

TOWER 180°

±1,045 - ±2,542 SF

**PRIME
RESTAURANT
/ RETAIL
SPACES**

**» RARE
BROADWAY
FRONTAGE**

**FLOCKE &
AVOYER**

Commercial Real Estate

NOW OPEN:



**BLUE BOTTLE
COFFEE**

MENDOCINO FARMS
sandwich market

JUST SIGNED:

néktər
JUICE BAR

**ANYTIME
FITNESS**

FOR RETAIL LEASING

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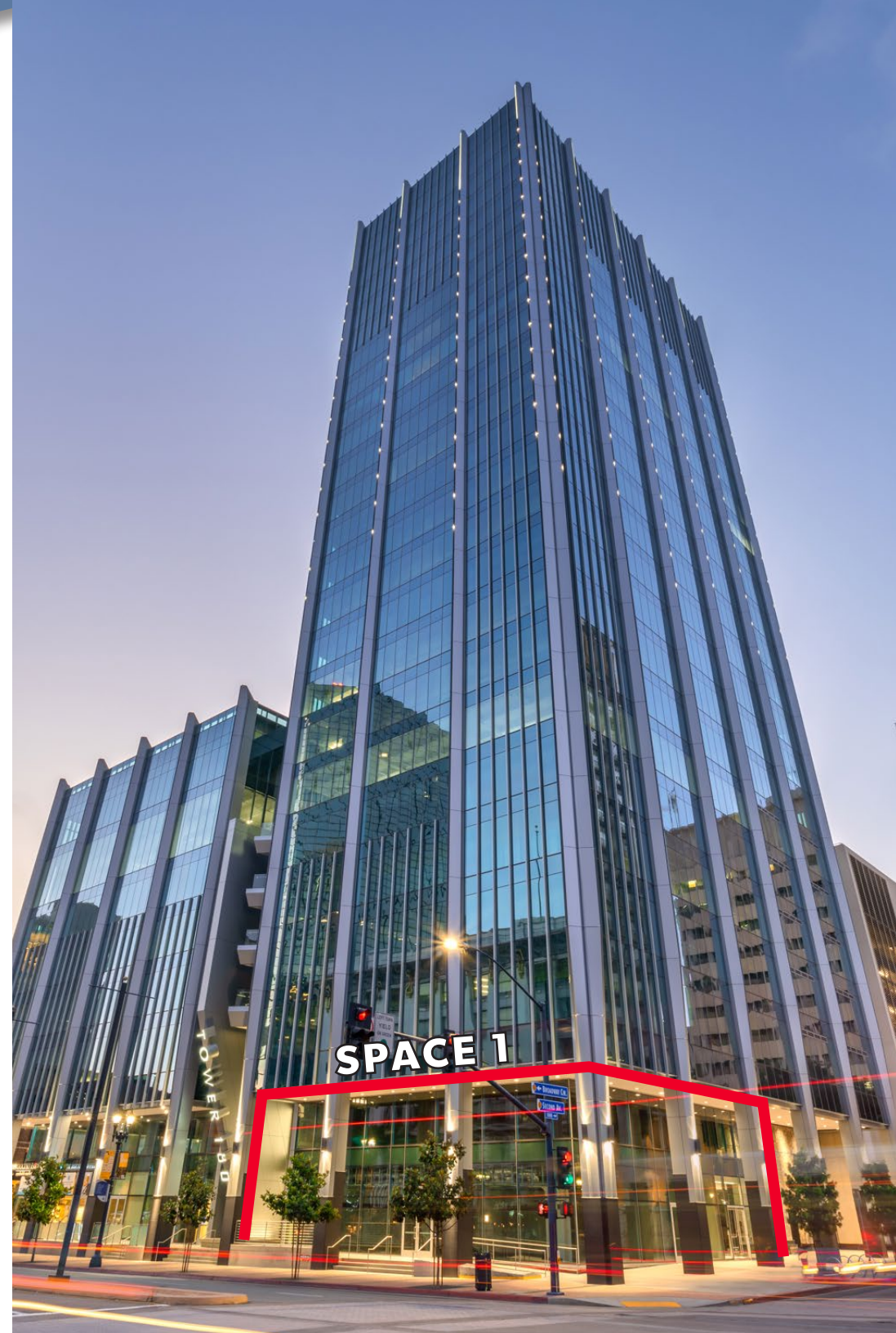


