



REAL ESTATE

FINANCIAL DISTRICT

# 1111 6th Avenue

San Diego, CA

FOR LEASE



# DISCLAIMER NOTICE

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**All property showings are by appointment only. Please contact your QFC Real Estate agent for more details.**

# 01

## SUMMARY

# 02

## AVAILABILITY

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## MARKET OVERVIEW

# 04

## DEMOGRAPHICS

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**QFC**  
REAL ESTATE

# 01

## EXECUTIVE SUMMARY



## INVESTMENT OVERVIEW

The ARTE building is a six story, mid-rise office building built in 1929, renovated in 1989, and updated in 2017. The building features a beautiful entry area with dramatic high ceiling, new high-speed elevators, common conference room, completely renovated restroom areas, rooftop patio, on-site parking, on-site management and security, and high end buildouts completed throughout the building. The building is available for lease now.

The Historic Arte Building was once home to the first Sears and Roebuck store in San Diego. It is located in the Financial District, within walking distance to the Gaslamp Quarter and trolley stop. The building has a walk score of 100 as it is close to all Downtown amenities, including banks, coffee shops, restaurants and hotels.



70,602 SF  
building on  
10,000 SF lot



High end  
creative finishes



Fully-leased  
ground  
floor retail



25 underground  
parking spaces



Light rail  
access

EXTERIOR PHOTOS



EXTERIOR PHOTOS



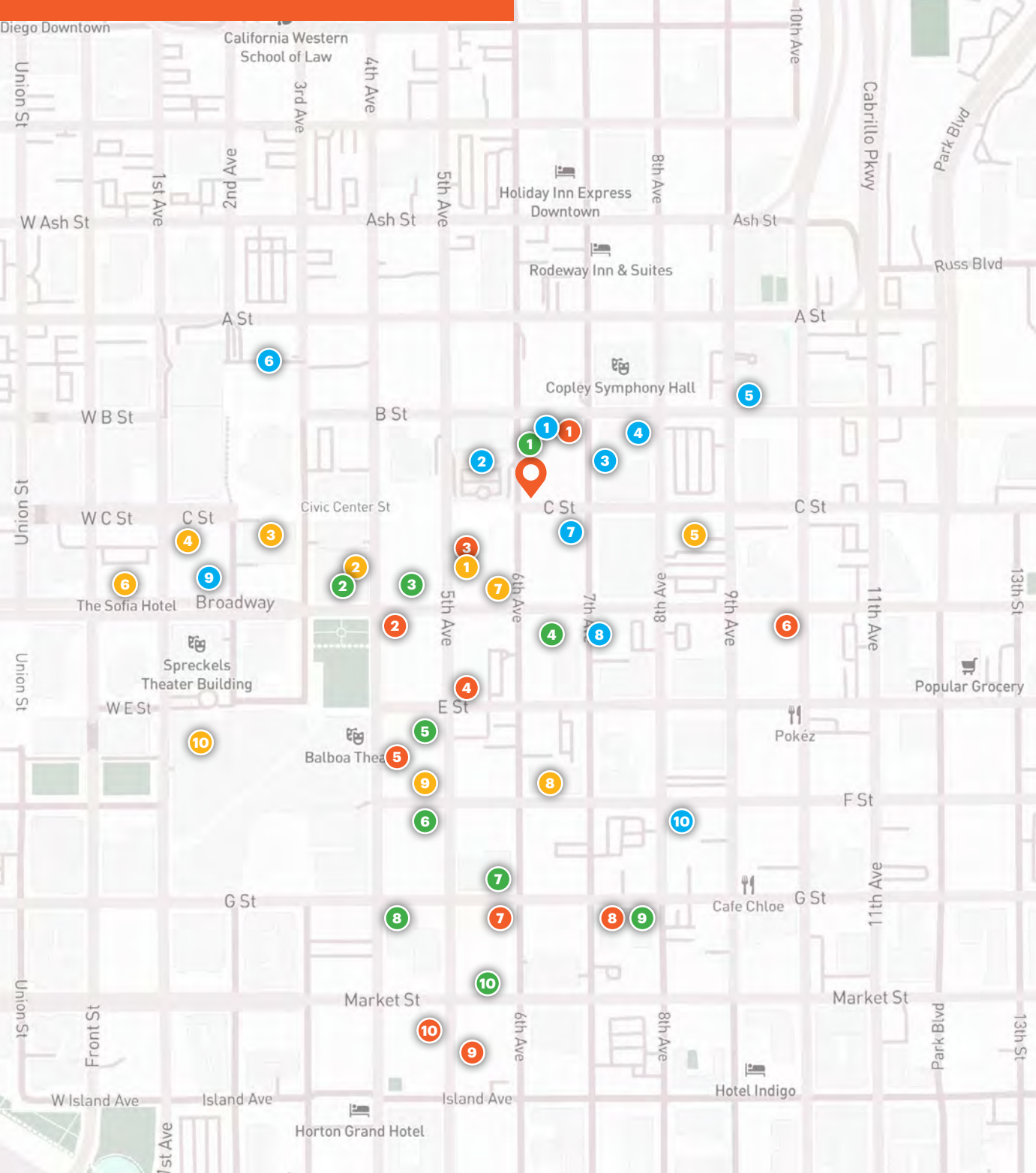
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# NEARBY AMENITIES



