

Fitness / Retail Space For Lease

(2,795 SF in East Village)

Built-out
Fitness Space

F11

COME JOIN

YOGA
BOX

T O R I



F11 JOIN THESE
TENANTS



T O R I

YOGA
BOX

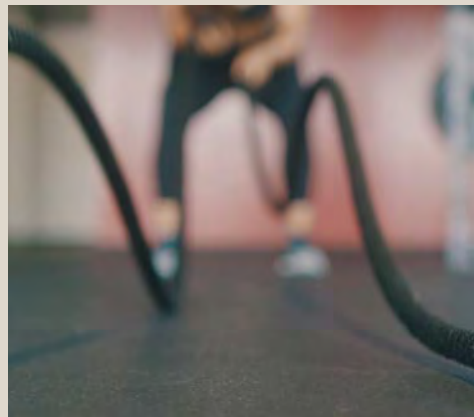
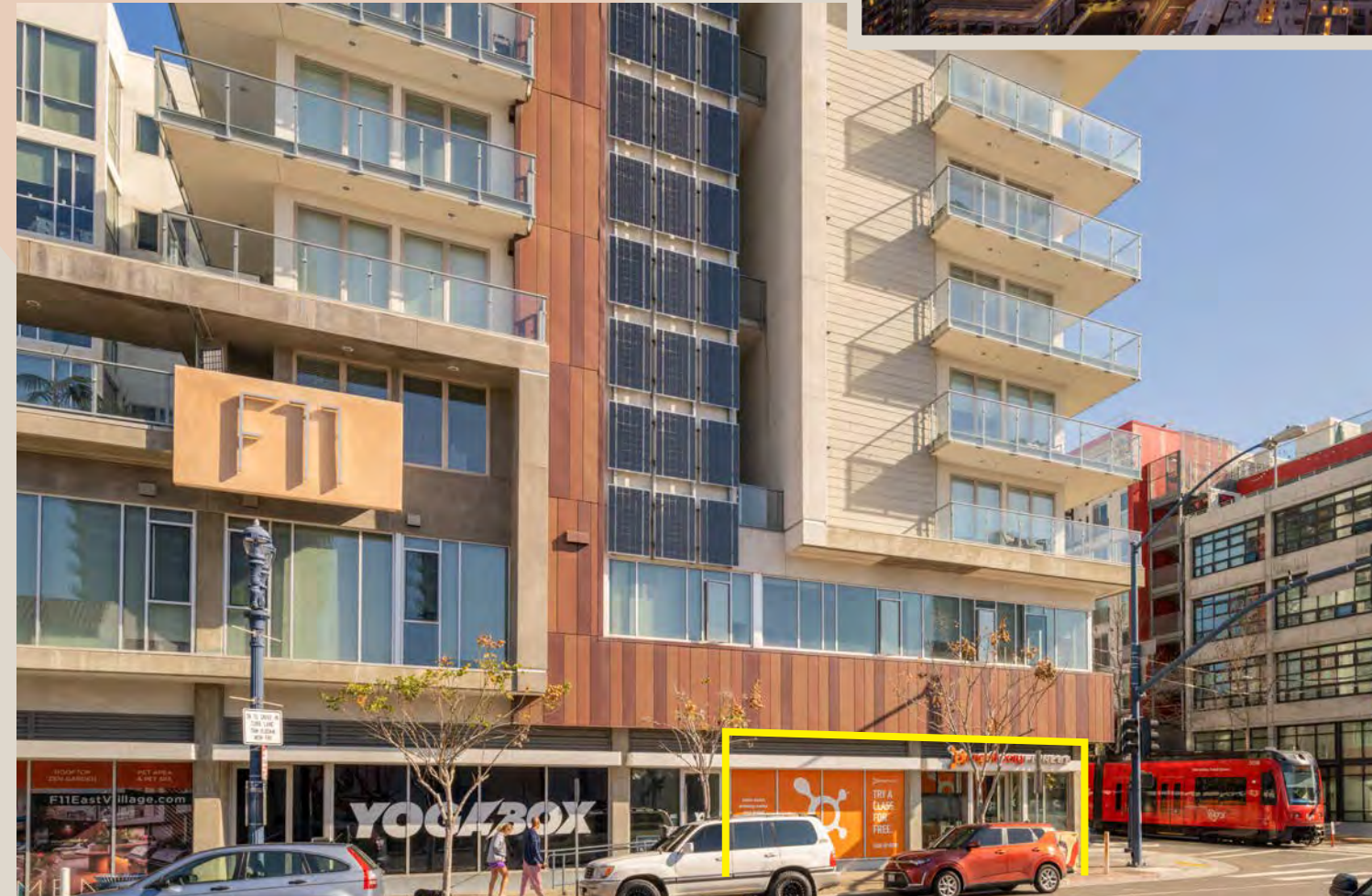
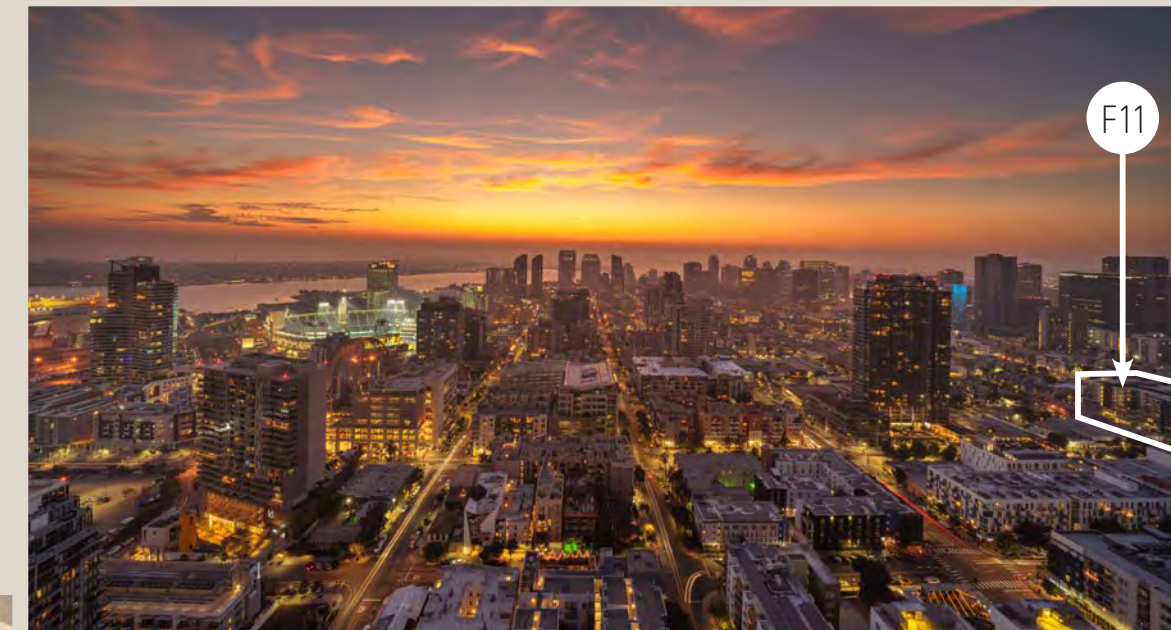