TOWER 180

****Now open: Mendocino Farms and Blue Bottle Coffee
Coming soon: Nekter Juice and Anytime Fitness**

FOR LEASE

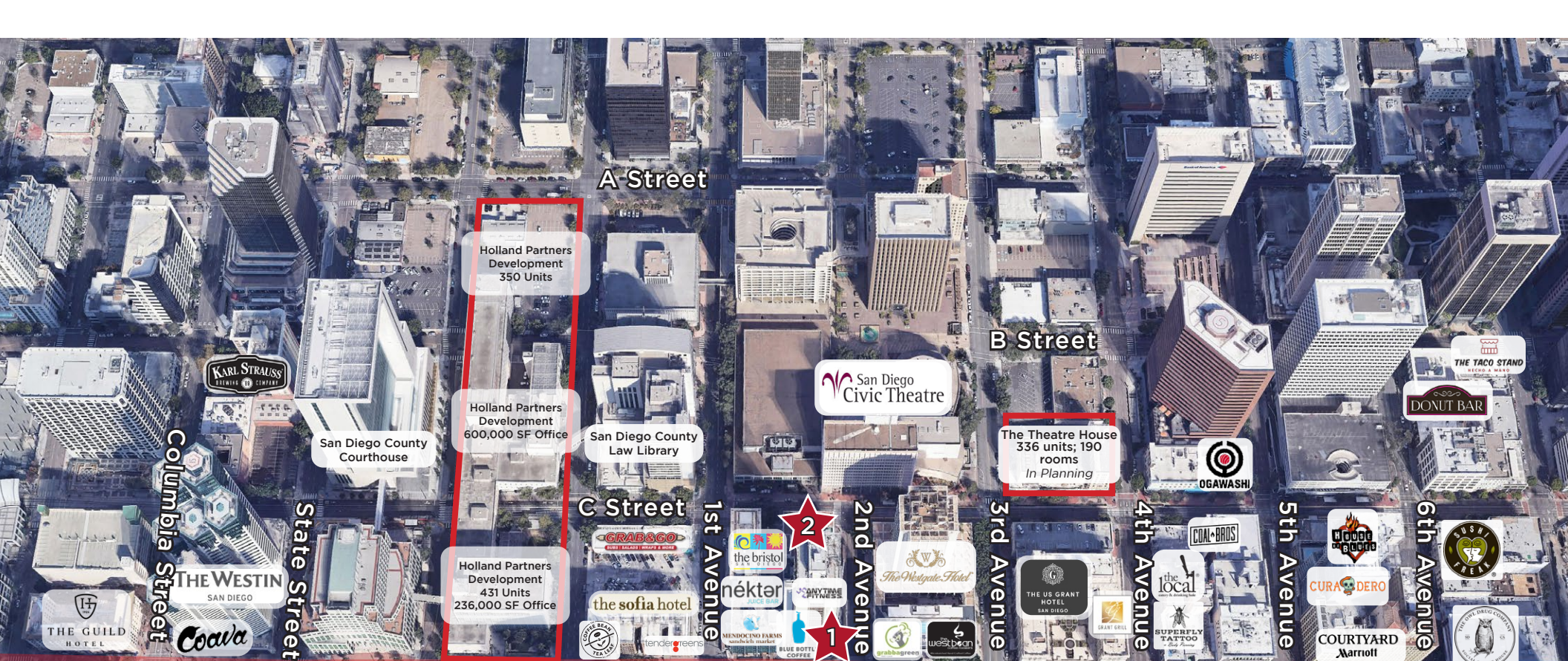
- Retail/restaurant opportunities
- ±2,542 SF space 1: Hard corner storefront fronting Broadway
- ±1,045 SF space 2: Fronting C Street
- Direct stair and elevator access into space
- Situated below a ±325,000 SF office tower
- Co-tenancy with Blue Bottle Coffee, Mendocino Farms, Nekter Juice Bar, and Anytime Fitness
- Approximately 23,400 cars per day on Broadway & 11,200 cars per day on 1st Avenue



