

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

URBAN
PROPERTY
GROUP EST. 1989



Broadway & Union Street
Restaurant & Large Patio



The New Ideal

Completed Q4 2024

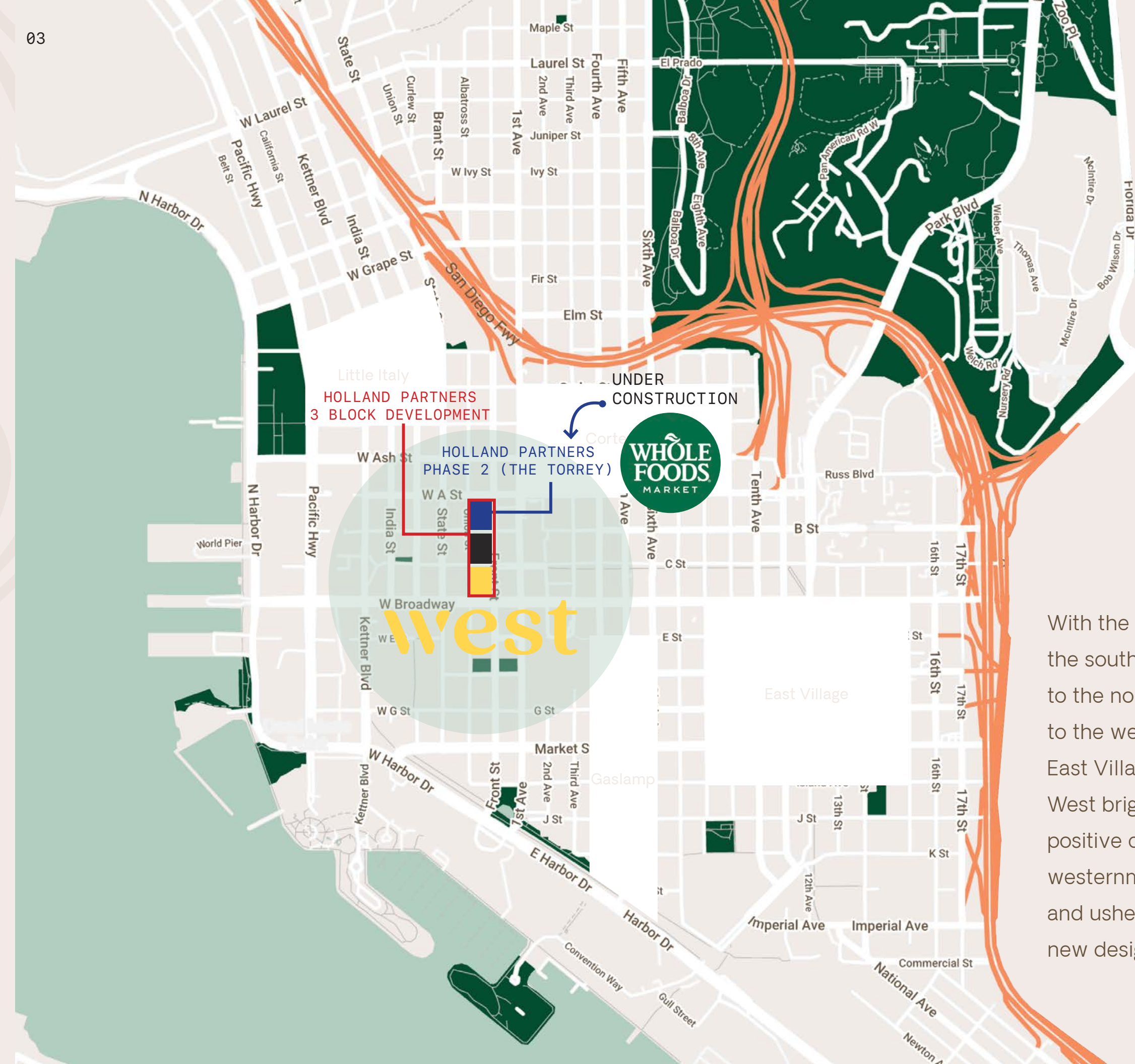
37
Stories

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

Pasquale Ioele
pasquale@upgsocal.com
Lic No 01488187

Andrew Shemirani
andrew@upgsocal.com
Lic No 02038814



The Project

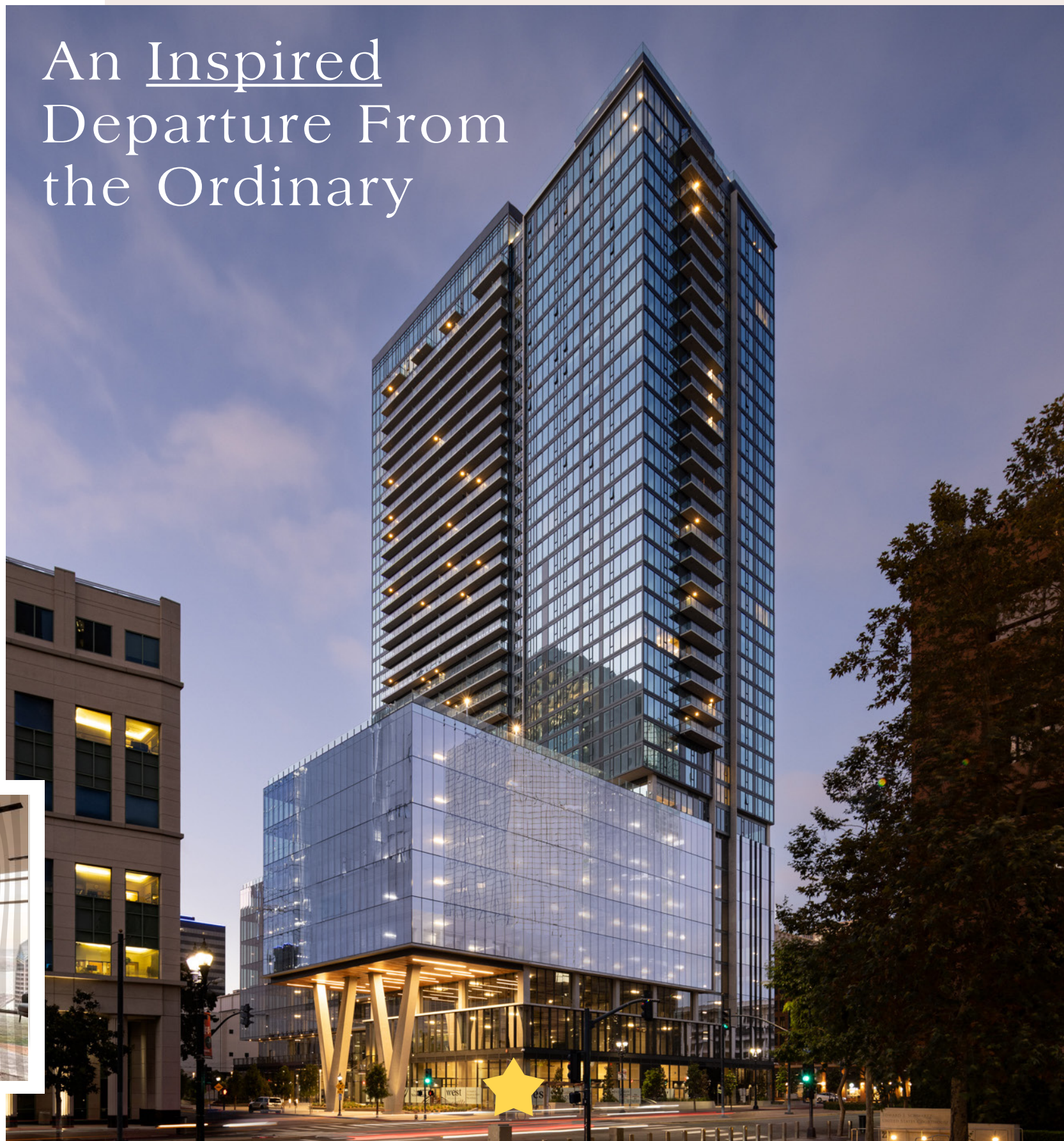
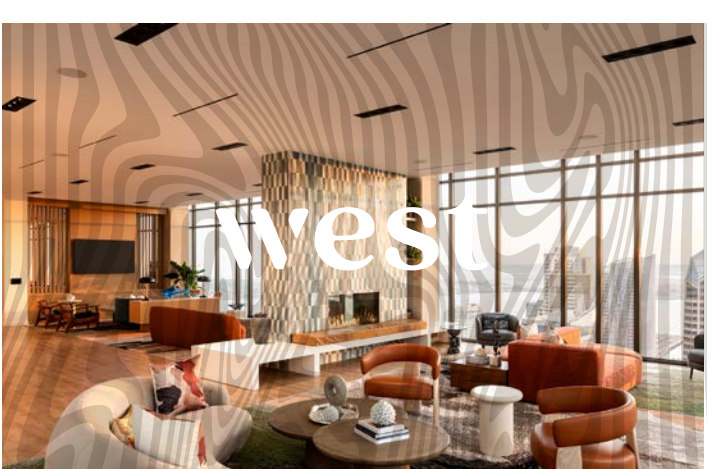


