

1202 MARKET ST SAN DIEGO



FOR SALE/FOR LEASE

LOT SIZE ± 14,537 SF

DO NOT DISTURB TENANT



URBAN
COMMERCIAL REAL ESTATE

**FLOCKE &
AVOYER**
Commercial Real Estate

1202 MARKET ST

SAN DIEGO, CA 92101

Rent: \$2.50 SF / MO NNN “as-is”
Lease Term: 5 year minimum
Lot Size: ±14,537 SF
Building Size: ±14,367 SF

Sale: Owner prefers to lease, but will consider a sale – ask listing agent for details

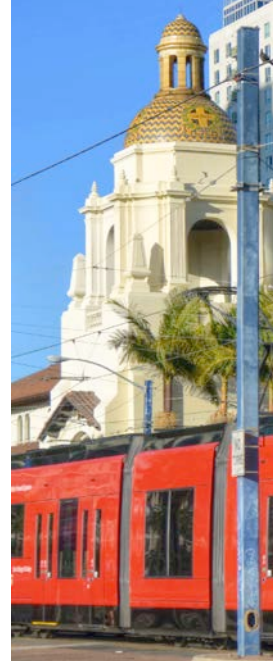
APN: 535-146-03-00

Zoning: CCPD-R

Traffic: At the high-visibility corner of Park Blvd & Market St (±15,447 CPD) in East Village

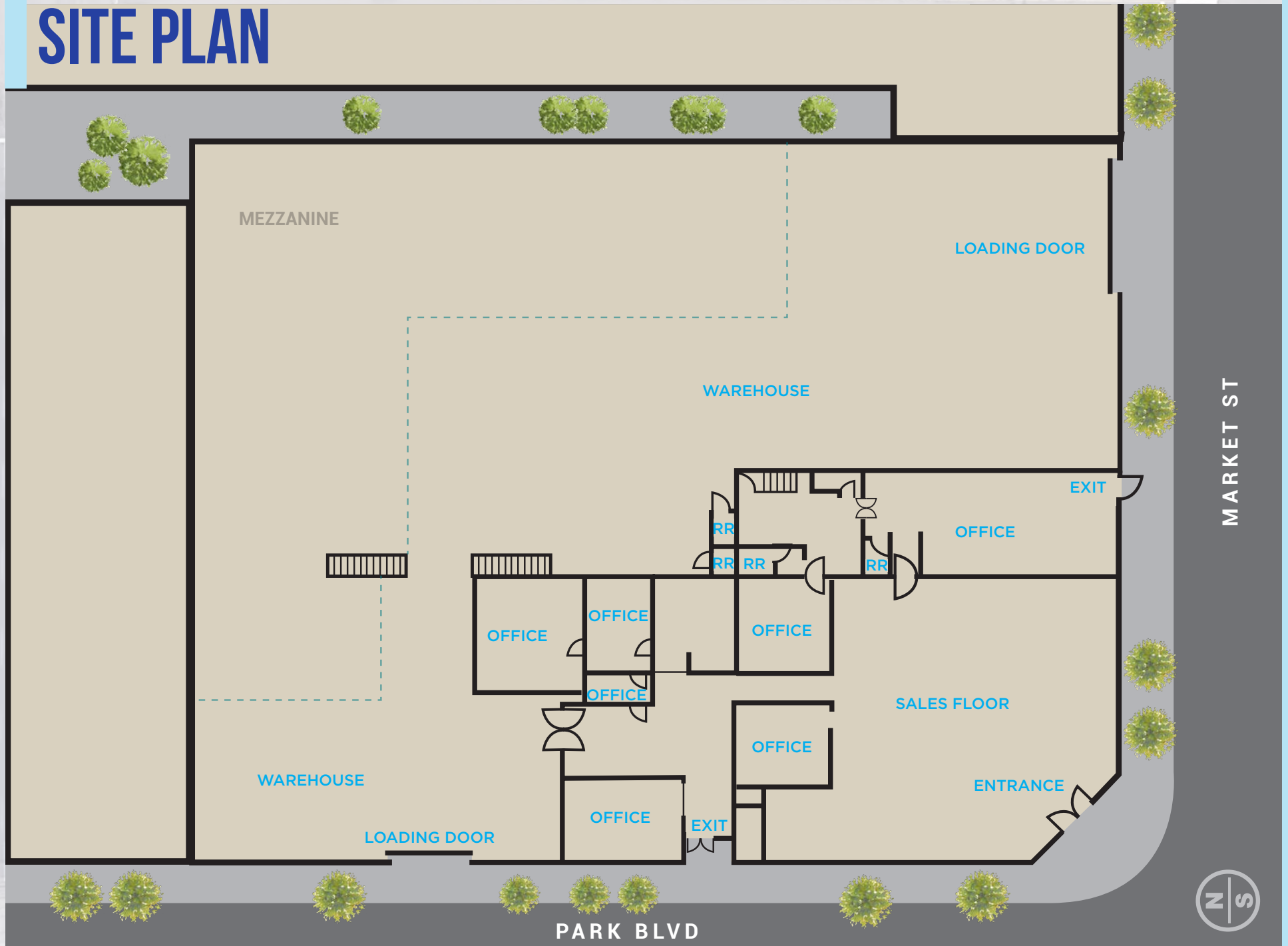
Access: Easy access to I-5 (±199,597 CPD), State Route 94 (±140,005 CPD)

