

# *±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

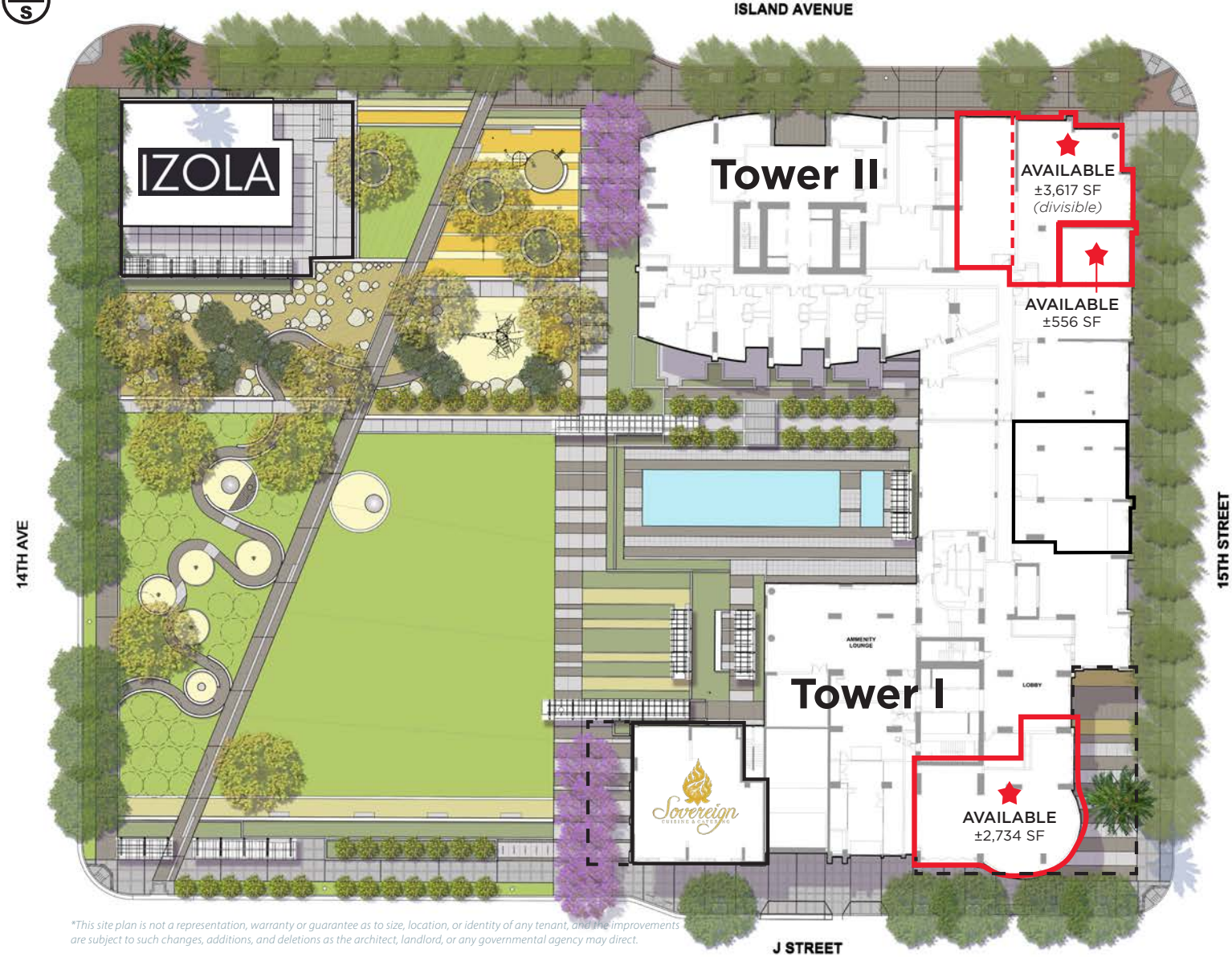
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\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

*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





# Join These Co-Tenants at Pinnacle at the Park



**1. IZOLA**  
Making croissants and sourdough with love from real ingredients – butter from Normandy, organic milk, free-range eggs – bake them fresh all day and serve them to you hot from the oven. Simple.

**2. SOVEREIGN**  
Bringing the love for Isaan cuisine from Thailand to San Diego, using produce and meat from local farms and seafood from the fishermen just a few blocks away.

