

west

DOWNTOWN SAN DIEGO

JOIN...



AS PART OF PHASE 2,
MASTER PLAN PROJECT
UNDER CONSTRUCTION

FOR LEASE AT THE BASE
OF NEW TOWER

Prime Corner Restaurant Space Fronting Broadway

FLOCKE &
AVOYER
Commercial Real Estate



Broadway & Union Street
Restaurant & Large Patio



The New Ideal

Completed Q4 2024

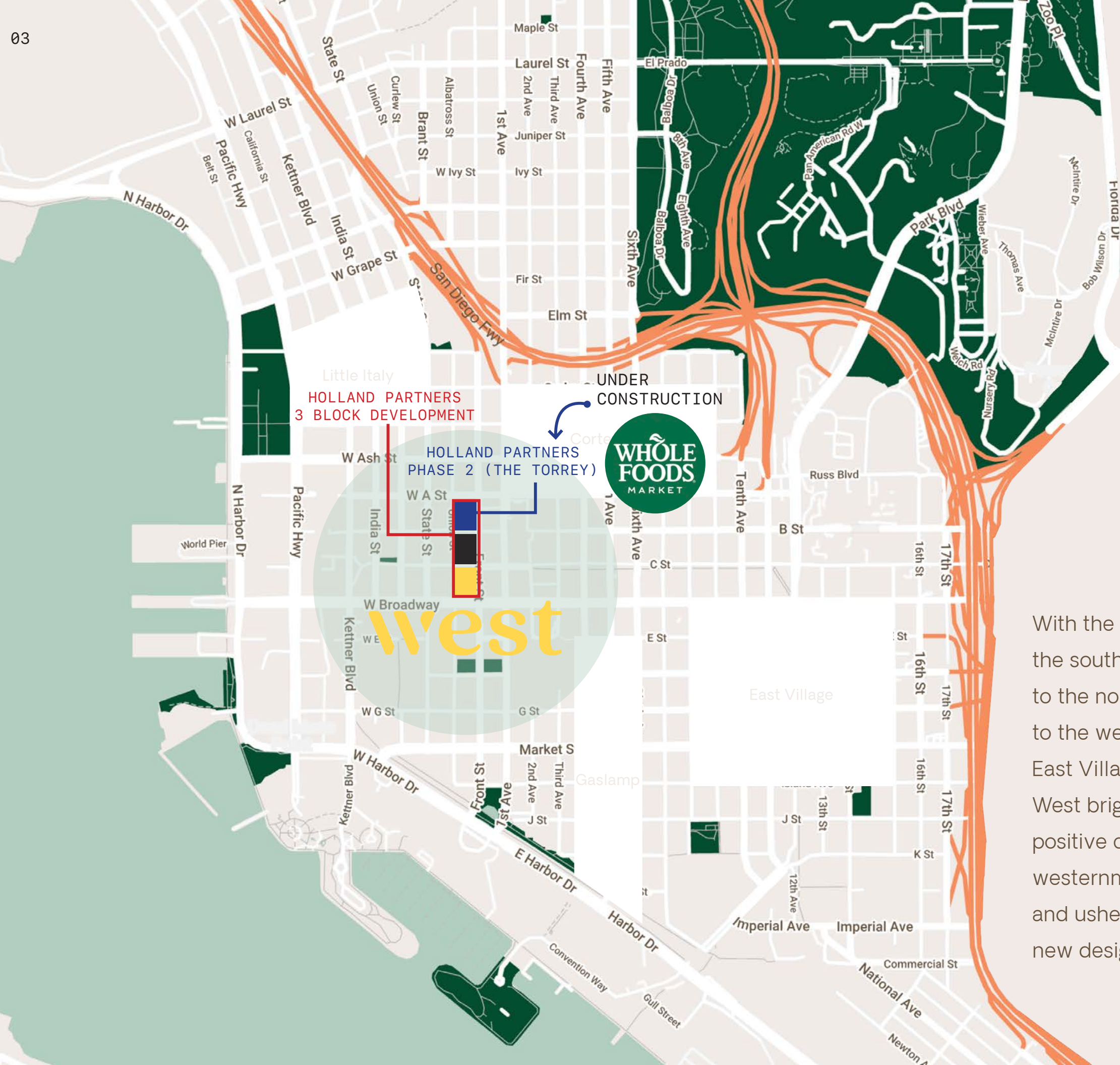
37
Stories

10K
SF Retail

288K
SF Office

431
Units

5
Levels of
Underground Parking



With the Gaslamp to the south, Cortez Hill to the north, Little Italy to the west, and the East Village to the east, West brightly emanates positive change for this westernmost pocket and ushers in an all-new designation.

