

# 2100 KETTNER





POSTINO

Postino is fueled by a collection of individuals passionate about creating a space for people to connect. Their restaurants are an ode to their communities – providing familiar yet inspired surroundings, wine appropriate for both the most casual and sacred of gatherings, and a menu that satisfies all your cravings.

Their mission is to make every moment that they are a part of, one that leaves people feeling crazy-good.

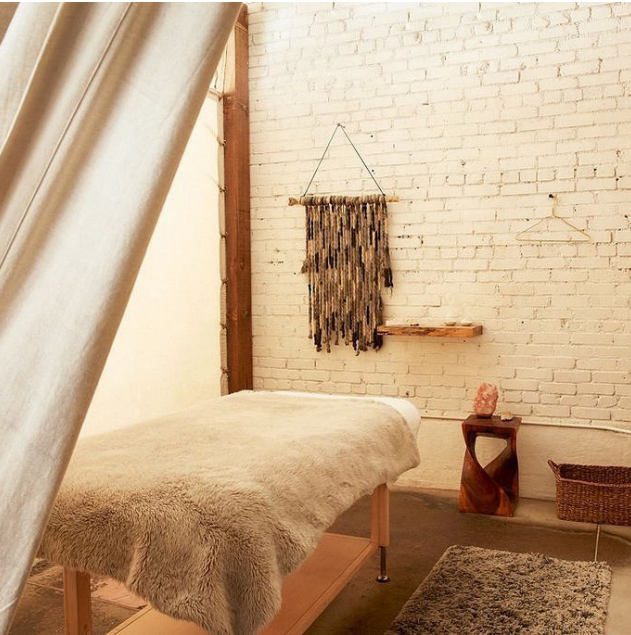


BFT is the place for custom-curated workout plans that not only have your goals and results in mind, but also create a fun, progressive mix of cardio and strength. BFT is a part of Xponential Fitness, the largest global franchise group of boutique fitness brands across verticals including pilates, barre, cycling, rowing, dance, yoga, running, boxing, functional training, and stretching. Xponential Fitness was formed with the vision of integrating leading boutique fitness brands across verticals on one platform and guided by its mission to make boutique fitness accessible to everyone. Xponential Fitness and its family of brands is the largest global franchisor of boutique fitness brands in the world, with over 2,750 global locations.



The NOW

The NOW offers a space to escape the daily pressures of life and recharge your energy and spirit through the healing benefits of massage therapy. The NOW has quickly become LA's hottest new wellness destination for locals and globe-trotting influencers alike. With boutiques currently open from coast to coast and steady expansion on the horizon, The NOW is looking forward to bringing their thoughtfully crafted menu with customizable enhancements, healing products and singular design aesthetic to cities all over the United States.



**SLICE HOUSE**  
BY TONY GEMIGNANI

Slice House by Tony Gemignani, a dynamic pizzeria concept led by the 13-time world pizza champion, delivers an artisan pizza experience born from its 2010 origins in San Francisco's renowned North Beach district. With over 124 units currently open or in development, Slice House has set the standard in the fast-casual segment, offering an extensive menu that features 4 styles of handmade crust including traditional New York, homestyle Grandma, rustic Sicilian, and robust Detroit-style pizzas – available by the slice or whole pizza. The complete menu includes salads, fresh pastas and wings that can be paired with a selection of local craft beers and premium wines. 2024's #1 Overall Brand as honored by Pizza Marketplace's Top 100 Movers & Shakers.





Handel's Homemade Ice Cream is a U.S.-based ice cream company founded in 1945 by Alice Handel in Youngstown, Ohio. What began as a small operation serving fresh ice cream made from backyard fruit at her husband's gas station has grown into a nationally recognized brand known for its premium, handcrafted flavors made fresh daily in each store. Consistently ranked among the top ice cream shops in the country by publications like National Geographic, USA Today, and Entrepreneur Magazine, Handel's has built its reputation on quality, tradition, and generous servings. Today, the company has expanded to more than 150 locations across over a dozen states, with growth driven through franchising while maintaining its commitment to small-batch production and a menu featuring over 100 flavors that rotate seasonally.