Frontage: 110’ on Market Street





SITE PLAN



13TH ST



EV LOFTS
APARTMENT BUILDING



BESHOCK RAMEN

G ST

1202 MARKET ST
SAN DIEGO



MAKE
PIZZA & SALAD

MARKET ST



PARK BLVD



SAN DIEGO
PUBLIC
LIBRARY

PETCO
PARK

SAN DIEGO
CONVENTION
CENTER

MIXED-USE
DEVELOPMENT
±4,500 SF RESTAURANT
±1,600 SF & ±1,400 SF RETAIL
426 UNIT RESIDENTIAL TOWER

1202
MARKET ST
±66,000 SF

13TH ST

PARK BLVD

MARKET ST



EAST VILLAGE

DOWNTOWN SAN DIEGO'S LARGEST NEIGHBORHOOD

HOTELS • NIGHTLIFE • RESTAURANTS • SHOPPING

Encompassing 130 blocks, East Village is bursting with life via its rooftop bars, cafes, boutique shops, galleries, live music venues, luxury hotels and restaurants.

WALKER'S PARADISE



SCORE

98

*WalkScore.com

DOWNTOWN TRANSIT MAP

- MTS/San Diego Trolley (Orange Line)
- - - Coaster/Amtrak Line
- Walking Path

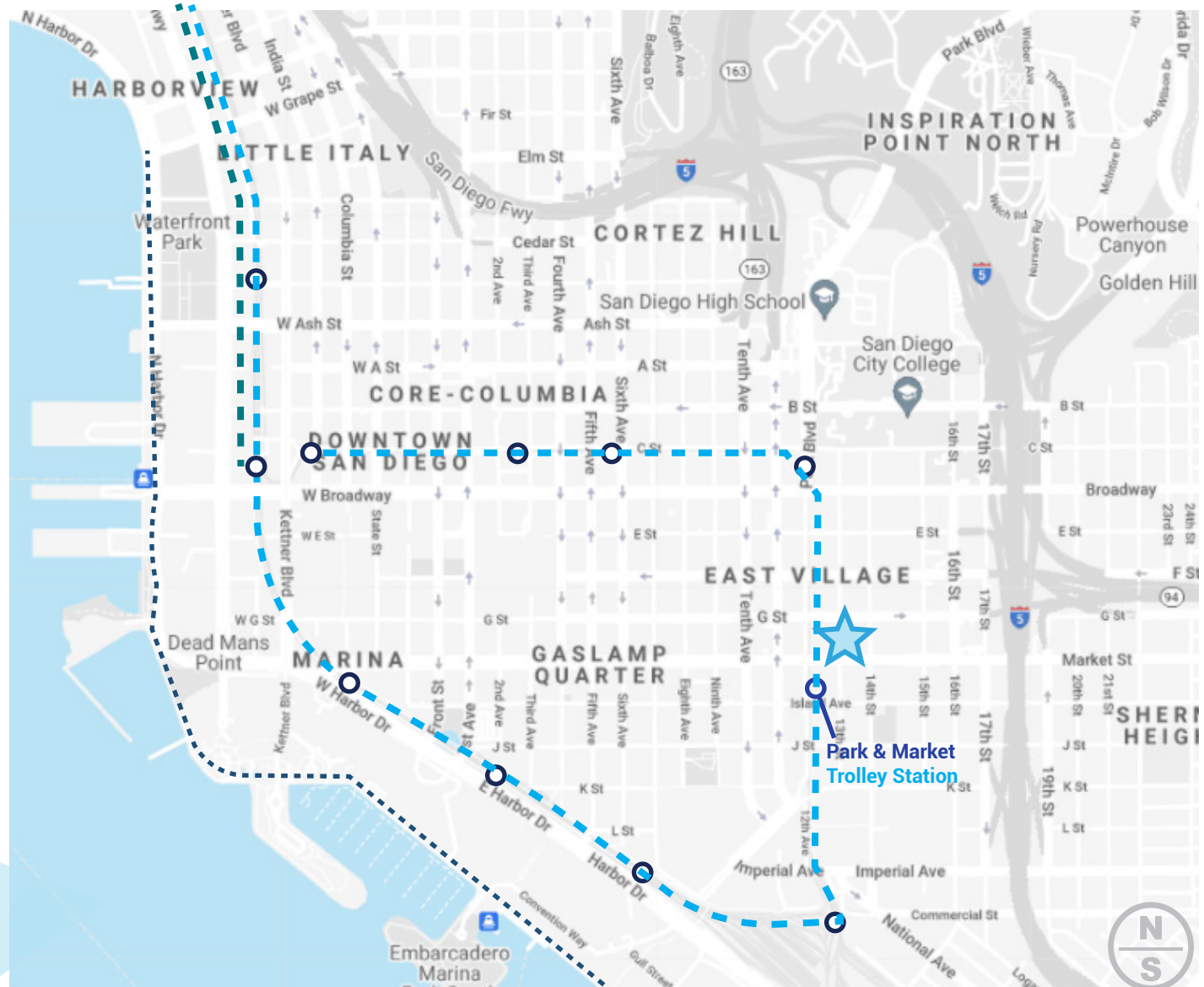
EXCELLENT TRANSIT



SCORE

82

WalkScore.com



EXCELLENT TRANSIT

LOCATED ACROSS THE STREET FROM THE
PARK & MARKET TROLLEY STATION



SAN DIEGO TROLLEY
FY19 annual ridership:
37,294,000





CENTRAL LOCATION



