

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 →

The New Children's Museum ↓

The New Children's Park ↓

↓ ± 5,000 SF*

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 178 luxury condos, this commercial space is a **rare opportunity** in downtown **with parking**.

CONTACT US FOR MORE INFORMATION

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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


\$724.1 M
VISITORS SPENDING FROM
CONVENTIONS


108
EVENTS HELD AT THE
CONVENTION CENTER


38,039
TOTAL POPULATION OF
DOWNTOWN


11M
TOTAL OFFICE SF DOWNTOWN


2.4M
PETCO PARK 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



THE NEW CHILDRENS MUSEUM



PETCO PARK



GASLAMP

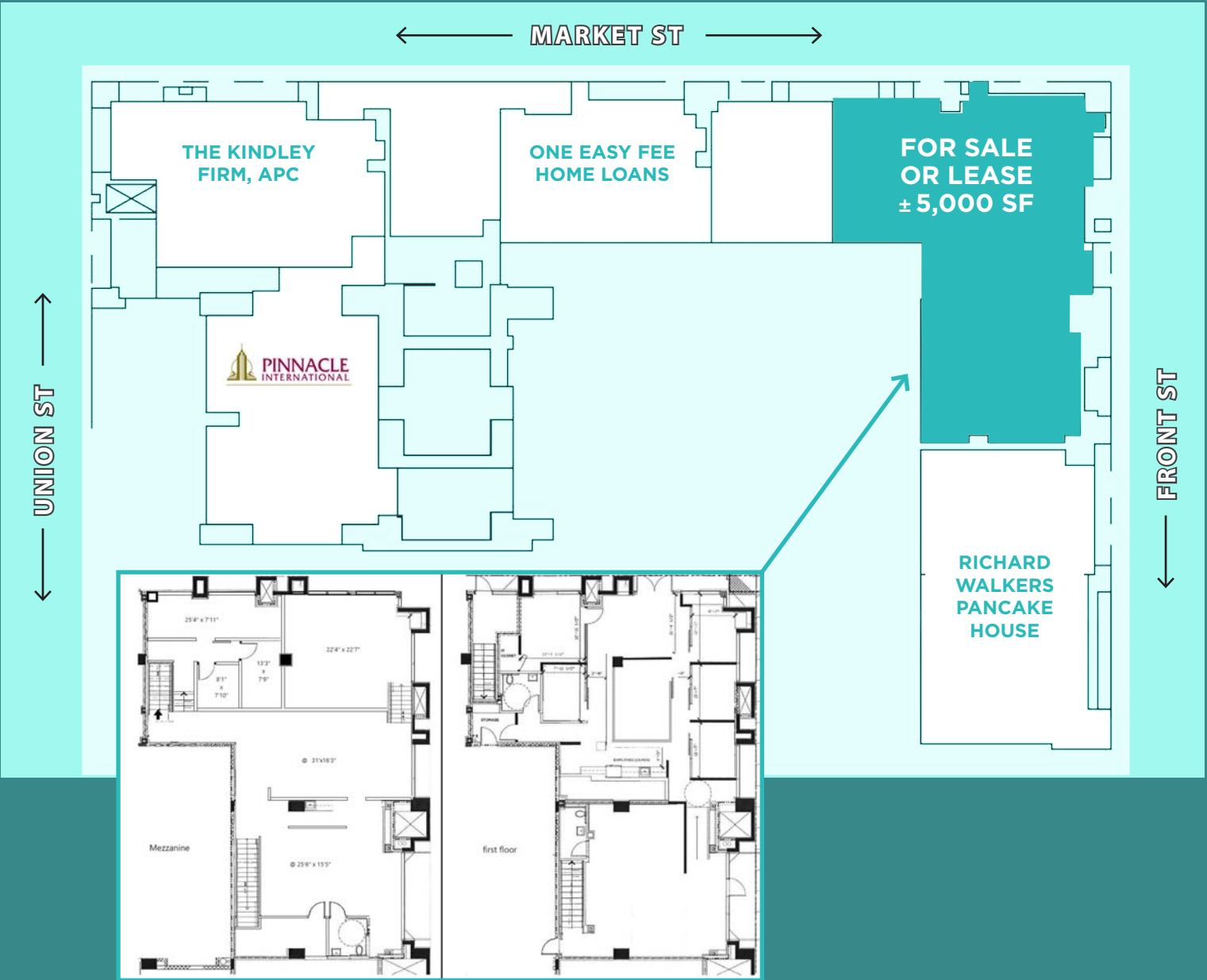


SEAPORT VILLAGE



CONVENTION CENTER

SITE PLAN



NEIGHBORHOOD AMENITIES



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!



