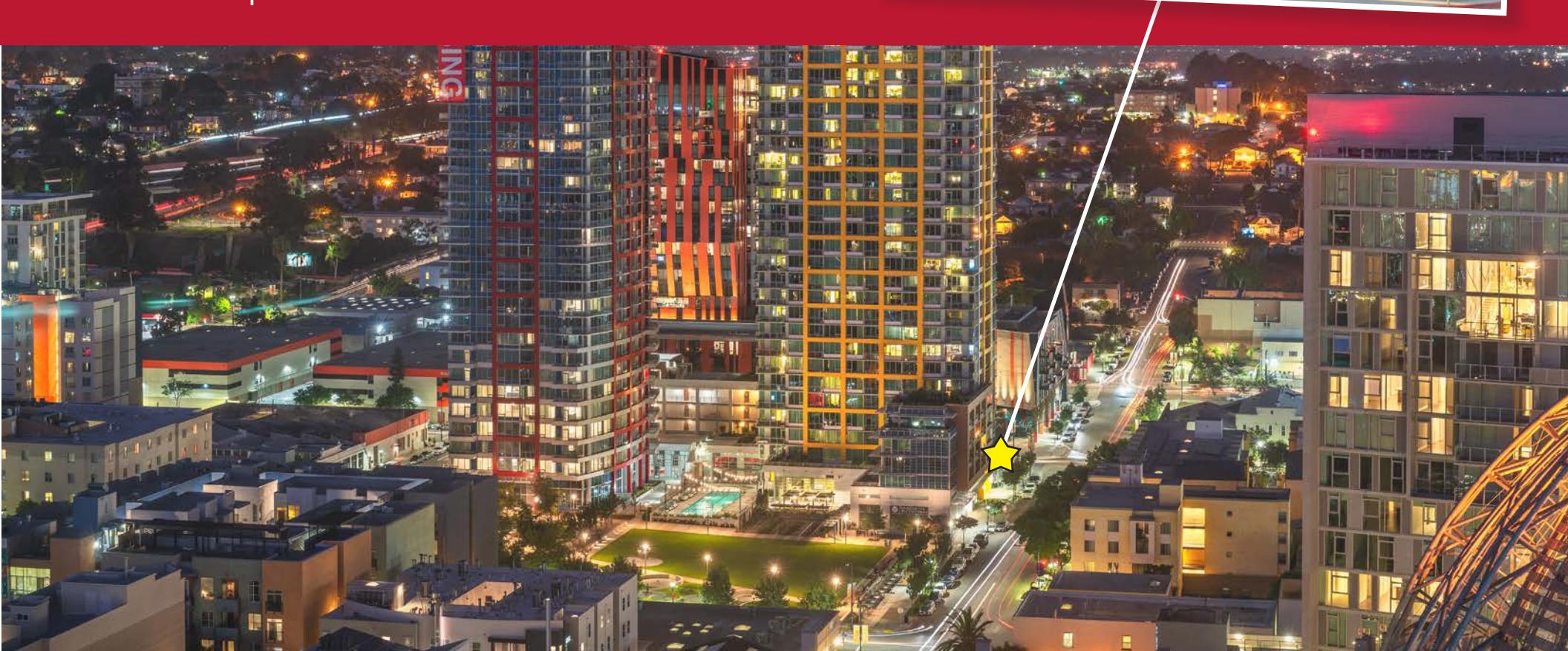


±2,734 SF For Lease 2nd Gen. Prime Corner Retail / Fitness Space

Other Availabilities:

Prime Corner Retail/Office Space ±3,617 SF (divisible)

2nd Gen. Cafe Space ±556 SF



One-of-a Kind Site in East Village

Situated below and fronting over 1,300 luxury residential units (Pinnacle & Shift)

One-of-a-kind site next to 60,000 SF Fault Line Park, which includes a children's playground, open green space with dog park, and public seating

Just blocks from Petco Park, the Gaslamp Quarter, and the San Diego Central Library

Co-tenants include Sovereign Thai and Izola Bakery

Located in the thriving East Village community along 15th Street between J Street & Island Avenue