For Retail Leasing

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The Project

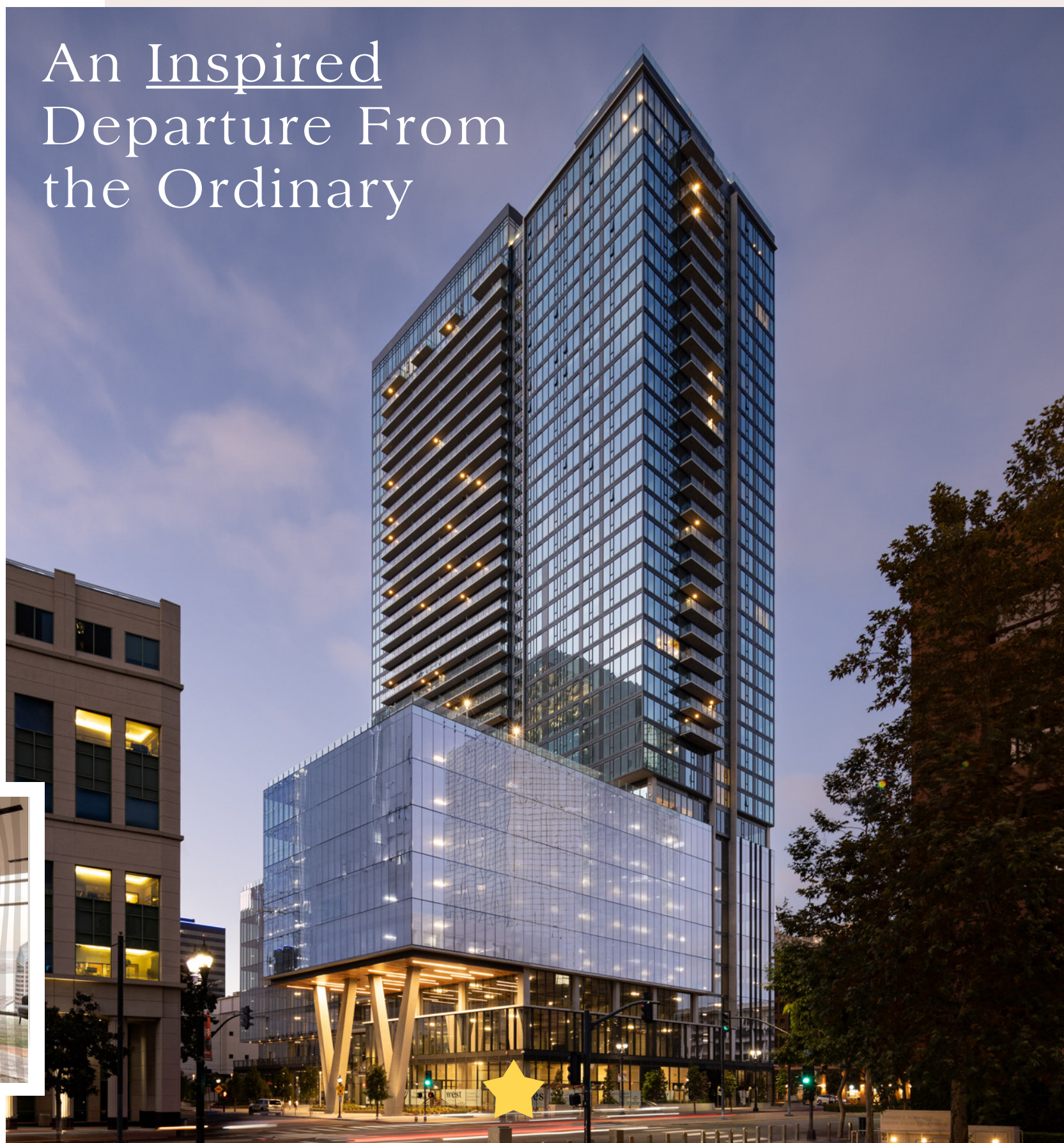
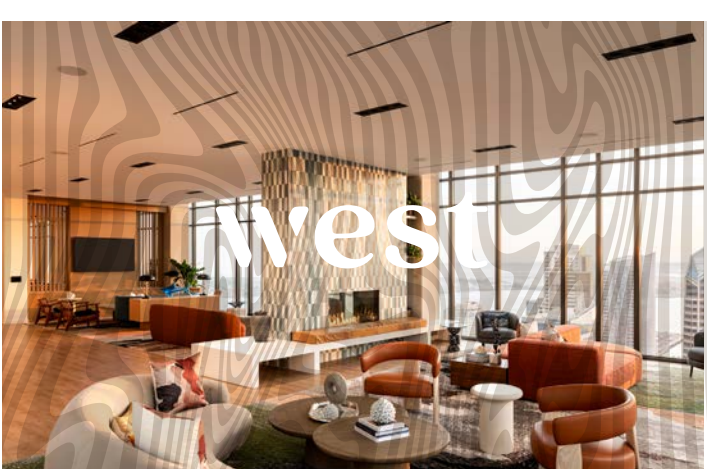


Retail / Restaurant Spaces For Lease

- ◆ Ground-floor location
- ◆ Large patios fronting Broadway (22,400 Cars Per Day) & Union Street
- ◆ Spaces feed into lobby for synergy & seamless flow between users
- ◆ Ideal F&B user to accommodate residents living within the tower as well as office tenants for lunch and after-work meetups