Retail / Restaurant Spaces For Lease

- ◆ 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

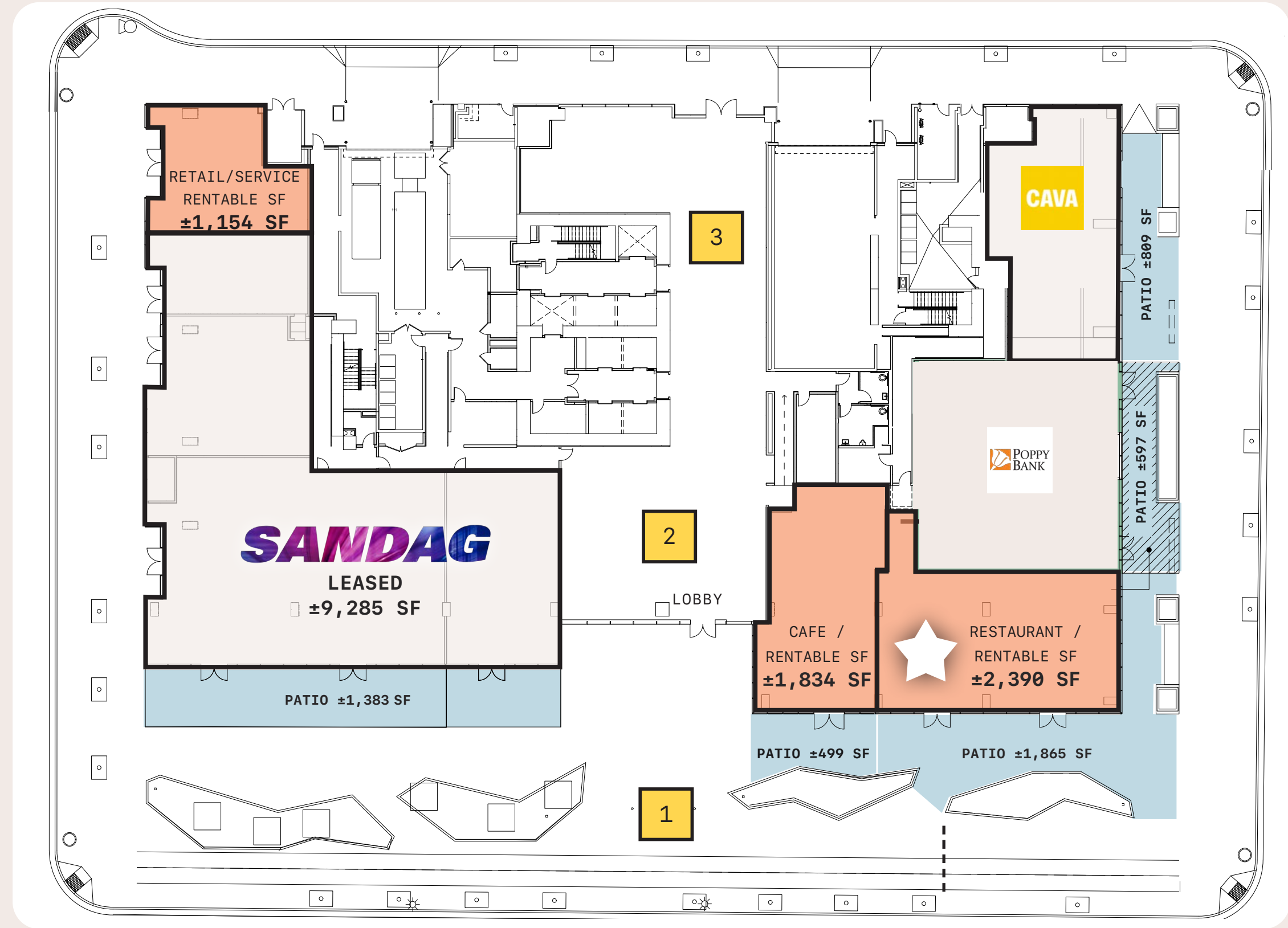
- ◆ West is the south block of a three-city-block development; the first to undergo construction
- ◆ The Torrey is the north block development and commenced construction Q1 2024
- ◆ Surrounded by the densest daytime population in San Diego — more than 90,000 within one mile
- ◆ 431 residential units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



