



FOR LEASE
±1,302 - 2,537 SF

RESTAURANT / RETAIL
CREATIVE OFFICE SPACES

- 1** ±2,537 SF restaurant space.
±1,350 SF patio.
- 2** ±1,664 SF restaurant space.
- 3** ±1,336 SF retail / creative
office space.
- 4** ±1,302 SF retail / creative
office space.



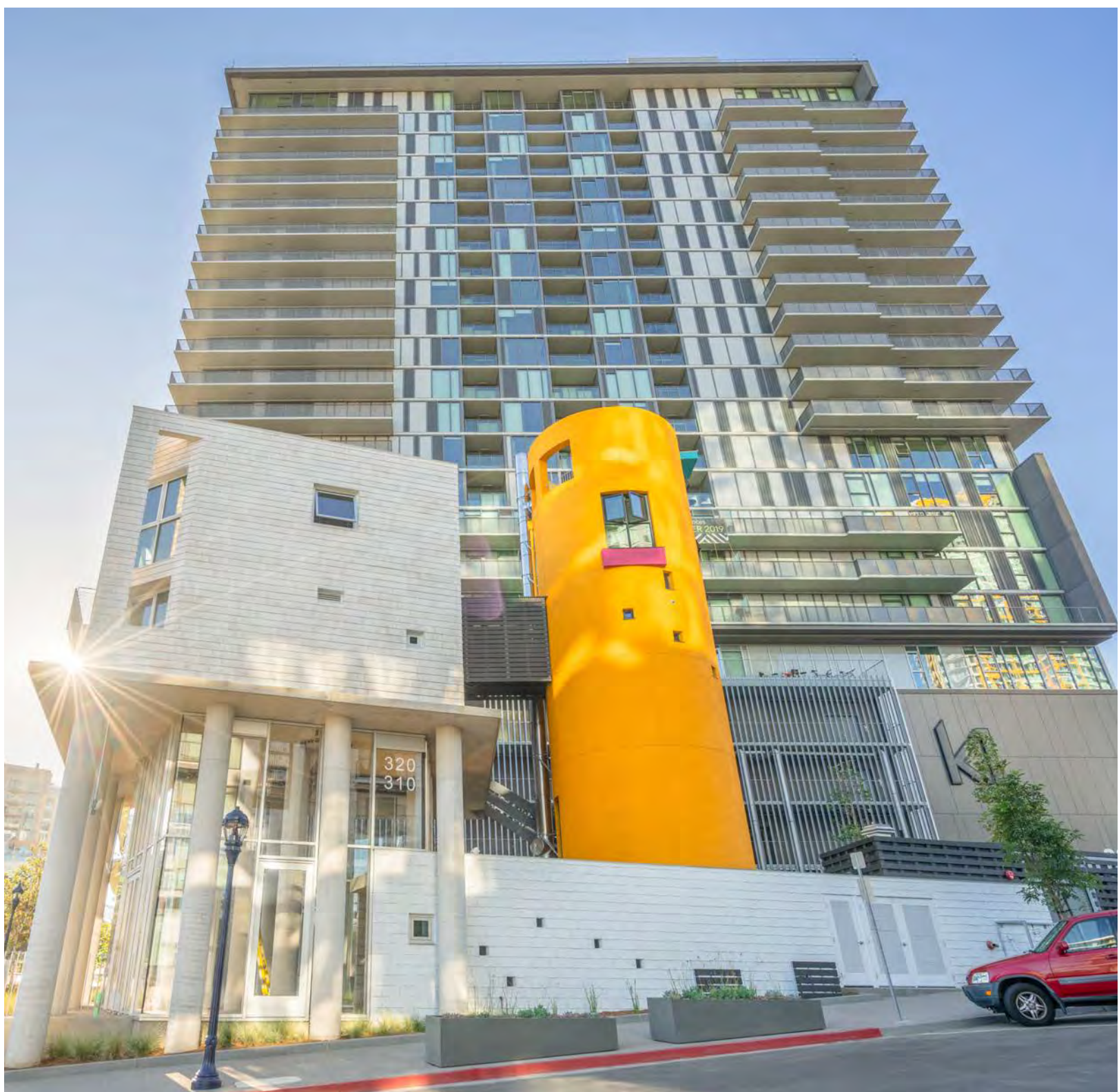
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**RESTAURANT,
RETAIL &
CREATIVE
OFFICE**