1110 F STREET • AT THE CORNER
OF F STREET & PARK BLVD

Property Highlights

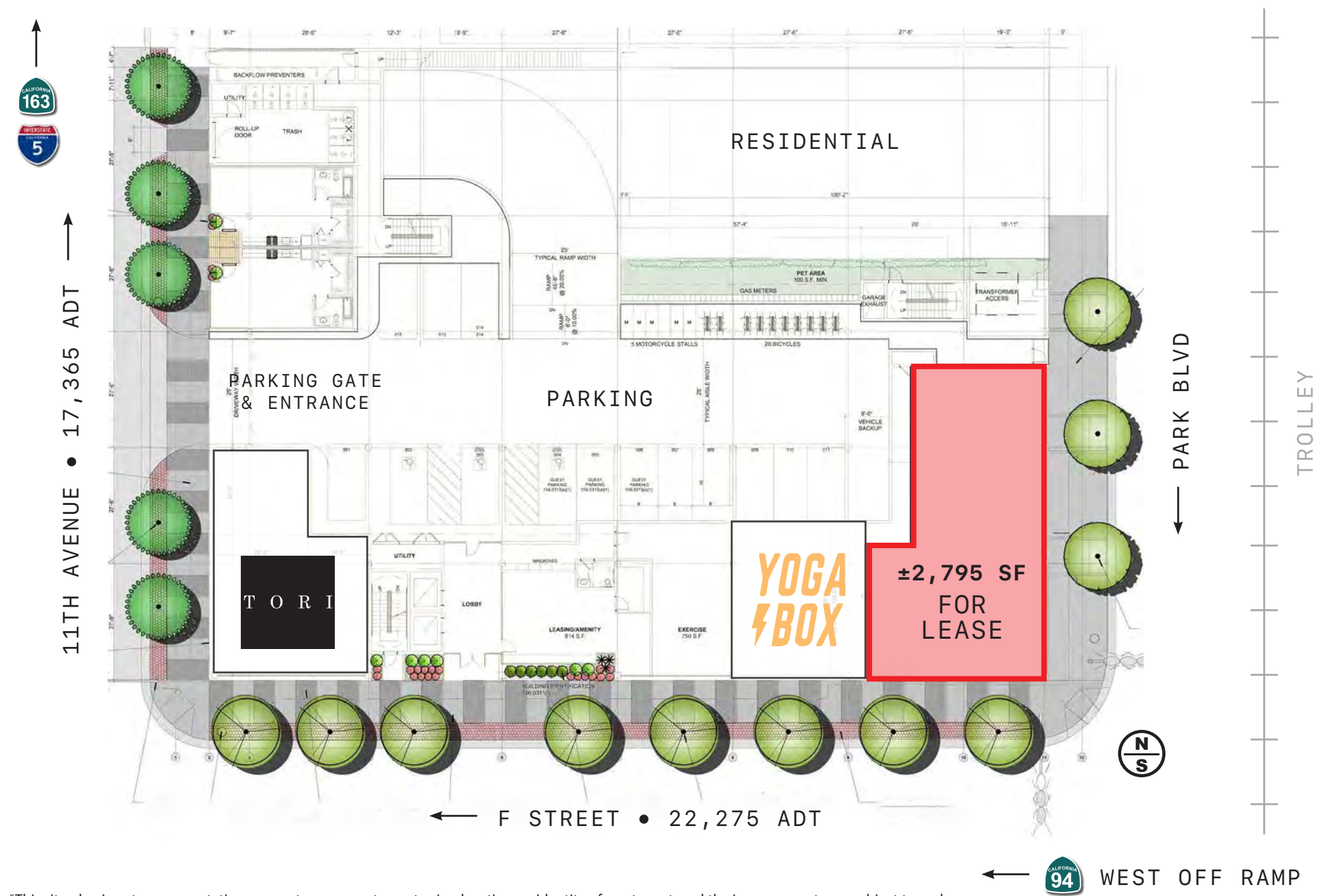
- ±2,795 SF fitness / retail space
- Co-tenancy with Tori Cafe and Yoga Box
- Frontage on F Street (22,275 Cars Per Day) between 11th Avenue & Park Blvd
- Located at the base of a 99-unit luxury apartment project
- One block from the 66,000 SF UCSD expansion campus
- Adjacent to San Diego Trolley lines, with a coastal extension line to La Jolla just completed
- Two blocks from the planned East Village Green Park
- Area tenants include LOLA 55, Tajima Ramen, the IDEA1 project, Urban Discovery Academy, Cowboy Star, BESHOCK Ramen, Pokez, and many more