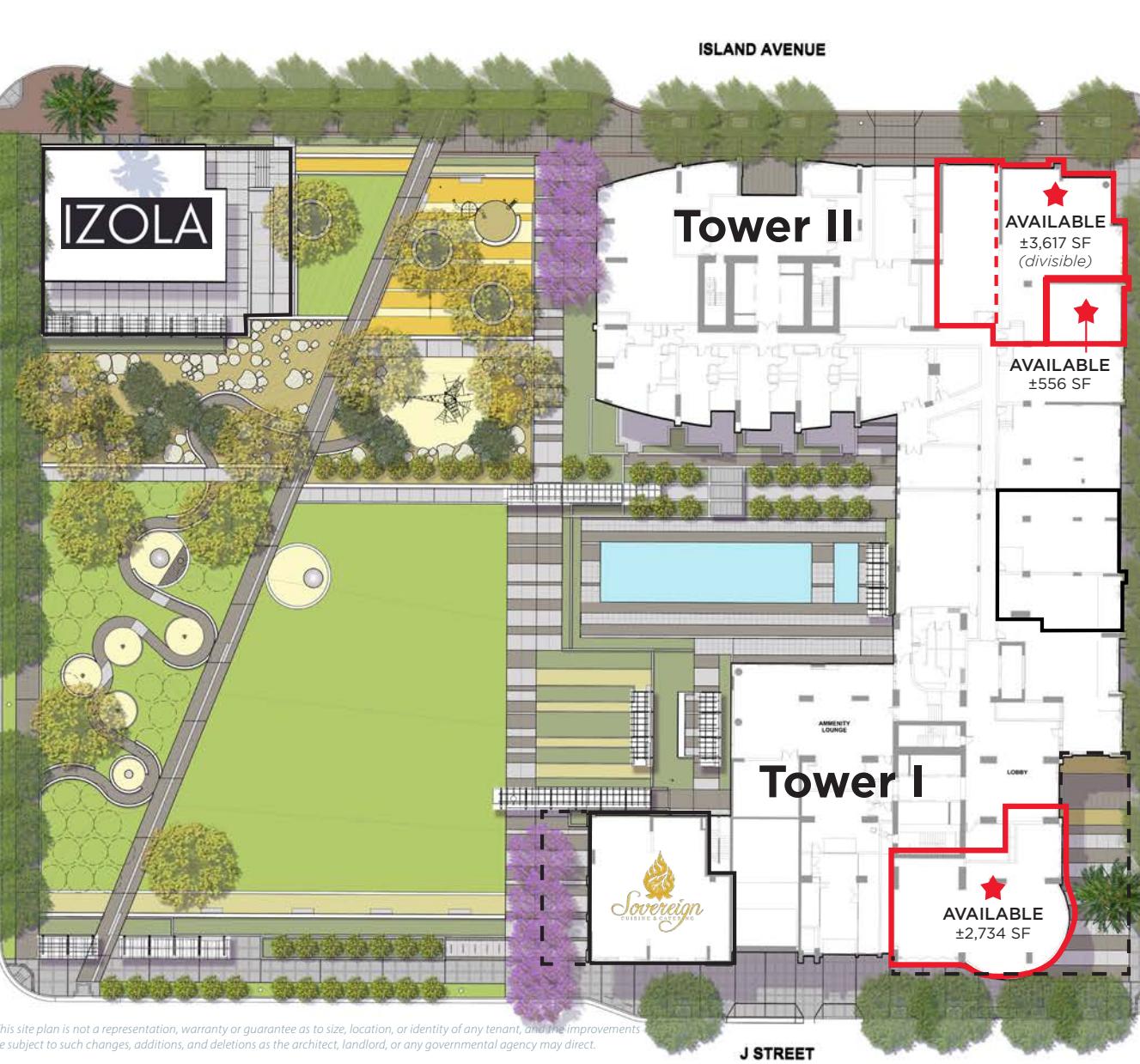
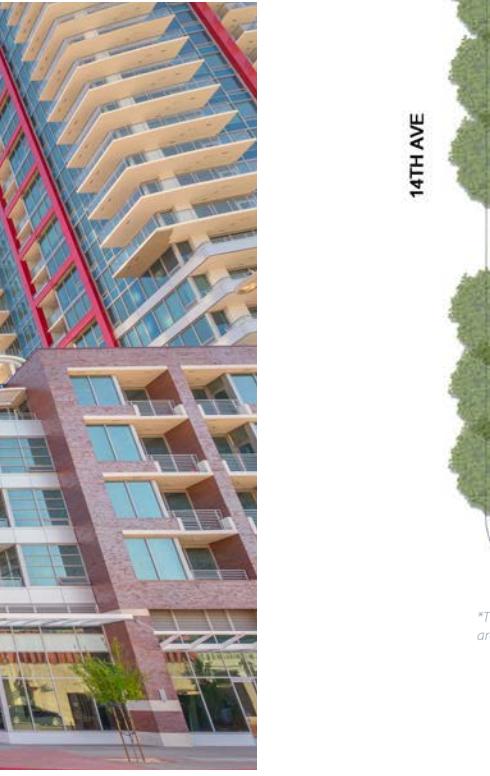
Easy access to the 5, 94, and 163 freeways

