



**PROMINENT EAST VILLAGE  
CORNER FOR LEASE**  
*Downtown San Diego*

**940**

**MARKET STREET**  
SAN DIEGO, CA 92101

**KRIS BOEHMER**

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**PACIFIC COAST  
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# PROPERTY OVERVIEW

ADDRESS	940 Market Street, San Diego, CA 92101
AVAILABILITY	Approx. 5,000 SF Corner Retail Space
LOCATION	Prominent East Village Location at the Corner of 10th Avenue and Market Street
VISIBILITY	High Exposure and Visibility
LAYOUT	Open Floor Plan (Previous Bowling Alley) Floor Drains for Bar or Food Use Private Restrooms
HIGHEST & BEST USES	Various uses accepted. Retail, Fitness, Pet Care, Veterinarian
DEMOGRAPHICS	Highly Populated Area in Downtown San Diego
AMENITIES	Walking Distance to Retail, Dining and Entertainment
NEARBY ATTRACTIONS	Close to Petco Park, Downtown, Gaslamp, and San Diego International Airport
TRANSPORTATION	Located on a Public Transit Route
ACCESIBILITY	Convenient Access to I-5, Hwy 94 and Hwy 163
PARKING	Off Site Parking Nearby
SIGNAGE	Full Signage Control
LEASE RATE	\$2.00/SF, MG + Electric

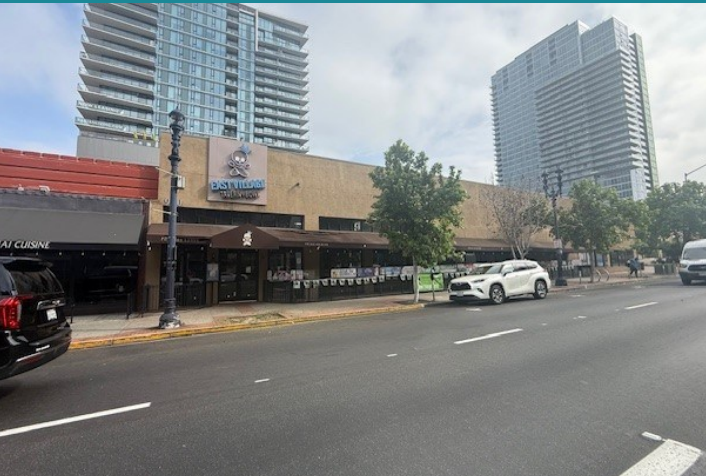


# PROPERTY PHOTOS

940 Market Street, San Diego, CA 92101

Approx. 5,000 SF Corner Retail Space





East Village Tavern and Bowl



Modern Times Coffee  
The Invigorium



Cowboy Star and Butcher



Krisp Beverage and Natural Foods



The Knotty Barrel



Lotus Thai

## 940 MARKET ST

 **SUBJECT PROPERTY**  
950 Market Street  
San Diego, CA 92101

### 1 LANDMARKS

-  Petco Park
-  Gaslamp Quarter
-  San Diego Convention Center

### 2 APARTMENTS

-  East Village (Neighborhood)
-  The Merian
-  Radian
-  F11
-  900 F Street

### 3 THEATER / ARTS

-  Digital Gym Cinema
-  Media Arts Center San Diego
-  San Diego Civic Theatre (1.6 miles)

### 4 TRANSPORTATION

-  **Trolley Stations**  
Park & Market Station  
12th & Imperial Transit Center
-  **Bus Lines**  
Major routes on Market St,  
Broadway & Park Blvd

### 5 PARKING

-  On Market Street (Street & Surface Lots)
-  Ace Parking
-  SD Downtown Parking

