft. retail

San Diego Gaslamp Properties LLC; Citizen M Hotel
302 rooms

Rodney Masri; 639 Kettner
750 sf retail

KR 2045 Pacific Highway LLC; 2045 Pacific Highway
12,000 sf retail; 275,000 sf office

IP Investments LLC; Cedar Street Apartments
134 units

Elevate Investments
233 rooms; 1,700 sf retail

Mirka Tower
318 units

17th & Commercial
109 units

TR Legacy Holdings; 99 West
335 units; 8,400 sf retail; 20,000 sf office

Convention Center; Phase 3 Expansion
Exhibit halls, meeting rooms, ballrooms, rooftop park

Robert Green Company; 5th Avenue Landing
1,396 rooms

JSD2, LLC; 77 Beech
104 units

Wood Partners; The Raley Phase II
45 units

Kirby Realty; Kirby East Village
840,000 sf office with retail

J Street Hospitality; Tapestry & Honeywood Suites by Hilton
324 rooms

Reef Point Hospitality LLC; Broadway Suites
317 rooms

Liberty National; 10th & Beech
542 units; 4,200 sf retail

Liberty National; 10th & Beech
433 units

Forge Land Company; India & Beech
337 units; 2,500 sf retail

Tishman Speyer & Padres; East Village Quarter
1,800 units; 50,000 sf retail

Essex; Citiplace Front & Ash
147 units

Forge Land Company; India & Beech
433 units

JML Tower LLC; Air Rights Twoer
81 units

Crown Invest LLC; Two America Plaza
793 units; 120,000 sf retail; 683,000 sf office

1HWY1; Seaport San Diego
2,058 rooms; 242,000 sf retail; 145,000 sf office

Manchester Financial Group; Manchester Hotel
1,161 rooms; 1.9-acre plaza

Robert Green Company; 4th & J Hotel
240 rooms; 24,000 sf retail

Lida Group Holdings, Inc; The Theatre House
301 rooms; 59,800 sf office

Floit Properties, Inc.
183 units; 4,182 sf retail

Ghods Builders; 6th & A
389 units; 7,000 sf retail

XJD; 7th & A
281 units; 9,000 sf retail

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104 units

1707 Imperial; Zonevest LLC
113 units

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Andrew Shemirani
Andrew@upgsocal.com
Lic No 02038814

Pasquale Iole
Pasquale@upgsocal.com
Lic No 01488187



858 874 1989
upgsocal.com

CONTACT US FOR MORE INFORMATION