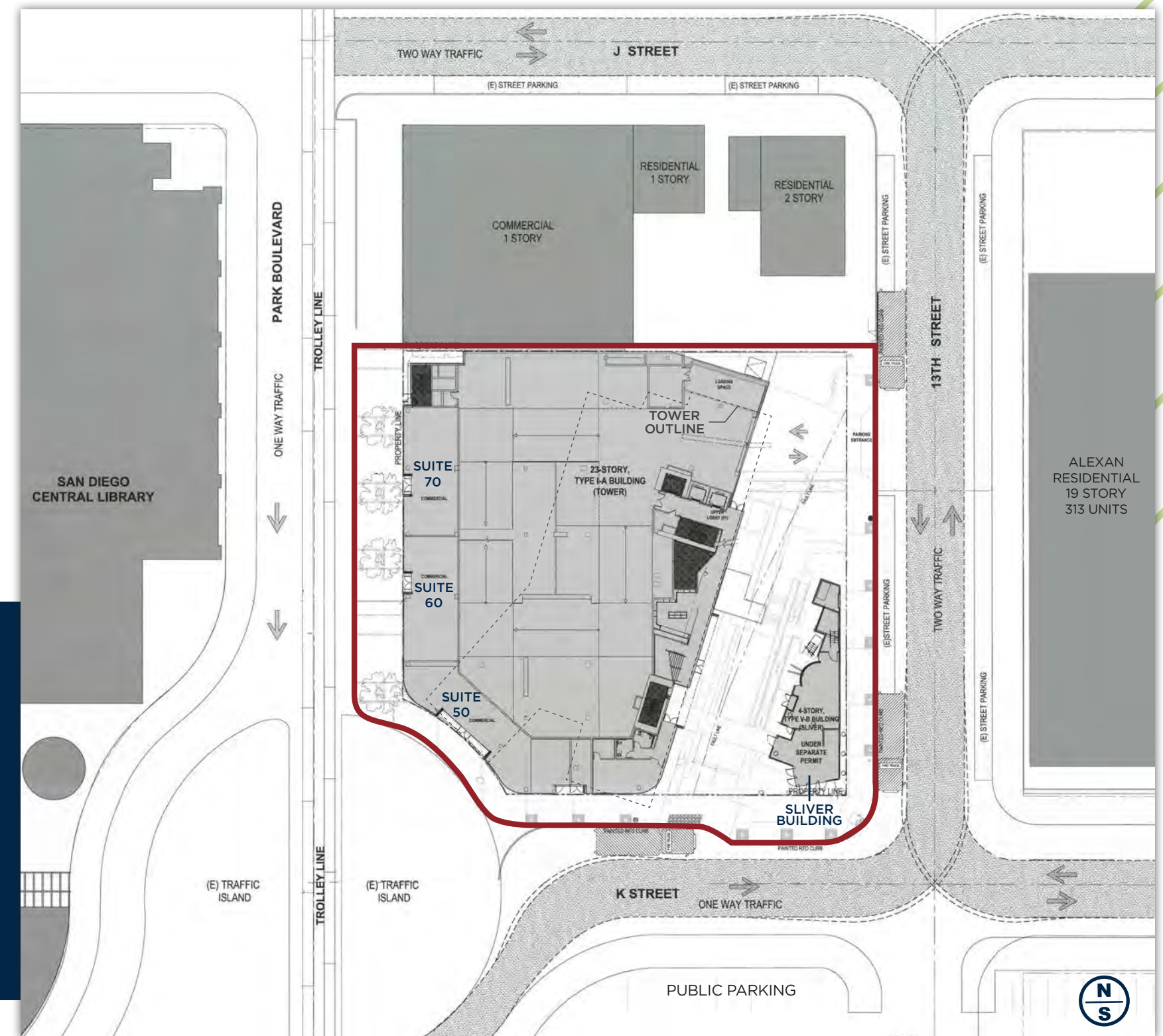
PROJECT OVERVIEW

- K1 is a 23-story luxury apartment tower with 220 units.
- Adjacent to K1 is the “Sliver Building” a 3-story adjoining building that includes 2 residential units located above a ground-floor restaurant space.
- Overall, the project contains 2 restaurant opportunities and 2 retail / creative office spaces.
- Located on the block bound by 13th & Park Blvd., and J & K Streets.
- Adjacent to the San Diego Public Library and 3 blocks from Petco Park.



For Lease:

- **Sliver Building:** ±2,537 SF restaurant space.
- ±1,350 SF patio.
- located at the base of the Sliver Building.
- **Suite 50:** ±1,664 SF restaurant space.
- **Suite 60:** ±1,336 SF retail / creative office space.
- **Suite 70:** ±1,302 SF retail / creative office space.