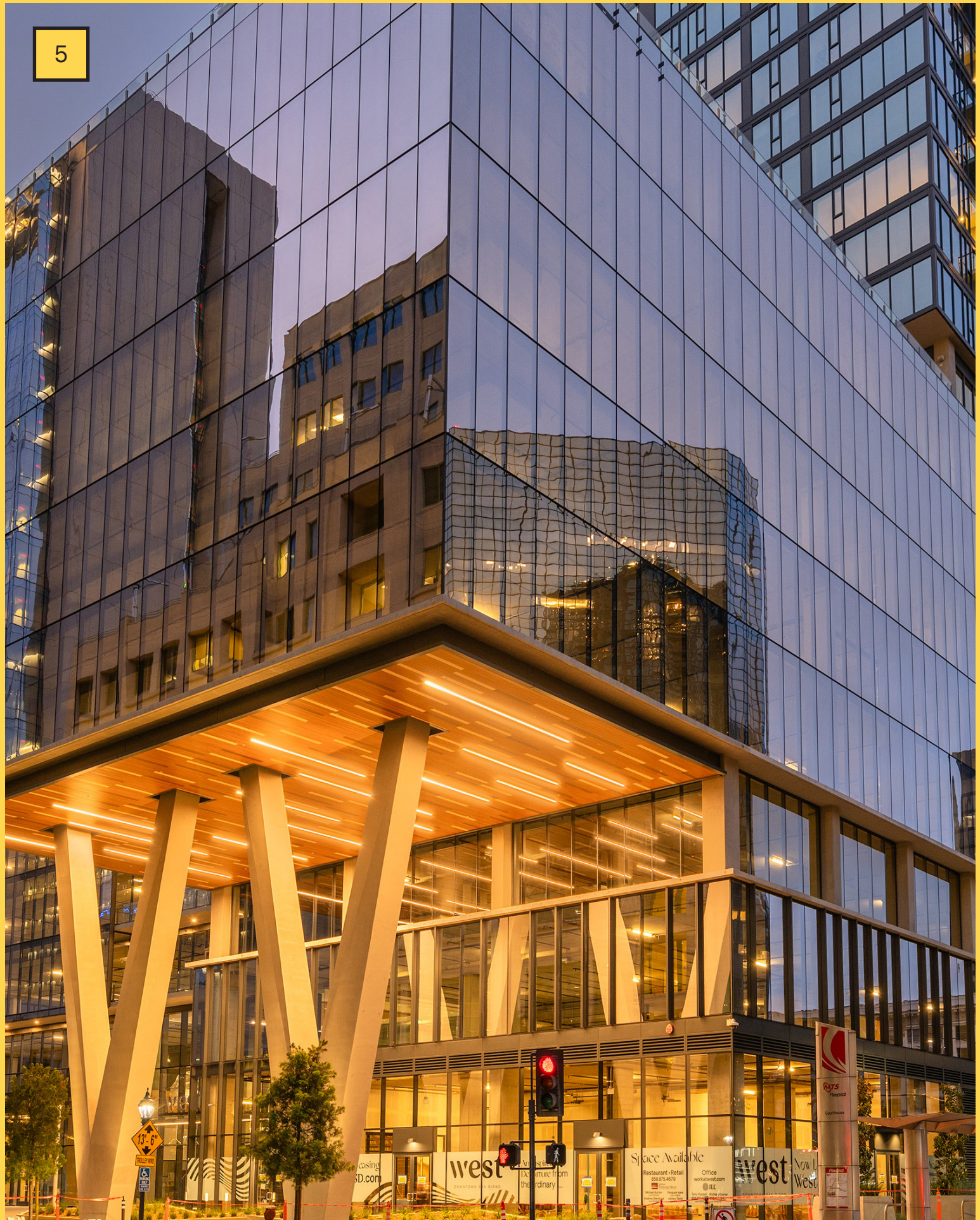
DELI/FAST CASUAL AND RESTAURANT SPACE CAN BE COMBINED OR FURTHER DEMISED

CEILING HEIGHT 20'-6"