PROPERTY DETAILS

- Redevelopment of the 25-story, 325,000 SF Executive Complex
- Public on-site parking garage
- Repositioned as one of San Diego's most exclusive Class A Office towers
- Adjacent to Spreckels Theatre, Sofia Hotel, Chipotle, Tender Greens and Corner Bakery





A Street

B Street

C Street

Holland Partners Development
350 Units

Holland Partners Development
600,000 SF Office

Holland Partners Development
431 Units
236,000 SF Office

San Diego Civic Theatre

San Diego County Law Library

The Theatre House
336 units; 190 rooms
In Planning

Columbia Street
State Street

San Diego County Courthouse

THE WESTIN SAN DIEGO

Coava

CRAB&GO

the bristol

hēkter

the sofia hotel

the sofia hotel

The Westgate Hotel

THE US GRANT HOTEL SAN DIEGO

the local

THE GUILD HOTEL

THE WESTIN SAN DIEGO

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Broadway • 23,400 ADT



Federal Courthouse

Federal Office Building

CHASE

citibank

Sprechels Theater

DUNKIN' DONUTS

DOBSON'S

Panera BREAD

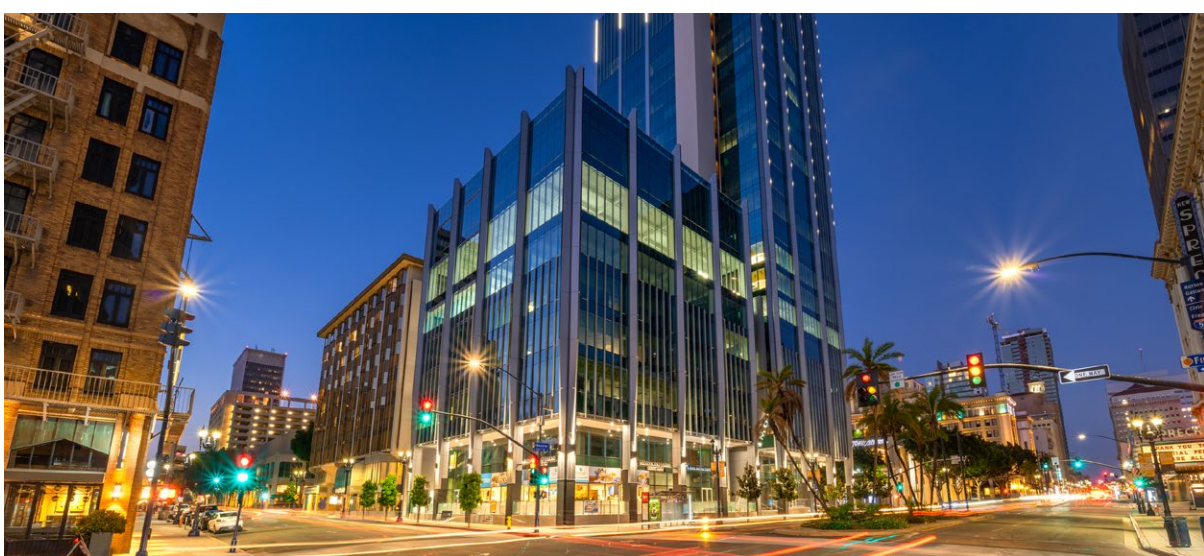
WESTIN HOTELS & RESORTS

Balboa Theater

HORTON
DOWNTOWN SAN DIEGO
700,000 SF Office;
300,000 SF Retail
Under Construction