Modern San Diego Living

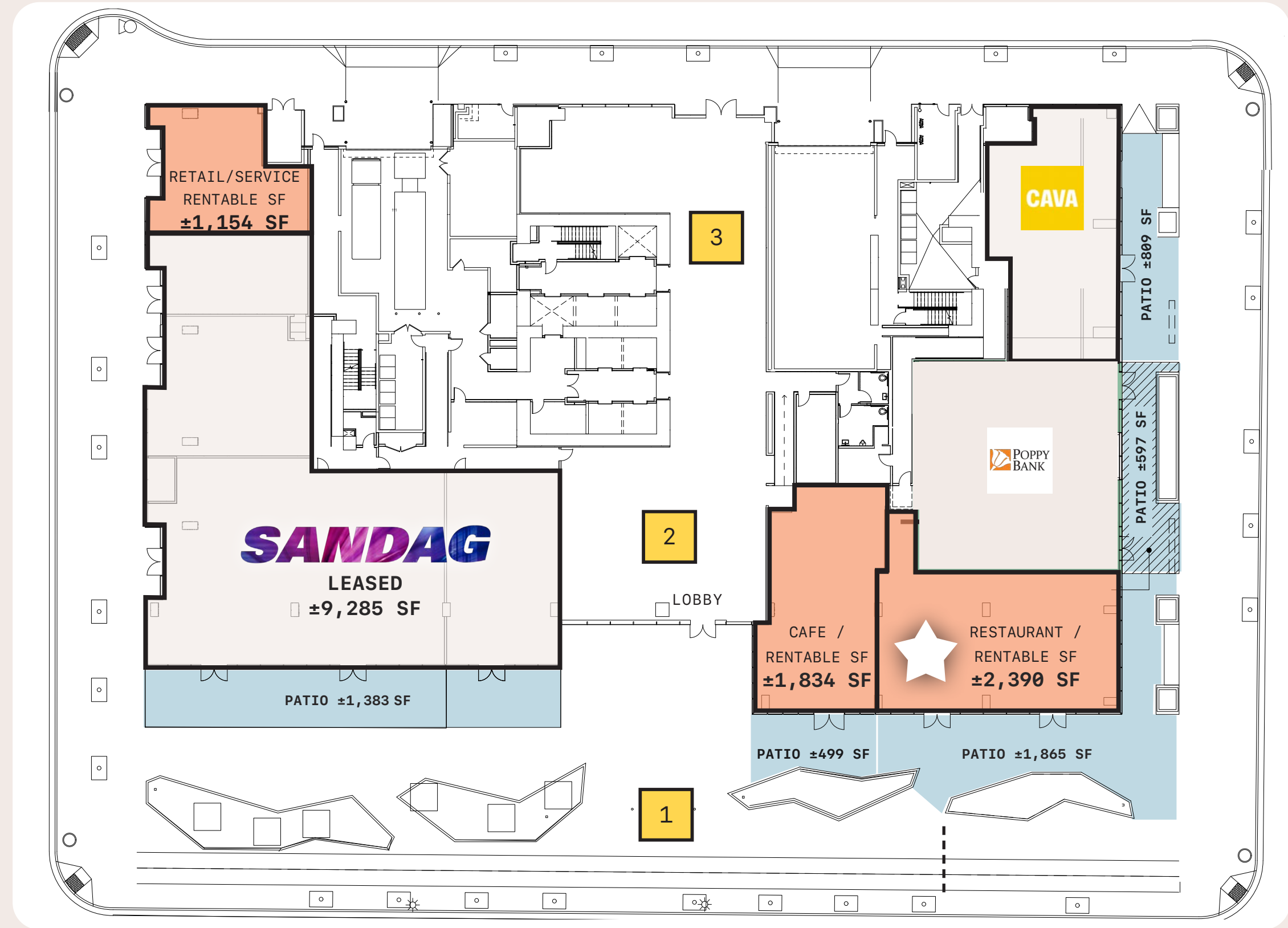
- ◆ West is the south block of a three-city-block development; the first to undergo construction
- ◆ The Torrey is the north block development and commenced construction Q1 2024
- ◆ Surrounded by the densest daytime population in San Diego — more than 90,000 within one mile
- ◆ 431 residential units
- ◆ ±288,000 SF of office
- ◆ Delivery date is Q1 2024



An Inspired
Departure From
the Ordinary

Site Plan

(Proposed Demise)



Level One - Ground Floor

- LEASED
- PENDING
- AVAILABLE

- (1) STREET LEVEL ENTRANCE NEAR LOBBY ON UNION NEXT TO COVERED RESTAURANT PATIO
- (2) LOBBY WITH RESTAURANT ENTRANCE AT RIGHT
- (3) LOBBY VIEW WITH ELEVATORS AND CAFE ENTRANCE AT LEFT