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

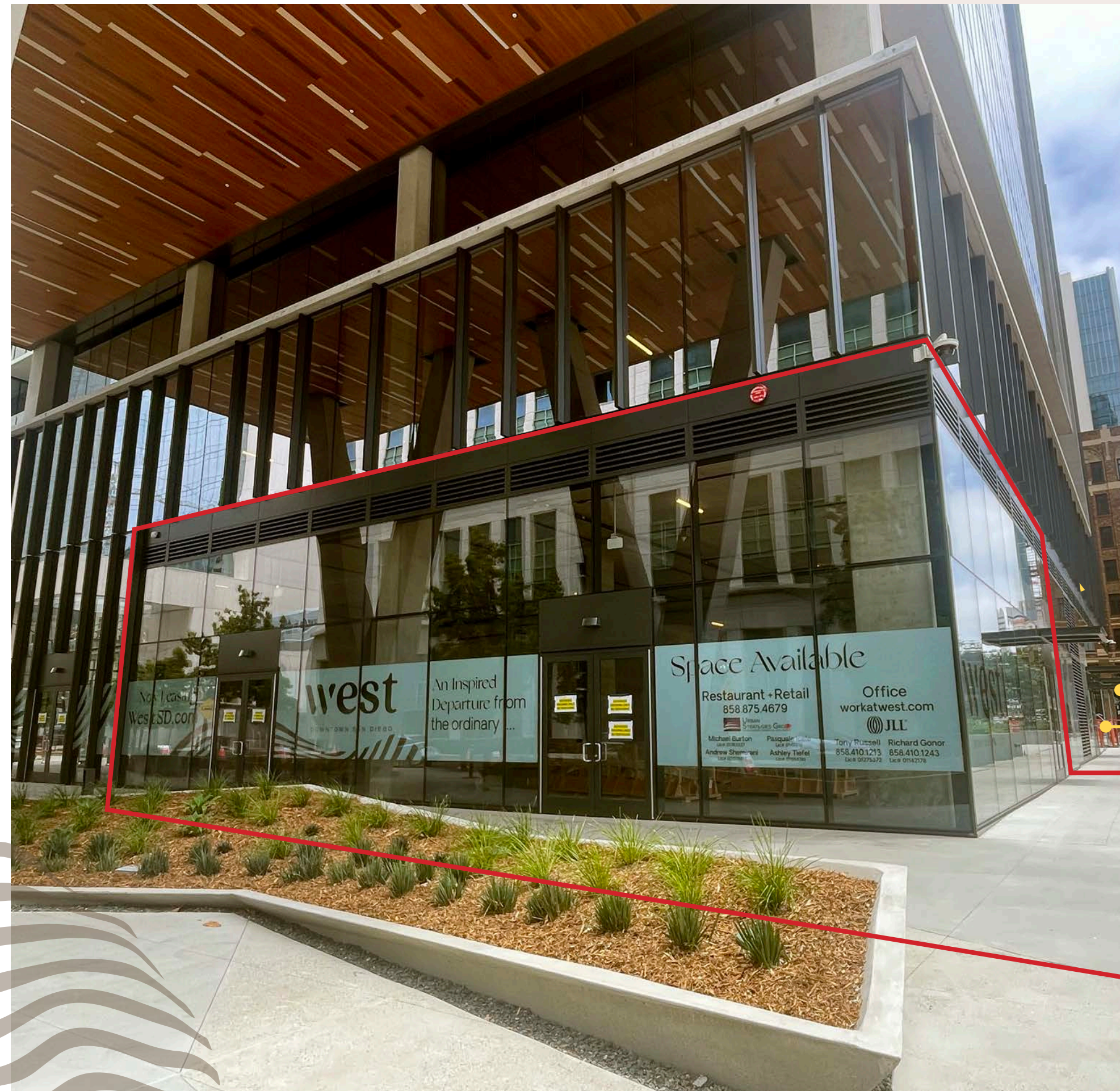
(5) STREET LEVEL CORNER OF BROADWAY AND UNION, RESTAURANT CORNER AND PATIO, AS OF Q2 2024