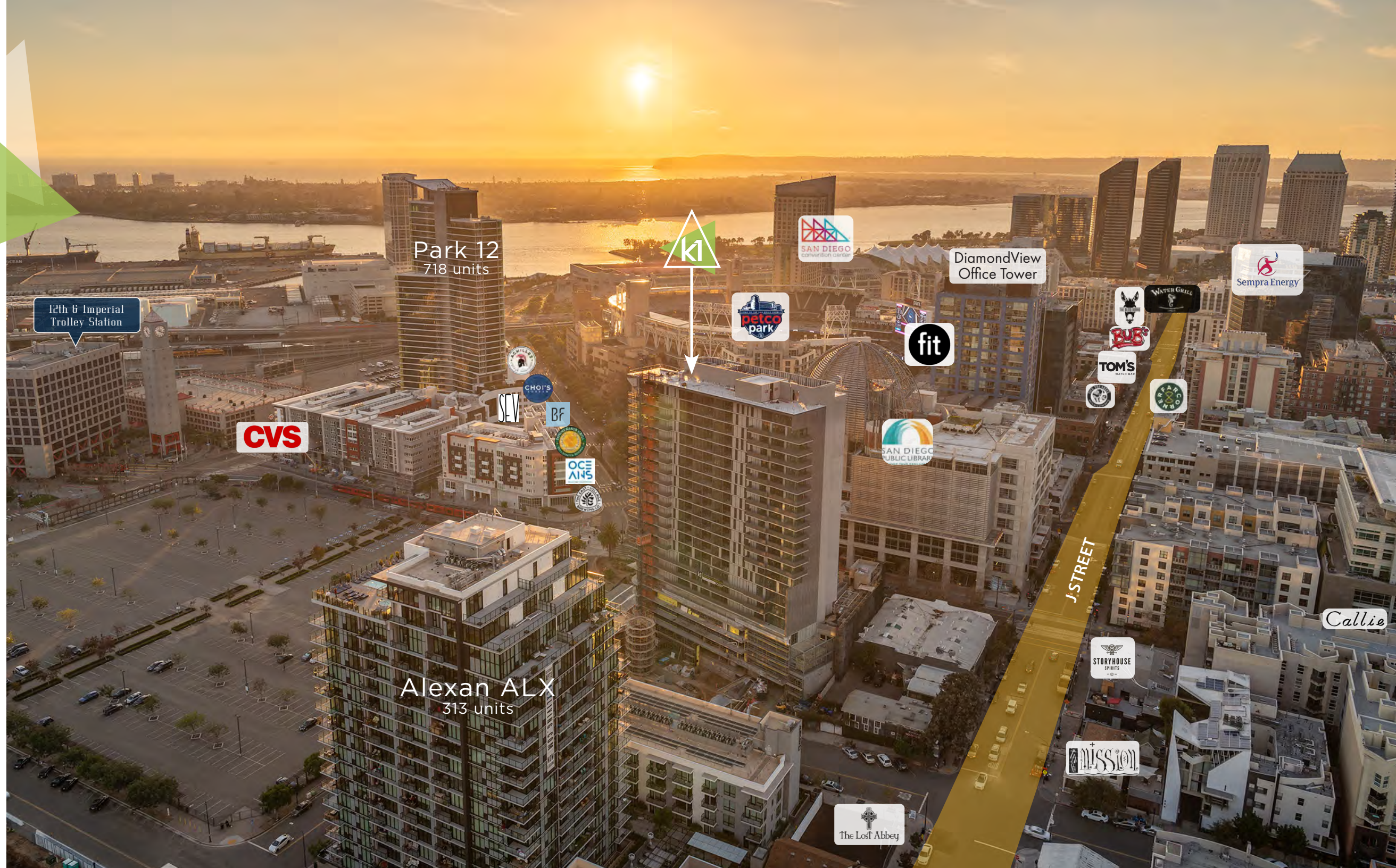
PROJECT SITE PLAN

K1 LOCATION

Strategically located in the East Village / Ballpark District with an abundance of surrounding development and a dense residential population.

Adjacent to the San Diego Central Library with more than 1M annual visitors and close proximity to Petco Park with 2.4M annual visitors.