GREAT EXPOSURE ALONG F STREET,
THE 94 FREEWAY CONNECTOR, AND
EASY ACCESS TO THE 5 AND 163
FREEWAY THROUGH 11TH AVENUE

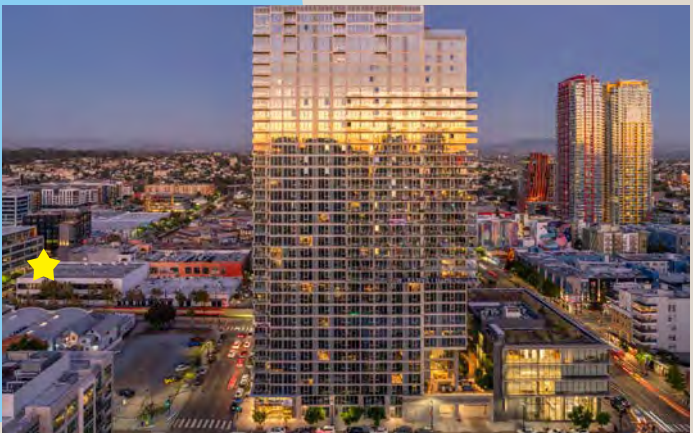


F11

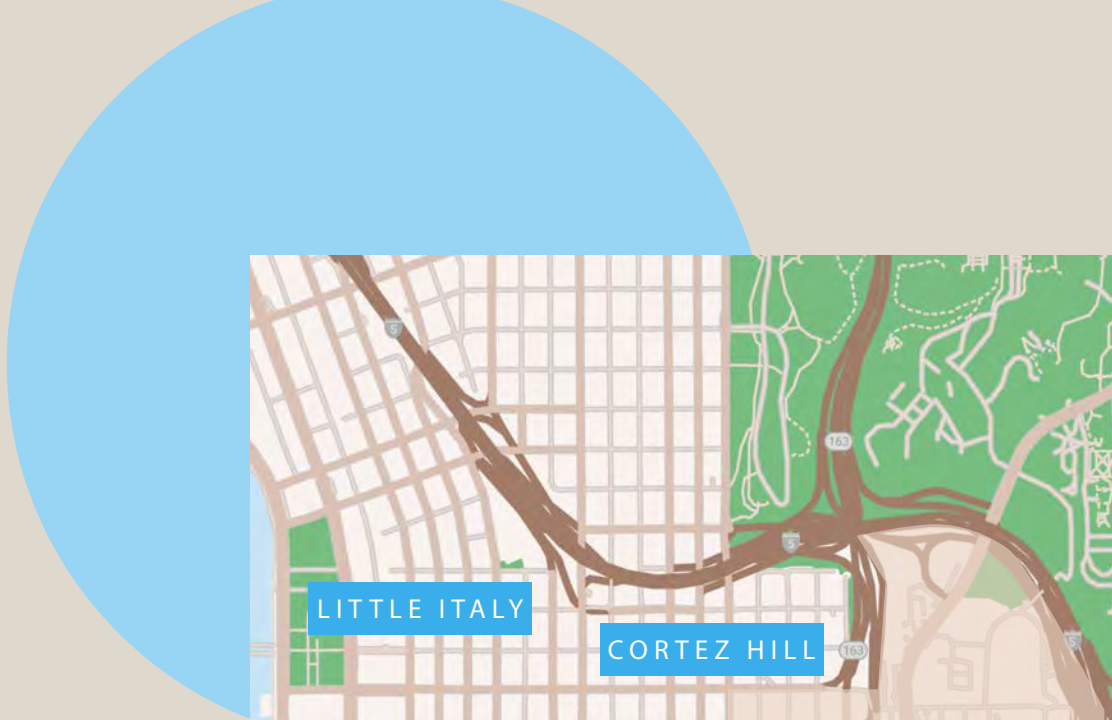
Site Plan ±2,795 SF



*This site plan 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.







Area Tenants



Demographics

F11 is strategically located at F Street (94 West off-ramp) & 11th Avenue (163 North on-ramp), providing exceptional exposure.

	1 MILE	3 MILES	5 MILES
 POPULATION	53,476	211,014	526,479
 HOUSEHOLD INCOME	\$101,539	\$101,661	\$92,884
 DAYTIME POPULATION	91,394	207,385	441,921
 MEDIAN AGE	35.7	35.6	34.4

37,000

Residents in downtown

3.3M

Population of San Diego County

87,655

Daytime population
downtown

35.1M

Annual visitors to San Diego

13,827

Hotel rooms downtown

40M

Annual passengers on
San Diego Trolley lines

*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.

MORE THAN
4,327 UNITS
Within A Few
Blocks



Area Use Map



- Hotels
- Notable Office Buildings
- Multi-Family Residential
- School / Nonprofit / Government
- Under Construction / In Planning

LEGEND



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