(1) LOBBY VIEW WITH RESTAURANT ENTRANCE AT RIGHT

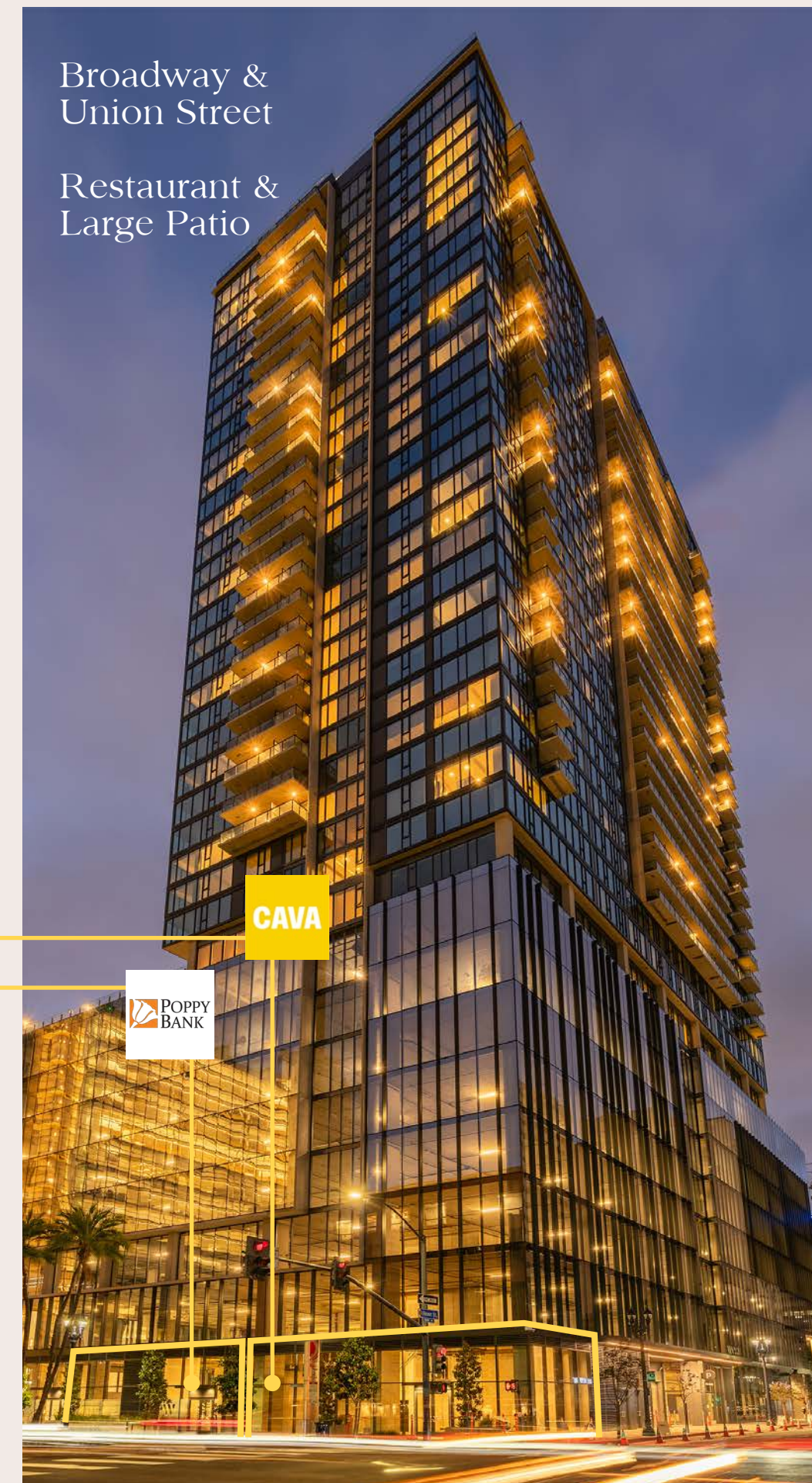
(2) STREET LEVEL ENTRANCE NEAR LOBBY ON UNION NEXT TO COVERED RESTAURANT PATIO

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



Broadway &
Union Street

Restaurant &
Large Patio

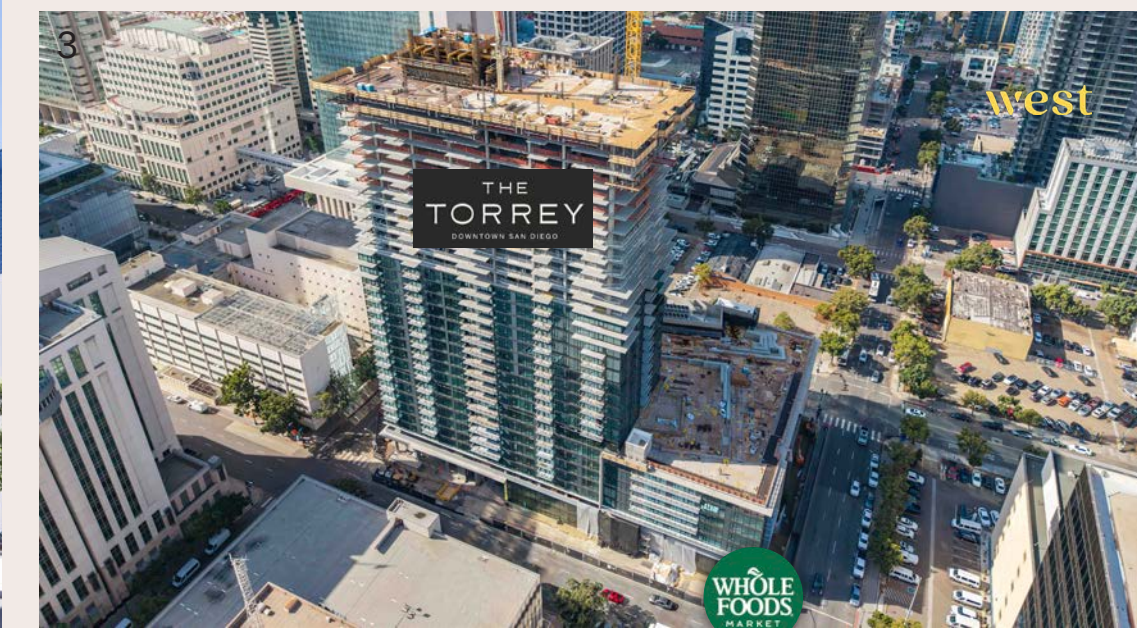
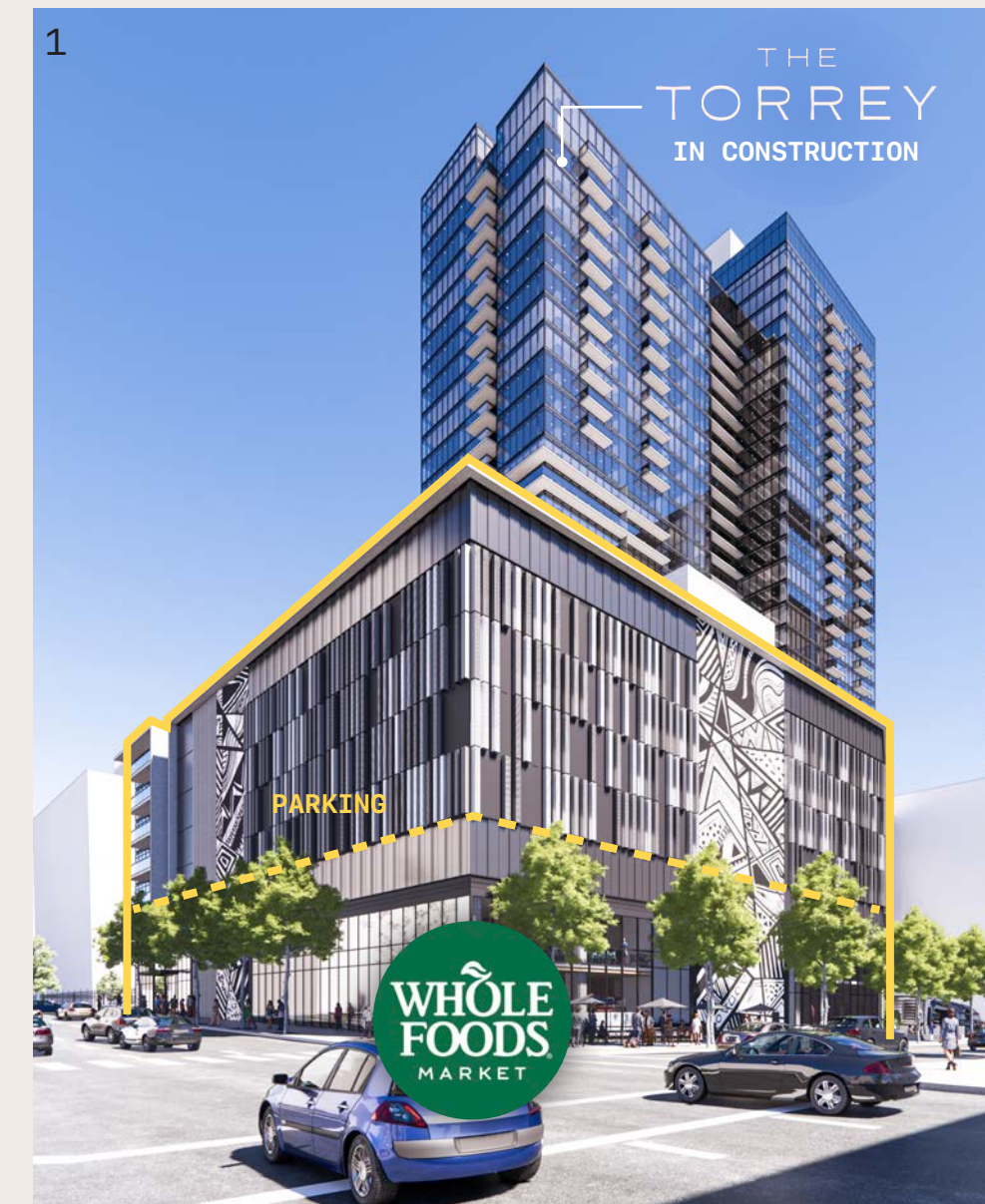