SUGARFISH is a full-service sushi restaurant brand founded by Chef Kazunori Nozawa and partners, including his son Tom Nozawa, Jerry Greenberg, Lele Massimini, Cameron Broumand, and designer Clement Mok—building on decades of Chef Nozawa's celebrated sushi tradition in Los Angeles. Known for its guiding philosophy of "Don't Think. Just Eat.," SUGARFISH focuses on delivering a pure, authentic sushi experience that honors time-honored techniques and flavors. The restaurant is dedicated to simplicity, clarity, and uncompromising quality, sourcing premium fish from top markets around the world and preparing it with precision. Deliberately avoiding California rolls, spicy tuna rolls, teriyaki, and other fusion-inspired dishes, SUGARFISH stays firmly rooted in traditional sushi artistry, offering guests a curated selection of sashimi, nigiri, and hand rolls that highlight the natural flavor and freshness of each ingredient.





## WHAT'S INSIDE IS ONLY HALF THE STORY.

Embrace both work and leisure, the grand and the minutia,  
the history and the innovation at 2100 Kettner - the newest  
block in San Diego's coolest, most energetic, urban village.



±220,000

SQ. FT.,  
OFFICE

±15,000

SQ. FT.,  
RETAIL

±42,000

AVG OFFICE FLOOR  
PLATE SQ. FT.

