

PORTICO

LITTLE ITALY

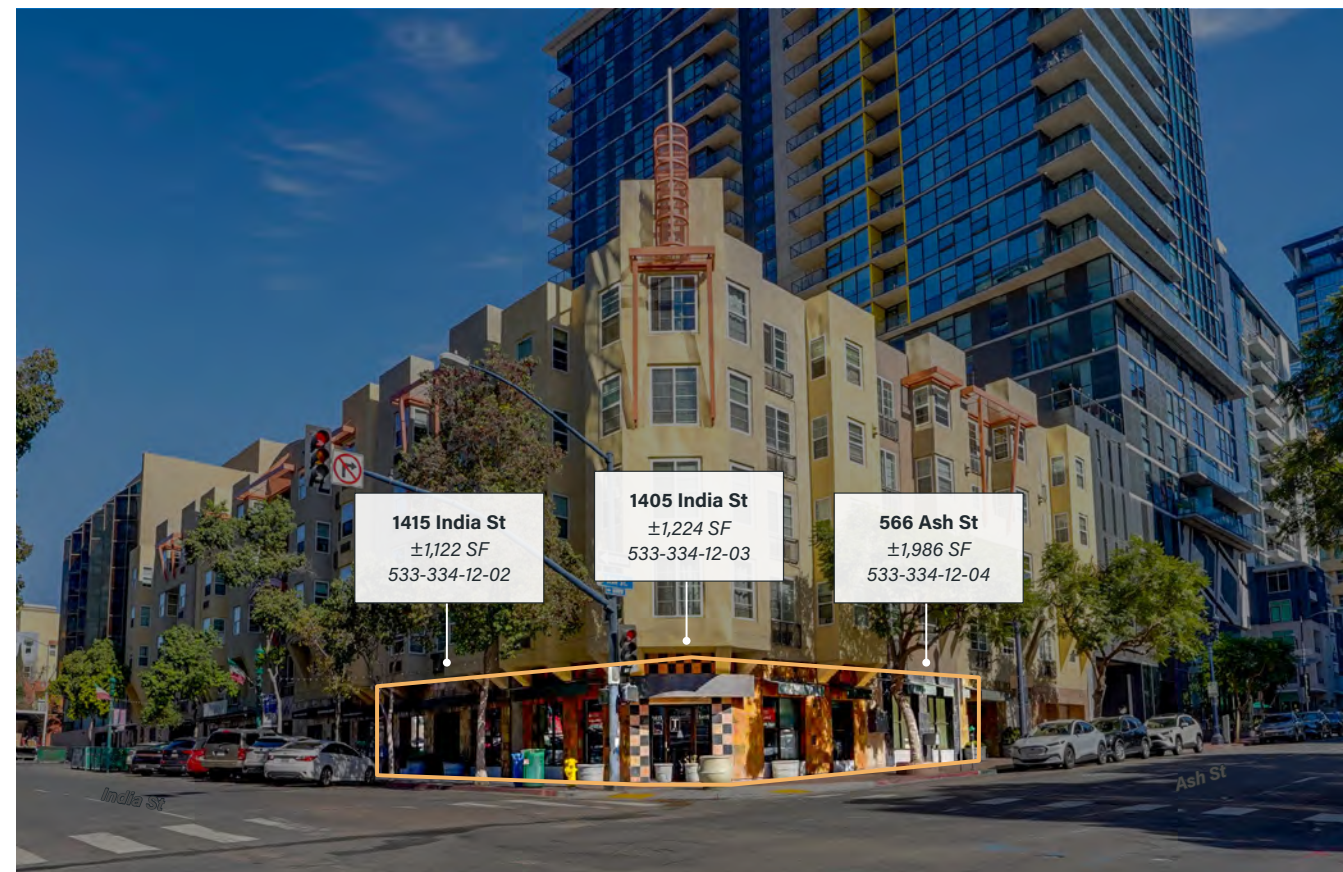


Highly Visible Corner
Retail/Office Opportunity | $\pm 1,122 - 4,332$ SF

FOR LEASE

PROPERTY HIGHLIGHTS

- Highly visible storefront opportunity with tremendous signage along India St & W Ash St
- Coveted corner space with various demise options
- Located in Little Italy, Downtown's most desired neighborhood with the best restaurants
- Co-tenancy with Choice Juicery, Vinarius Wine Bar, Starbucks, and Fisher's Seafood
- Walking distance to eateries including Queenstown, Ironside, King & Queen Cantina, Extraordinaty Desserts, Bird Rock Coffee Roasters, Morning Glory, Little Italy Food Hall, and many more
- Within the immediate vicinity of I-5, Santa Fe Depot, Core Business District, Waterfront Park and thousands of apartments