The Torrey

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

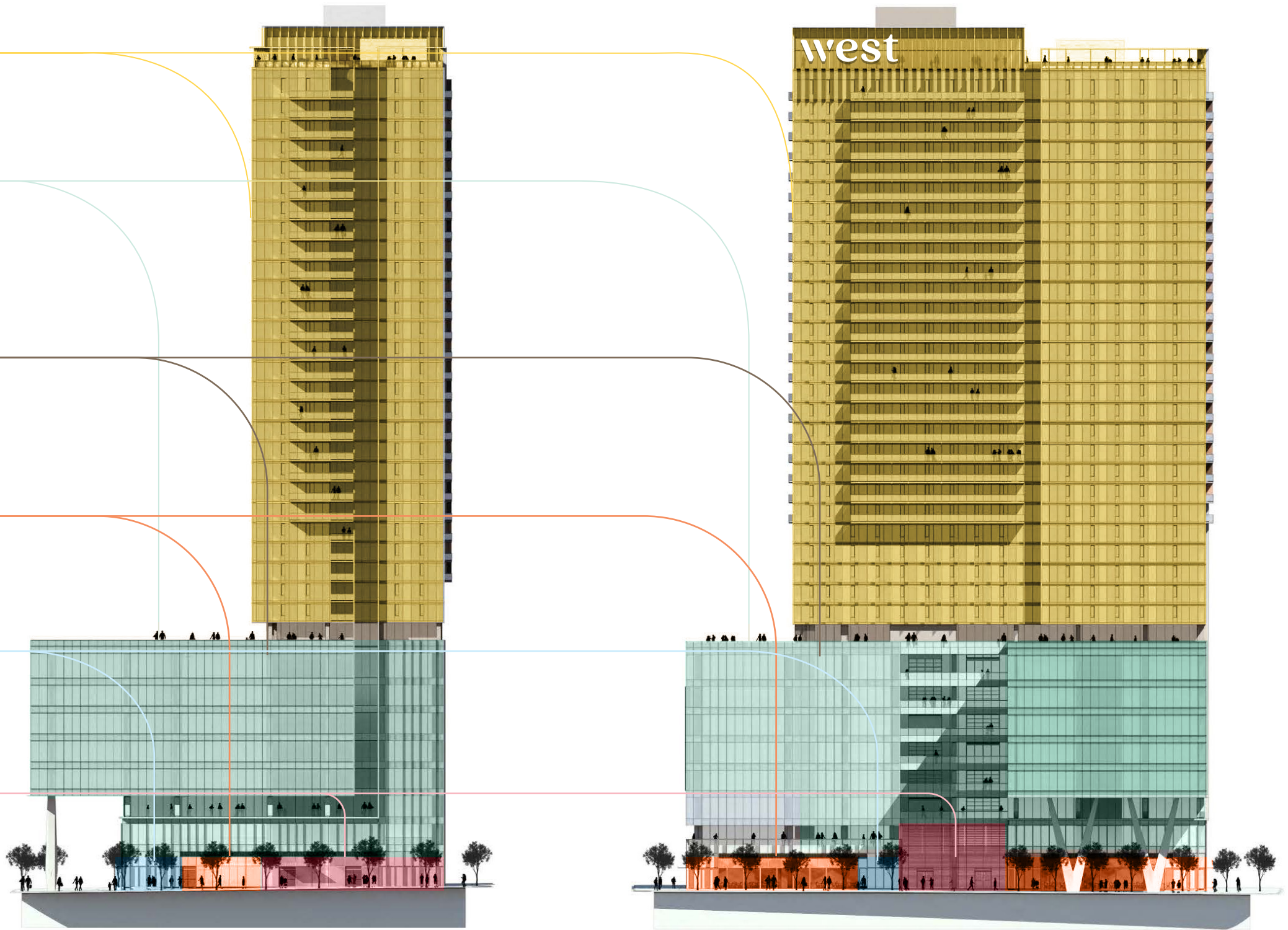
24-HOUR CONCIERGE

Art

LARGE PUBLIC WORKS

BROAD STATEMENTS

BOLD MOVES



The Mix



LEARN MORE ABOUT THE AMENITIES →

THE PROJECT TO DATE JULY 2024

