

FOR LEASE: Second Generation Spaces Fronting Petco Park



JOINING PARK 12

JOIN THE AWESOME
LINEUP AT PARK 12.



Limited Availability Remains.



PARK
RETAIL **12**
THE COLLECTION



The city at your doorstep.

Ideally located across from Petco Park, Park 12 is downtown San Diego's newest destination for retail & restaurant needs with approximately 45,000 SF of retail space. Positioned below 718 residential units, the project includes a 12,000 SF open-air plaza that connects each side of the development and has plenty of available on-site parking, making it a place for people to gather.

Encompassing 3.5 acres, Park 12 is bound by Park Blvd., 12th Street and Imperial Avenue at the convergence of the Gaslamp, Ballpark District, and the East Village.

Imperial Ave

Park Blvd

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— Park 12 Tenants

A Collection Of Modern Retail



Honey Hole Collectibles
 🏠 Sport Collectibles



Basic Bar/Pizza
 🍷 Pizza Restaurant



Panini Kabob Grill
 🍴 Mediterranean Restaurant



Choi's
 🍷 Korean Restaurant



Be Fit Pilates
 🏋️ Pilates Studio



Sev Laser
 📌 Medical Spa



Blue Oceans Club
 🏋️ Fitness Studio



East Village Brewing
 🍷 Brewery



Achilles Coffee
 ☕ Café



CVS
 🏥 Retail Store & Pharmacy



Pure Salon and Spa
 💇 Salon





The Project

±44,000 SF
OF RESTAURANT
& RETAIL SPACE

*5 Signature Restaurant & 11
Iconic Retail Spaces*

±718
RESIDENTIAL UNITS
Luxury & Affordable

±73,000 SF
OF COMMON AREA
*Plazas, Courtyards,
Roof Decks*

±860
PARKING STALLS
*3/1000 Retail Dedicated
Parking*

Site Plan



RESTAURANT SPACES	SF	CEILING HEIGHT
LEASED Basic Bar / Pizza 2 levels	±4,590 Mezzanine: ±870	±20' 2" Mezz height: ±9'
LEASED Choi's Korean	±4,321 Patio: ±1,166	±13' 9" - 14' 9"
3 Restaurant Available	±3,254 Patio: ±825	±13' 5"
LEASED Panini Kabob Grill	±4,494 Patio: ±1,345	±17' 7" - 18' 3"
LEASED East Village Brewing	±2,458 Patio: ±627	14' 3"

RETAIL SPACES	SF	CEILING HEIGHTS
LEASED Achilles Coffee Roasters	±1,280	±19' 4"
LEASED Sev Laser	±1,608	±19' 4"
LEASED Be Fit Pilates	±2,318	±19' 4"
LEASED Honey Hole Colletibles	±1,311	±18' 4"
LEASED	±1,782	±22' 3"
LEASED CVS	±4,363	±24' 3"
LEASED Pure Salon and Spa	±5,155	±13' 5" - 18' 4"
10 11 Retail Available	±3,634	±18' 6" - 19' 2"
LEASED Blue Oceans Club	±2,980	±16' 1"

*This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

2024, Padres complete a \$20M makeover of Petco Park's Gallagher Square.



