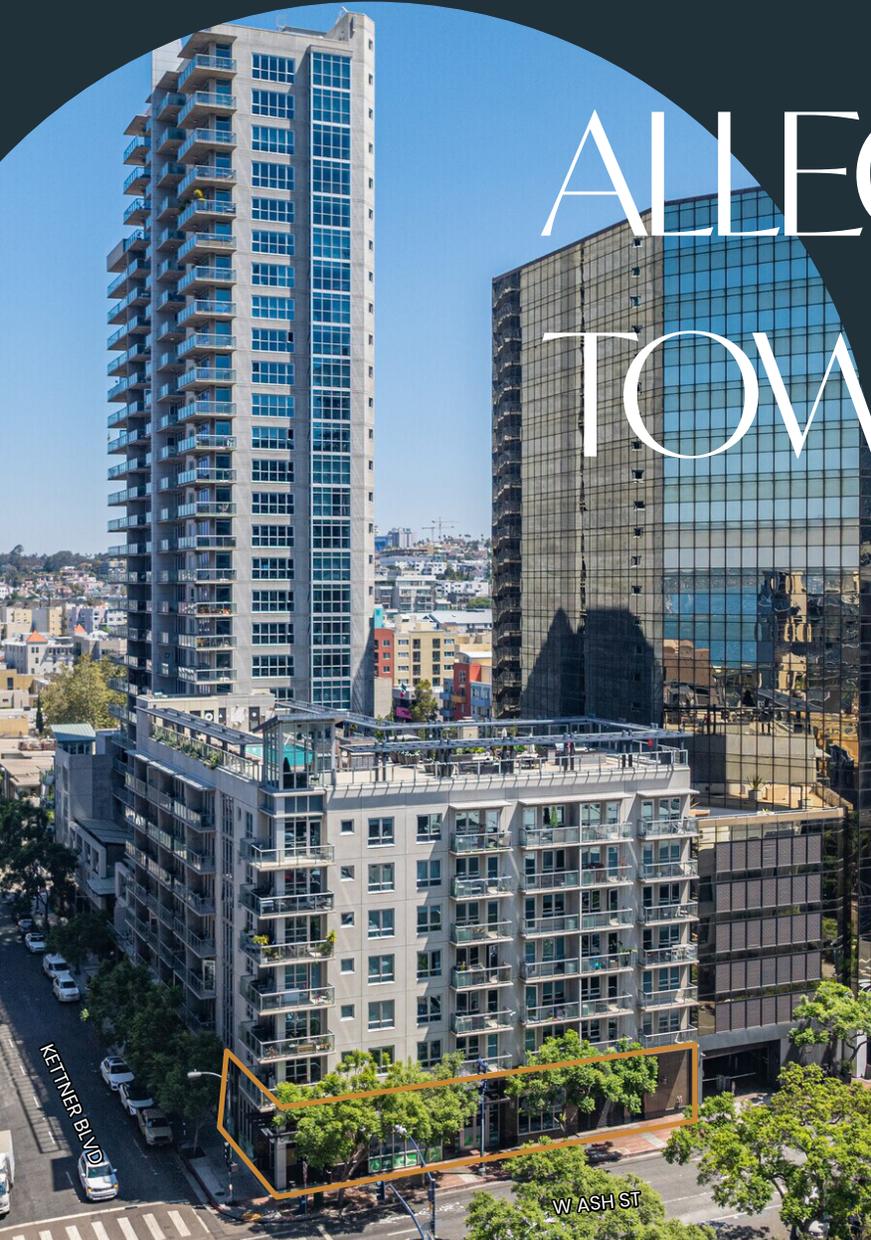


ALLEGRO TOWERS

HIGH PROFILE
LITTLE ITALY
CORNER RETAIL
FOR LEASE





ALLEGRO
TOWERS

THE PLACE TO BE

#2 IN THE U.S. AMONG
“BEST LITTLE ITALY
NEIGHBORHOODS”

TRAVEL+
LEISURE

UNMATCHED DENSITY AND DESIRABILITY

Little Italy is San Diego’s premier live-work-play district, known for its high-income residents, vibrant streets, and strong year-round demand. With average household incomes above \$125K and occupancy over 95%, it remains one of the city’s most successful submarkets.