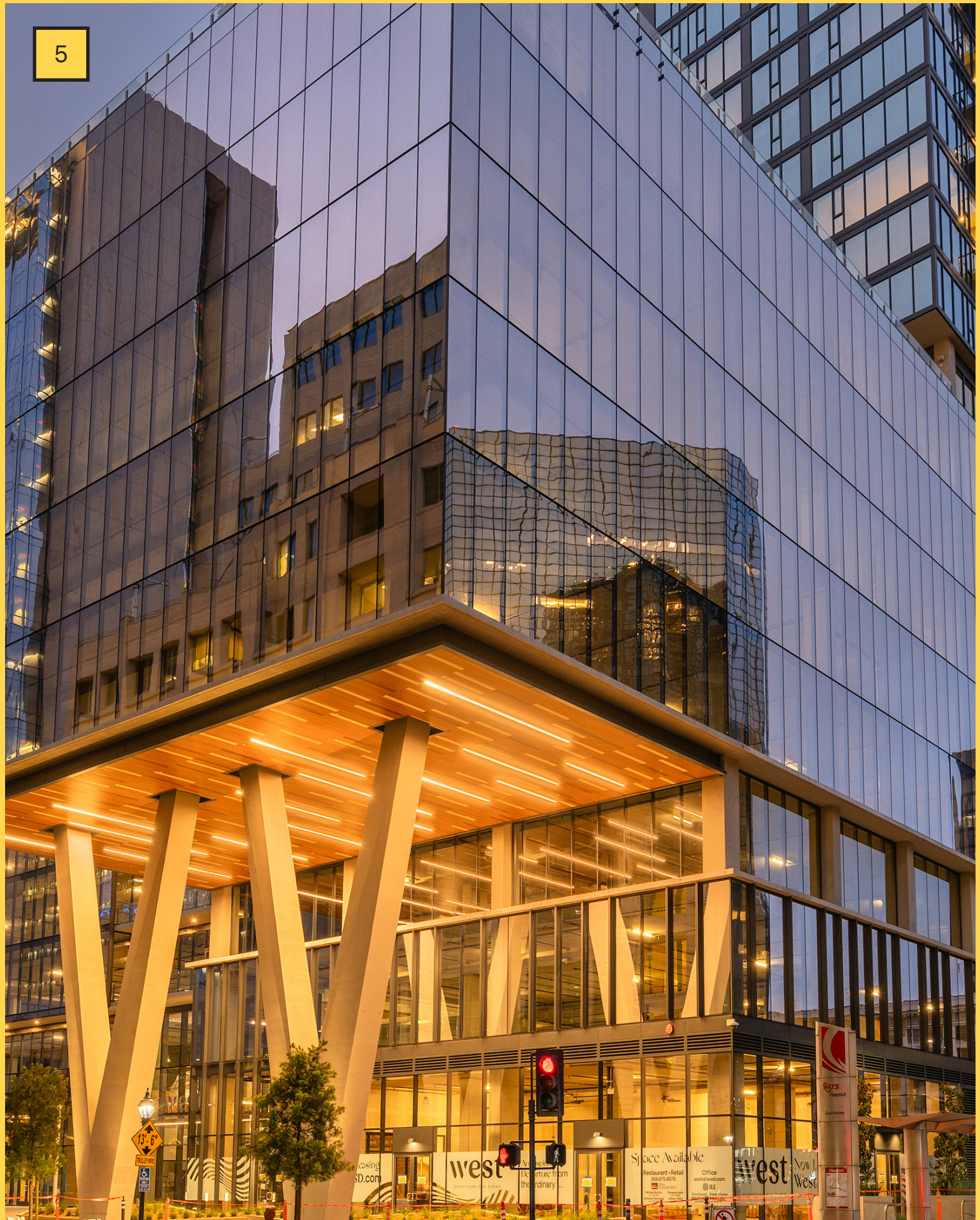
DELI/FAST CASUAL AND RESTAURANT SPACE CAN BE COMBINED OR FURTHER DEMISED

CEILING HEIGHT 20'-6"



(4) STREET LEVEL, WEST FACING AS OF Q2 2024

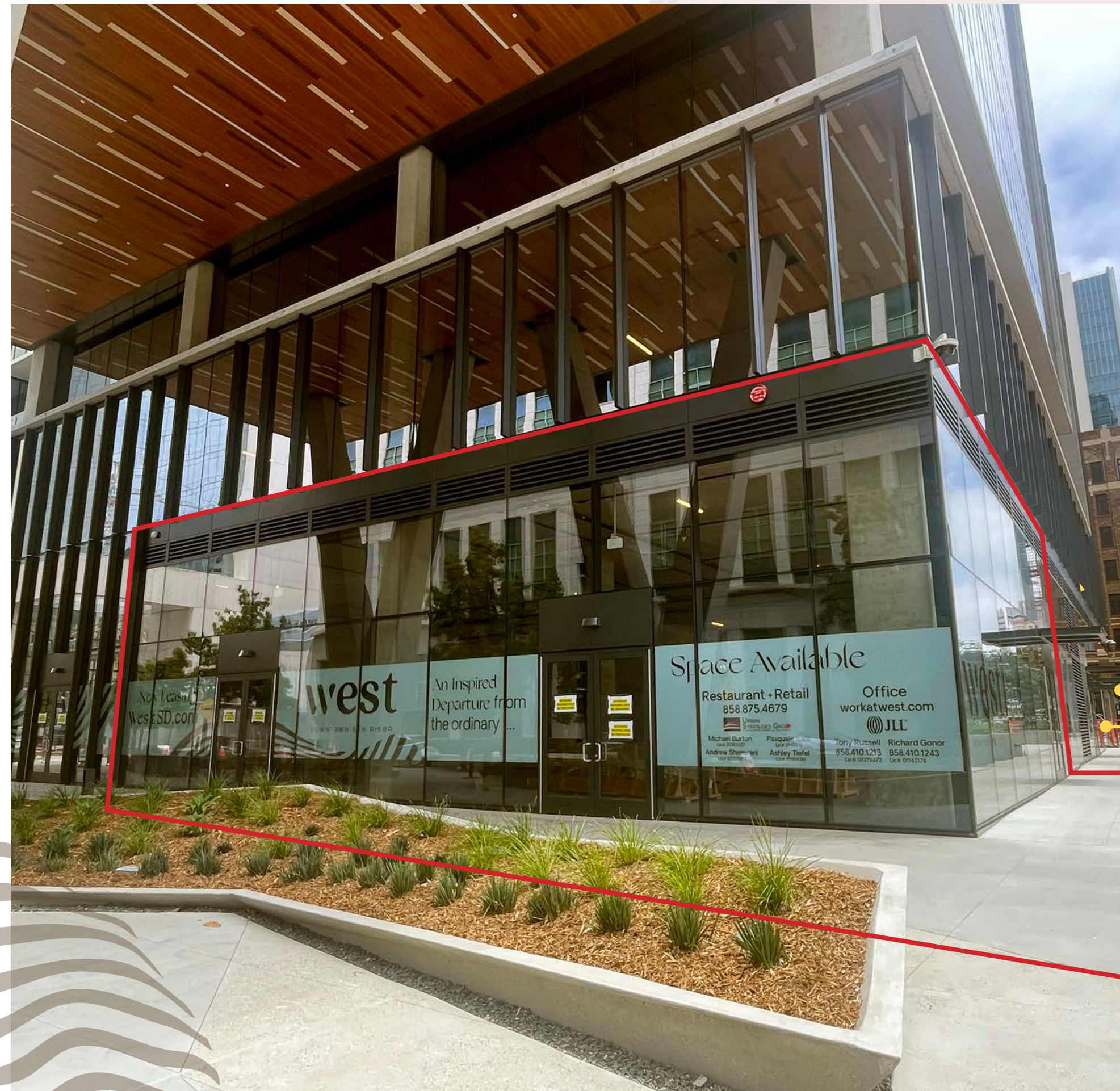
(5) STREET LEVEL CORNER OF BROADWAY AND UNION, RESTAURANT CORNER AND PATIO, AS OF Q2 2024



