

F11

**RETAIL & RESTAURANT
OPPORTUNITIES
DOWNTOWN, SAN DIEGO**

JUST SIGNED:

r i z e
AERIAL YOGA STUDIO



1110



JUST SIGNED!

r i  z e



F11·CORNER RETAIL & RESTAURANT SPACES

LOCATED ON F STREET BETWEEN 11TH AVENUE & PARK BOULEVARD

FOR RETAIL LEASING INFORMATION

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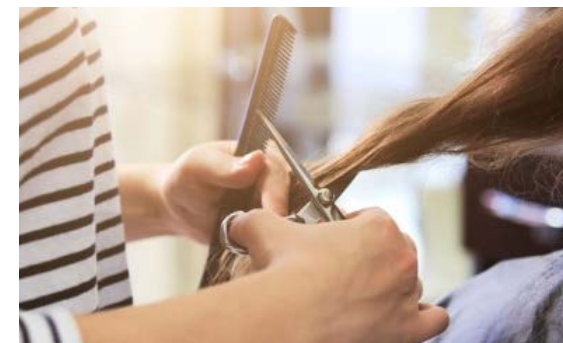
PROPERTY HIGHLIGHTS

- Two retail spaces
 - 1,677 SF on the corner of F Street and 11th Avenue.
 - 2,795 SF on the corner of F Street and Park Boulevard.
- Cotenancy with Rize Aerial Yoga Studio
- Located at the base of a 99-unit luxury apartment project.
- High profile retail space in downtown San Diego's largest and fastest growing community: The East Village.

**GREAT EXPOSURE ALONG F STREET,
THE 94 FREEWAY CONNECTOR, AND
EASY ACCESS TO THE 5 AND 163
FREEWAY THROUGH 11TH AVENUE.**