Coveted Ballpark District

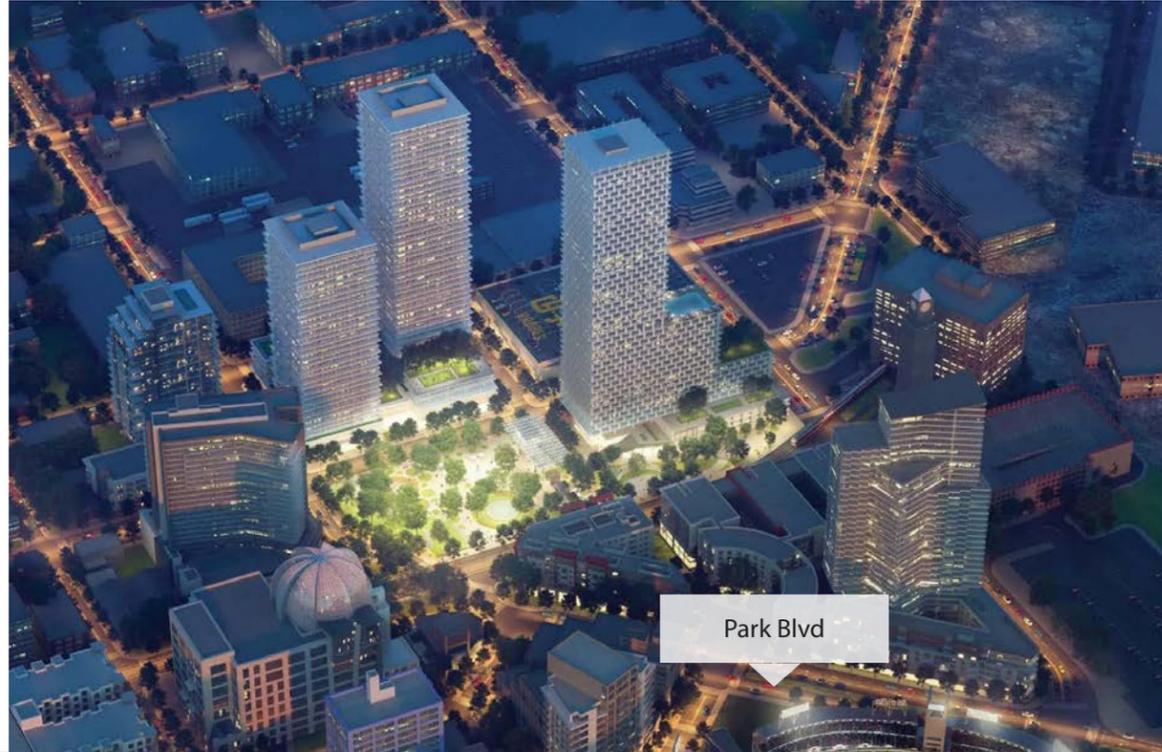
Aerial Map



THE TRANSFORMATIVE DEVELOPMENT IN PLANNING BY PADRES & TISHMAN SPEYER
CURRENTLY PADRES TAILGATE PARK -

East Village Quarter

At 5.25 acres in total, this neighboring project will make a huge impact on downtown culture.