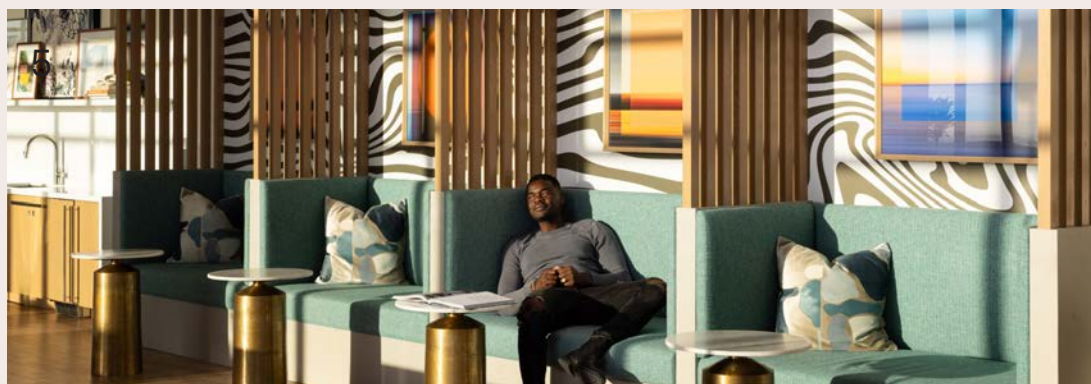
Ninth Floor

- (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

LEGEND

WEST

NEW DEVELOPMENTS

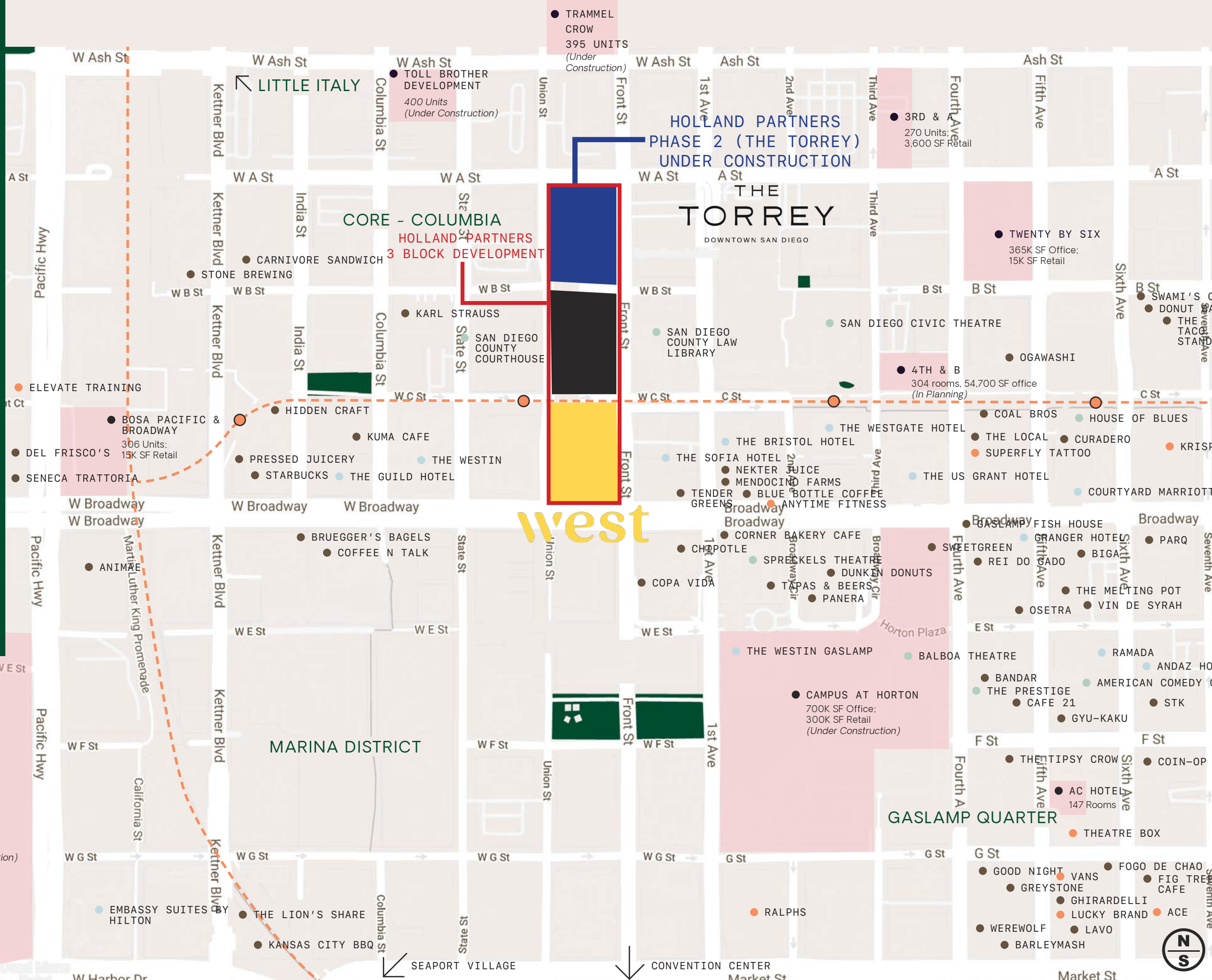
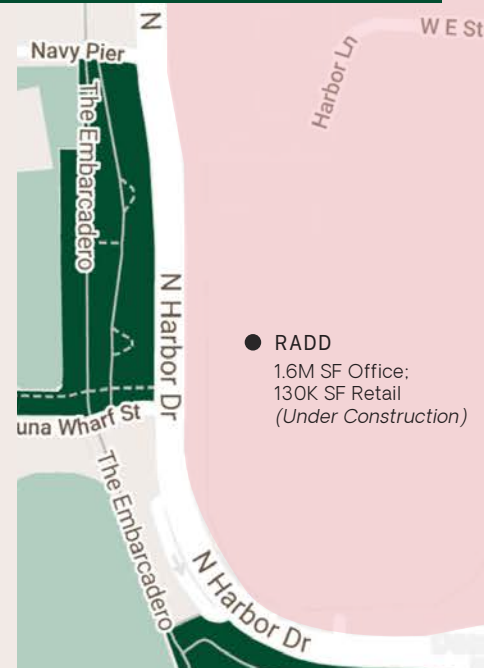
RESTAURANTS / BARS