UNRIVALED FOOT TRAFFIC AND VISIBILITY

Drawing more than 3M annual visitors, Little Italy stays active day and night. Piazza della Famiglia anchors a lineup of top restaurants – ensuring constant pedestrian activity and strong visibility for retailers.

TRANSPORTATION & CONNECTIVITY

Positioned between Downtown, the waterfront, and the airport, Little Italy offers direct access to I-5, the Santa Fe Depot, and major highways, creating unmatched regional convenience for residents and visitors.

RETAIL ENVIRONMENT & CO-TENANCY

Home to boutique shops, award-winning restaurants, and national brands, Little Italy offers a curated mix of tenants that draws a diverse and loyal customer base. Large retail spaces are rare and highly sought after, benefiting from consistent demand and a strong neighborhood identity.

DEVELOPMENT PIPELINE & MARKET GROWTH

Thousands of new residential units are fueling continued growth. As Downtown’s population surpasses 40,000, Little Italy remains its most stable, high-performing retail district.

9,800⁺
Existing Units

within 0.5 mi.

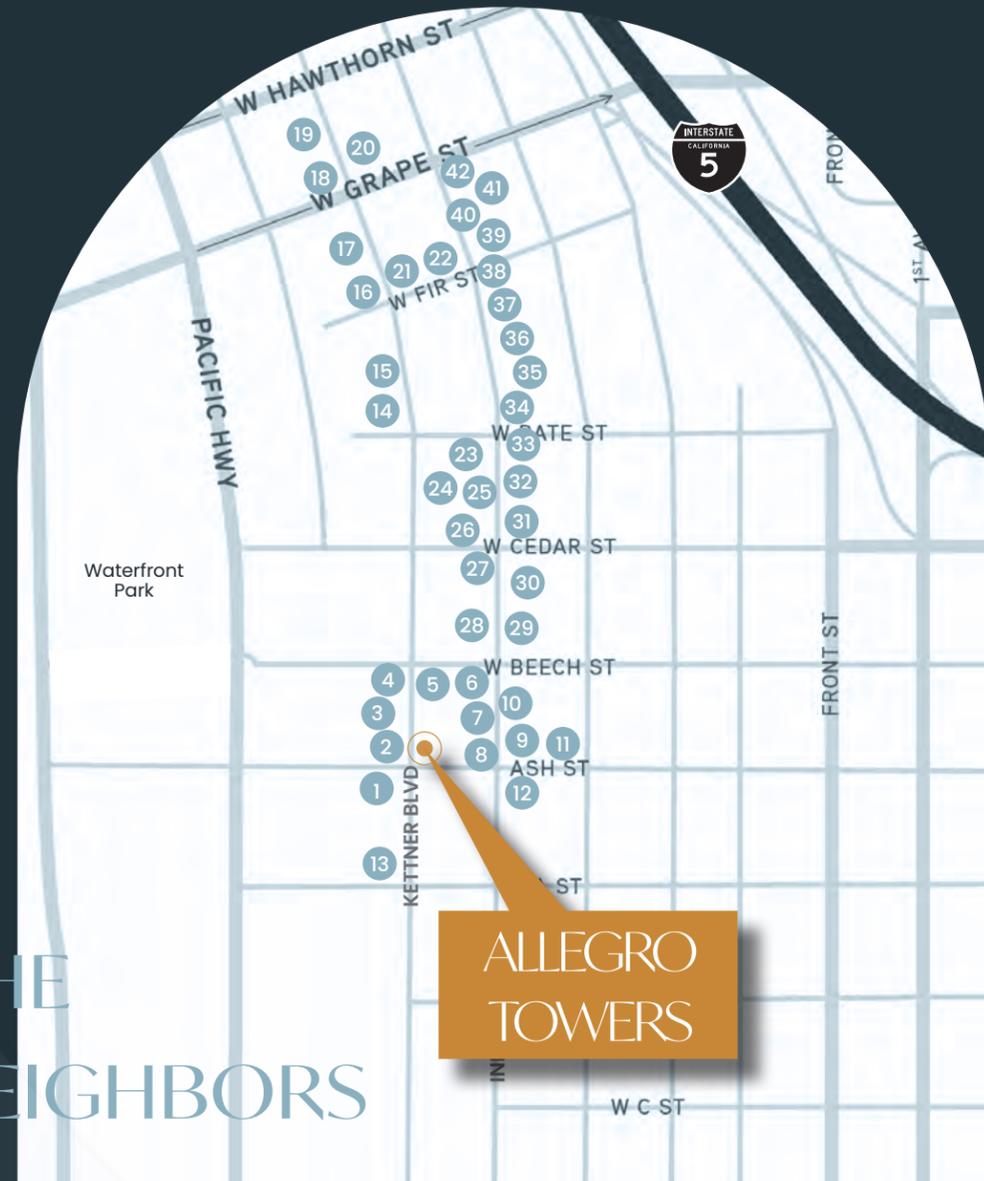
2,000⁺
Units Coming Soon

within 0.5 mi.

3M⁺
Annual Visitors

to Little Italy

THE NEIGHBORS



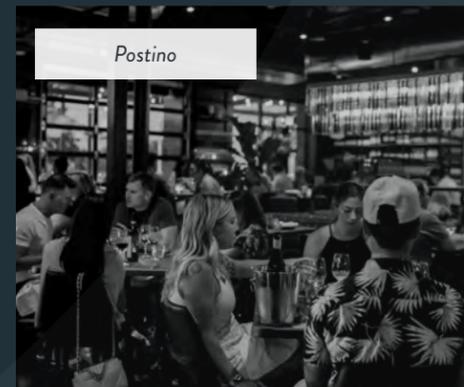
- | | |
|---------------------------|---------------------------|
| 1 Salt Vault | 22 Bencotto |
| 2 Bird Rock Coffee | 23 Salt & Straw |
| 3 Core Power Yoga | 24 Ironside |
| 4 King & Queen Cantina | 25 Sorrento Ristorante |
| 5 Craft & Commerce | 26 Crudo Ceviche |
| 6 False Idol | 27 Bar One |
| 7 Capri Cafe | 28 Isola Pizza Bar |
| 8 Petrini's | 29 Nibble Chocolate |
| 9 Choice Juicery | 30 Quick Bites Cafe |
| 10 Vinarius Wine Bar | 31 Tazza D'Oro |
| 11 Starbucks | 32 Buon Appetito |
| 12 Piedra Santa | 33 Davanti Enoteca |
| 13 Burgeon at the Arbor | 34 Morning Glory |
| 14 Pilates Room | 35 Nonna & Zucchero |
| 15 Bobbi Rocco | 36 Mimmo's |
| 16 Roman Wolves | 37 Filippi's Pizza Grotto |
| 17 Barra Oliba | 38 Civicio 1845 |
| 18 Rovino | 39 Born & Raised |
| 19 Waterfront Bar & Grill | 40 Barbusa |
| 20 Devil's Dozen | 41 Lala |
| 21 Underbelly | 42 Cloak & Petal |