1,800
RESIDENTIAL
UNITS

50K
SF RETAIL

1,200
SPACE PARKING
STRUCTURE

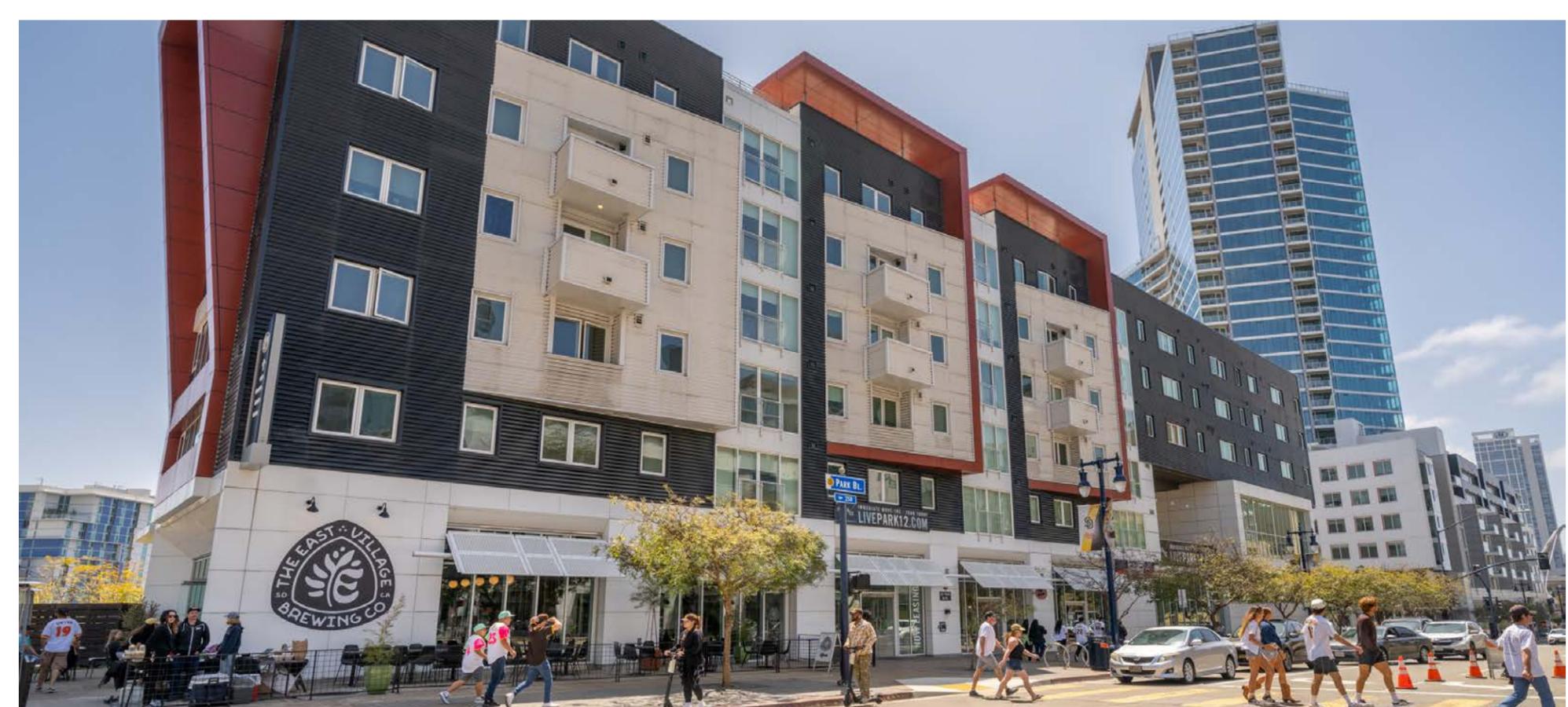
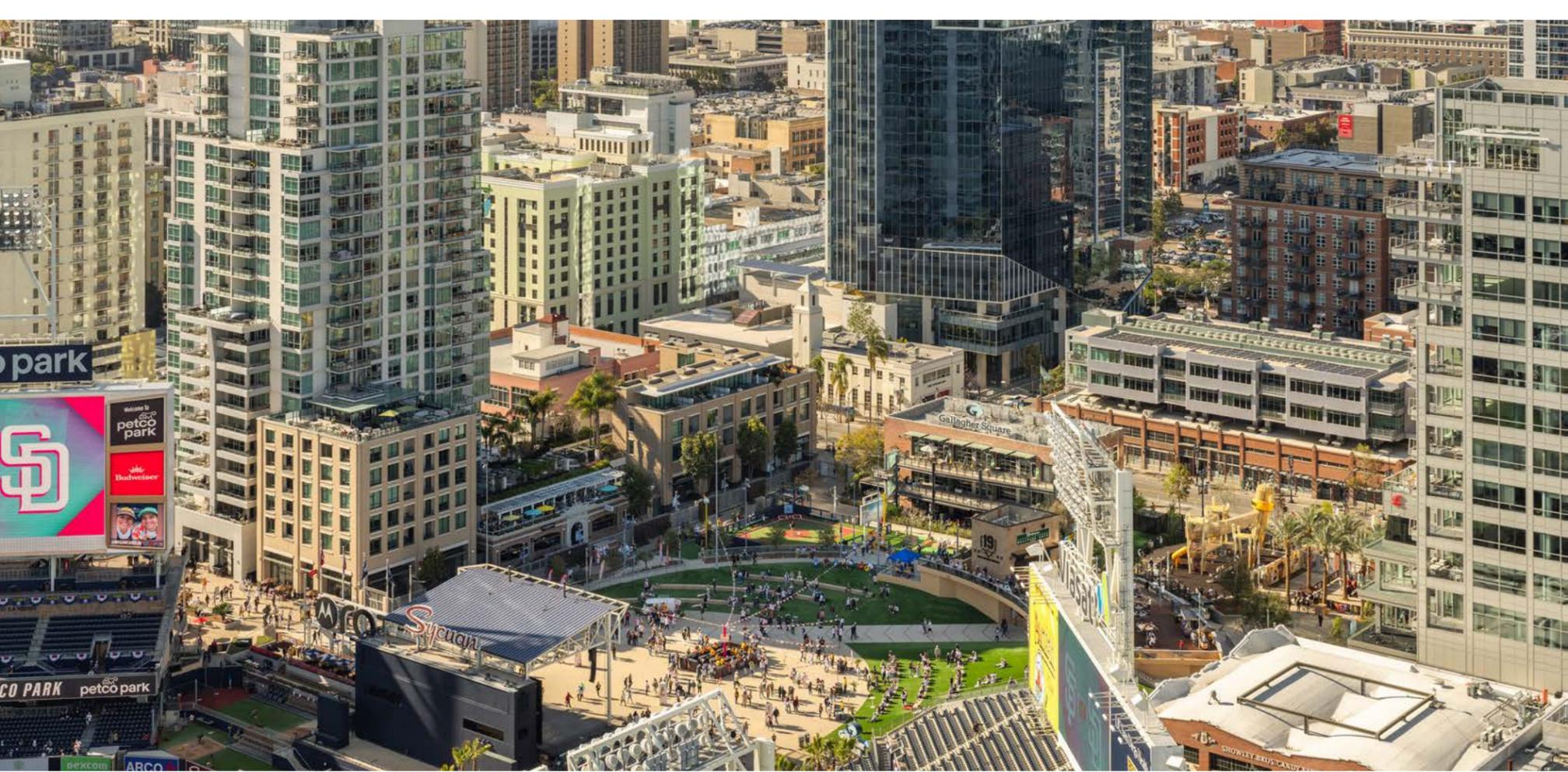
1.3-Acre
PUBLIC PARK