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



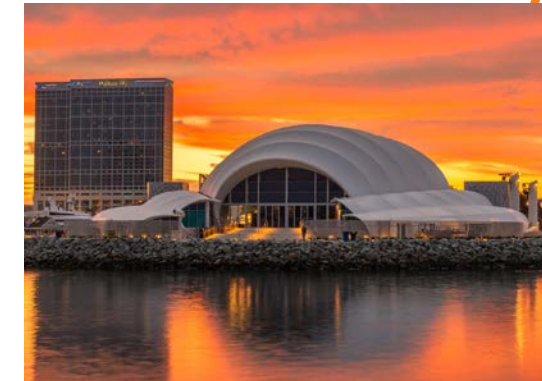
3 | Convention Center

\$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



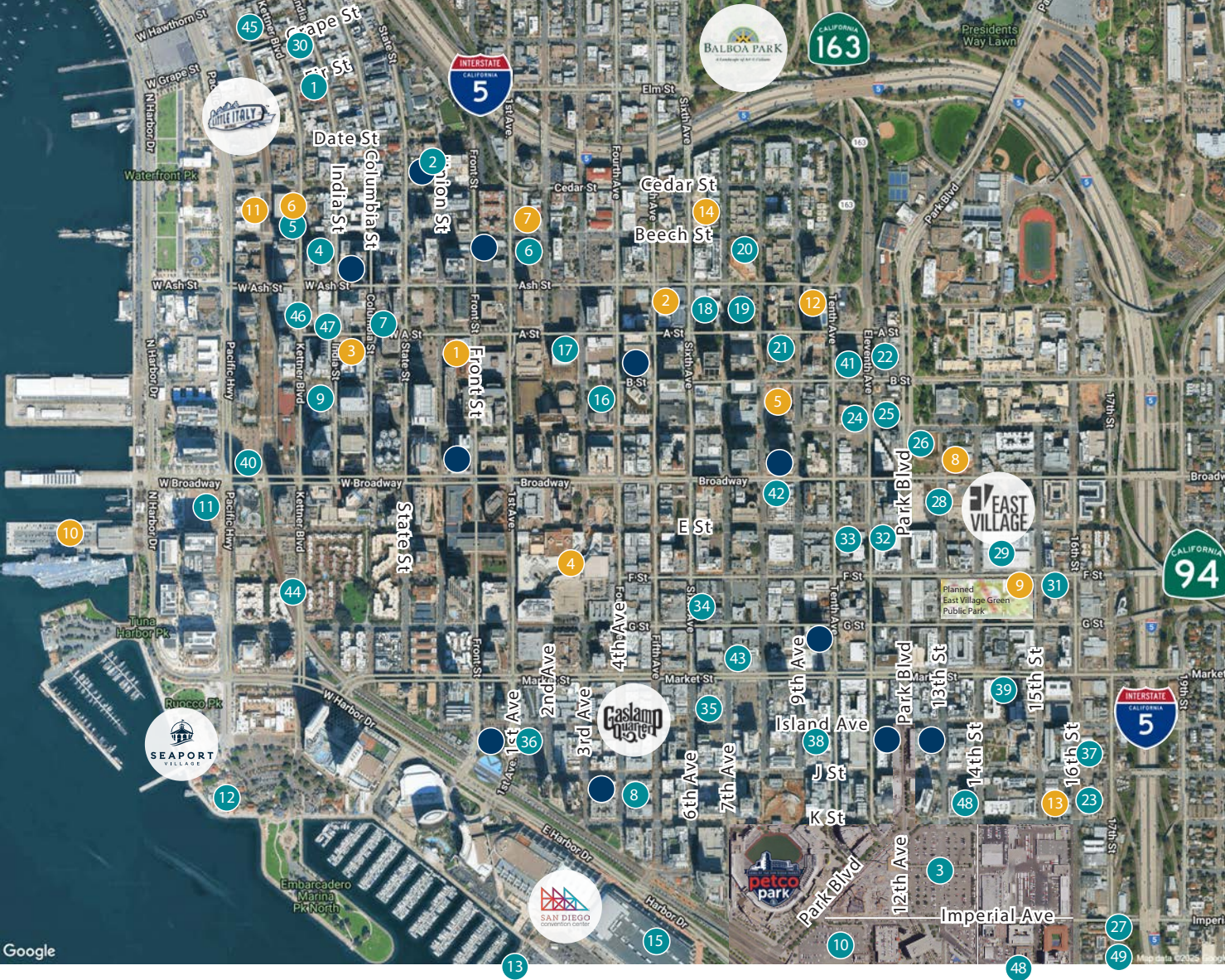
3 | Attractions

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 daytime 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

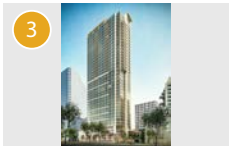
Under Construction



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



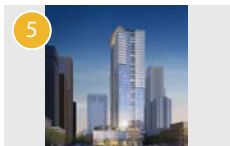
**Vandervel Hotels, LLC;
Tru/Home2 Hotel**
271 rooms



**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

Pipeline



**Liberty National;
Columbia & Hawthorne**
22 rooms; 33 units; 4,000 sf retail



**Liberty National;
State & Grape**
56 rooms; 92 units



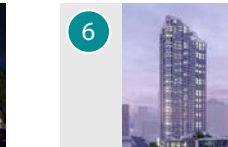
**Tishman Speyer & Padres;
East Village Quarter**
1,800 units; 50,000 sf retail



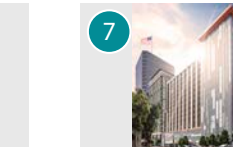
**Forge Land Company;
India & Beech**
337 units; 2,500 sf retail



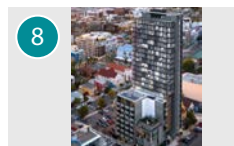
Essex; Citiplace Front & Ash
147 units



**Liberty National
First & Beech**
433 units



TR Legacy Holdings; 499 West Ash
336 units; 284 rooms; 25,000
sf retail; 10,000 sf office