For Leasing Information

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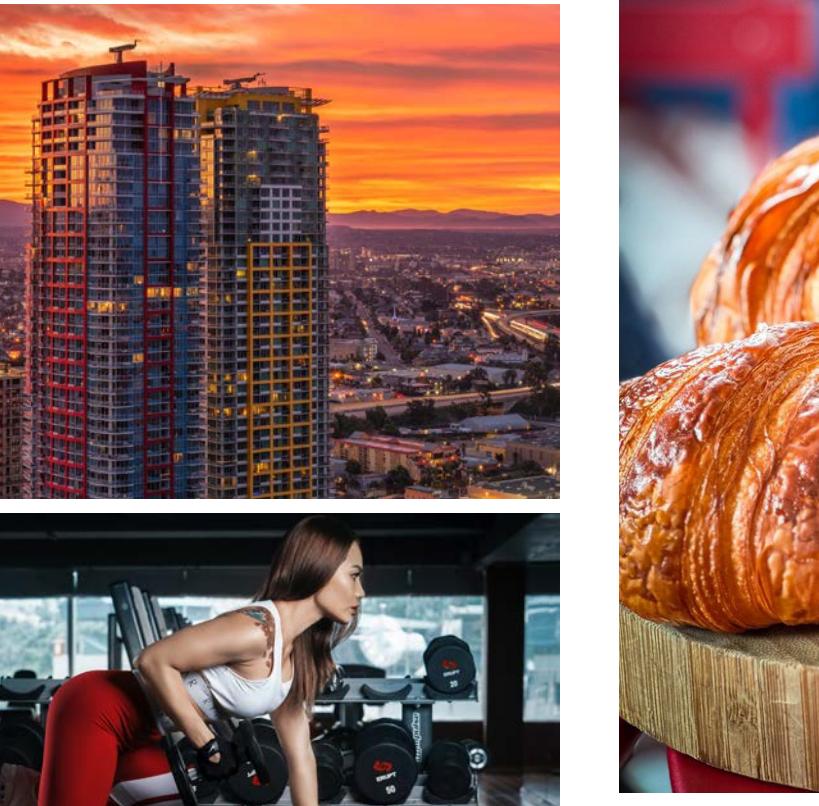