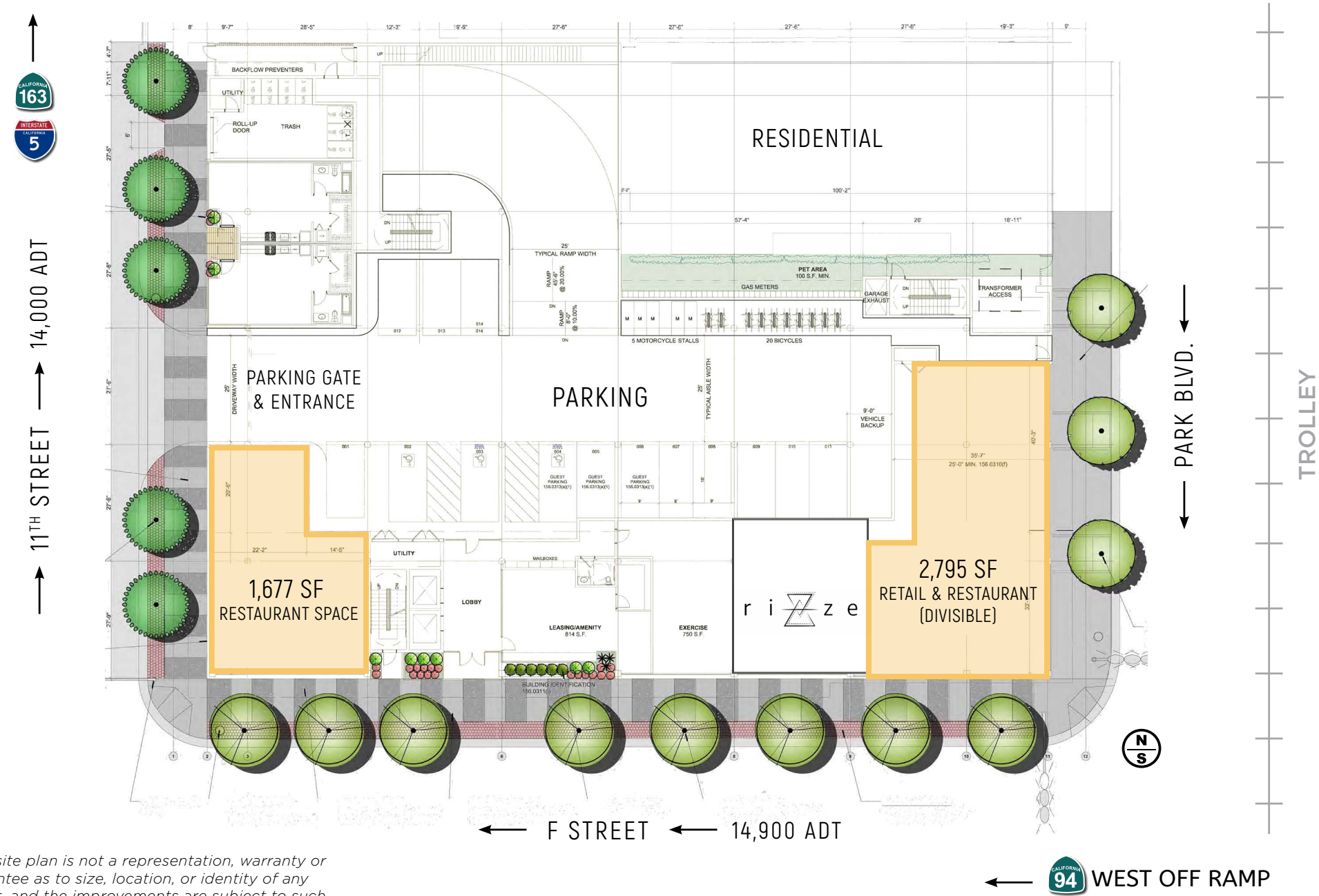


NOW OPEN!

