

737 Union St



For Lease | Ground Floor Office/Retail
Marina District
±3,059 - 6,312 RSF

America's Finest City

Waterfront
Park

Courthouse

San Diego
City College

Radd

Campus
at Horton

Gaslamp
Quarter

The
Headquarters

737
Union St

Children's
Park

Seaport
Village

Convention
Center

The Property

±3,059 - 6,312 RSF

Available Space

\$2.95 PSF, MG

Pricing

Available Now

Timing

Downtown Gem

Ground floor office/retail space ideal for office/fitness located in the heart of Downtown San Diego

Space Features

Space features two restrooms, kitchenette, and two separate entrances

On-Site Parking

Subterranean parking on-site spans 41,000 square feet, with the parking entrance conveniently situated directly adjacent to the space

Horton Campus Proximity

Adjacent to Campus at Horton, the largest adaptive reuse project in the US

Prime Location

Immediate proximity to the courthouse, Seaport Village, Gaslamp Quarter, The Embarcadero, and Petco Park

Thriving Community

Daytime population of more than 81,000 residents

Synergistic Tenants

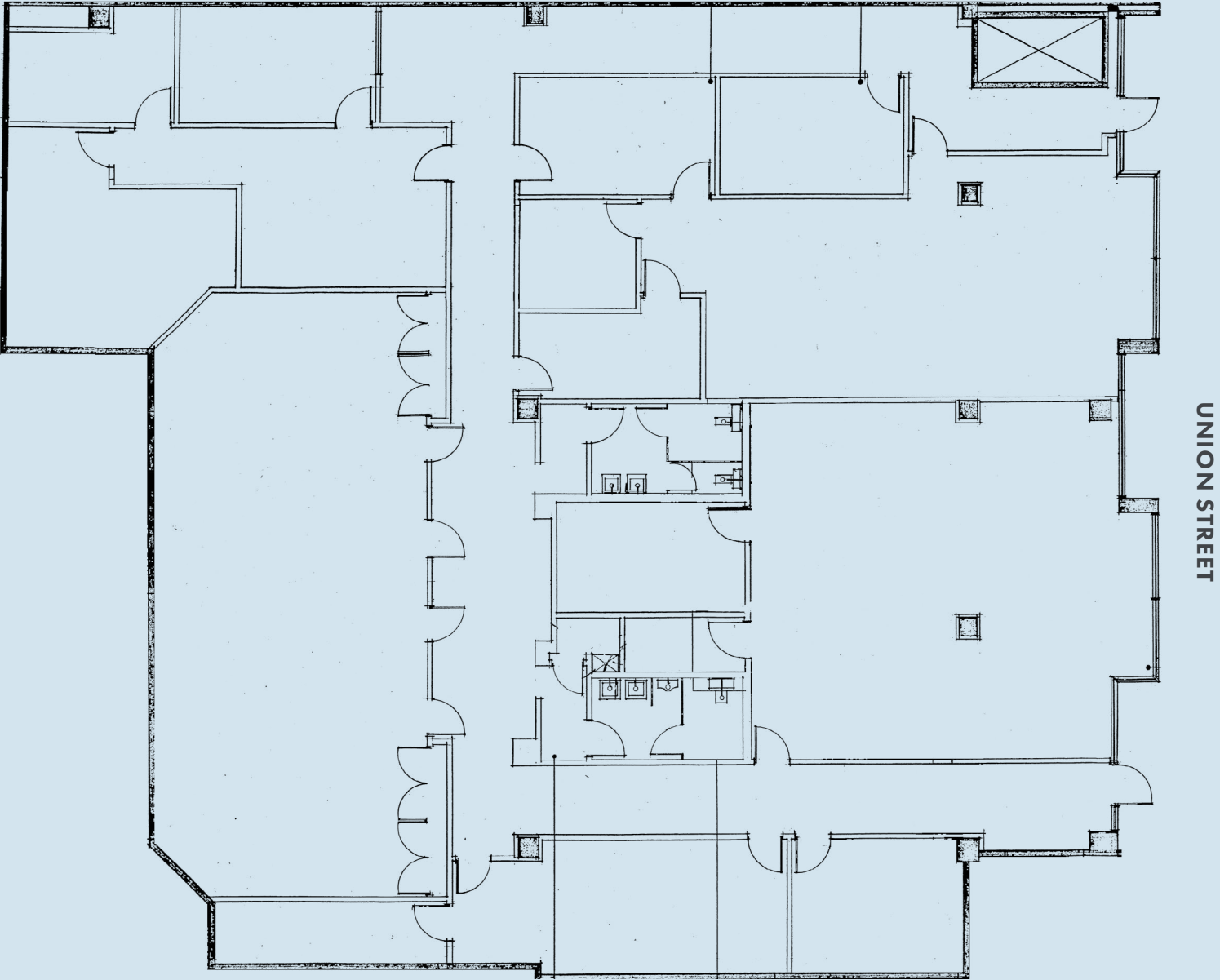
Co-tenancy featuring UC San Diego Health, LAZ Parking, Salvatore’s Cucina, Meridian Salon, Downtown Dental Designs, totaling 31,347 square feet of retail space