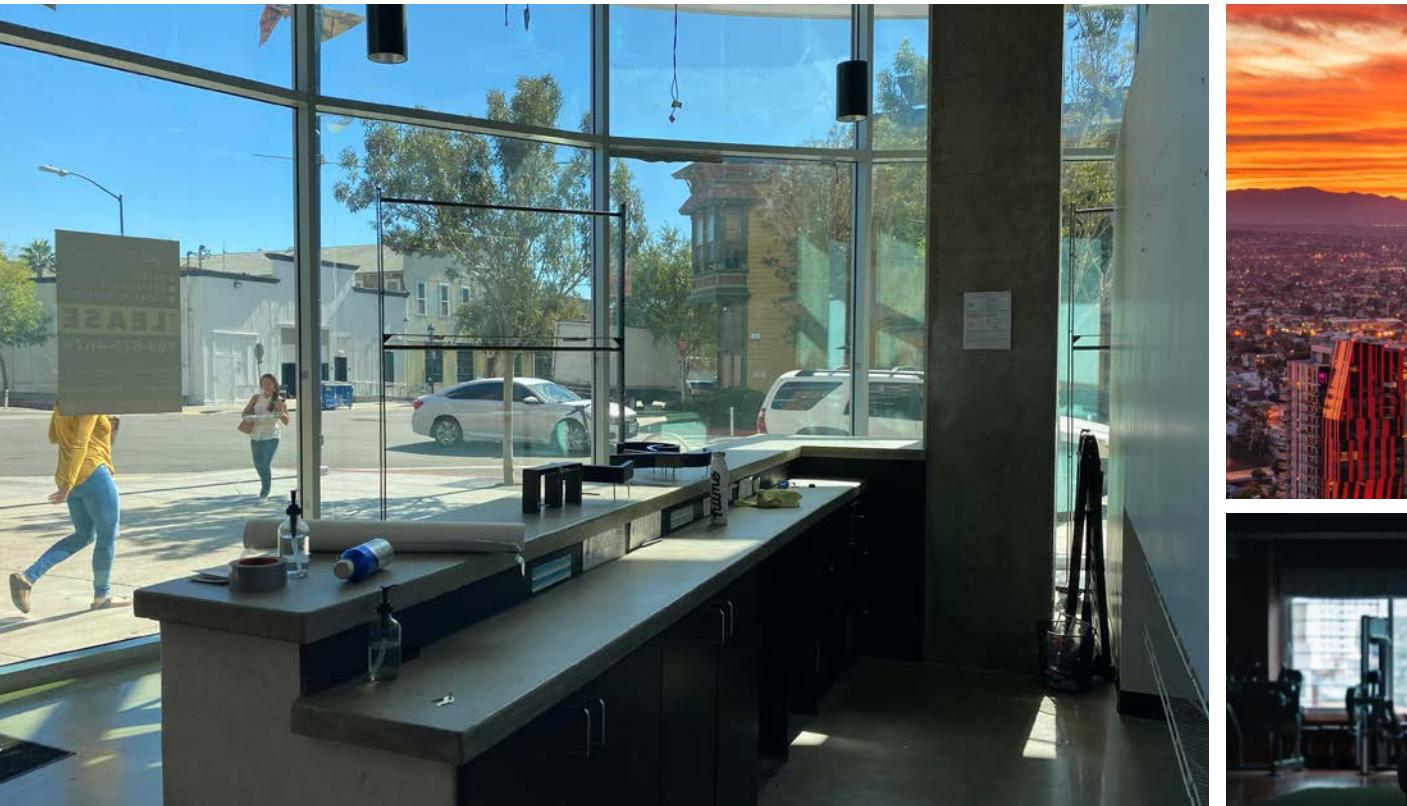
**2nd Gen. Cafe & Fitness/
Retail Available**