Roman Wolves



Herb & Wood



Postino



98
Walkers Paradise



79
Very Bikeable



80
Excellent Transit



THERE'S SO MUCH
TO DISCOVER



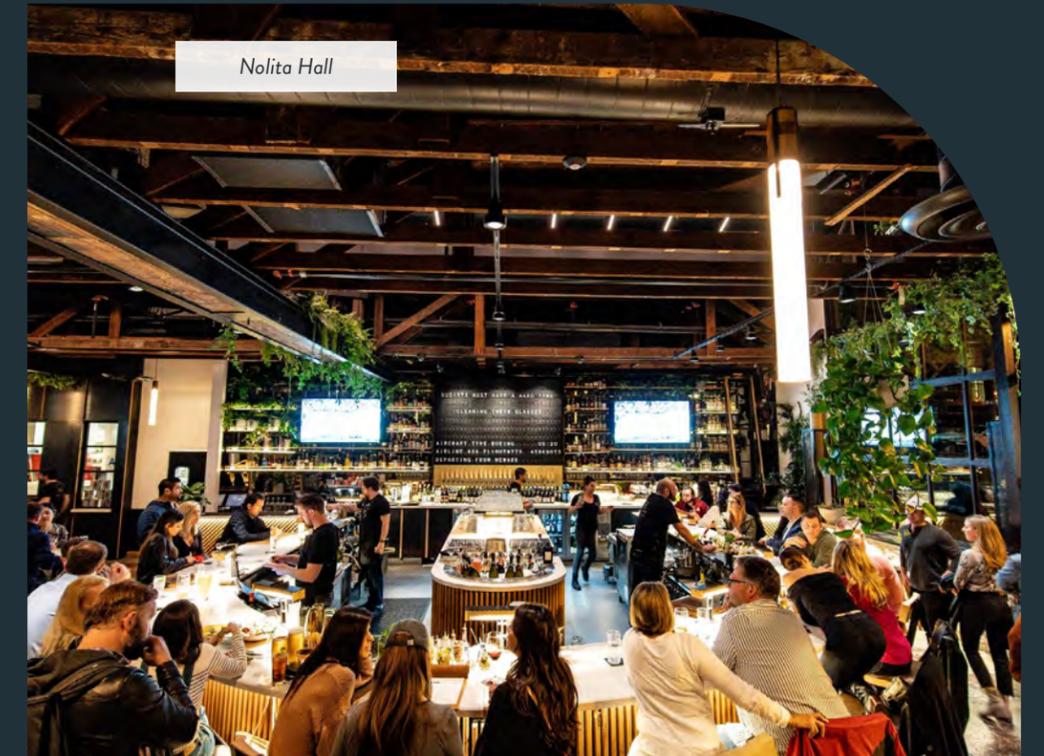
Coco Maya



JOIN A DYNAMIC MIX
OF LOCAL ICONS AND
NATIONAL BRANDS!



Nestled in the center of Little Italy's thriving commercial district, this property is surrounded by the city's most recognized dining, entertainment, and lifestyle destinations. Independent artisans, trendsetting chefs, and local retailers draw consistent daily traffic from residents, tourists, and professionals, ensuring visibility and vibrancy year-round.



CONVENIENT CONNECTIVITY



4 Mins
to I-5



6 Mins
to Convention Center



6 Mins
to SD Int'l Airport



7 Mins
to Balboa Park



7 Mins
to Petco Park



7 Mins
to Gaslamp Quarter

Located in the heart of Little Italy, this address delivers exceptional connectivity to all of San Diego's key destinations. Whether heading to Petco Park, the Convention Center, the airport, or Mission Valley, getting there is effortless with nearby transit options, walkable routes, and convenient freeway access. With I-5 and SR-163 just moments away, downtown and the greater region are within easy reach. From work to play, this central location puts all of San Diego at your doorstep.



Coronado
20,000+ Residents

USS Midway
1.5M Annual Visitors

Seaport Village
13+ Eateries, 50+ Retailers

Port of San Diego
30,000 Annual Passengers

Convention Center
663,000 Annual Visitors

Waterfront Park
1M+ Annual Visitors

SD Int'l Airport
24M Annual Passengers

Campus at Horton
1M SF Under Construction

RaDD
1.7M SF Under Construction

Gaslamp Quarter
10.5M Annual Visitors

ALLEGRO
TOWERS

Bankers Hill
11,000+ Residents

DISCOVER
LITTLE ITALY



DINE

A culinary destination where authentic Italian trattorias, modern coastal kitchens, and chef-driven eateries line every block. From handmade pasta to rooftop cocktails, each restaurant delivers a taste of San Diego's most celebrated dining scene.