Residential Base

Tucked beneath 172 residential units, the marina highlights an affluent residential base

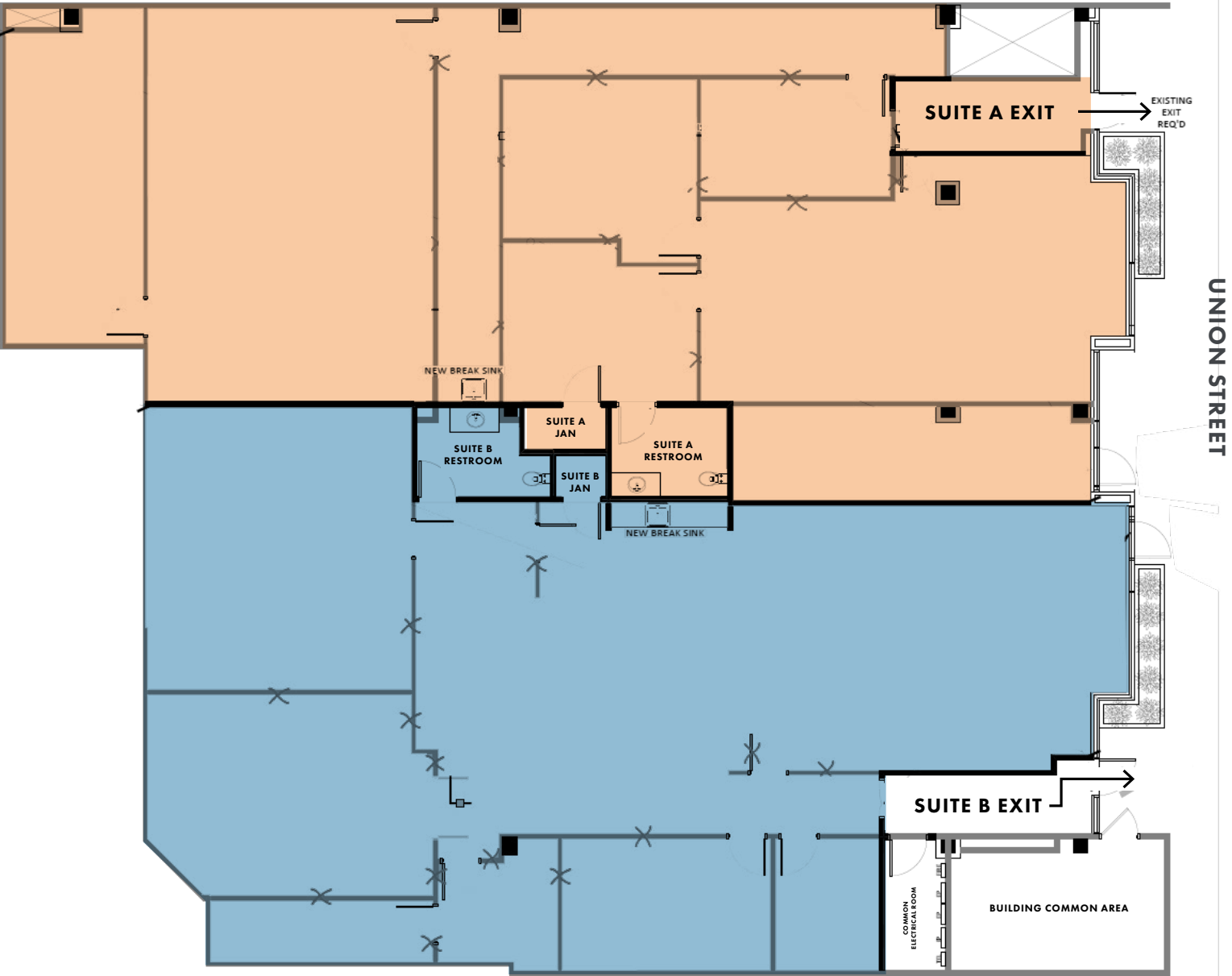


Current Buildout



Potential Demise

- SUITE A | ±3,059 RSF
- SUITE B | ±3,253 RSF



Under Review

1. 1st & Island	211 Units
2. 4th & B	301 Rooms
3. 4th & J Hotel	240 Rooms
4. 10th & B	542 Units
5. 1304 India	233 Rooms
6. 1460 India	328 Units
7. Air Rights Tower	73 Units
8. 2045 Pacific Hwy	321,000 SF
9. Cedar Street	138 Units
10. Citizen M	302 Rooms
11. Columbia & Hawthorn	124 Units; 80 Rooms
12. Essex Addition	42 Rooms
13. Logan Yards	900 Units
14. Manchester Pacific	1,161 Rooms
15. Medico-Dental Building	159 Units
16. Park & Broadway	325 Units
17. Two America Plaza	48 Units; 300 Rooms
18. 1452 K	259 Units

Under Construction

1. 1st & Beech	220 Units
2. 800 Broadway	389 Units
3. 8th & B	389 Units
4. The Torrey	450 Units
5. Columbia & A	204 Units
6. Cortez Hill Apartments	88 Units
7. Harrington Heights	273 Units
8. Horton Campus	1M SF
9. Tru/Home 2 Hotel	271 Rooms