## RESTAURANTS

1. Donut Bar
2. Gaslamp Fish House
3. Curadero
4. Melting Pot
5. Bandar Restaurant
6. Hodad's
7. Fogo de Chao
8. Breakfast Republic
9. Rustic Root
10. El Chingon

## HOTELS

1. Kimpton Hotel
2. The US Grant
3. The Westgate Hotel
4. The Bristol Hotel
5. Hotel Churchill
6. The Sofia Hotel
7. Courtyard Marriott
8. Andaz San Diego
9. The Keating Hotel
10. The Westin

## BARS & BREWPUBS

1. Stout Public House
2. Rendezvous
3. Phantom Lounge
4. Parq
5. Gaslamp Tavern
6. Atomic
7. 5th & Sky
8. Tin Roof
9. Noble Experiment
10. Side Bar

## COFFEE

1. Starbucks
2. 401 Brew Street
3. Coffee N' Talk
4. 7 Cafe
5. Little Owl Coffee
6. Civic Center Cafe
7. Organo Gold
8. The Bean Box
9. Blue Bottle Coffee
10. Tired Eyes Coffee



# 02

## 1111 6th Avenue, San Diego, CA 92101

AVAILABLE FOR LEASE

Suite	Tenant	Status	SF	Rate PSF
100	Subway	Leased	1,579	
101	Leased	Leased	2,046	
102	TBD	Available	2,271	\$2.50 + NNN
Mezzanine	Co-working	Leased	9,604	*
2nd FL	TBD	Available	9,661	\$1.75 + E
3rd FL	Co-working	Inquire	9,661	*
4th FL	TBD	Leased	9,661	\$1.75 + E
5th FL	Novel	Inquire	7,628	*
520	TBD	Available	2,033	\$1.75 + E
600	Education	Leased	9,661	

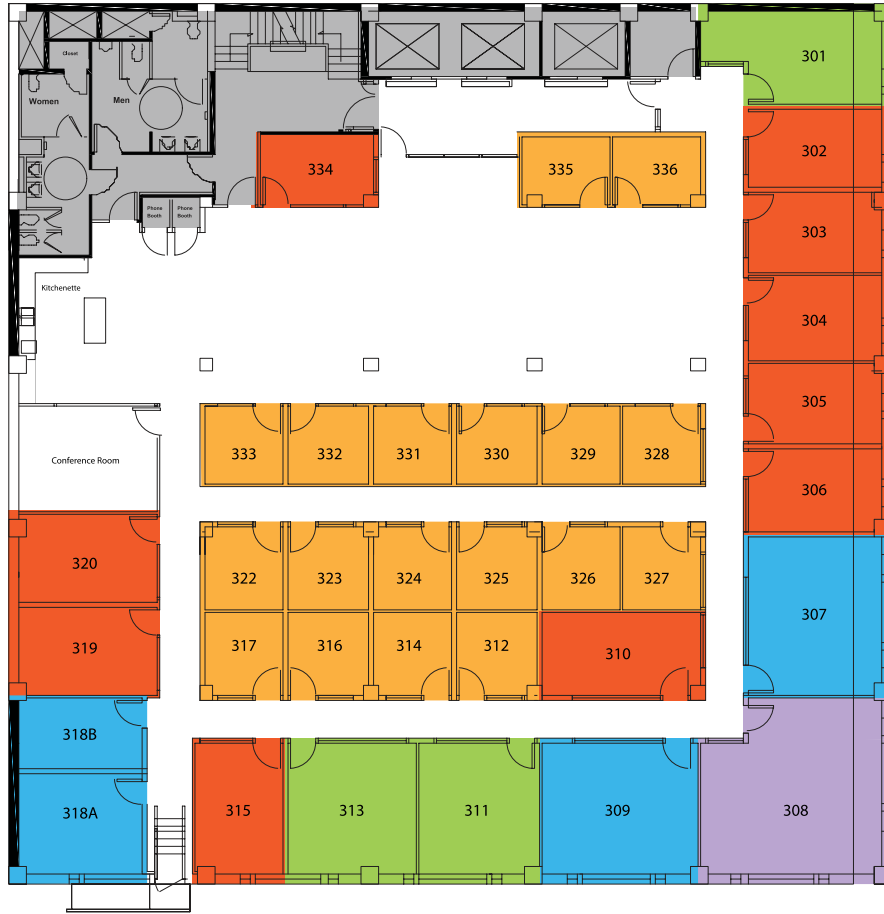
\*Novel Income \$45,000

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# FLOOR PLAN EXAMPLES

3RD FLOOR



- 1-2 person office
- 5-6 person office
- 9-10 person office
- 3-4 person office
- 7-8 person office