1202
MARKET ST

EAST VILLAGE San Diego

1202 MARKET ST



FUTURE
RETAIL
FUTURE
UC San Diego
Urban Campus



RESTAURANTS

Basic Pizza
Beshock Ramen
Big Thyme Sandwich Company
BIGA
Breakfast Republic
Bub's At The Ballpark
Buca Di Beppo
Bud & Rob's New Orleans Bistro
Cowboy Star
Dog Haus
Don TJ Tacos
Fogo De Chao
Hodad's
Kebab Shop
Knotty Barrel
Lola 55
Lolita's Mexican Food
Make Pizza & Salad
Mezze Greek Fusion
Monzu Fresh Pasta
Papa John's
Parq Restaurant
Rovino The Foodery
Searsucker
Serrano's Street Tacos & Bar
Sevilla
Social Tap
Spoiled Vegans
Subway
Sugar Factory
Tajima
The Mission
The Old Spaghetti Factory
Time Out Tavern
Tivoli Bar & Grill
Union Kitchen & Tap
Young Hickory

ENTERTAINMENT

American Comedy Co.
Coin-Op Game Room
House of Blues
Moniker Warehouse
Petco Park
Quartyard

BREWERIES & DISTILLERIES

10 Barrel Brewing
Amplified Ale Works
Duck Foot Brewing
Half Door Brewing Co
Knotty Barrel
Melvin Brewing
Stone Brewing
You & Yours Distilling Co

COFFEE SHOPS

Bean Bar
Copa Vida
Genteel Coffee Co
Peet's Coffee & Tea
Spill the Beans
Starbucks
The Bean Box