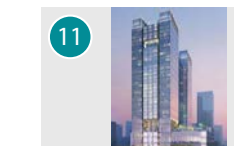
**Jman Tower LLC; Air Rights
Twoer**
81 units



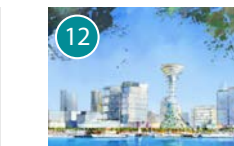
**Crown Invest LLC;
Two America Plaza**
51 units; 300 rooms; 11,700 sf retail



JMI; The Landing
793 units; 120,000 sf retail;
683,000 sf office



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



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



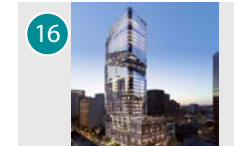
**Robert Green Company;
5th Avenue Landing**
1,396 rooms



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



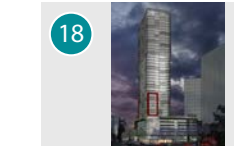
**Robert Green Company;
4th & J Hotel**
240 rooms; 24,000 sf retail



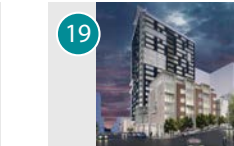
**Lida Group Holdings, Inc;
The Theatre House**
301 rooms; 59,800 sf office



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



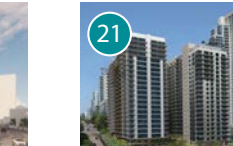
**Ghods Builders;
6th & A**
389 units; 7,000 sf retail



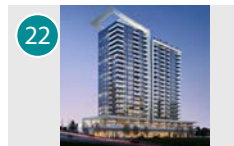
XJD; 7th & A
281 units; 9,000 sf retail



JSD2, LLC; 777 Beech
104 units



**Wood Partners;
The Rey Phase II**
459 units



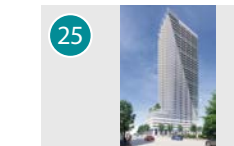
**Pinnacle International;
Pacific Heights**
492 units; 6,500 sf retail