**1405 INDIA ST
1415 INDIA ST
566 ASH ST**

address

±1,122 - 4,332 SF

suite size

RETAIL/OFFICE

space use

AVAILABLE NOW

timing

CONTACT BROKER

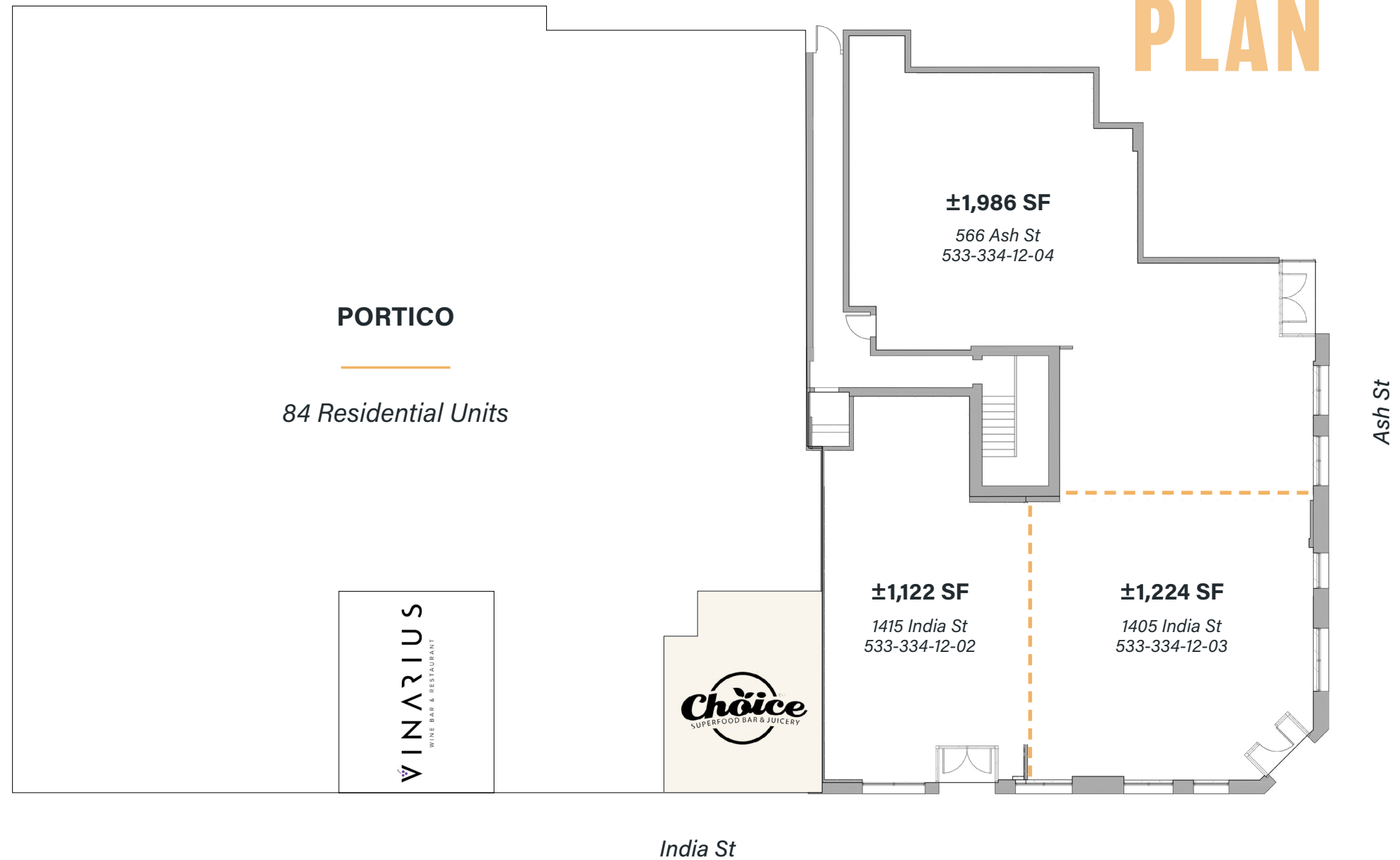
asking rate

*Take advantage of this fantastic retail/office opportunity in the heart of **Little Italy**, Downtown's most vibrant neighborhood*