IN THE CENTER OF A VIBRANT CULTURAL HUB

HOTELS

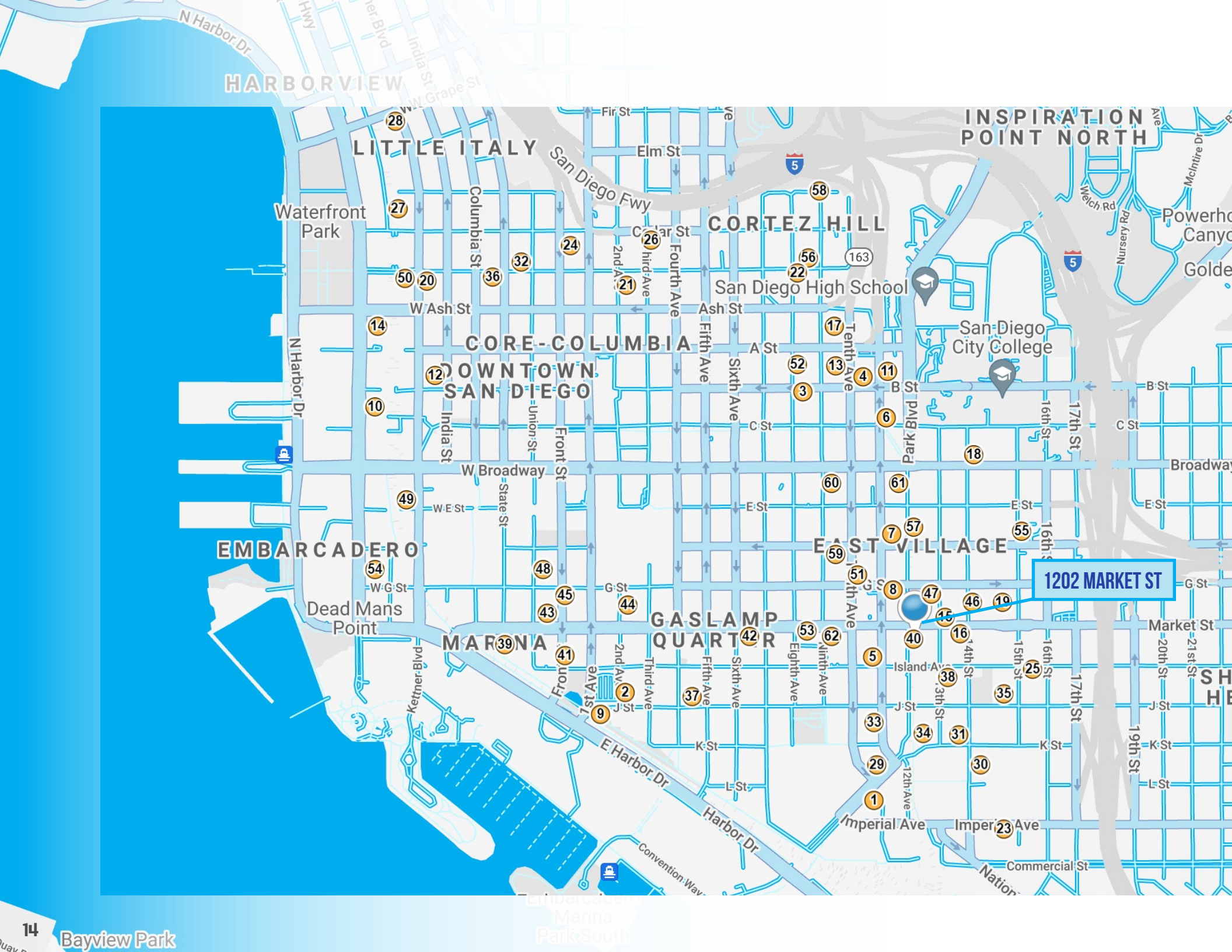
Andaz
Hard Rock
Hotel Indigo
Kimpton Palomar
Kimpton Solamar
Marriott
Pendry

SHOPPING & SERVICES

Albertson's
CVS
Grocery Outlet
Massage Envy
San Diego Public Library
Smart & Final
The Salvation Army