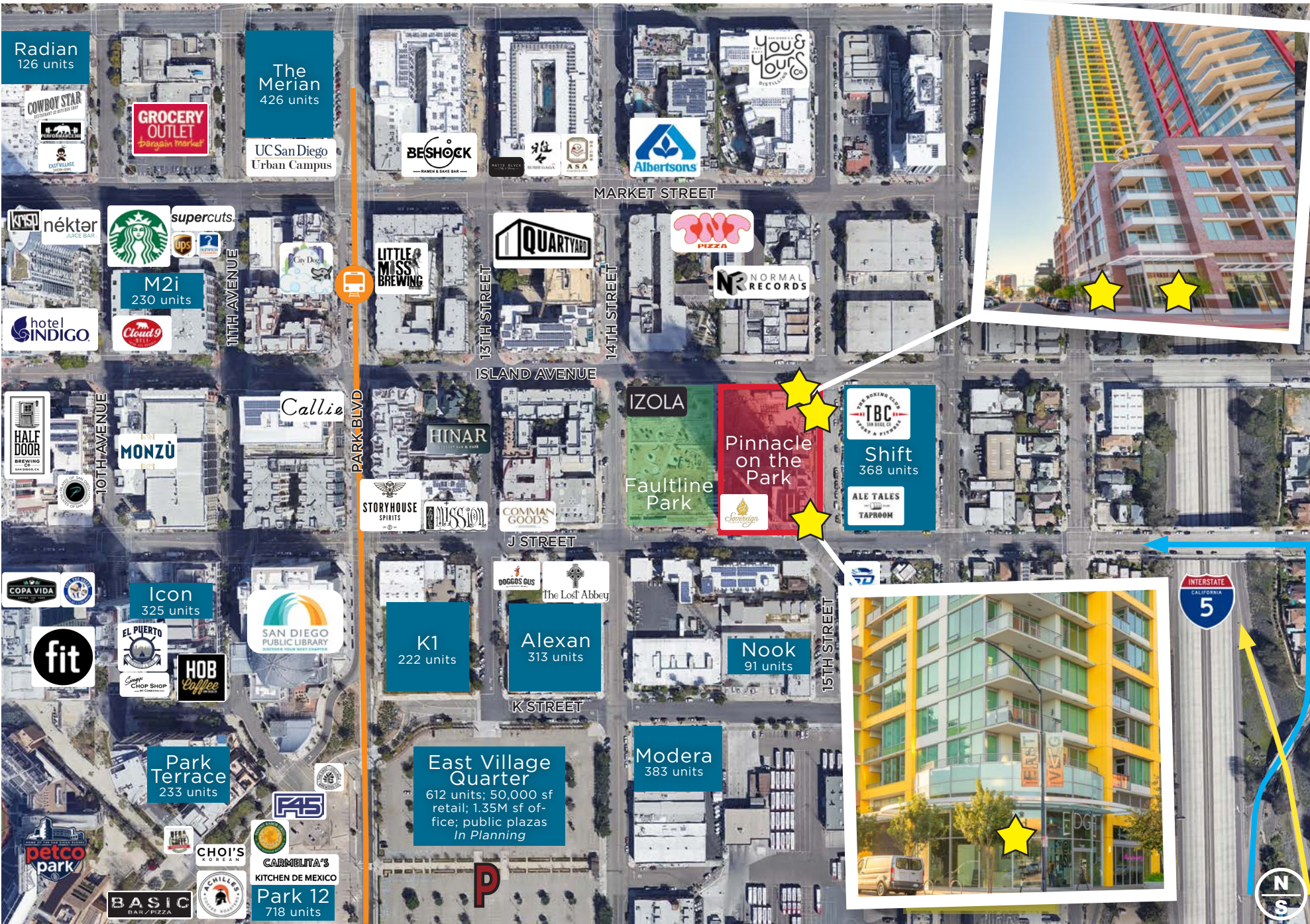




NEIGHBORHOOD HIGHLIGHTS



AREA TENANTS





### 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**





DEMOGRAPHICS

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.