AREA MAP



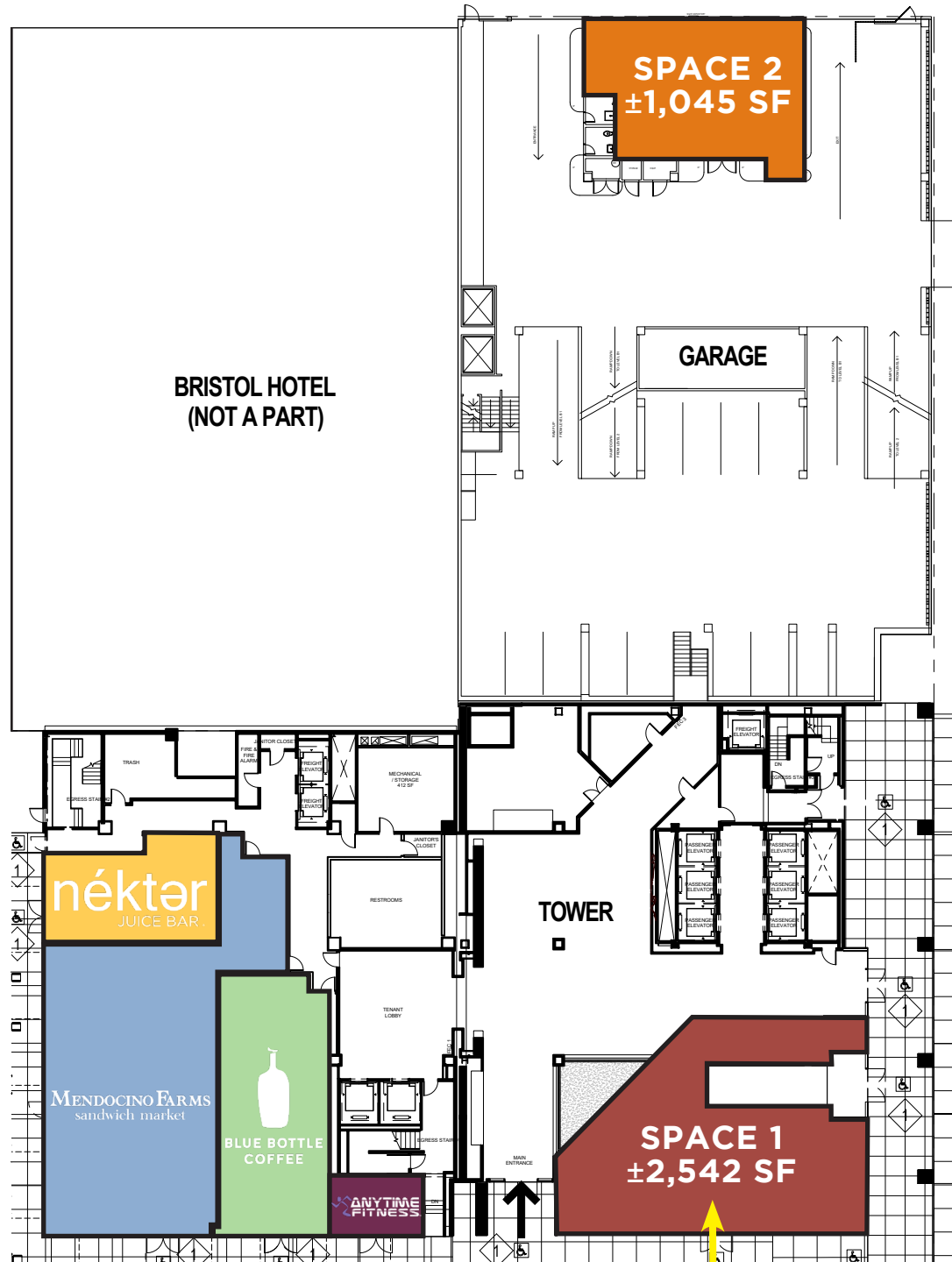


SITE PLAN

GROUND FLOOR

1st Avenue

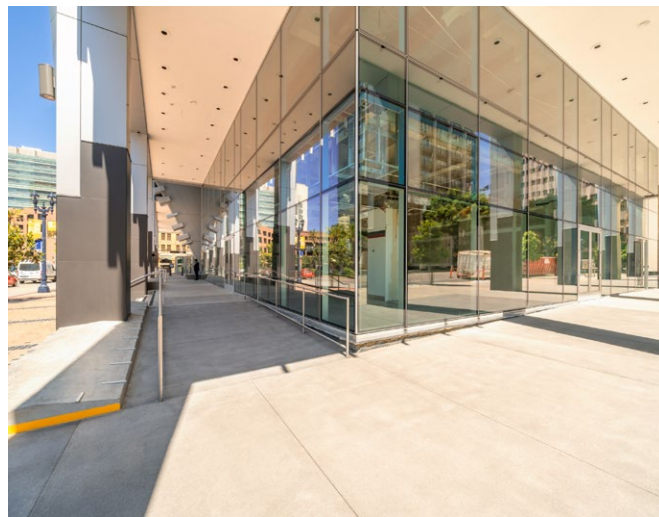
2nd Avenue



Broadway

GROUND FLOOR
ENTRANCE & STOREFRONT





BASEMENT



**±10,198 SF TOTAL
SPACE 1**

- Hard corner fronting Broadway

THE SOFIA HOTEL

Tower 180°

GENSLER BUILDING

SPRECKELS THEATRE

néktər
JUICE BAR

MENDOCINO FARMS
sandwich market

BLUE BOTTLE
COFFEE

END ROAD WORK

TENDER GREENS

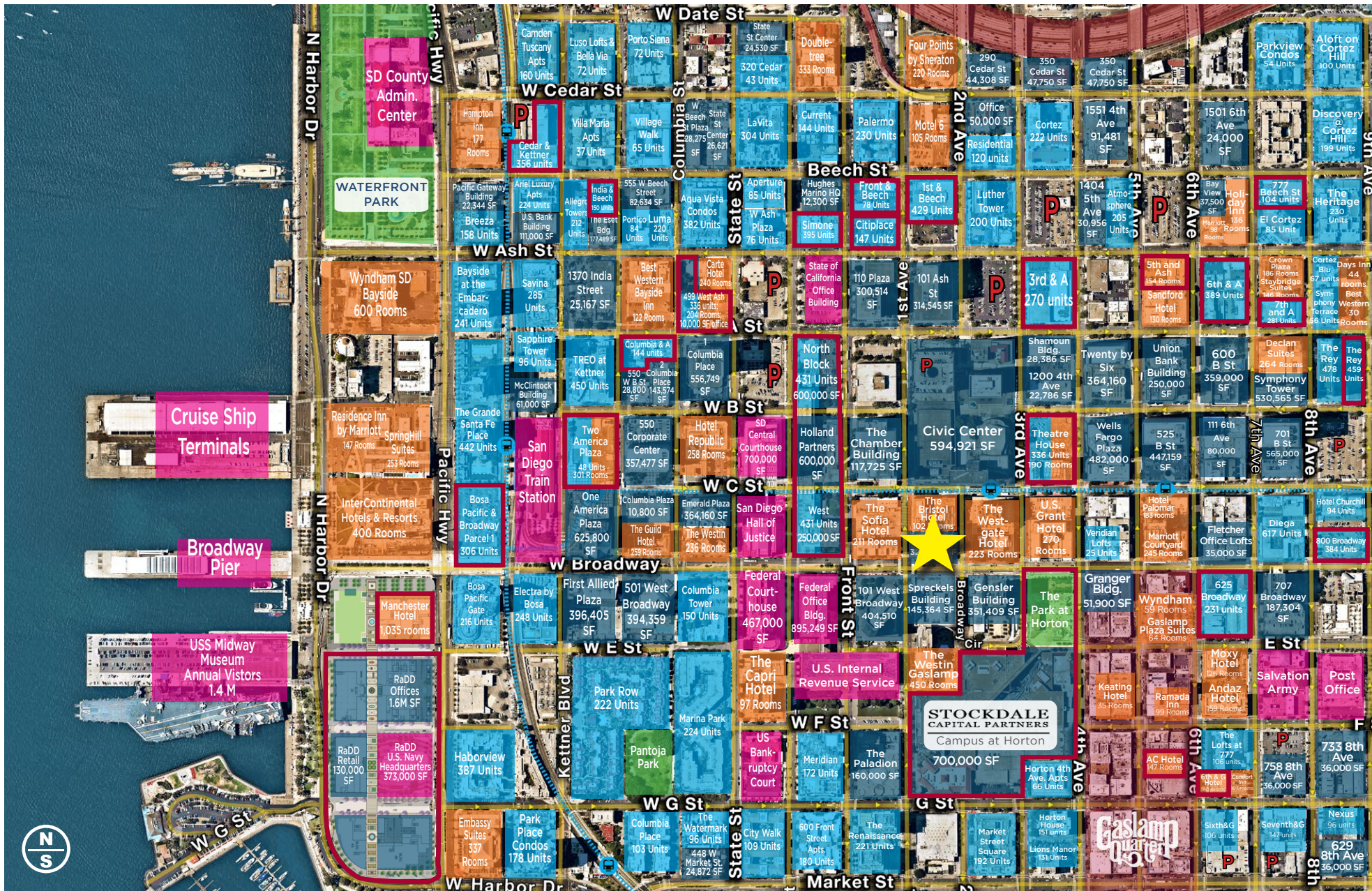
freshii

KEEP THE BAY
corner bakery
CAFE

EXCEPTIONAL DOWNTOWN LOCATION

- Located in the heart of Downtown San Diego in the middle of the Broadway Corridor.
- The Broadway Corridor is a vibrant and bustling stretch of Downtown with the densest daytime population in San Diego County.