Original development agreement stipulates construction must start no later than July 2024



Aerial Map



Area Tenants - Partial List



THE PROJECT IS HIGHLIGHTED BY A 12,000 SF OPEN-AIR PLAZA LEADING DIRECTLY INTO PETCO PARK'S MAIN GATE, CREATING AN INVITING ATMOSPHERE FOR VISITORS TO EAT, PLAY AND STAY.

Aerial Use Map

Park 12's ideal location in the Ballpark District pulls from a variety of neighboring uses, with an abundance of residential units, office, and hotel rooms within blocks of the site.

±8,904
RESIDENTIAL UNITS

with **±1,906** units under construction / in planning

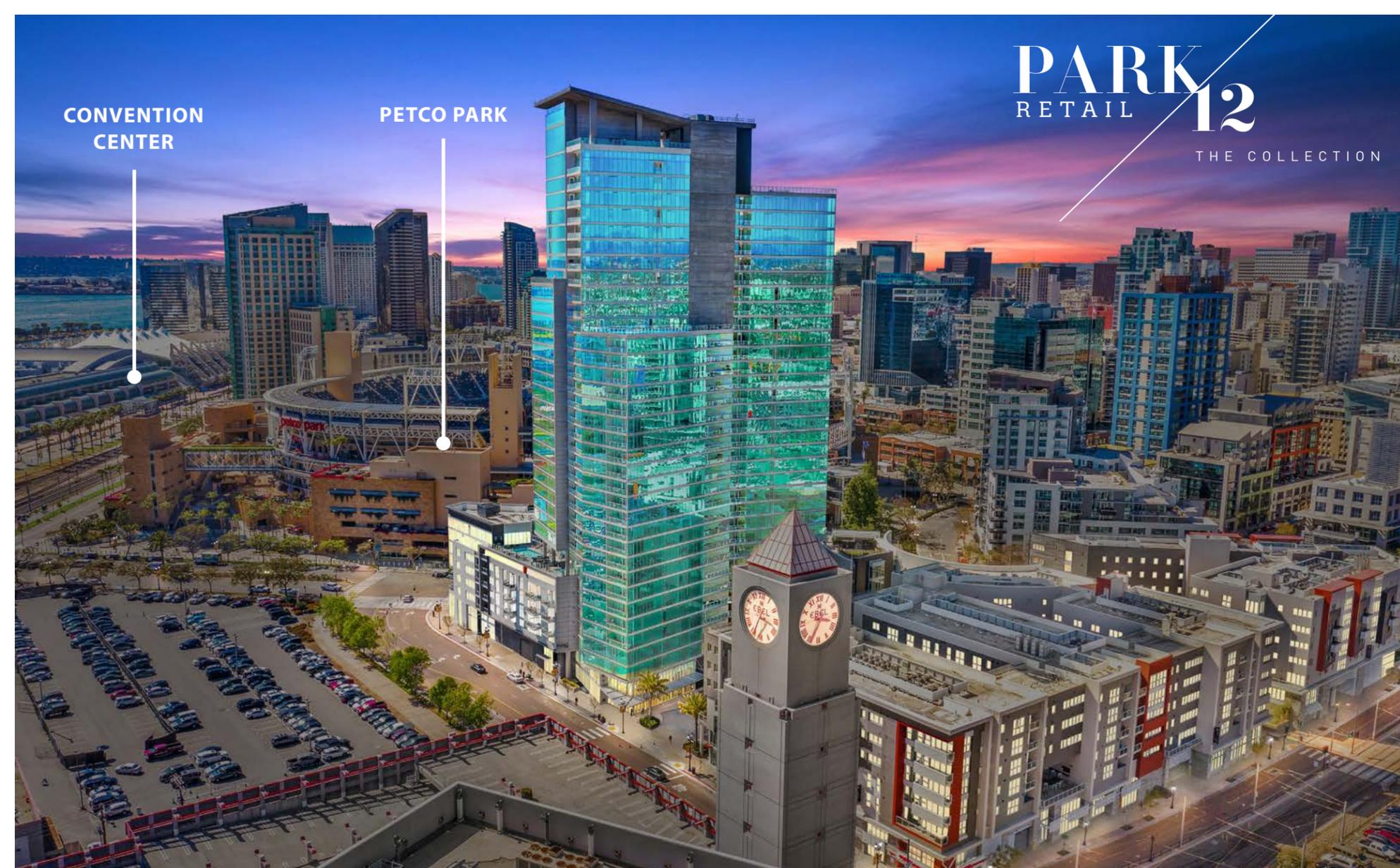
±968,273
SF OF OFFICE

with **±1.35M** SF under construction / in planning

±2,744
HOTEL ROOMS

with **±2,450** rooms under construction / in planning

Numbers based on map below.



Join the Neighborhood

As a mixed-use development that brings together unrivaled access, entertainment, city living, modern homes, and striking architecture, Park 12 is a defining address for downtown San Diego.



Petco Park

- Home of the San Diego Padres
- 2.2M annual attendees to Padres games
- 81 Padres home games
- Named best MLB stadium by USA Today (2022)
- 300 private and public events annually
- Petco Park visitors spend \$70M annually in Downtown Stadium



San Diego Central Library

- ±497,650 SF
- Nine stories
- 320-seat auditorium
- e3 Civic High - Charter High School with 460 students
- More than 1 million annual visitors



San Diego Convention Center

- ±2,600,000 SF
- 108 annual events held
- ±862,408 individual attendees
- ±\$724.1M direct attendee spending
- Largest event: Comic-Con International (135,000 attendees)



San Diego Comic-Con hosts large-scale events at Petco Park & the neighboring parking lots.