280

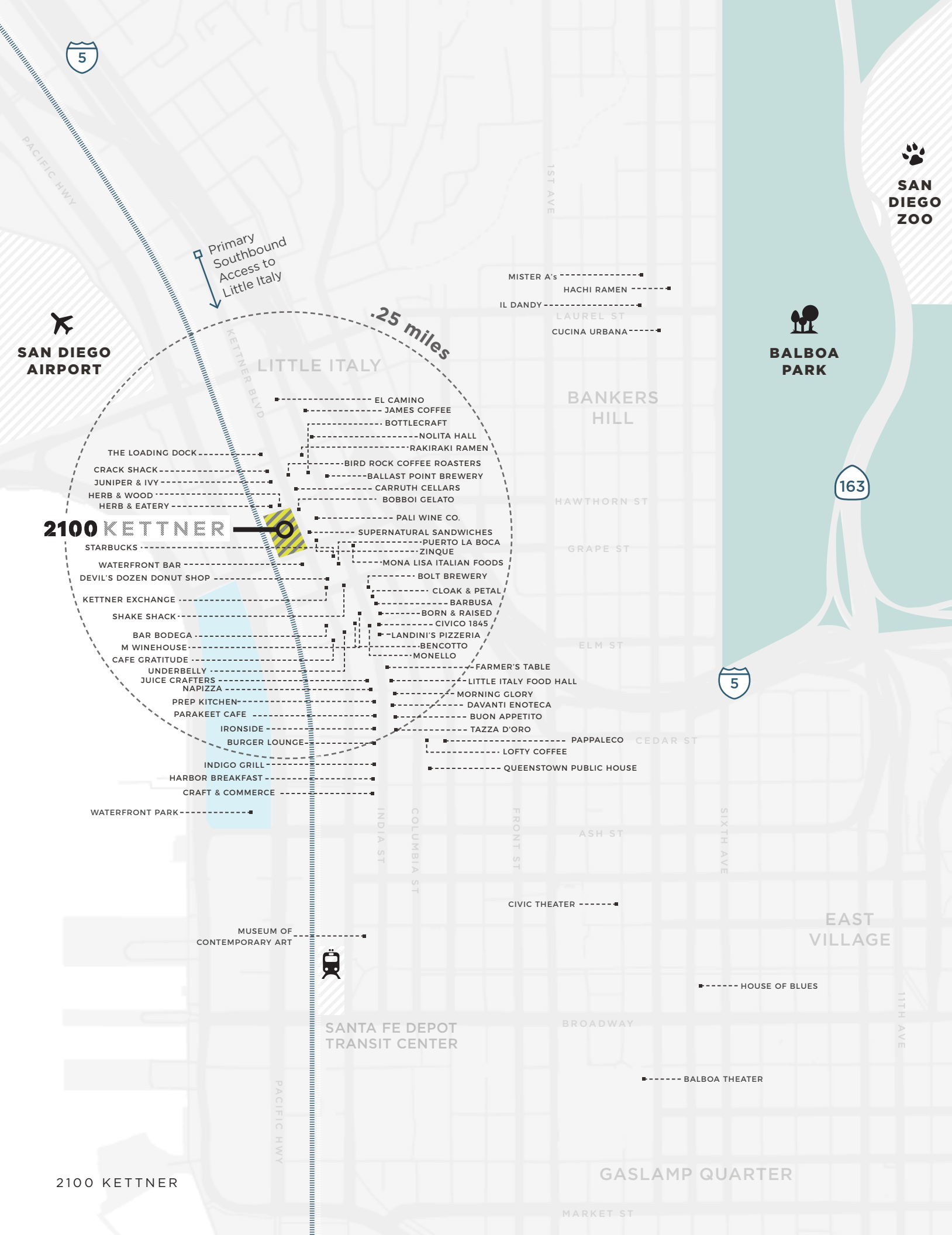
PARKING  
SPACES

Q1 2022

EST DELIVERY

PLATINUM

LEED CERTIFIED



SIGNIFICANT  
LOCATION,  
DEEP-ROOTED  
HISTORY.

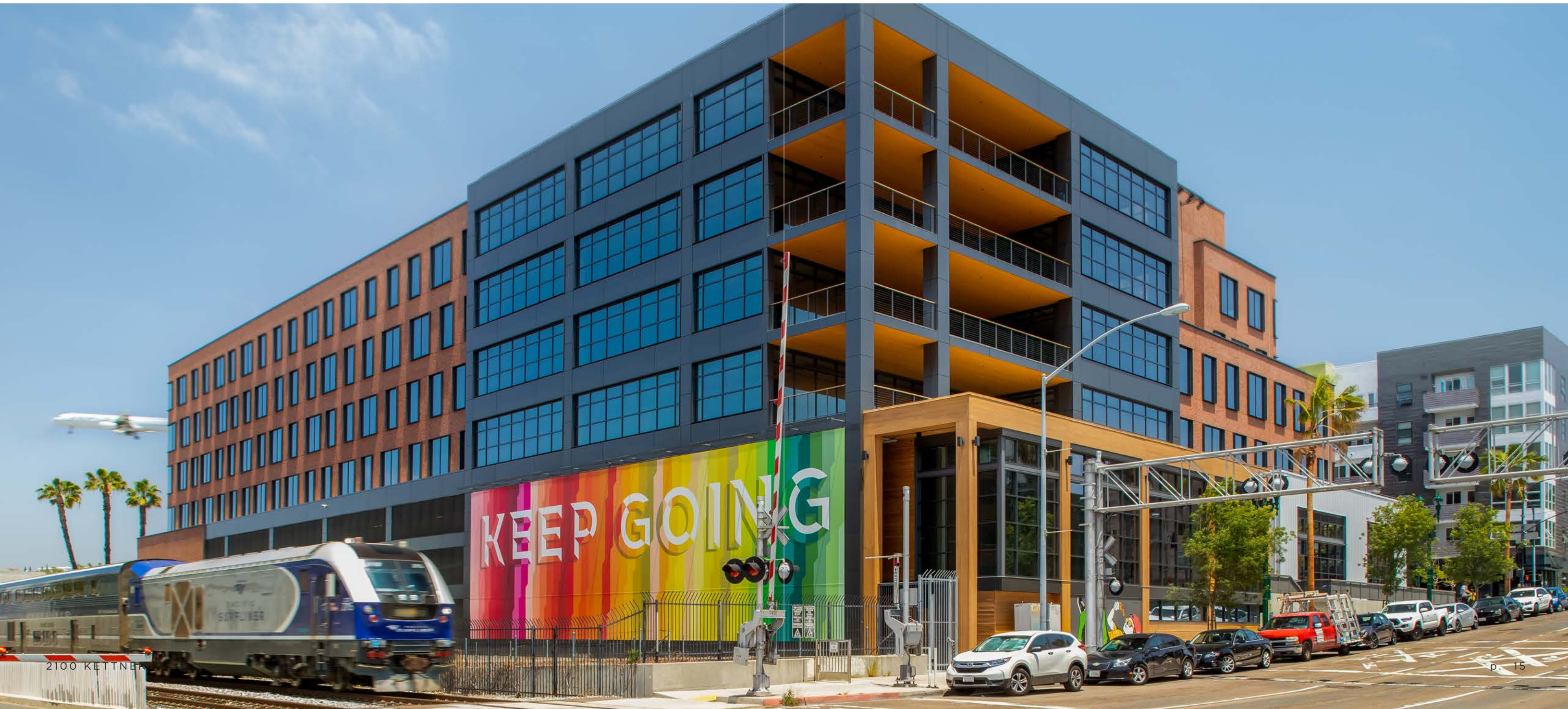
Little Italy as we see it today has long evolved since the 1920s when over 6,000 Italian-American families planted their roots and toiled to establish San Diego as the center of the world's flourishing tuna industry.