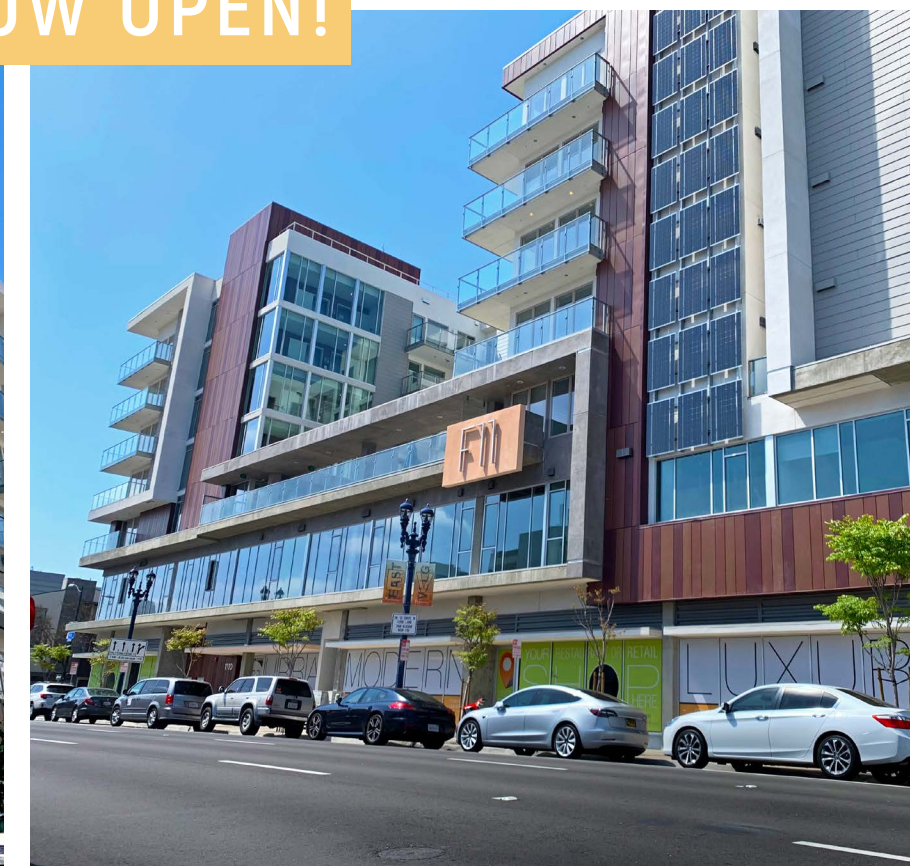
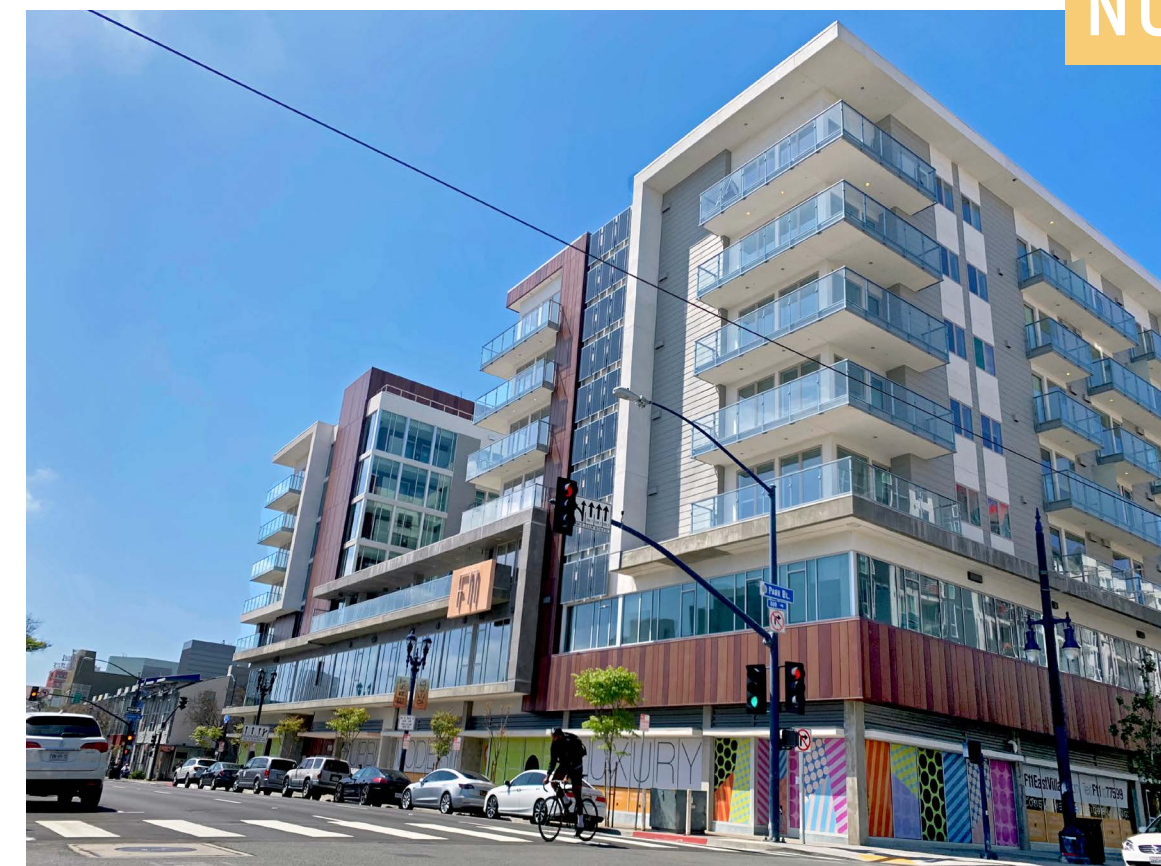


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SITE PLAN | 4,472 SF



NOW OPEN!