(1) LOBBY VIEW WITH RESTAURANT ENTRANCE AT RIGHT

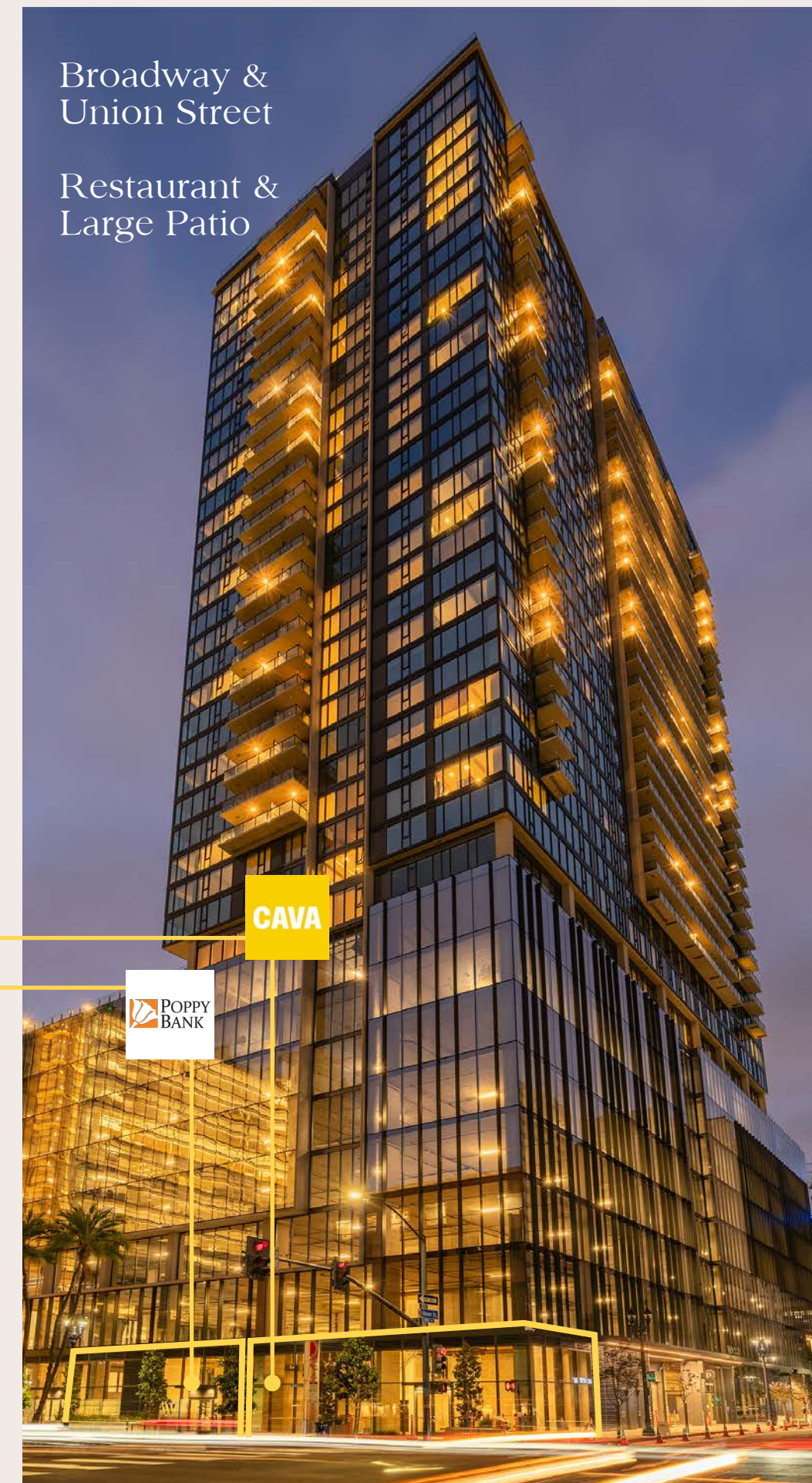
(2) STREET LEVEL ENTRANCE NEAR LOBBY ON UNION NEXT TO COVERED RESTAURANT PATIO

(3) LOBBY VIEW WITH ELEVATORS AND CAFE ENTRANCE AT LEFT



Broadway &
Union Street

Restaurant &
Large Patio



The Torrey

Phase II

CURRENTLY IN
CONSTRUCTION

- (1) WHOLEFOODS / THE TORREY, RENDERING
- (2) WHOLEFOODS EXTERIOR RENDERING
- (3) CONSTRUCTION AS OF JULY 2024
- (4) THE TORREY, RENDERING