DOWNTOWNBY THE NUMBERS

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, Nine stories;  
320-seat auditorium;  
e3 Civic High-Charter High School w/ 460 students

SAN DIEGO TROLLEY LINES  
ANNUAL PASSENGERS

±40 Million

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

PETCO PARK  
ANNUAL ATTENDEES

±2.4 Million

Home of the San Diego Padres; \$70M spent  
annually in the stadium; 300 private & public e  
vents annually

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

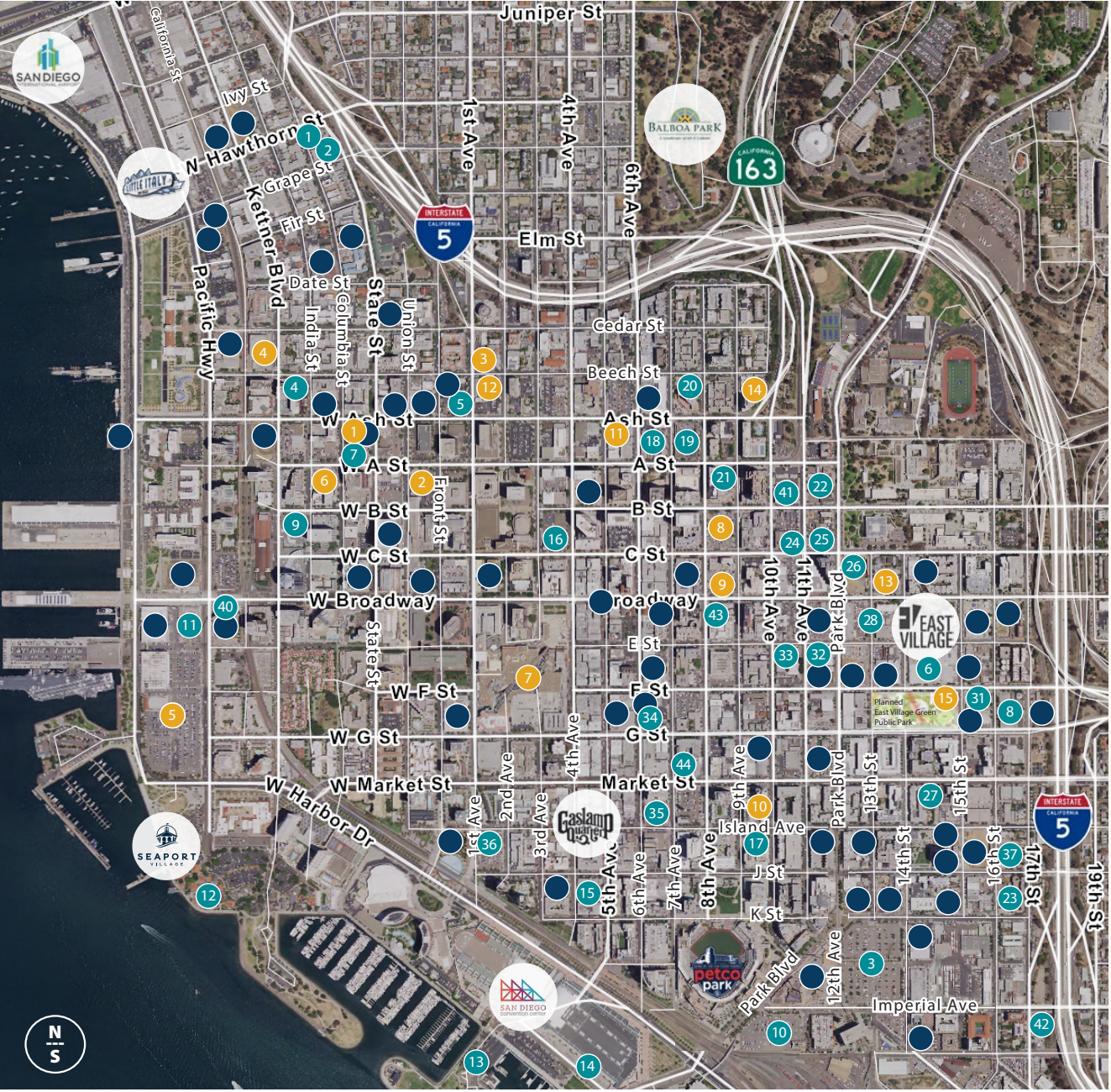
PIPELINE

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

1  
**Toll Brothers; The Lindley**  
422 units; 12,000 sf retail  
Est. Completion: Late 2024

2  
**Holland Partners; The Torrey**  
431 units; 57,500 sf retail  
Est. Completion: Mid 2026

3  
**Greystar; 1st & Beech**  
220 units

4  
**Holland Partners; Cedar & Kettner**  
359 units; 5,000 sf retail

5  
**IQHQ; Research and Development District**  
130,000 sf retail; 1.6M sf office  
Est. Completion: Spring 2024