**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.*

DOWNTOWN QUICK FACTS

38,039

Total population of Downtown San Diego

81,237

Total jobs located Downtown

6,280

Total number of businesses

2.4M

Annual attendees at Petco Park

40M

Annual passengers on San Diego Trolley Lines

1M

Annual visitors at San Diego Public Library

862,408

Individual attendees at the Convention Center

108

Events held at the Convention Center

SAN DIEGO COUNTY QUICK FACTS

3.3M

Population of San Diego County

34.9M

Annual Visitors to San Diego

17.4M

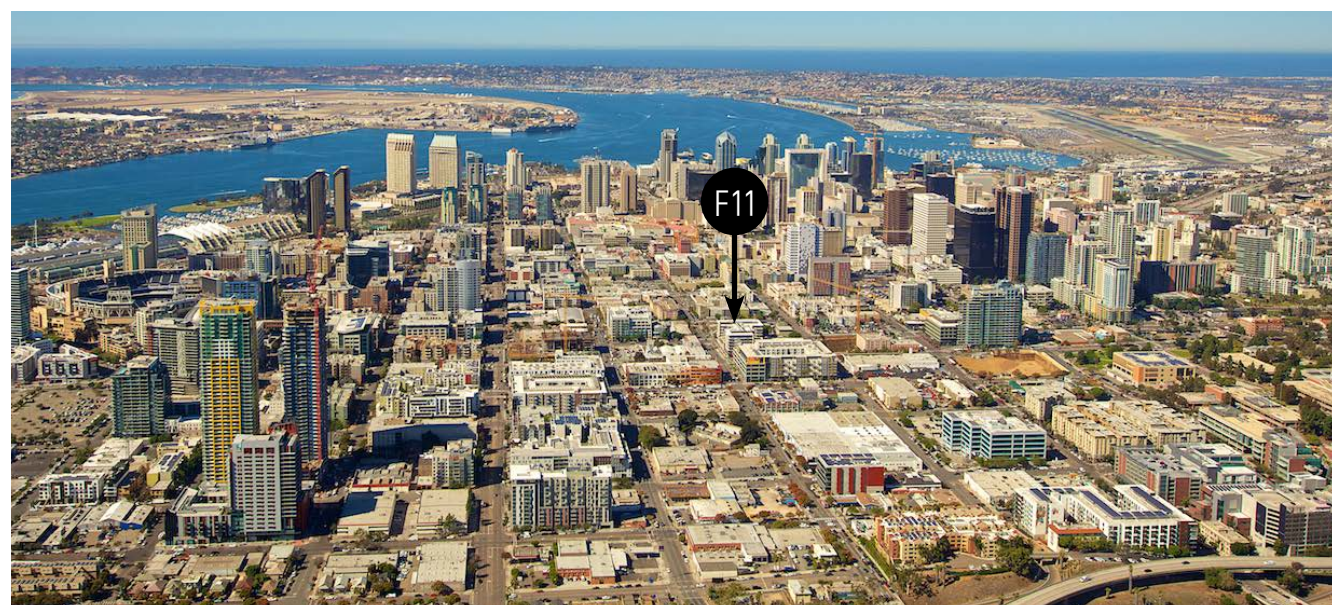
Visitors spent the night in San Diego

\$16.4B

Visitor industry revenue generator

NEIGHBORHOOD SUMMARY

- Strategically located at 11th Avenue (163 North on-ramp) and F Street (94 West off-ramp) providing unique and exceptional exposure for urban retail and restaurant tenants.
- Adjacent to the recently completed IDEA1 project and the Urban Discovery Academy.
- One Block from the new 66,000 SF UCSD expansion campus, currently under construction.
- Two blocks from the planned East Village Green Park that will include 180 underground parking spaces, a children's playground, dog park, community center & public green space.
- Join Café Chloe, Pokez, 10 Barrel Brewing, Lola 55, Young Hickory, Monkey Paw and many others in San Diego's hottest craft food scene.
- Take advantage of the new creative office growth and corporate headquarter relocations to the area, including Sempra Energy, Bumblebee Tuna, Comerica Bank, Fox Sports, Underground Elephant, Red Door, New School of Architecture, Thomas Jefferson School of Law and many others.



AREA TENANTS



**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.*



OVER 3,240 UNITS
WITHIN A FEW
BLOCKS

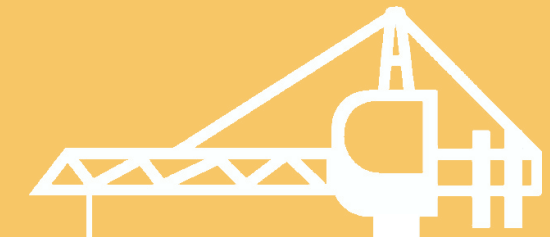
F11



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

AERIAL USE MAP

DOWNTOWN DEVELOPMENT
CURRENTLY UNDER CONSTRUCTION



4,080
residential units

4,000
hotel rooms

524,150
SF of retail

2.29M
SF of office

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