SITE PLAN



YOUR NEIGHBORS

FISHER'S

BORN AND RAISED

BARBUSA
MODERN SICILIAN

IRONSIDE
Made in San Diego Fish & Oyster

BIRD ROCK
COFFEE ROASTERS
CALIFORNIA

JUICE CRAFTERS
rejuvenate your life



Extraordinary
DESSERTS



FR-D
SAN DIEGO
FREE RIDE EVERYWHERE DOWNTOWN

3 Min from Freeway

9 Min to Airport

3 Min to Federal Courthouses

Little Italy, an innovation and San Diego's dynamic culinary hot spot

- 1 False Idol
- 2 Petrini's San Diego
- 3 Fisher's Seafood
- 4 Vinarius Wine Bar
- 5 King and Queen Cantina
- 6 Crack Shack
- 7 Bird Rock Coffee
- 8 Burgeon at the Arbor
- 9 Stone Brewing Tap Room
- 10 Juniper & Ivy
- 11 Herb & Wood
- 12 Topside Terrace
- 13 Ballast Point
- 14 Bobboi Gelato
- 15 Zinque
- 16 Extraordinary Desserts
- 17 Waterfront Bar & Grill
- 18 Kettner Exchange
- 19 Shake Shack
- 20 Starbucks
- 21 Mona Lisa
- 22 Harbor Breakfast
- 23 Mr. Moto Pizza
- 24 Underbelly
- 25 Monello
- 26 Bencotto
- 27 Bolt Brewery
- 28 Cloak & Petal
- 29 Barbusa
- 30 Born & Raised
- 31 Harumama
- 32 Civico 1845
- 33 Parakeet Cafe
- 34 Roman Wolves
- 35 RoVino
- 36 Donut Bar & Bakery
- 37 Filippi's Pizza Grotto
- 38 Burger Lounge
- 39 Tazza D'Oro
- 40 Little Italy Food Hall
- 41 Salt & Straw
- 42 Bar One
- 43 Ironside Fish & Oyster
- 44 Buon Appetito
- 45 Lofty Coffee
- 46 Pappalecco
- 47 Queenstown Public House
- 48 The Kabob Shop



65

Eateries
Within .5 miles



120,000

ArtWalk
Annual Attendees



8,000

Little Italy Mercato
Weekly Farmers Market Attendees



3,000

Gran Fondo
Riders



40,000

Holiday Village
Annual Attendees



96

Walk Score
Walkers Paradise



AN URBAN RENEWAL MASHUP.

Little Italy mixes old-world charm (it's a former Italian fishing village) and new-school planning (some of San Diego's most progressive architects were commissioned by the city to build contemporary retail/residential structures while preserving the neighborhood's charming vibe). Stylish young urbanites dot the streets for the mix of ethnic markets, the burgeoning restaurant scene and cutting-edge galleries and design stores.

The urban neighborhood is constantly growing with new developments and multiple projects being implemented in the district to keep Little Italy one of the best communities on the map.

GAME CHANGERS

Campus at Horton



Mixed-use office, retail and restaurant project to create 3,000+ jobs and over \$1.8B in economic impact annually.

The Campus at Horton is expected to generate over \$1.8 billion in annual regional economic activity annually and create 3,000 to 4,000 high-paying jobs for Downtown San Diego. The first phase of construction is close to completion, with an opportunity for additional phases totaling 1.5 million of additional square feet to bring further density to the site.

RaDD



RaDD will contribute more than 4,000 jobs, \$50 million in annual taxes and fees, and \$15 billion in economic benefits.

IQHQ's Research and Development District (RaDD) is currently under development in downtown San Diego's waterfront. This 8 acre (5 city blocks) waterfront site will host 5 buildings (labs, office, retail) for a total of 1,700,000 sq ft. This project will attract top tier biotech companies to downtown San Diego and many new jobs will be created.

Seaport Village



Seaport San Diego is a proposal to revitalize a key section of the San Diego Bayfront thoughtfully and boldly for the next century of San Diego visitors and residents.

The \$1.6 billion project will redevelop 70 acres that will include hotels, retail, office, parking, waterside docks, an education center, observation tower and aquarium, paddle board dock, a beach and a bridge that connect to Embarcadero Marina Park South.



99

Walker's Paradise



83

Very Bikeable



80

Good Transit

The heartbeat of every city lives in its downtown, and San Diego is no exception. Located only minutes from the airport, San Diego's thriving urban center offers an abundance of options for accommodations, activities, dining and cultural attractions, all easily accessible by foot, bike, car or public transportation.

Where modern architecture and Victorian-Age buildings stand side-by-side, you'll discover eclectic galleries, chic boutiques, trendy nightclubs, rooftop bars, gastropubs, craft beer hangouts and fine dining restaurants lining the streets.



37,000

Population
(3x Regional Growth)



76,228

Daytime Employee
Population



9

Minutes to San Diego
International Airport

DOWNTOWN'S EMPLOYERS

The city's tech scene is putting San Diego on a fast track toward new heights of success. These tech companies in downtown San Diego making it all happen.

- ClickUp
- Houzz
- Measurable
- Shield AI
- Procore Technologies
- Mitek Systems
- SOCi
- Classy
- GoFormz
- Flowmon Networks
- Jungo
- Certify
- Reflexion Health
- Mirum Agency

SHARP

UC San Diego

Qualcomm



The City of
SAN DIEGO

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