With some of the best retailers and chefs in town, Little Italy is the place to play for San Diego's professionals.

With the addition of 2100 Kettner and over 1,000 new residential units, Little Italy is positioning itself as the most desired neighborhood in San Diego.

WHERE  
BRICK AND  
TIMBER MEET  
TOGETHER.

Inspired by both the history of the neighborhood and its creative, energetic community, the building design reflects a symbiotic mix of materials and experiences, bridged together by an inviting open air staircase and numerous outward-facing balconies.





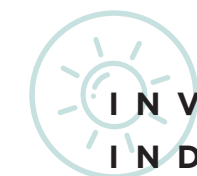
## FIRST CLASS RETAIL

fine-casual food & beverage,  
design-centric retailers,  
lifestyle fitness studio



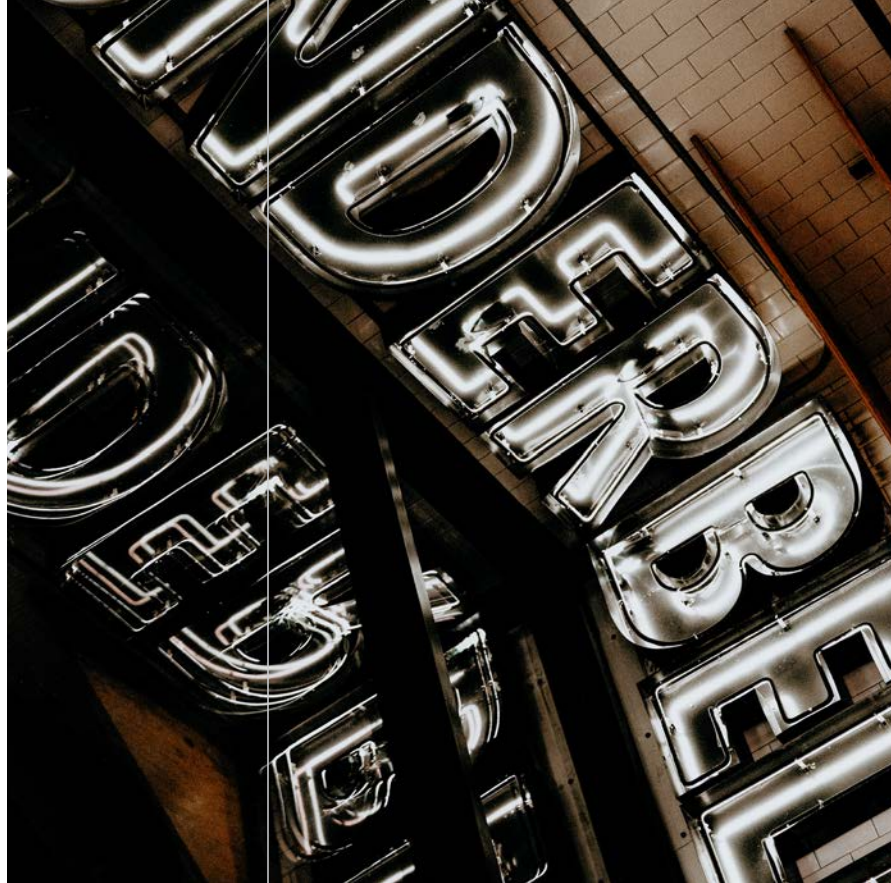
## URBAN LIVING ROOM

inviting outdoor work  
& inspiring lounge  
areas, including wifi and  
electrical outlets



## INVITING INDOOR + OUTDOOR ATMOSPHERE

prioritizing healthy  
& happy workspaces



## WORK HARD, EAT BETTER.

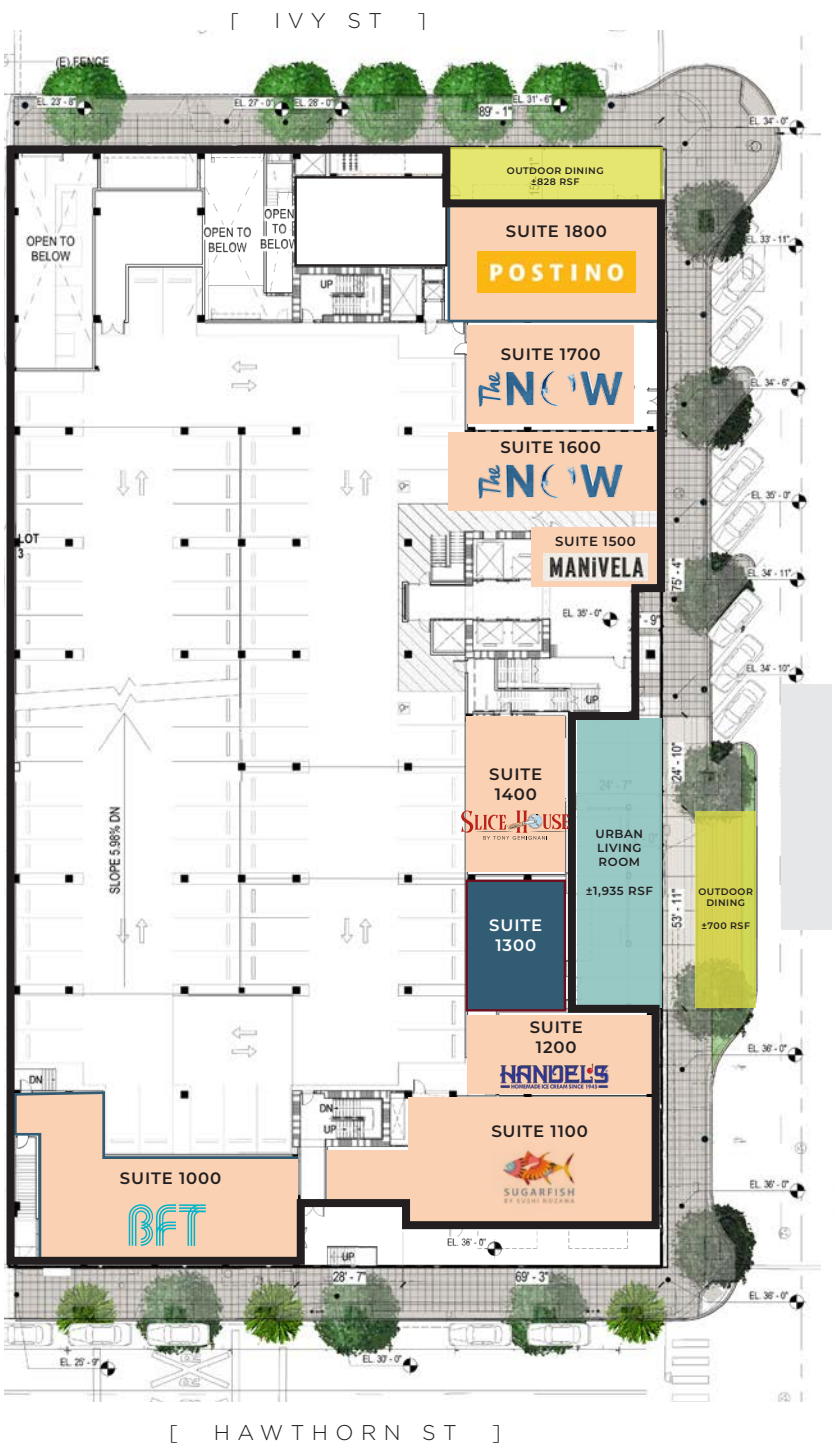
Recognized as a melting pot for cultural and culinary innovation, Little Italy is a place to see and be seen. Cafe seating line the streets, old and new businesses harmoniously stand side-by-side as people (and dogs) frequent the neighborhood's restaurants, breweries / wineries, coffee shops, art galleries and piazzas.