12th & Imperial
Trolley Station

Park 12
718 units



DiamondView
Office Tower



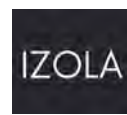
J STREET

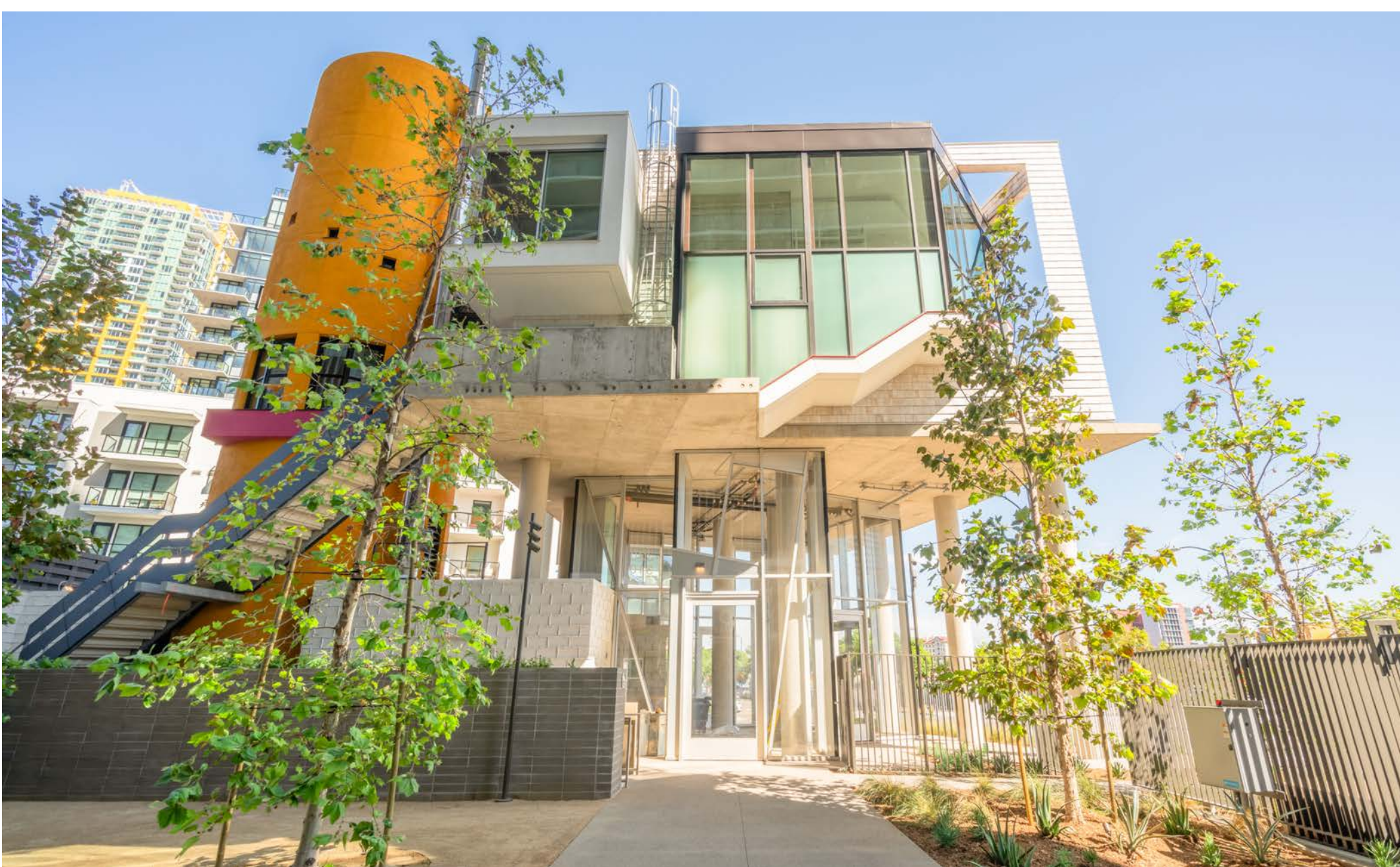
Callie



Alexan ALX
313 units

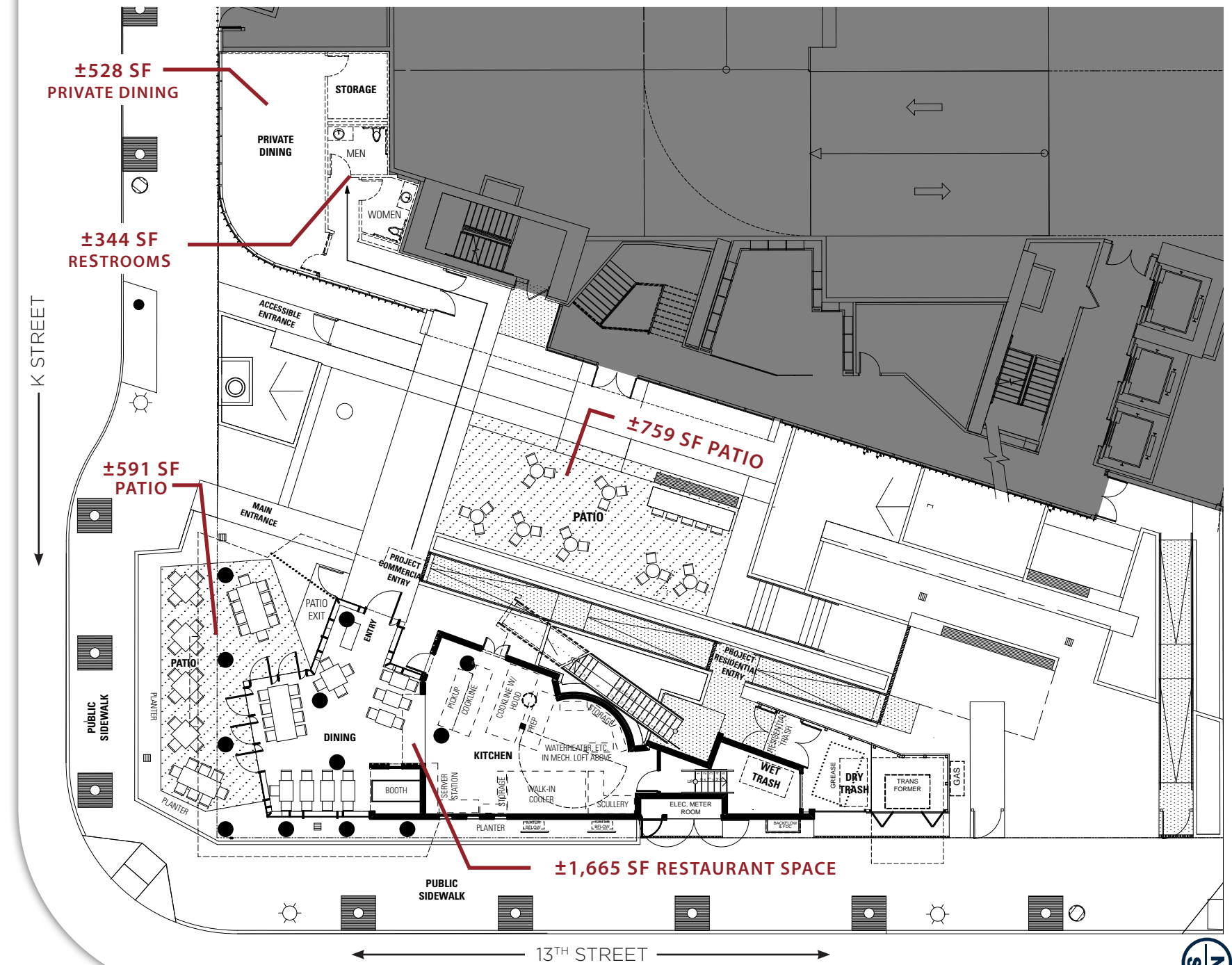
AREA TENANTS





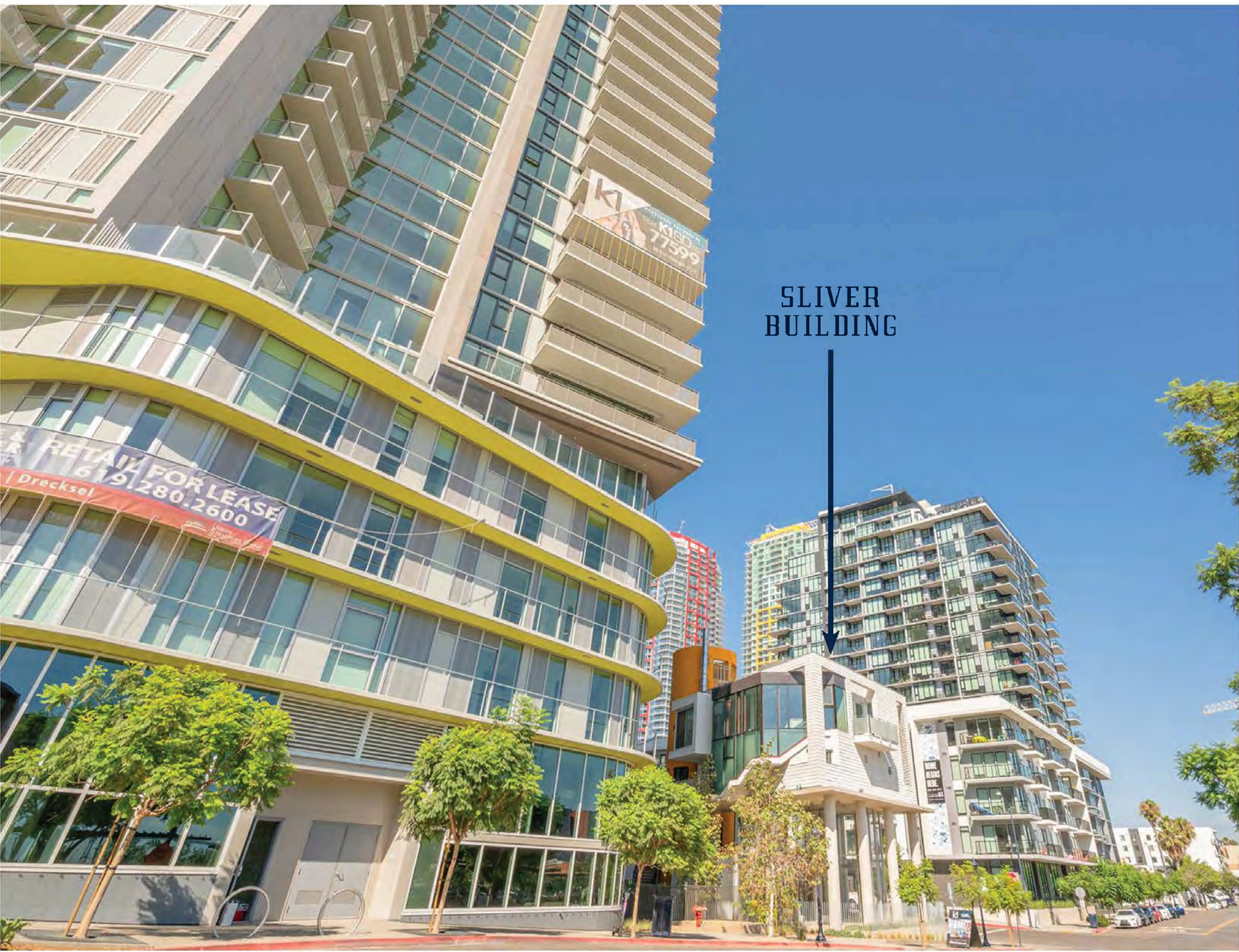
SLIVER BUILDING

- $\pm 1,665$ SF restaurant space plus ± 528 SF of private dining and ± 344 SF restrooms
- ± 591 and ± 759 SF patios
- ± 20 ft ceiling height
- On the corner of 13th & K Street
- Located below two penthouse suites



*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.

SLIVER BUILDING SITE PLAN





K1 RETAIL

3 retail, restaurant or creative office opportunities:

Suite 50:

- ±1,664 SF restaurant space.
- Corner of Park Blvd & K Street.
- ±13'-17' ceiling heights.