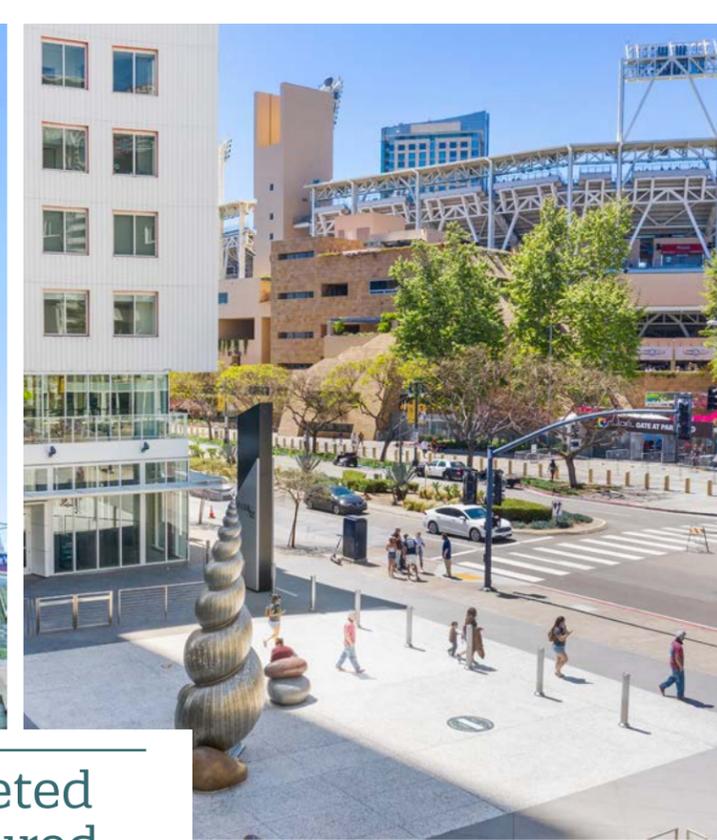
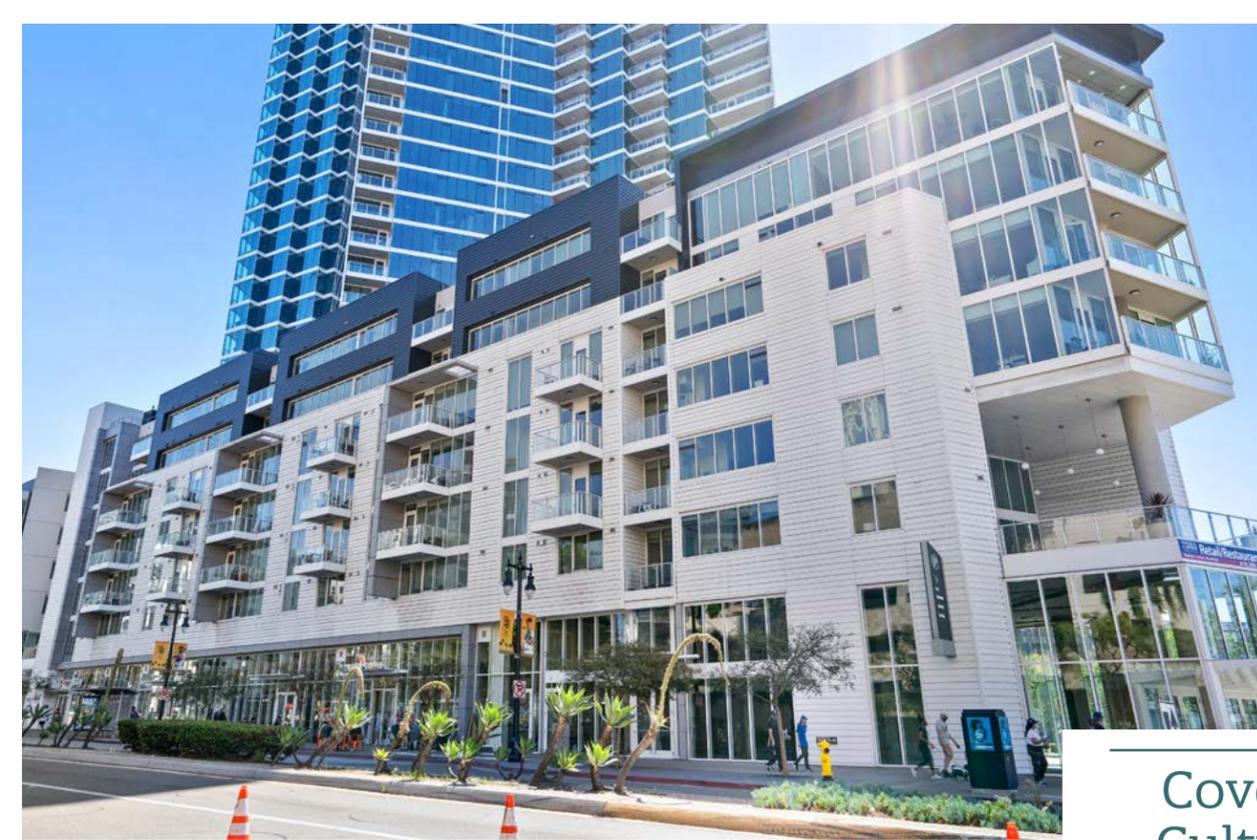
Interstate & Trolley Connections

A NEW CONNECTIVITY IS IN PROCESS BETWEEN PARK BLVD & HARBOR DR.
WHEN THIS OPENS VEHICULARLY, PARK BLVD WILL BE BOOMING WITH EVEN MORE TRAFFIC.