PUBLIC TRANSPORTATION

San Diego Trolley



HARBORVIEW

LITTLE ITALY

INSPIRATION
POINT NORTH

Waterfront
Park

CORTEZ HILL

San Diego High School

San Diego
City College

CORE-COLUMBIA

DOWNTOWN
SAN DIEGO

EMBARCADERO

EAST VILLAGE

1202 MARKET ST

Dead Mans
Point

GASLAMP
QUARTER

MARINA

DOWNTOWN MULTI-FAMILY PROPERTIES

coming soon

- | | | |
|-------------------------------|--|---------------------------------------|
| 1 13th & Market | 22 F11 Apartments | 43 Park & C by Pinnacle International |
| 2 600 Front St. Apartments | 23 Form 15 | 44 Park & Market |
| 3 AVA Cortez Hill | 24 Gaslamp City Square | 45 Park 12 |
| 4 Acqua Vista Condominiums | 25 Harbor Club | 46 Park Terrace |
| 5 Alexan ALX | 26 Harborview | 47 Peachtree Inn |
| 6 Allegro Towers | 27 Horizons | 48 Pinnacle on the Park |
| 7 Aloft on Cortez Hill | 28 IDEA1 | 49 Renaissance |
| 8 Alpha Square | 29 Icon | 50 Shift |
| 9 Alta | 30 Island Village | 51 Strata |
| 10 Ariel Apartments | 31 K1 Apartments | 52 Studio Fifteen |
| 11 Bayside At The Embarcadero | 32 La Vita | 53 TREO at Kettner |
| 12 Broadstone Little Italy | 33 Luther Tower | 54 Ten Fifty B |
| 13 Camden Tuscany | 34 M2i | 55 The Block |
| 14 Cathedral Plaza | 35 Makers Quarter | 56 The Grande Santa Fe Place |
| 15 Celadon | 36 Market St. Square | 57 The Heritage |
| 16 Cisterra | 37 Market St. Village Apartments | 58 The Lofts at 707 Tenth |
| 17 CityFront Terrace | 38 Meridian | 59 The Mark |
| 18 Discovery | 39 Metrome | 60 The Rey |
| 19 EV Lofts | 40 Modera by Mill Creek | 61 Trolley Court |
| 20 Electra | 41 Pacific Heights by Pinnacle International | 62 Union Square At Broadway |
| 21 Entrada | 42 Palero | 63 Vantage Pointe Apartments |