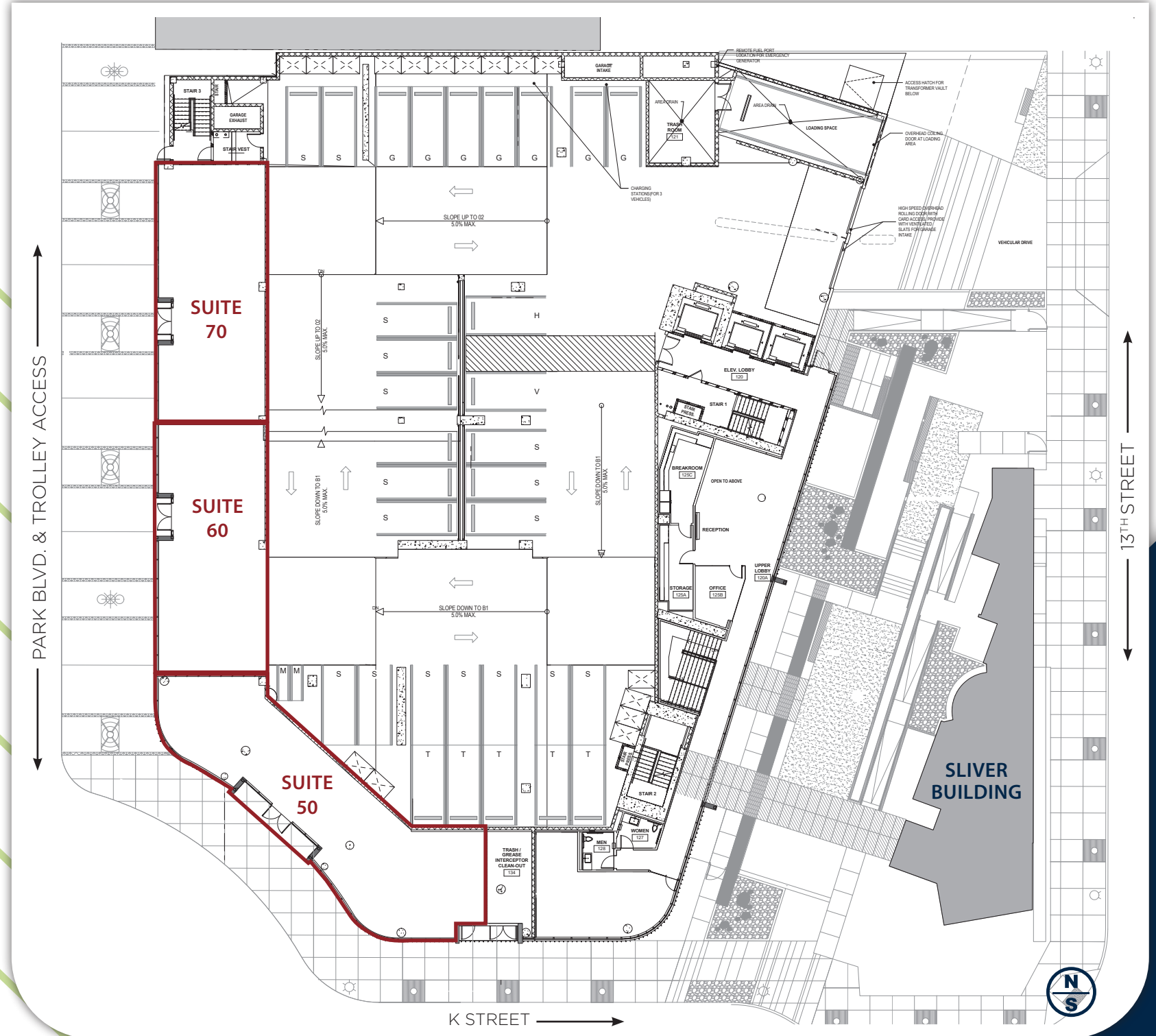
Suite 60:

- ±1,336 SF retail / creative office space.
- Fronting Park Blvd.
- ±20' ceiling heights.

Suite 70:

- ±1,302 SF retail / creative office space.
- Fronting Park Blvd.
- ±17' ceiling heights.

Located below KI apartment tower with 220 units.