 0.5-MILE WALK RADIUS

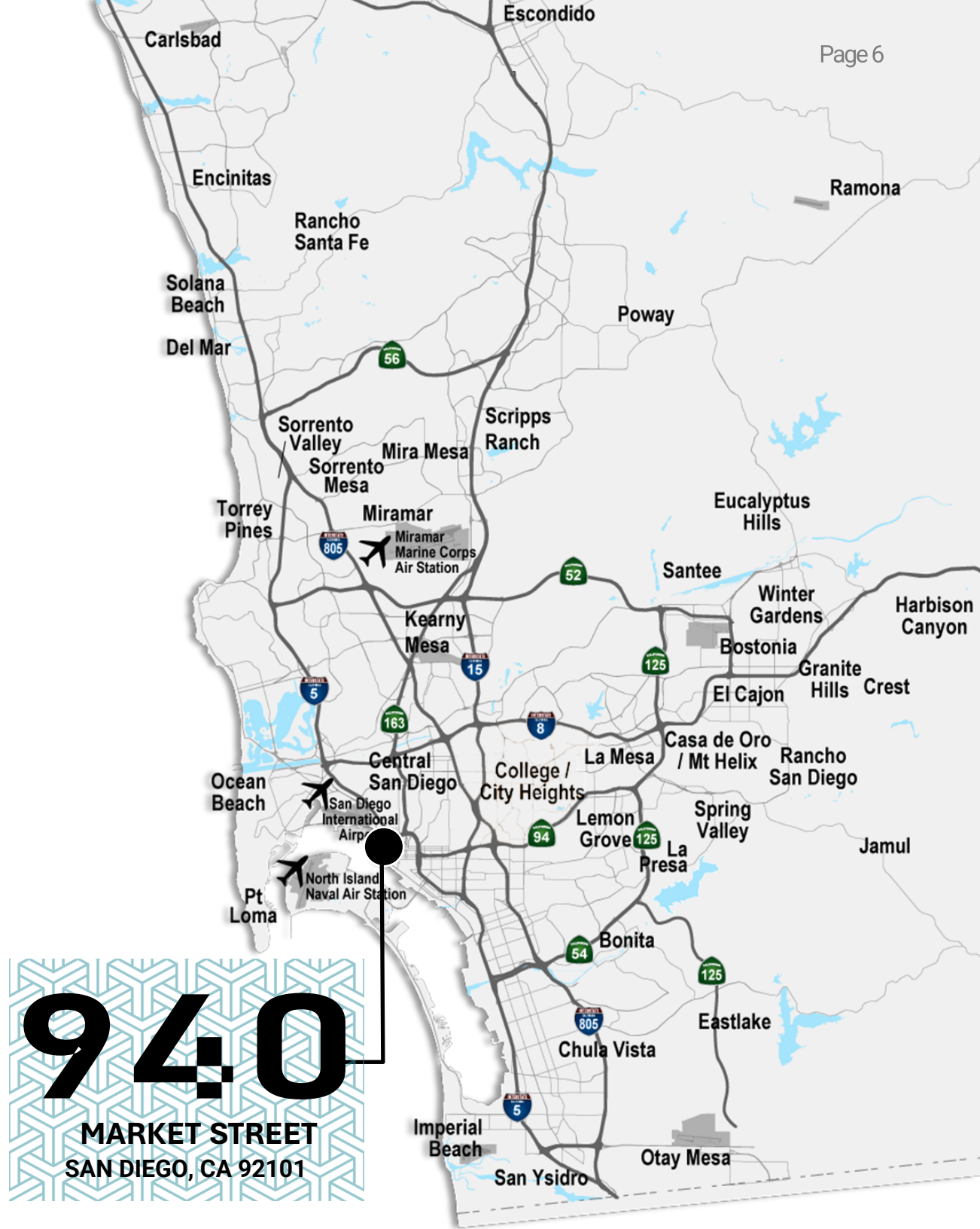


## TOURIST ATTRACTIONS

- LEGOLAND California
- Del Mar Fairgrounds
- Torrey Pines State National Reserve
- La Jolla Cove
- SDCCU Stadium
- Belmont Park
- University of San Diego
- SeaWorld San Diego
- Balboa Park
- San Diego Zoo
- USS Midway Museum
- Cabrillo National Monument
- Petco Park
- U.S/Mexico Border

## DRIVE TIMES

Location	Time
San Diego International Airport	8 Min
Mission Valley	8 Min
La Mesa	12 Min
Chula Vista	14 Min
Torrey Pines	16 Min
Miramar	18 Min
Del Mar	22 Min
U.S Mexico Border	26 Min





**198,806**

2025 POPULATION



**88,650**

HOUSEHOLDS



**\$965,450**

AVG. HOME VALUE



**\$123,074**

MED. HOUSEHOLD INCOME



**38.8**

MEDIAN AGE



**21,790**

AREA BUSINESS



**167,781**

EMPLOYEES



**\$2.8 B+**

CONSUMER SPENDING



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