This hard-working spirit is built into the community's foundation, strengthened by top-of-class housing, high-street retail, transit, and historic landmarks - it's no wonder today's workforce has their eyes set on Little Italy.



LEVEL 1 RETAIL

±15,000 rsf f&b / retail



Suite	Tenant	Status	RSF
1800	Postino	Signed Lease	±3,025
1700	The Now	Signed Lease	±1,559
1600	The Now	Signed Lease	±746
1500	Manivela Coffee	Signed Lease	±293
1400	Slice House	Signed Lease	±1,210
1300	F&B	Available	±1,124
1200	Handels	Signed Lease	±1,150
1100	Sugarfish	Signed Lease	±2,283
1000	BFT Fitness	Signed Lease	±2,720

Available Signed Lease Urban Living Room Outdoor Dining

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



## SURROUNDING INTERESTS

- James Coffee
- The Urban Shave
- Camino Riviera
- Meyer Fine Art
- Jacqueline Lavenu Gallery
- 98 Bottles
- Hyde Edwards Spa
- Bottlecraft
- Bird Rock Coffee Roasters
- The Crack Shack

- Juniper and Ivy
- Herb & Wood
- Ballast Point Brewing
- Waterfront Bar & Grill
- RoVino Rotisserie + Wine
- Puerto La Boca
- Mona Lisa Italian Foods
- Devil's Dozen Donut Shop
- Kettner Exchange
- Bolt Brewery

- Cloak + Petal
- Barbusa
- Born + Raised
- Cafe Gratitude
- Underbelly
- Monello
- Bencotto
- Glass Door
- Civico 1845
- Landini's Pizzeria

- Filippi's Pizza Grotto
- Mimmo's Italian Village
- Trattoria Fantastica
- Cafe Italia
- Napizza
- Yogurtland
- Ironside
- Sorrento Ristorante
- Princess Pub
- Davanti Enoteca

- Wolfie's Carousel Bar
- Burger Lounge
- Buon Appetito
- Tazza D'Oro
- Pappalecco
- Queenstown Public House
- Indigo Grill
- Breakfast at Stephanies
- Harbor Music Hall
- Isola Pizza Bar

- Harbor Breakfast
- Craft & Commerce
- Petrini's
- Kebab Shop
- Extraordinary Desserts
- Parakeet Cafe
- Farmer's Table
- Morning Glory



## LAUNCH TOUR

[kilroyrealty.com/tour/2100\\_kettner](https://kilroyrealty.com/tour/2100_kettner)

2100 KETTNER

WHY STOP AT  
AMAZING?  
TAKE IT UP A  
NOTCH.