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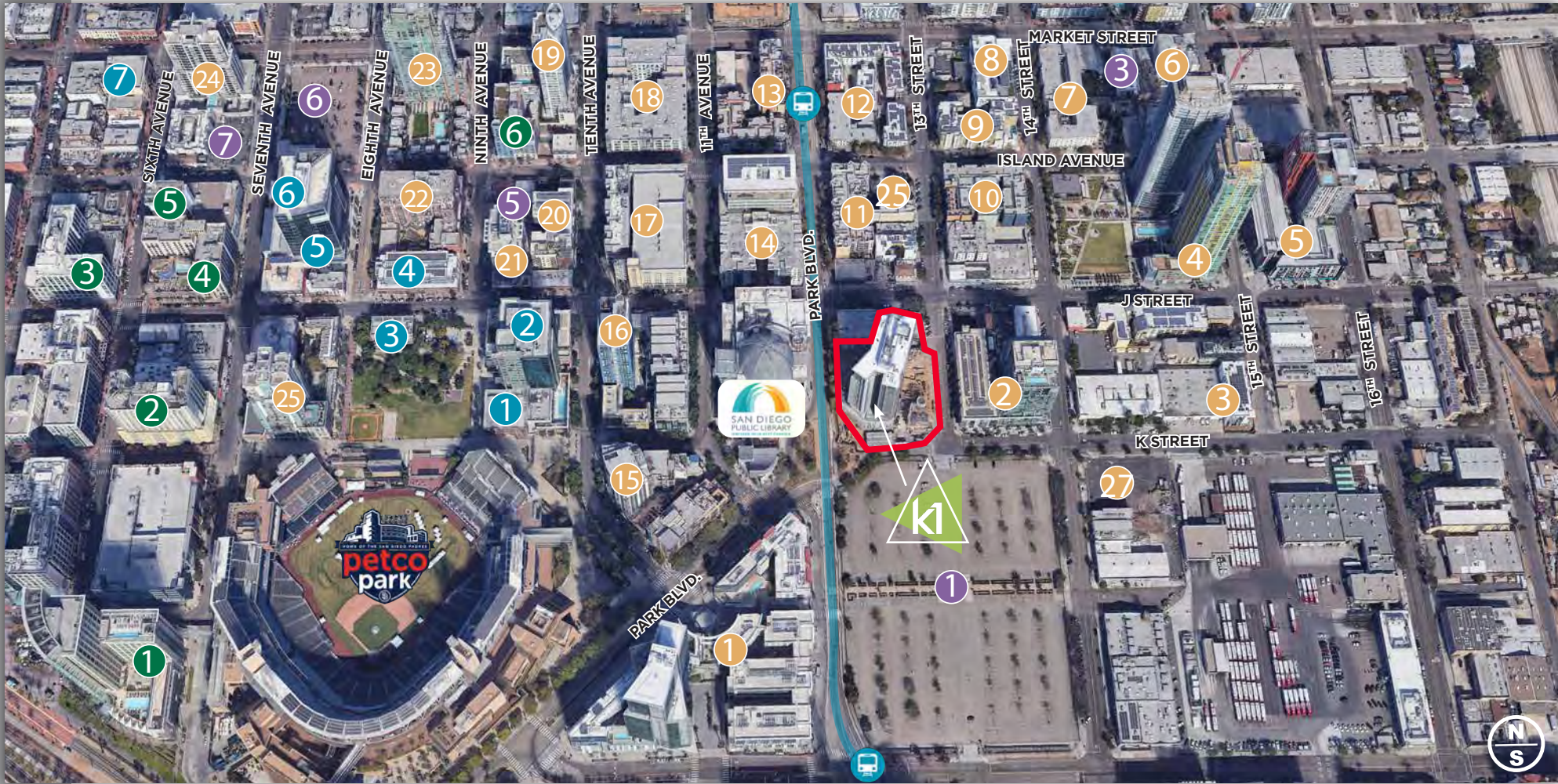
KI RETAIL SITE PLAN



NEIGHBORHOOD HIGHLIGHTS

- Located in Downtown's East Village / Ballpark District
- Walking distance to Petco Park, San Diego Central Library, and the San Diego Convention Center
- Approximately 2,570 existing residential units and 2,253 units under construction within 3 blocks of project
- 3 Blocks to UCSD's new +66,000 SF extension facility at the Park & Market project, which also contains 426 units
- Across the street from planned East Village Quarter, a four-city-block redevelopment by the Padres with 612 units, 50,000 SF retail, 1.35M SF office, 236,000 SF public plazas, and a 1,600-space parking garage





RESIDENTIAL

- | | |
|--------------------------------------|----------------------------------|
| 1. Park 12 718 units | 15. Park Terrace 233 |
| 2. Alexan 313 units | 16. ICON 325 units |
| 3. Nook East Village 91 units | 17. Fahrenheit 77 units |
| 4. Pinnacle on the Park 960 units | 18. M2i 230 units |
| 5. Shift 368 units | 19. Strata 163 units |
| 6. Element 65 units | 20. Urbana Apartments 96 units |
| 7. Poliker Senior Living 200 units | 21. Diamond Terrace 113 units |
| 8. Alpha Square 203 units | 22. Parklofts 129 units |
| 9. Parkside Terrace 77 units | 23. The Mark 244 units |
| 10. Enrada Apartments 172 units | 24. Alta 176 units |
| 11. Park Boulevard East 104 units | 25. The Legend 178 units |
| 12. Island Village 281 units | 26. Ezabelle 45 units |
| 13. Park Boulevard West 117 units | 27. Modera 383 units |
| 14. Melrome 184 units | |

HOTEL

1. Omni | 511 rooms
2. Marriott Gaslamp Quarter | 306 rooms
3. Pendry Hotel | 317 rooms
4. Hotel Solamar | 232 rooms
5. Courtyard by Marriott | 90 rooms
6. Hotel indigo | 210 rooms

