



India St

Ash St

PORTICO

FOR SALE

Little Italy Ground Floor Commercial Condos

UPG **URBAN**
PROPERTY
GROUP est. 1989

THE OFFERING

Urban Property Group proudly presents the rare opportunity to acquire premier ground floor commercial condominiums at Portico. Positioned on a highly visible corner in the heart of Little Italy, this retail/office property offers exceptional signage potential and unmatched exposure in one of Downtown San Diego’s most sought-after neighborhoods. Perfect for an owner-user or investor, this space is surrounded by world-class dining, boutique shopping, and countless local amenities.

Little Italy is widely recognized as one of San Diego’s most iconic and vibrant districts. Known for its acclaimed restaurants, curated boutiques, art galleries, lively farmers markets, and pedestrian-friendly streets, this dynamic community blends coastal charm with urban sophistication, attracting visitors and locals year-round.

#2 in the U.S. among “best Little Italy neighborhoods”



566 Ash St, 1405 India St, 1415 India St
San Diego, CA 92101

533-334-12-02,03,04
APN

±1,122 - 4,332 SF
Condo Size

Retail/Office Condos
Property Type

Contact Broker
Asking Price

2005
Year Built



The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an “as-is” basis. It is the Buyer’s responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase or lease.

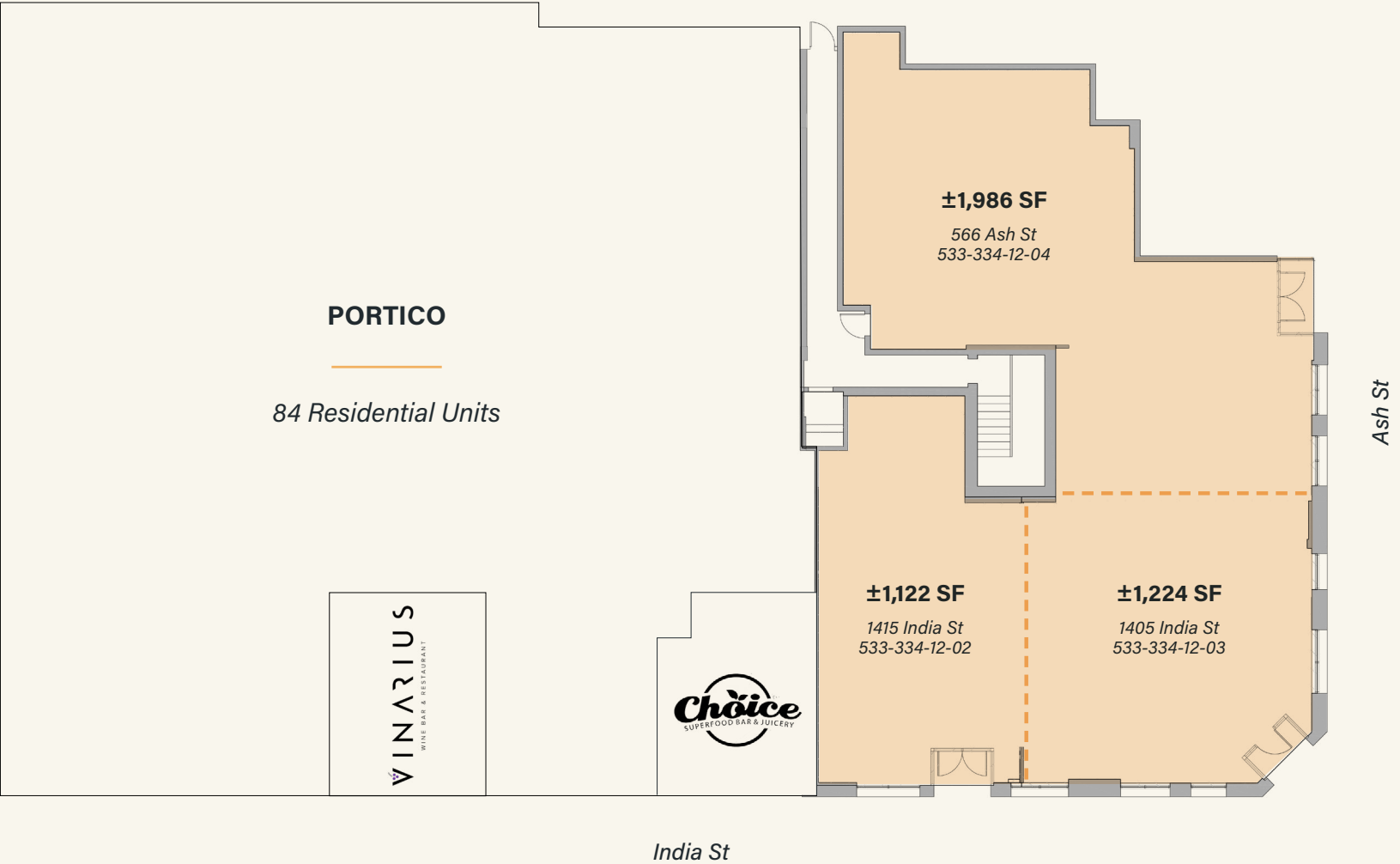
Rare opportunity to own in Little Italy, one of downtown's most desirable neighborhoods

Highly visible storefront opportunity with tremendous signage along Ash St and India St

Within the immediate vicinity of I-5, Santa Fe Depot, Core Business District, Waterfront Park, and thousands of apartments

Located in rapidly developing area - over 6,700 units proposed and under construction within 1 mile

Walking distance to eateries including Queenstown, Ironside, King & Queen Cantina, Extraordinary Desserts, Bird Rock Coffee Roasters, Morning Glory, and many more



THE LOCATION

Little Italy combines historic charm with modern design, showcasing contemporary mixed-use buildings, acclaimed restaurants, boutique galleries, and design-forward shops. Its lively, walkable streets host one of the country’s largest weekly farmers markets and frequent cultural festivals, making it a vibrant destination for locals and visitors. The neighborhood’s strong sense of community and proximity to the waterfront create a unique blend of old-world warmth and modern city living.






3,000

Gran Fondo
Riders



40,000

Holiday Village
Annual Attendees



99

Walk Score
Walkers Paradise



65

Eateries
Within .5 miles



120,000

ArtWalk
Annual Attendees



8,000

Little Italy Mercato
Weekly Farmers Market Attendees

FISHER'S

BIRD ROCK
COFFEE ROASTERS
CALIFORNIA

BORN AND RAISED

Parakeet
Cafe

BARBUSA
MODERN SICILIAN



IRONSIDE
Made in San Diego  Fish & Oyster

Extraordinary
KAREN KRASNE
DESSERTS

*Nearby Neighbors

DISCOVER DOWNTOWN

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.



99

Walker’s Paradise



83

Very Bikeable



81

Good Transit



	1 Mile	2 Mile	3 Mile
Population (2024)	42,158	95,419	180,418
Project Population (2029)	42,728	96,085	181,091
Total Daytime Employment	69,530	110,670	192,624
Total Households	24,272	49,023	86,861
Avg. Household Income	\$115,923	\$110,289	\$110,379
Total Consumer Spending	\$739.5M	\$1.5B	\$2.7B



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



UC San Diego

Qualcomm



The City of
SAN DIEGO



PORTICO

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