Residential

LUXURY APARTMENTS
PENTHOUSE SUITES

UNRIVALED AMENITIES
LIFESTYLE CONCIERGE

Office

HI-TECH &
SUSTAINABLE

TALL SLAB-TO-SLAB
CEILINGS

LARGE FLOOR PLATES

EXPANDABLE

Amenities 9th Floor

FITNESS

MEETING & EVENTS
SPACE

GREEN ROOF

VIEW DECK

Food & Drink

STEAKHOUSE
CAFE

GRAB & GO

Shop

TECH
LIFESTYLE

BESPOKE

Lobby

BLENDED SOCIAL
INTERACTIONS

BAR & LOUNGE

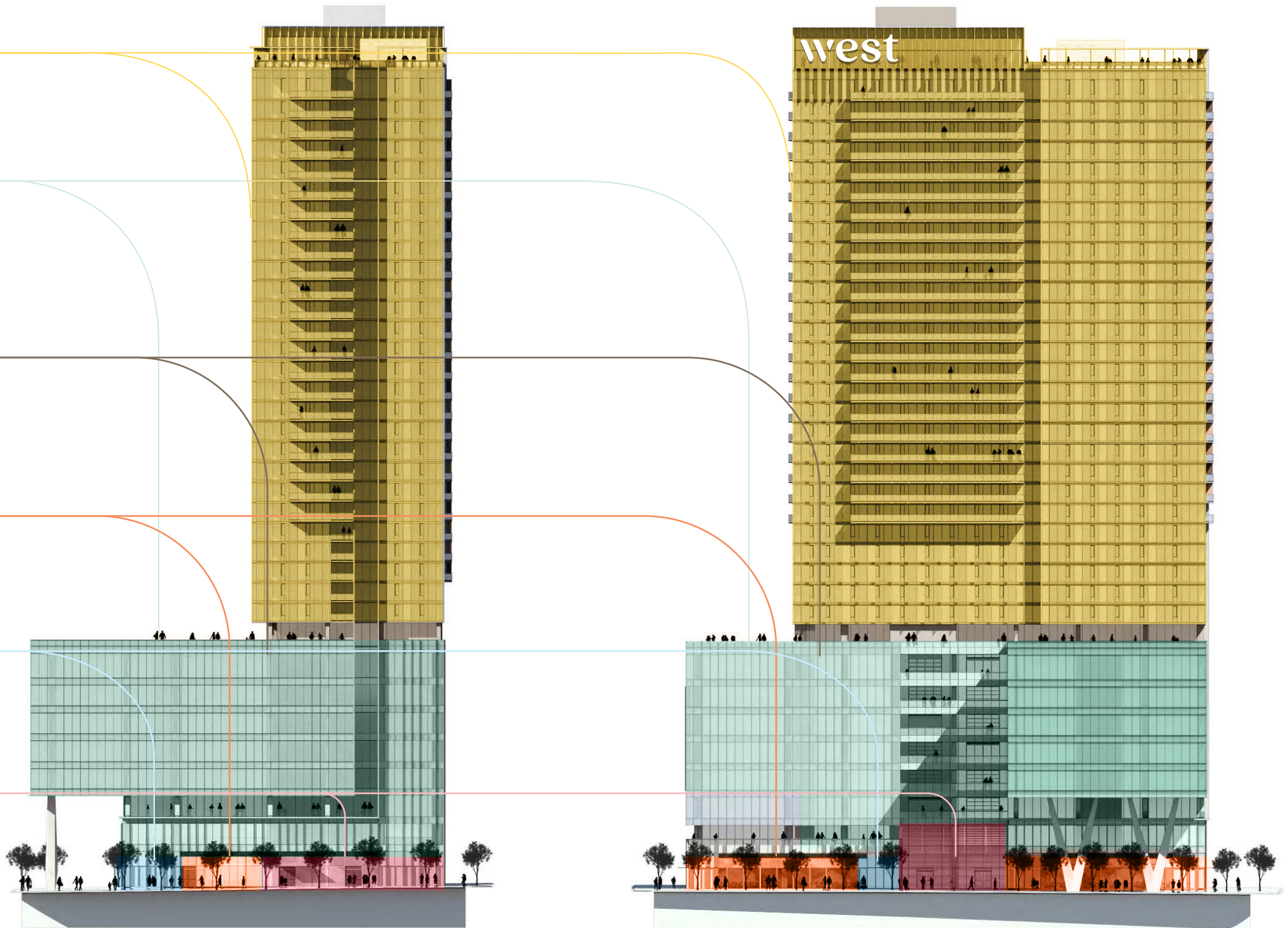
24-HOUR CONCIERGE

Art

LARGE PUBLIC WORKS

BROAD STATEMENTS

BOLD MOVES



The Mix



LEARN MORE ABOUT THE AMENITIES →