6  
**Pinnacle International; Columbia & A Tower**  
128 units; 290 rooms

7  
**Stockdale Capital Partners; Campus at Horton**  
300,000 sf retail; 700,000 sf office  
Est. Completion: Q1 2024

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

9  
**Ghods Builders; 800 Broadway**  
384 units; 22,000 sf retail  
Est. Completion: Oct. 2023

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

11  
**Vanderval Hotels, LLC; Fifth & Ash Suites**  
271 rooms

12  
**Liberty National First & Beech**  
433 units

13  
**Harrington Heights; 13th & Broadway**  
273 units; 3,200 sf retail

14  
**Cortez Hill Apartments**  
Beech & 9th Ave  
88 units

15  
**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

PIPELINE

1  
**Liberty National; Columbia & Hawthorne**  
22 rooms; 33 units; 4,000 sf retail

2  
**Liberty National; State & Grape**  
56 rooms; 92 units

3  
**Tishman Speyer & Padres; East Village Quarter**  
1,800 units; 50,000 sf retail

4  
**Forge Land Company; India & Beech**  
337 units; 3,000 sf retail

5  
**Essex; Citiplace Front & Ash**  
147 units

6  
**Navarra Properties; SuperBlock**  
4,905 sf retail; 550,000 sf office

7  
**TR Legacy Holdings; 499 West Ash**  
336 units; 284 rooms; 25,000 sf retail; 10,000 sf office

8  
**SD Mega Block LLC; Lucia nel Cielo**  
424 units; 3,000 sf retail

9  
**Crown Invest LLC; Two America Plaza**  
49 units; 301 rooms; 25,000 sf retail

10  
**JMI; The Landing**  
793 units; 120,000 sf retail; 683,000 sf office

11  
**Manchester Financial Group; Manchester Hotel**  
1,035 rooms; 1.9-acre plaza

12  
**1HWY1; Seaport San Diego**  
2,058 rooms; 242,000 sf retail; 145,000 sf office

13  
**Robert Green Company; 5th Avenue Landing**  
1,396 rooms

14  
**Convention Center; Phase 3 Expansion**  
Exhibit halls, meeting rooms, ballrooms, rooftop park

15  
**Robert Green Company; 4th & J Hotel**  
241 rooms; 5,000 sf retail

16  
**Lida Group Holdings, Inc; The Theatre House**  
304 rooms; 58,00 sf office

17  
**J Street Hospitality; Hampton Inn by Hilton**  
132 rooms

18  
**Ghods Builders; 6th & A**  
389 units; 7,000 sf retail

19  
**XJD; 7th & A**  
281 units; 9,000 sf retail

20  
**JSD2, LLC; 777 Beech**  
104 units

21  
**Wood Partners; The Rey Phase II**  
459 units

22  
**Pinnacle International; Pacific Heights**  
279 units; 2,000 sf retail

23  
**Fabric Investments; Creativo**  
13 units; 1,000 sf retail; 2,000 sf office

24  
**Liberty National; 1060 C Street**  
72 units; 1,150 sf retail

25  
**Pinnacle International; Park & C**  
444 units; 10,933 sf retail

26  
**Liberty National; Park and Broadway**  
613 units; 18,850 sf retail

27  
**Bahia View Condos; Bahia View**  
95 units; 6,600 sf retail

28  
**Kilroy Realty; Kilroy East Village**  
840,000 sf office with retail

31  
**Foulger-Pratt; Block F**  
405 units; 19,000 sf retail; 48,518 sf office

32  
**Pinnacle International; 11th & E**  
462 units; 6,000 sf retail

33  
**Capexco Funds; 10th & E**  
365 units; 2,600 sf retail

34  
**J Street Hospitality; Motto by Hilton**  
180 rooms; 2,500 sf retail

35  
**J Street Hospitality; Tapestry & Homewood Suites by Hilton**  
324 rooms

36  
**Bosa; First & Island Condos**  
170 units; 22,400 sf retail

37  
**Cast Development; The Fellow**  
129 units; 1,000 sf retail

40  
**Bosa; Pacific & Broadway - Parcel 1**  
306 units; 15,000 sf retail

41  
**Liberty National; 11th & B**  
415 units; 8,000 sf retail

42  
**Zonevest I LLC; 1701 Imperial**  
100 units

43  
**Reef Point Hospitality; Broadway Suites**  
317 rooms

44  
**San Diego Gaslamp Properties; Citizen M Hotel**  
302 rooms



# PINNACLE ON THE PARK



## *For Leasing Information*

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