Experience San Diego's most dynamic food and drink scene immediately outside; for a more private and exclusive experience, crack open a beer on the private terraces of each floor, while enjoying unobstructed views of downtown and the waterfront.



## OPERATIONAL AND DESIGN EXCELLENCE.

As our shared environments continue to evolve, Kilroy is actively ensuring the safety of our tenants and surrounding communities, going above and beyond to create functional and healthy spaces. Our plans include people-first solutions that support the needs of tomorrow, and our commitment to cultivating healthy and prosperous communities continues to be a catalyst for architectural innovation. At 2100 Kettner, some of these operational and design initiatives include:

- Activated open stairwell to reduce elevator congestion
- Outdoor terraces and roof deck create opportunities to collaborate while maintaining social distance
- Touchless elevator system, restroom features, and touchless door hardware in high traffic areas
- Flexible floor plates allow for distanced and collaborative layouts
- Indoor/outdoor lobby reduces opportunities for congestion
- Low iron glass used throughout the project provides higher transparency while maintaining energy efficiency
- Localized HEPA filtration in main lobby, locker rooms, restrooms, mail room, and bike lockers, plus air purification in elevator cabs
- Above industry-standard outside air system, with outside air passing through Needle Point Bi-Polar ionization
- Receiving the highest level of 3rd party pandemic preparedness review with Underwriter's Laboratory, which will verify that all recommended CDC and WHO measures have been successfully implemented, including onsite air/water/germ testing prior to occupancy



**A B O U T   K I L R O Y .**

Kilroy Realty is a place where innovation works.

We have made it our mission to provide creative work environments that spark inspiration and productivity for the country’s very best thinkers and doers. We are building and managing 24 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, Greater San Diego, and Greater Austin; spaces that redefine life for the better.

**KILROYREALTY.COM**

**ACHIEVED CARBON  
NEUTRAL OPERATIONS**  
2020-2021

**ENERGY STAR**  
Partner of the Year 2014 - 2021  
Sustained Excellence 2016 - 2021

**GRESB**  
#1 in the Americas, Listed 2020 - 2021  
Global Sector Leader, Listed Office 2020  
Global Sector Leader, Listed Office  
Development 2020-2021  
5 Star Rating 2014 - 2021

**NAIOP**  
Developer of the Year, 2020

**NAREIT**  
Leader in the Light Award,  
Office Sector 2014 - 2021  
Most Innovative 2018, 2020

**S&P SUSTAINABILITY YEARBOOK**  
Member 2018 - 2020

**GREEN LEASE LEADER**  
Leader 2014 - 2021  
Gold Level 2018 - 2021

**BLOOMBERG GENDER  
EQUALITY INDEX**  
Member 2020 - 2022

**CLIMATE REGISTRY**  
Climate Leadership Award,  
Organizational Leadership 2020

**NEWSWEEK**  
America’s Most Responsible  
Companies 2020 - 2022

**BEST IN BUILDING HEALTH**  
Fitwel Excellence Award, Most  
Certifications of All-Time, 2019 - 2021

**DOW JONES SUSTAINABILITY  
WORLD INDEX**  
Member 2017 - 2021

## OFFICE

### BRETT WARD

858.546.5470

brett.ward@cushwake.com

lic. 01426040

### MICHAEL CASSOLATO

858.546.5434

michael.cassolato@cushwake.com

lic. 01893847

### DEREK HULSE

858.334.4005

derek.hulse@cushwake.com

lic. 01740180



## RETAIL

### MATT MOSER

858.523.2096

mmoser@retailinsite.net

lic. 01772051

### CHRIS HODGMAN

858.523.2098

chodgman@retailinsite.net

lic. 01881298



2100KETTNER.COM



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