OFFICE

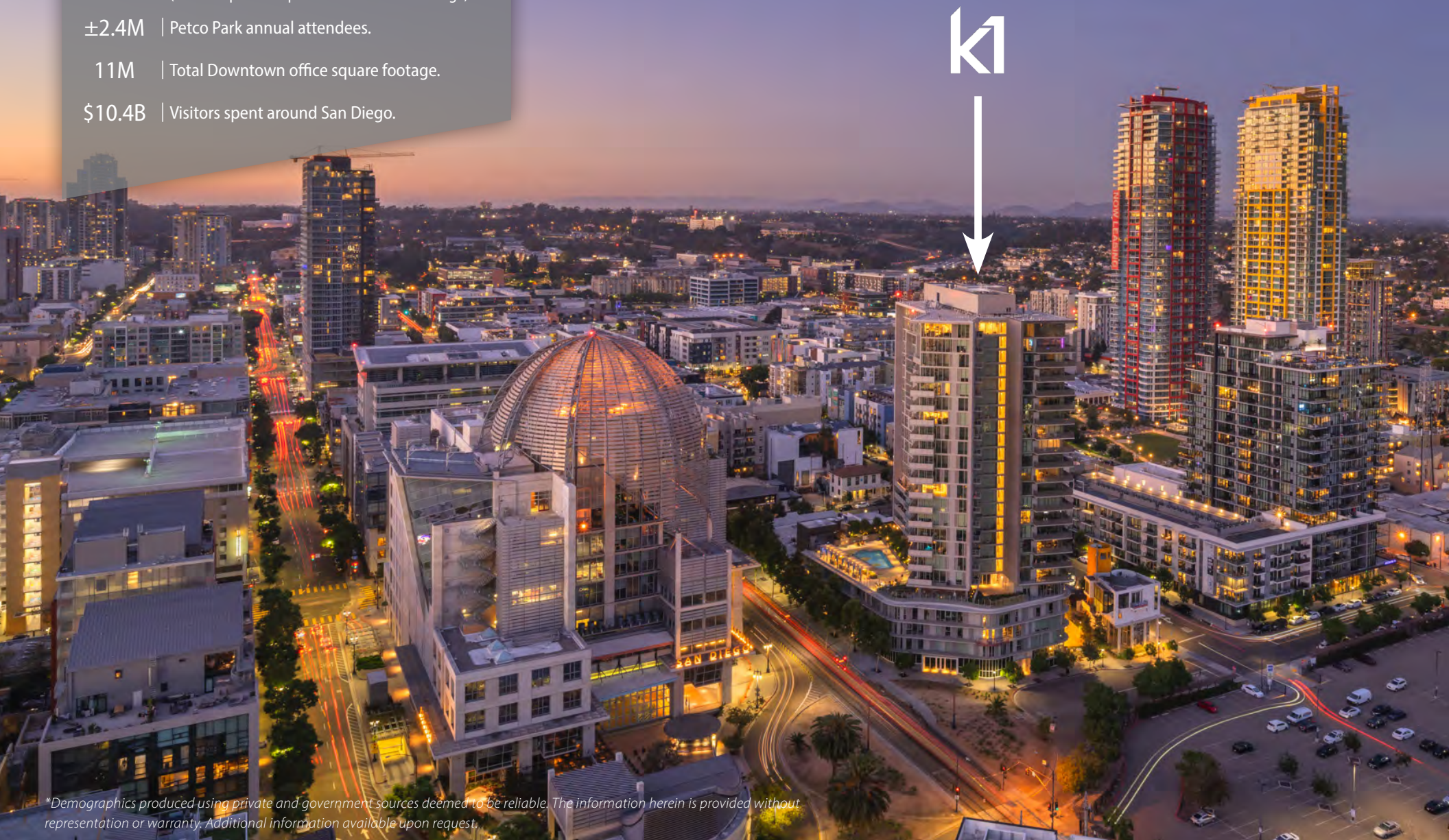
1. Bumble Bee Foods | 29,528 SF
2. DiamondView | 305,255 SF
3. Schiefer Building | 14,617 SF
4. Underground Elephant | 47,040 SF
5. Sempra Energy | 320,000 SF
6. Pack Lofts | 20,000 SF
7. Steele Lofts | 25,000 SF

UNDER CONSTRUCTION / PIPELINE

1. East Village Quarter | 612 units; 1.35M SF office; public plazas
2. Bahia View | 95 units
3. Hampton Inn by Hilton | 132 rooms
4. 7th & Market Ritz-Carlton Hotel | 153 rooms; 218 units; grocery store; 156,000 SF office
5. 7th & Island Canopy by Hilton | 324 rooms

DEMOGRAPHICS

- 38,039 | Total population of Downtown San Diego.
- 81,237 | Total jobs located Downtown.
- ±34.9M | Visitors to San Diego.
- ±40M | Annual trolley passengers
(12th & Imperial = Top 3 busiest station in San Diego).
- ±2.4M | Petco Park annual attendees.
- 11M | Total Downtown office square footage.
- \$10.4B | Visitors spent around San Diego.



**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.*



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