IN THE CENTER OF A BOOMING RESIDENTIAL AREA

AREA DEMOGRAPHICS | 5 MIN DRIVETIME



TOTAL POPULATION
93,401



AVG HOUSEHOLD INCOME
\$92,859



MEDIAN HOME VALUE
\$648,348



DAYTIME POPULATION
122,316



PER CAPITA INCOME
\$44,101



BUSINESSES
10,141



ANNUAL POP GROWTH RATE
(2010-20)
2.0%

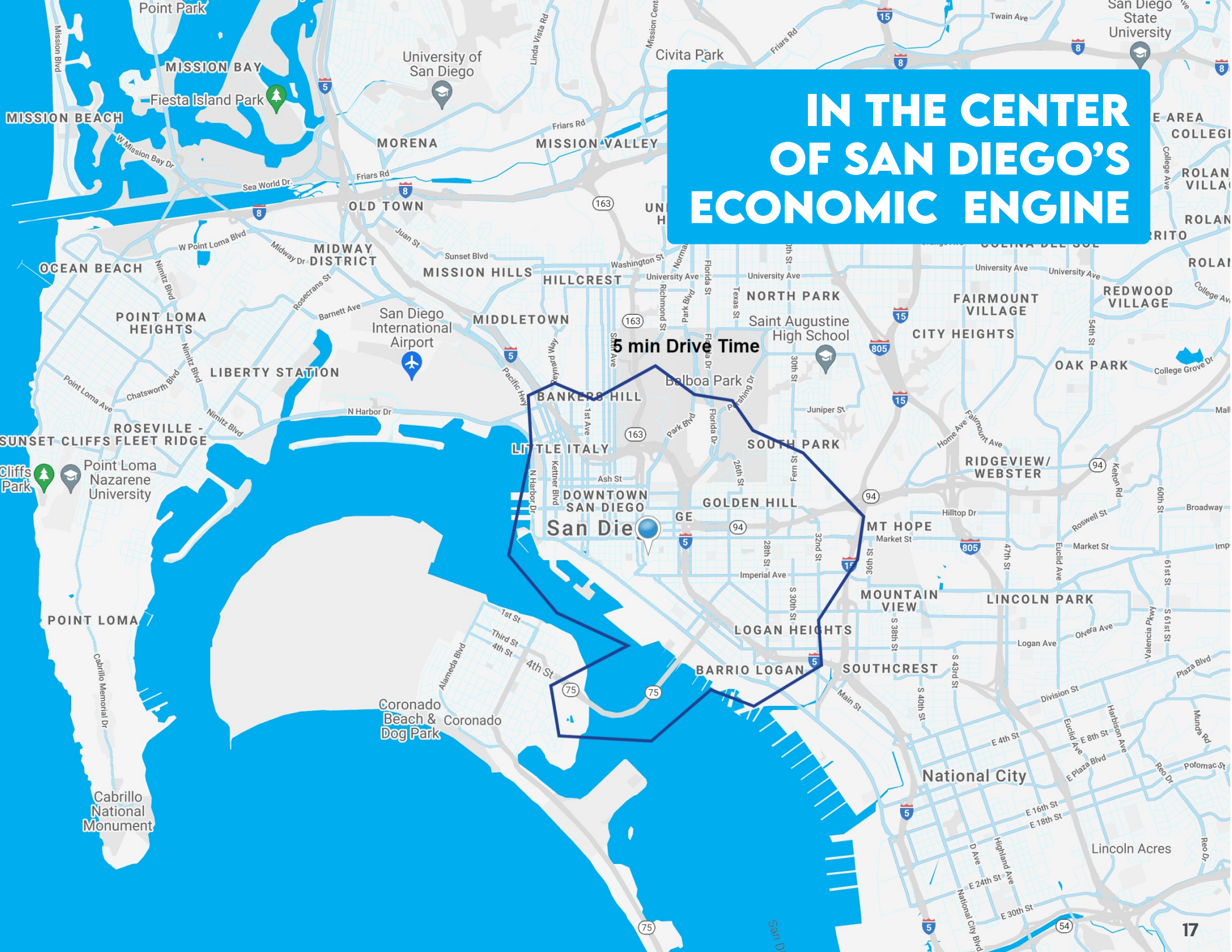
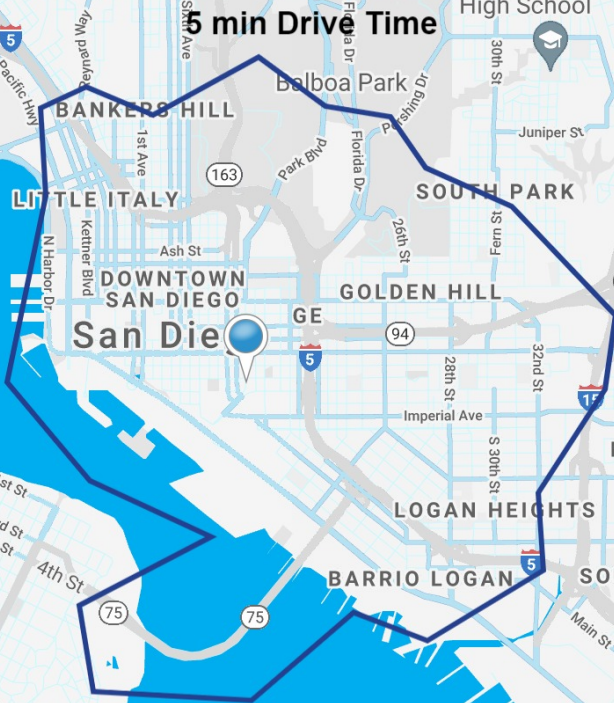


AVG HOUSEHOLD SIZE
2.0



MEDIAN AGE
34.8

IN THE CENTER OF SAN DIEGO'S ECONOMIC ENGINE



*DISCLAIMER



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