- Total daytime population in excess of 88,000.
- Within 4 blocks of site: daytime population of 325,000 and average HHI of \$74,760.
- Within 8 blocks of site: daytime population of 353,686 and average HHI of \$98,963.
- Traffic counts: Broadway 323,400 cars per day and 1st Avenue 311,200 cars per day.
- Easy access to the 5, 163 and 94 freeways.
- Walking distance to Gaslamp District and Little Italy.
- Close proximity to the USS Midway Museum, Cruise Ship Terminal, San Diego Central Courthouse, Spreckels Theatre, San Diego Convention Center, and Petco Park.





AERIAL USE MAP

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

DEMOGRAPHICS



DOWNTOWN BY THE NUMBERS

GASLAMP QUARTER
10M
ANNUAL VISITORS

SAN DIEGO CONVENTION CENTER
±862,408
ANNUAL ATTENDEES
±\$724.1M
DIRECT ATTENDEE SPENDING

±108
ANNUAL EVENTS
(Largest Event: Comic-Con)

PETCO PARK
2.4M
ANNUAL ATTENDEES

Home of the San Diego Padres
\$70M spent annually in the stadium
300 private & public events annually

SAN DIEGO TROLLEY LINES
40M
ANNUAL PASSENGERS

Extension line to La Jolla is currently under construction

*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.



DOWNTOWN RESIDENTS

88% of residents dine out more than twice per week

85% of residents exercise at least three times a week

40% of residents are millennials

SAN DIEGO TOURISM

35.1M Annual Visitors

\$11.6B Visitor Spending

20.6M Annual Air Passengers at San Diego International Airport

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