**1st Gen. Office,
Space Available**

SPACE 1 - OFFICE/RETAIL
±3,617 SF (divisible) corner retail space, ±80 ft. of frontage along Island Avenue, ±44 ft. of frontage along 15th Street

SPACE 2 - CAFE
±556 SF restaurant space with large patio

SPACE 3 - FITNESS/RETAIL
±2,734 SF retail space available for lease



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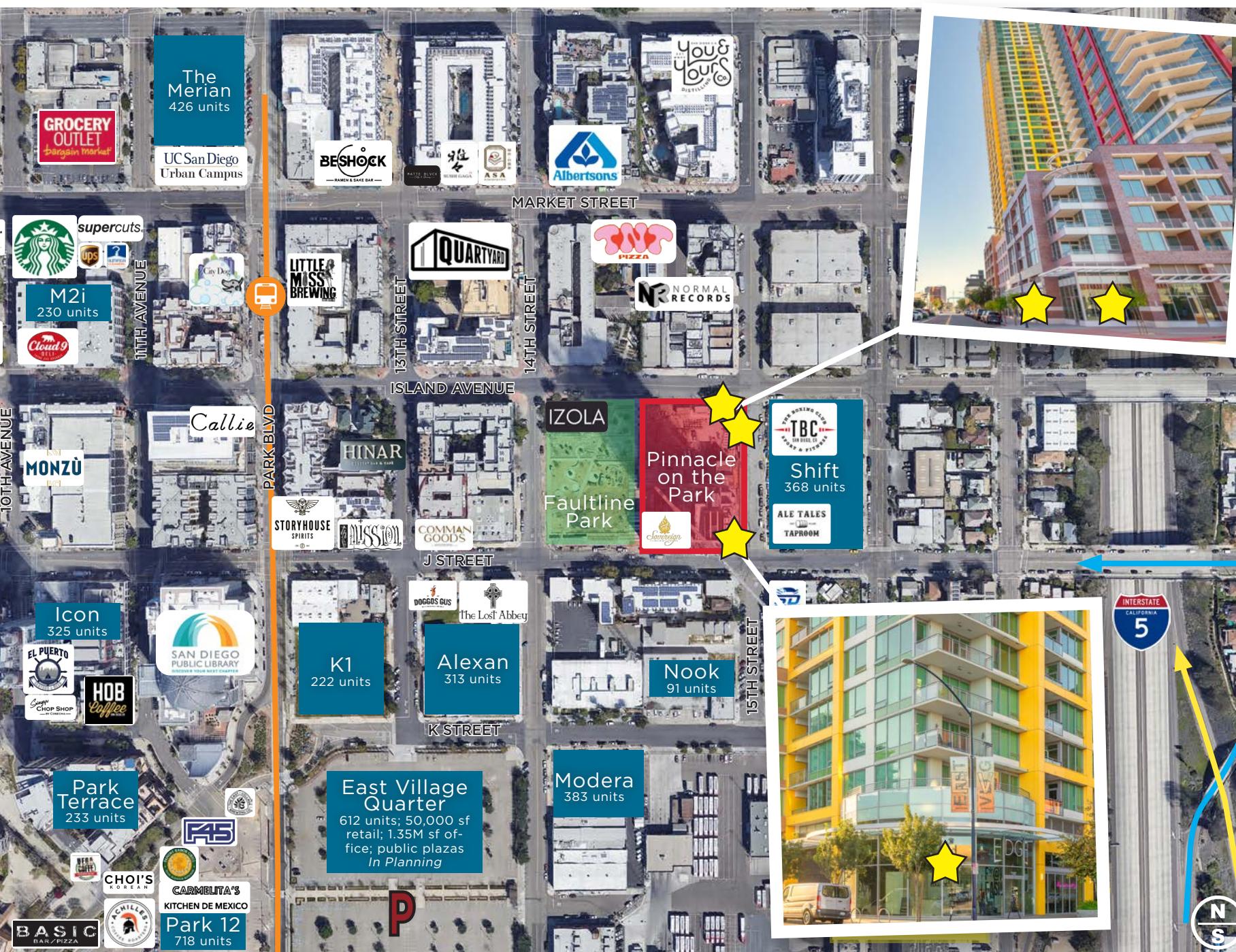
1.

2.

*Join These
Co-Tenants
at Pinnacle at
the Park*

NEIGHBORHOOD HIGHLIGHTS

AREATRANTS



Legend

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

*Within 4 blocks,
there are more
than...*

**7,700 RESIDENTIAL UNITS & AN
ADDITIONAL ±1,500 UNITS UNDER
CONSTRUCTION / IN PLANNING**



*Average HHI**

1 MILE	2 MILES	3 MILES
\$90,912	\$98,162	\$101,504

*Population*

1 MILE	2 MILES	3 MILES
50,032	112,204	202,500

*Daytime Population*

1 MILE	2 MILES	3 MILES
67,183	140,008	198,623



*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.



**SAN DIEGO CONVENTION CENTER
ANNUAL ATTENDEES**
±862,408

±724.1M in direct attendee spending;
±108 annual events;
Largest event: Comic-Con (135,000 attendees)

**SAN DIEGO CENTRAL LIBRARY
ANNUAL VISITORS**
±1 Million

±497,650 SF, 9 stories;
320-seat auditorium;
e3 Civic High-Charter High School w/460 students

**PETCO PARK
ANNUAL ATTENDEES**
±40 Million

12th & Imperial Station is Top 3 busiest stations in San Diego; Extension line to La Jolla now open

Walking Distance to these high-traffic Downtown destinations

RESIDENTS THAT DINE OUT MORE THAN TWICE PER WEEK



RESIDENTS EXERCISE AT LEAST THREE TIMES A WEEK



RESIDENTS ARE MILLENNIALS



RESIDENTS HAVE PETS, 73% OF THOSE ARE DOGS



RECENTLY COMPLETED

APPROXIMATELY:

5,252
RESIDENTIAL UNITS

214,632 SF
RETAIL

2,417,160 SF
OFFICE

626
HOTEL ROOMS

66,000 SF
UCSD EXTENSION

UNDER CONSTRUCTION

Approximately:

- 3,264 residential units
- 541,641 SF retail
- 2,550,000 SF office
- 147 hotel rooms

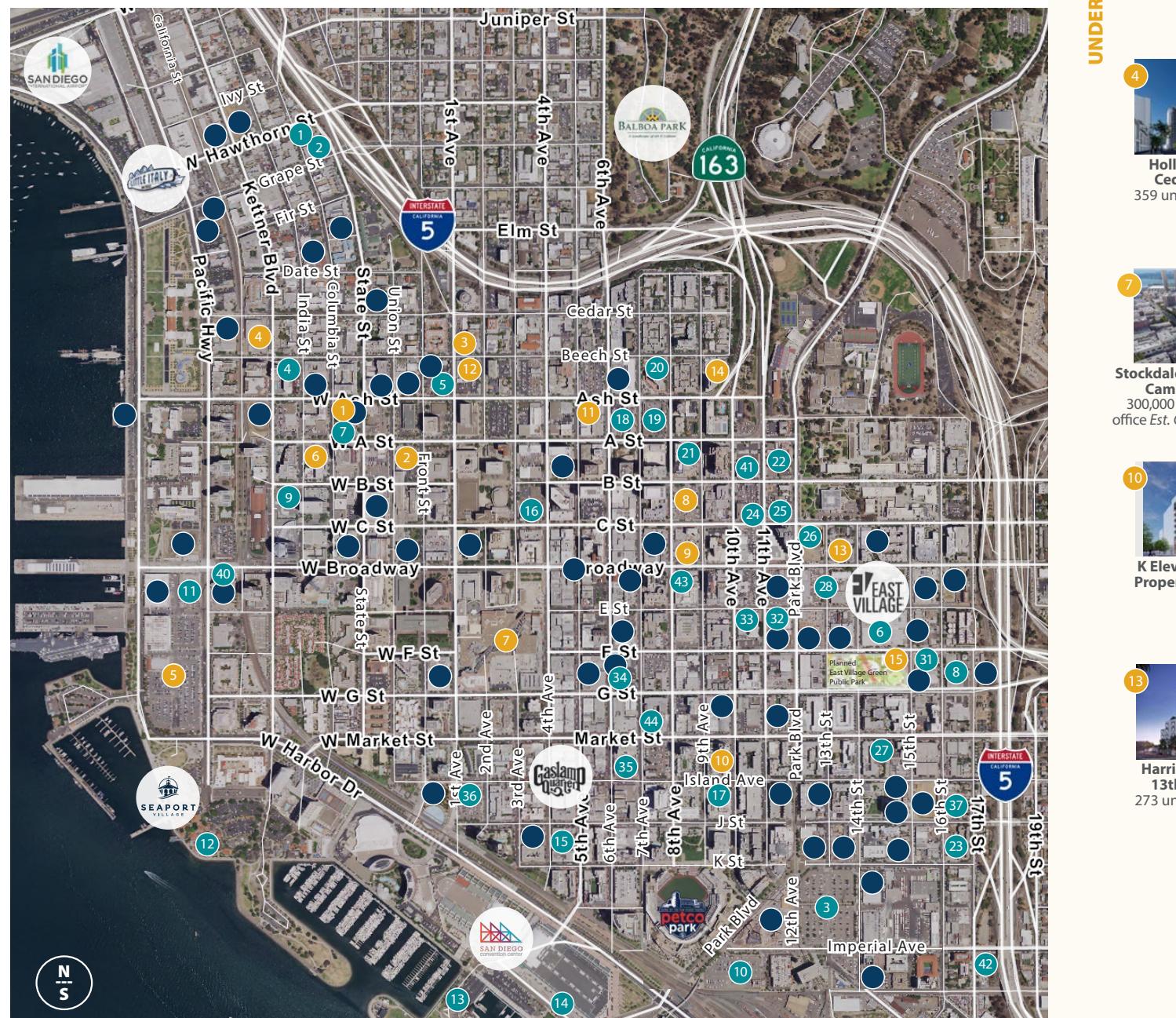
Pipeline

Approximately:

- 10,986 residential units
- 701,238 SF retail
- 3,033,518 SF office
- 7,068 hotel rooms
- East Village Green Acre Public Park
- Convention Center Expansion

DOWNTOWN SAN DIEGO DEVELOPMENT PIPELINE

Development Pipeline - Q2 2024



UNDER CONSTRUCTION



Toll Brothers;
The Lindley
422 units; 12,000 sf retail
Est. Completion: Late 2024



Holland Partners;
The Torrey
431 units; 57,500 sf retail
Est. Completion: Mid 2026



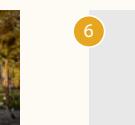
Greystar; 1st & Beech
220 units



Holland Partners;
Cedar & Kettner
359 units; 5,000 sf retail
Est. Completion: Spring 2024



IQHQ; Research and
Development District
130,000 sf retail; 1.6M sf
office Est. Completion:
Spring 2024



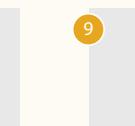
Pinnacle International;
Lucia nel Cielo
424 units; 3,000 sf retail
Est. Completion: Spring 2024



Stockdale Capital Partners;
Campus at Horton
300,000 sf retail; 700,000 sf
office Est. Completion: Q1 2024



Bosa; 8th & B
514 units; 9,000 sf retail;
.5-acre public park
Est. Completion: TBD



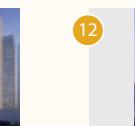
Ghods Builders;
800 Broadway
384 units; 22,000 sf retail
Est. Completion: Oct. 2023



K Elevate 10th Street
Property, LLC; Elevate
Hotel
135 rooms



Vanderval Hotels, LLC;
Fifth & Ash Suites
271 rooms



Liberty National
First & Beech
433 units



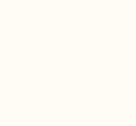
Harrington Heights;
13th & Broadway
273 units; 3,200 sf retail
Est. Completion: Spring 2025



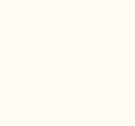
Cortez Hill Apartments
Beech & 9th Ave
88 units



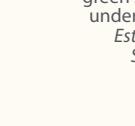
East Village Green
Public Park
4.1-acre public park
including: a children's
playground; dog park;
community center; public
green space; 180-space
underground parking
Est. Completion:
Spring 2025



Foulger-Pratt;
Block F
405 units; 19,000 sf retail;
462 units; 6,000 sf retail
48,518 sf office



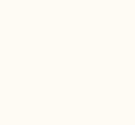
Pinnacle International;
11th & E
365 units; 2,600 sf retail
180 rooms; 2,500 sf retail



Capexco Funds;
10th & E
365 units; 2,600 sf retail
180 rooms; 2,500 sf retail



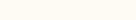
Bosa; Pacific &
Broadway - Parcel 1
306 units; 15,000 sf retail
Est. Completion: Spring 2025



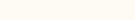
Liberty National;
11th & B
415 units; 8,000 sf retail
Est. Completion: Spring 2025



Zonevest I LLC;
1701 Imperial
100 units



Reef Point Hospitality;
Broadway Suites
317 rooms



San Diego Gaslamp
Properties;
Citizen M Hotel
302 rooms

Pipeline



Liberty National;
Columbia & Hawthorne
22 rooms; 33 units;
4,000 sf retail



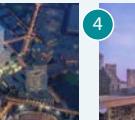
Liberty National;
State & Grape
56 rooms; 92 units



Tishman Speyer &
Padres; East Village
Quarter
1,800 units;
50,000 sf retail



Forge Land Company;
India & Beech
337 units; 3,000 sf retail



Essex; Citiplace Front
& Ash
147 units



Navarra Properties;
SuperBlock
4,95 sf retail;
5,500 sf office



Religare Holdings;
49th & West Ash
360 units; 8,400 sf
25,000 sf retail;
10,000 sf office



1HWY1; Seaport San
Diego
2,058 rooms; 242,000 sf
retail; 145,000 sf office



Robert Green Company;
5th Avenue Landing
1,36 rooms



Convention Center;
Phase 3 Expansion
Exhibit hall, meeting
rooms, ballroom;
rooftop park

Pinnacle On The Park

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