THE PROJECT TO DATE JULY 2024

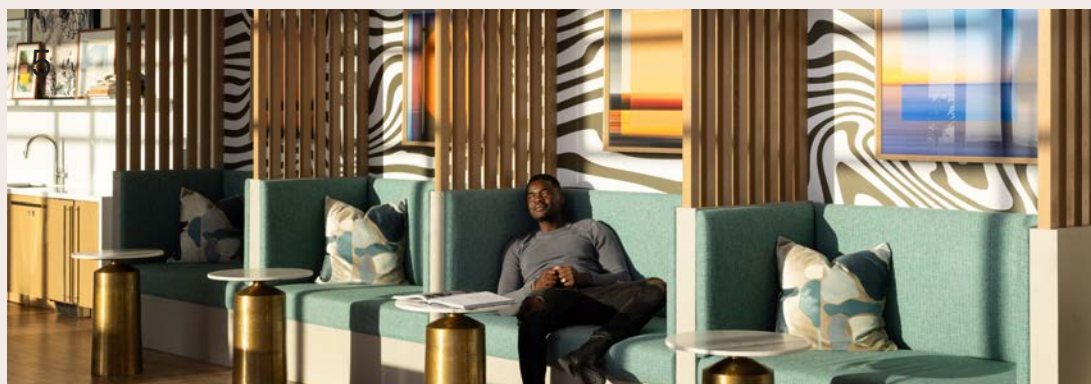
Ninth Floor

- (1) INDOOR/OUTDOOR
- (2) OUTDOOR
- (3) LOCKER ROOM
- (4-5) SHARED ROOM
- (6) FITNESS CENTER



Thirty Seventh Floor

- (1) POOL BAR
- (2) POOL DECK
- (3) LIBRARY
- (4 - 5) CLUB ROOM





BROADWAY CORRIDOR

The Broadway Corridor is a vibrant and bustling stretch of downtown with the densest daytime population in San Diego County.

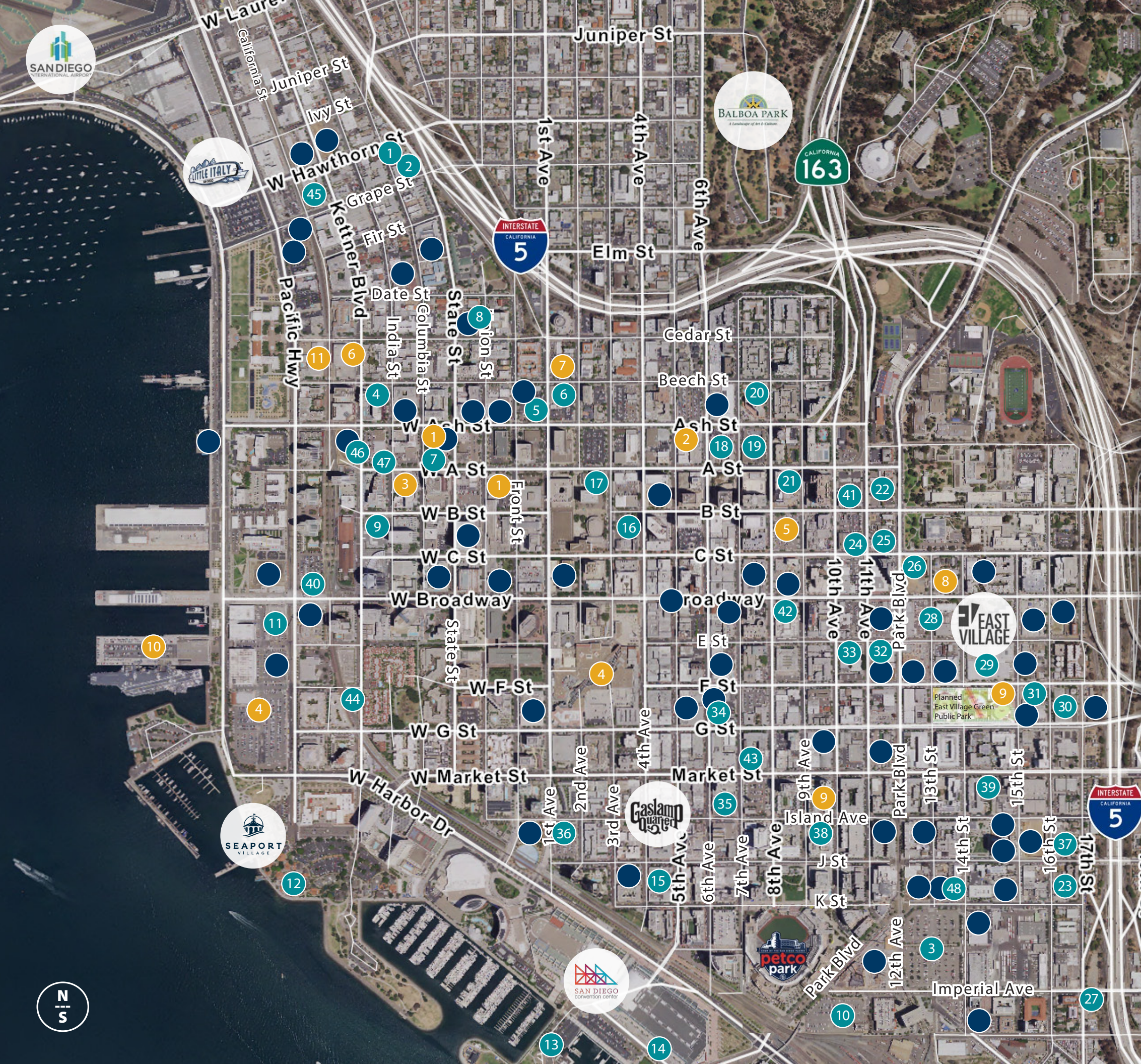
Demographics



*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.