10. K Elevate Hotel	135 Rooms
11. Kettner Crossing	64 Units
12. The Lindley	362 Units; 60 Rooms
13. RaDD	1.7 M SF

Recently Completed

1. Broadway Towers Phase 2	344 Units
2. WEST	431 Units
3. The Wyatt	368 Units

The planned growth of Downtown will only boost its popularity among desirable American cities to live, work & play.



Discover Downtown



Downtown is home to many attractions for residents as well as those who visit from outside the area. According to a survey of San Diegans who live and visit the Downtown area, Petco Park, Seaport Village, and Little Italy are the top three attractions. Downtown also has a reputation as the premier location for nightlife activities, attracting visitors from across the county and outside the region. Yet, those living downtown are more likely to enjoy these amenities.

3.3M+

Population of San Diego County

2nd

Largest City in CA

65K

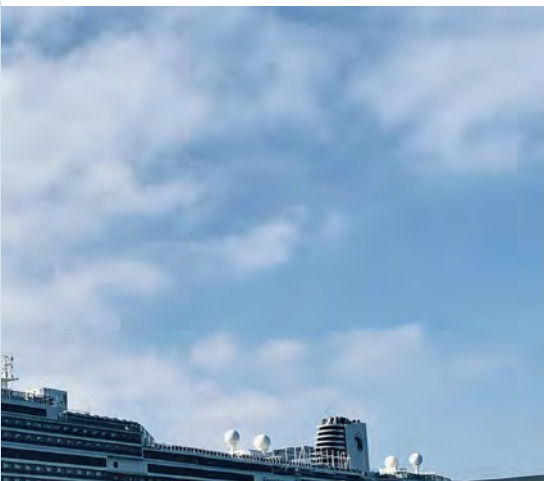
Daytime Population

\$14.3B

Consumer Spending

32.3M

Annual Visitors



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