ABOUT PARK BLVD AT-GRADE CROSSING:

- The project is funded & planned for
- Includes vehicular crossing across 6 railroad tracks, new landscaping, and new traffic signal improvements to connect Harbor Drive & Park Blvd





Coveted
Cultured
Connected
PARK 12



Downtown Demographics

38K

Population of Downtown San Diego

81,237

Total jobs located Downtown

96

Walkability Score

130

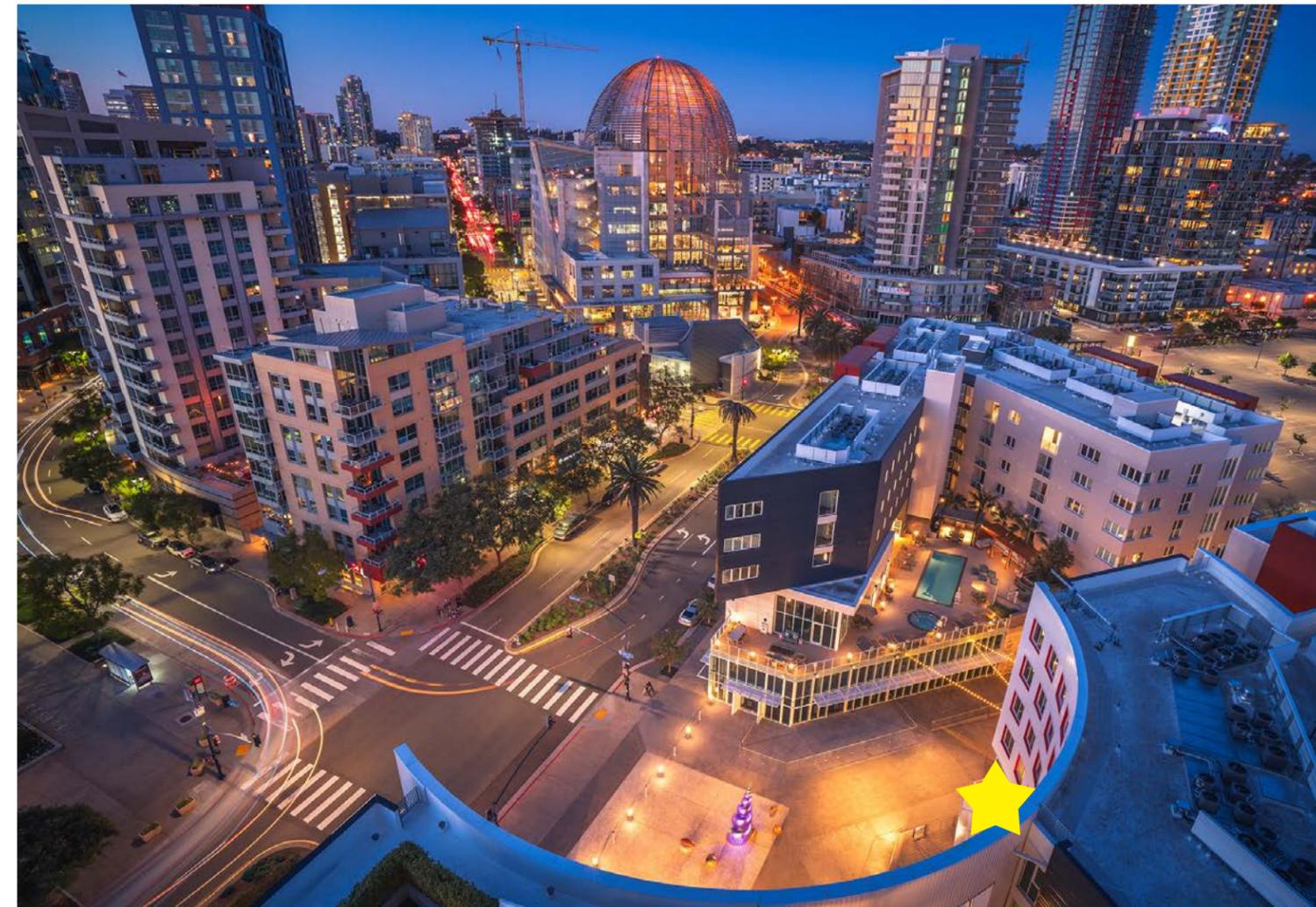
Tech & Innovation Startups

97%

Population growth since 2000

91%

Projected population growth by 2050



SAN DIEGO FACTS

3.3M

Population of San Diego County

34.9M

Annual visitors to San Diego

\$10.4B

Visitor spending around San Diego

20.6M

Annual air passengers at San Diego International Airport



88% of residents dine out more than twice per week



38% of residents have pets, 73% of those are dogs



85% of residents exercise at least three times a week



41% of Downtown residents are millennial

Know the People

*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.



PARK RETAIL 12

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