	1 MILE	3 MILES	5 MILES
POPULATION	44,405	194,812	491,236
HOUSEHOLD INCOME	\$111,188	\$105,528	\$96,218
DAYTIME POPULATION	89,588	204,991	420,953
MEDIAN AGE	36.5	35.9	34.4

37,000 Residents downtown	4.67M Total SF of office space within four blocks	13,818 Hotel rooms downtown
87,655 Daytime population downtown	35.1M Annual visitors to San Diego	\$11.6B Annual visitor spending in San Diego



DOWNTOWN SAN DIEGO Development Pipeline - Q1 2025

UNDER CONSTRUCTION

- Approximately:
- 1,696 residential units
 - 356,100 SF retail
 - 700,000 SF office
 - 502 hotel rooms
 - East Village Green
 - Acre Public Park
 - Freedom Park at Navy Pier

PIPELINE

- Approximately:
- 1,617 residential units
 - 42,588 SF retail
 - 59,800 SF office
 - 2,237 hotel rooms
 - Convention Center Expansion

RECENTLY COMPLETED

- Approximately:
- 1,142 residential units
 - 35,300 SF retail
 - 270,000 SF office
 - 386 hotel rooms
 - 66,000 SF UCSD Extension



UNDER CONSTRUCTION

- | | | |
|---|--|--|
| 1
Holland Partners; The Torrey
450 units; 49,500 sf retail | 2
Vandervall Hotels, LLC; Fifth & Ash Suites
271 rooms | 3
Pinnacle International; Columbia & A Tower
220 units; 234 rooms |
| 4
Stockdale Capital Partners; Campus at Horton
300,000 sf retail; 700,000 sf office
Est. Completion: Q1 2025 | 5
Bosa; 8th & B
398 units; 9,400 sf retail; .5-acre public park
Est. Completion: TBD | 6
Holland Partners; Cedar & Kettner
64 units |
| 7
Greystar; 1st & Beech
227 units | 8
Chelsea Investment Co.; Harrington Heights
273 units; 1,600 sf retail | 9
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 |
| 10
Freedom Park at Navy Pier
10-acre park; nature garden, memorials and monuments, play structures, seating and shading, and interpretive signage.
Completion: 2028 | 11
Cedar Street Apartments
138 units | |

RECENTLY COMPLETED

- | | | |
|--|---|---|
| 1
IQHQ; Research and Development District
130,000 sf retail; 1.6M sf office | 2
K Elevate 10th Street Property, LLC; Elevate Hotel
135 rooms | 3
Toll Brothers; The Lindley
362 units; 10,700 sf retail |
| 4
Holland Partners; West
431 units; 20,000 sf retail; 288,000 sf office | 5
R&V Management; Block A
368 units; 12,000 sf retail | 6
CA Ventures; 800 Broadway
422 units; 5,800 sf retail |

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; 2,500 sf retail | 5
Essex; Citiplace Front & Ash
147 units | 6
Liberty National First & Beech
433 units | 7
TR Legacy Holdings; 499 West Ash
336 units; 284 rooms; 25,000 sf retail; 10,000 sf office |
| 8
Jman Tower LLC; Air Rights Twoer
81 units | 9
Crown Invest LLC; Two America Plaza
51 units; 300 rooms; 11,700 sf retail | 10
JMI; The Landing
793 units; 120,000 sf retail; 683,000 sf office | 11
Manchester Financial Group; Manchester Hotel
1,161 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
240 rooms; 24,000 sf retail | 16
Lida Group Holdings, Inc; The Theatre House
301 rooms; 59,800 sf office | 17
Flot Properties, Inc.
183 units; 4,182 sf retail | 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
492 units; 6,500 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
352 units; 4,200 sf retail | 27
1707 Imperial; Zonevest LLC
113 units | 28
Kilroy Realty; Kilroy East Village
840,000 sf office with retail |
| 29
Navarra Properties; SuperBlock
4,905 sf retail; 550,000 sf office | 30
SD Mega Block LLC; Lucia nel Cielo
424 units; 3,000 sf 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
211 units; 22,400 sf retail | 37
Cast Development; The Fellow
129 units; 1,000 sf retail | 38
J Street Hospitality; Hampton Inn by Hilton
132 rooms | 39
Bahia View Condominiums; Bahia View
95 units; 6,600 sf retail | 40
Bosa; Pacific & Broadway - Parcel 1
306 units; 15,000 sf retail | 41
Liberty National; 10th & B
542 units; 4,200 sf retail | 42
Reef Point Hospitality LLC; Broadway Suites
317 rooms |
| 43
San Diego Gaslamp Properties LLC; Citizen M Hotel
302 rooms | 44
Rodney Masri; 639 Kettner
750 sf retail | 45
KR 2045 Pacific Highway LLC; 2045 Pacific Highway
12,000 sf retail; 275,000 sf office | 46
IP Investments LLC; Cedar Street Apartments
134 units | 47
Elevate Investments
233 rooms; 1,700 sf retail | 48
Riaz Capital
259 units | |

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