5TH FLOOR



- 1-2 person office
- 5-6 person office
- 9-10 person office
- 3-4 person office
- 7-8 person office
- 520 = 705 SF
- 550 = 1,658 SF

# FLOOR OVERVIEW

Floor		RSF				
ROOF/DECK	COMMON PATIO SPACE AND GAME ROOM	1,723				
6	Education Group LEASED	9,661				
5	<table border="1"> <tr> <td>AVAILABLE 2 Suites (500A &amp; B) 25 Private Offices</td> <td>AVAILABLE Suite 520 1,991 SD 3/2026</td> </tr> </table>	AVAILABLE 2 Suites (500A & B) 25 Private Offices	AVAILABLE Suite 520 1,991 SD 3/2026	9,661		
AVAILABLE 2 Suites (500A & B) 25 Private Offices	AVAILABLE Suite 520 1,991 SD 3/2026					
4	<table border="1"> <tr> <td>AVAILABLE Suites (400A-D)</td> <td>AVAILABLE Suite 415 314 SF</td> <td>Suite 400 400 SF</td> <td>Conference Room 309 SF</td> </tr> </table>	AVAILABLE Suites (400A-D)	AVAILABLE Suite 415 314 SF	Suite 400 400 SF	Conference Room 309 SF	9,611
AVAILABLE Suites (400A-D)	AVAILABLE Suite 415 314 SF	Suite 400 400 SF	Conference Room 309 SF			
3	LEASED	9,661				
2	AVAILABLE 28 Private Offices	9,661				
MEZZ	<table border="1"> <tr> <td>Downtown San Diego Partnership (dba Clean &amp; Safe) M01 (Storage) 393 SF</td> <td>LEASED 26 Private Offices</td> </tr> </table>	Downtown San Diego Partnership (dba Clean & Safe) M01 (Storage) 393 SF	LEASED 26 Private Offices	9,604		
Downtown San Diego Partnership (dba Clean & Safe) M01 (Storage) 393 SF	LEASED 26 Private Offices					
1	<table border="1"> <tr> <td>Subway Suite 100 1,579 SF 12/31/2025</td> <td>Downtown San Diego Partnership Suite 110 2,033 SF 03/31/2022</td> <td>AVAILABLE 2,271 SF <b>**FULLY BUILT OUT DENTAL SPACE</b></td> </tr> </table>	Subway Suite 100 1,579 SF 12/31/2025	Downtown San Diego Partnership Suite 110 2,033 SF 03/31/2022	AVAILABLE 2,271 SF <b>**FULLY BUILT OUT DENTAL SPACE</b>	8,841	
Subway Suite 100 1,579 SF 12/31/2025	Downtown San Diego Partnership Suite 110 2,033 SF 03/31/2022	AVAILABLE 2,271 SF <b>**FULLY BUILT OUT DENTAL SPACE</b>				
LL	Parking Garage & Storage 1 & 2	2129				

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# 03

MARKET  
OVERVIEW

# Financial District

As the West Coast's premier entertainment district, guests can immerse themselves in the rich Victorian architecture and history, dine with world-renowned chefs, and dance the night away at nationally-recognized nightlife venues. Tucked tightly into 16½ blocks, the Financial District is a walkable urban playground located in Downtown San Diego adjacent to the Convention Center, Petco Park, and the Horton Plaza re-development.

And getting here is as easy as a Southern California breeze. The Financial District area is accessible via the freeway and several trolley and bus lines. Explore the district for yourself and find out what makes it unforgettable!

Downtown San Diego is a world-class urban destination that is home to 37,000 residents and 4,000 businesses with 81,000 employees, including 120 tech and innovation startups. Downtown serves as an economic engine for the region, attracting top talent from across the globe as well as being a year-round hot spot for millions of tourists.



**Young professionals  
and families**



**Young professionals  
and families**



**Young professionals  
and families**



**1.4M** POPULATION



**92.8%** EMPLOYMENT RATE



**\$602,600** AVERAGE HOME VALUE



**\$79,673** AVERAGE HHI



**35** MEDIAN AGE



**1%** POPULATION GROWTH



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