RETAIL / SERVICES

HOTELS

CULTURE

 TROLLEY CONNECTION



Anytime Fitness



Corner Bakery Cafe



Copa Vida



Gaslamp Fish House



Tender Greens



Mendocino Farms



Bruegger's Bagels



SweetGreen



Grant Grill



Pressed Juicery



Chipotle



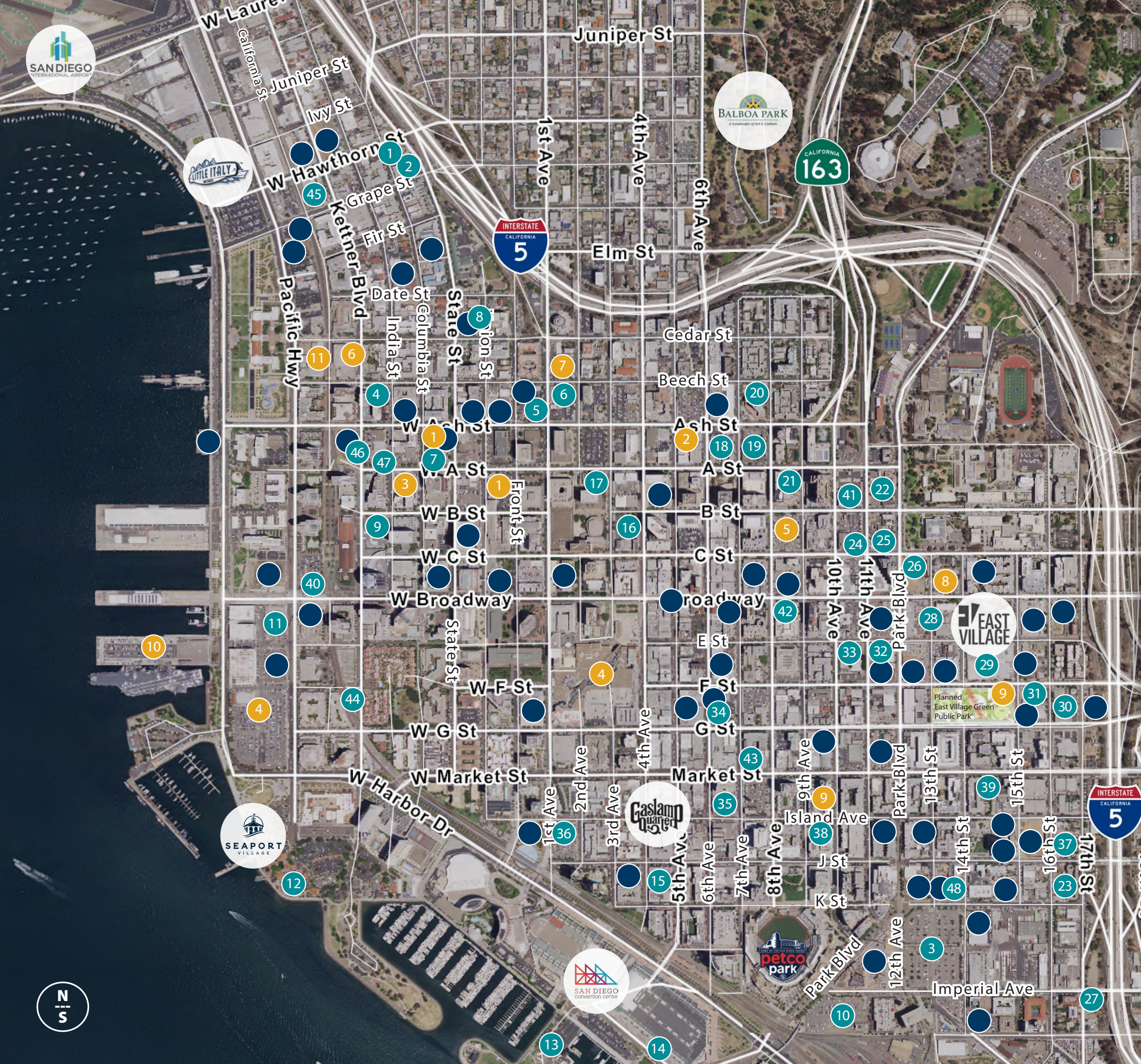
Coffee N Talk



Crab Hut



Blue Bottle Coffee



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

 450 units; 49,500 sf retail	 271 rooms	 220 units; 234 rooms
 300,000 sf retail; 700,000 sf office Est. Completion: Q1 2025	 398 units; 9,400 sf retail; .5-acre public park Est. Completion: TBD	 64 units
 227 units	 273 units; 1,600 sf retail	 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-acre park; nature garden, memorials and monuments, play structures, seating and shading, and interpretive signage. Completion: 2028	 138 units	

RECENTLY COMPLETED

 130,000 sf retail; 1.6M sf office	 135 rooms	 362 units; 10,700 sf retail
 431 units; 20,000 sf retail; 288,000 sf office	 368 units; 12,000 sf retail	 422 units; 5,800 sf retail

PIPELINE

 22 rooms; 33 units; 4,000 sf retail	 56 rooms; 92 units	 1,800 units; 50,000 sf retail	 337 units; 2,500 sf retail	 147 units	 433 units	 336 units; 284 rooms; 25,000 sf retail; 10,000 sf office
 81 units	 51 units; 300 rooms; 11,700 sf retail	 793 units; 120,000 sf retail; 683,000 sf office	 1,161 rooms; 1.9-acre plaza	 2,058 rooms; 242,000 sf retail; 145,000 sf office	 1,396 rooms	 Exhibit halls, meeting rooms, ballrooms, rooftop park
 240 rooms; 24,000 sf retail	 301 rooms; 59,800 sf office		 389 units; 7,000 sf retail	 281 units; 9,000 sf retail	 104 units	 459 units
 492 units; 6,500 sf retail	 13 units; 1,000 sf retail; 2,000 sf office	 72 units; 1,150 sf retail	 444 units; 10,933 sf retail	 352 units; 4,200 sf retail	 113 units	 840,000 sf office with retail
 4,905 sf retail; 550,000 sf office	 424 units; 3,000 sf retail	 405 units; 19,000 sf retail; 48,518 sf office	 462 units; 6,000 sf retail	 365 units; 2,600 sf retail	 180 rooms; 2,500 sf retail	 324 rooms
 211 units; 22,400 sf retail	 129 units; 1,000 sf retail	 132 rooms	 95 units; 6,600 sf retail	 306 units; 15,000 sf retail	 542 units; 4,200 sf retail	 317 rooms
 302 rooms	 750 sf retail	 12,000 sf retail; 275,000 sf office	 134 units	 233 rooms; 1,700 sf retail	 259 units	

west

DOWNTOWN SAN DIEGO

For More Information

Pasquale Ioele

pasquale@upgsocal.com

Lic No 01488187

Andrew Shemirani

andrew@upgsocal.com

Lic No 02038814



**URBAN
PROPERTY
GROUP** est.
1989

upgsocal.com
858 874 1989

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