Fabric Investments; Creativo
13 units; 1,000 sf retail;
2,000 sf office



**Liberty National;
1060 C Street**
72 units; 1,150 sf retail



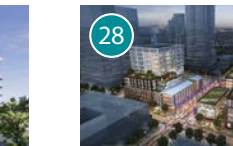
**Pinnacle International;
Park & C**
444 units; 10,933 sf retail



**Liberty National;
Park and Broadway**
352 units; 4,200 sf retail



**1707 Imperial;
Zonevest LLC**
113 units



**Kilroy Realty;
Kilroy East Village**
840,000 sf office with retail



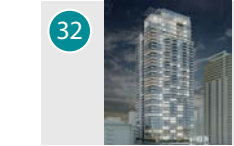
Navarra Properties; SuperBlock
4,905 sf retail; 550,000 sf office



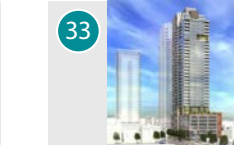
**SD Mega Block LLC;
Lucia nel Cielo**
424 units; 3,000 sf retail



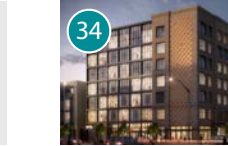
Foulger-Pratt; Block F
405 units; 19,000 sf retail;
48,518 sf office



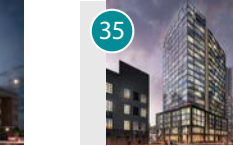
**Pinnacle International;
11th & E**
462 units; 6,000 sf retail



Capexco Funds; 10th & E
365 units; 2,600 sf retail



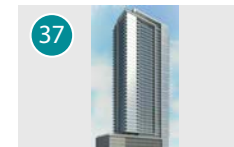
**J Street Hospitality; Motto
by Hilton**
180 rooms; 2,500 sf retail



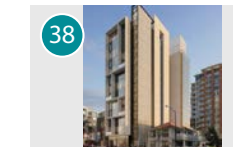
**J Street Hospitality;
Tapestry & Homewood
Suites by Hilton** 324 rooms



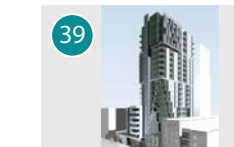
Bosa; First & Island Condos
211 units; 22,400 sf retail



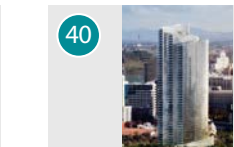
**Cast Development;
The Fellow**
129 units; 1,000 sf retail



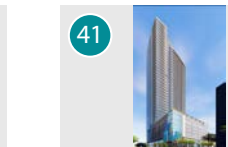
**J Street Hospitality;
Hampton Inn by Hilton**
132 rooms



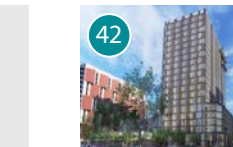
**Bahia View Condominiums;
Bahia View**
95 units; 6,600 sf retail



**Bosa; Pacific & Broadway -
Parcel 1**
306 units; 15,000 sf retail



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



**Reef Point Hospitality LLC;
Broadway Suites**
317 rooms



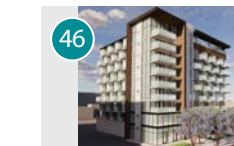
**San Diego Gaslamp Properties
LLC; Citizen M Hotel** 302 rooms



Rodney Masri; 639 Kettner
750 sf retail



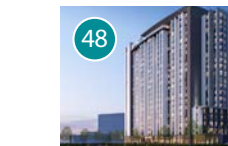
KR 2045 Pacific Highway LLC; 2045 Pacific Highway
12,000 sf retail; 275,000 sf office



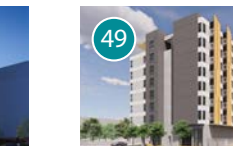
**IP Investments LLC; Cedar Street
Apartments** 134 units



Elevate Investments
233 rooms; 1,700 sf retail



Mirka Tower
318 units



17th & Commercial
109 units

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