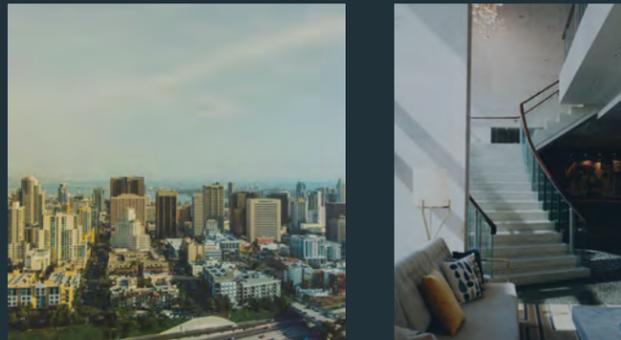
PLAY

Bursting with art, music, and culture, Little Italy hosts lively markets, outdoor concerts, and street festivals year-round. Visitors explore boutique shops, galleries, and public plazas that blend Old World charm with modern San Diego energy.



STAY

Chic boutique hotels and luxury accommodations place guests steps away from the city's best food, entertainment, and waterfront views. Every stay captures the warmth, walkability, and vibrancy that define Little Italy's coastal lifestyle.



94,442
Population



\$110,612
Avg. Household Income



\$1.5B
Consumer Spending



110,145
Employees

20+
ANNUAL EVENTS

- Summer Sera*
- Taste of Little Italy*
- Marine Band Summer Concert*
- State of the Neighborhood*
- Little Italy Mercado (Every Saturday)*
- Summer Film Festival*
- Trick-or-Treat on India Street*
- Galbani Bella Vita Fest*
- Summer Film Festival*
- Art Walk*
- Small Business Season*
- Mystery Scavenger Hunt*
- Outdoor Escape Room*
- Little Italy Fiesta*
- Tree Lighting & Christmas Village*
- Sicilian Festival*

**Partial List*



DISCOVER DOWNTOWN

The heartbeat of every city lives in its downtown, and San Diego is no exception. Located only minutes from the airport, San Diego's thriving urban center offers an abundance of options for accommodations, activities, dining and cultural attractions, all easily accessible by foot, bike, car or public transportation.

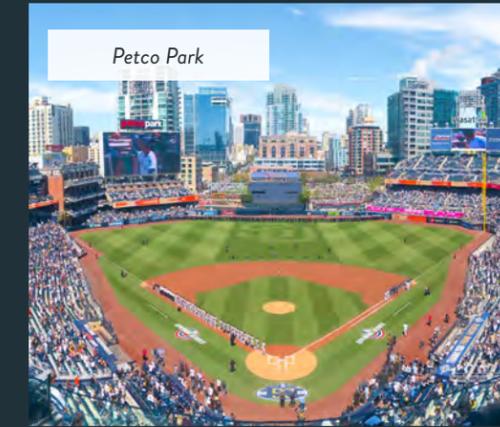
San Diego is a shared embrace of an easy, breezy Southern California casualness.

**The
New York
Times**

32M
Annual visitors
to San Diego

32,000+
Units
Under construction & proposed

\$14.6B
Contributions from visitors every
year to San Diego's economy



2ND Largest City in CA



1411 KETTNER BLVD, SAN DIEGO, CA 92101



upgsocal.com | 858 874 1989

ALLEGRO TOWERS

SERENA PATTERSON

serena@upgsocal.com

Lic No 01721040

PASQUALE IOELE

pasquale@upgsocal.com

Lic No 01488187

BILL SHRADER

bill@upgsocal.com

Lic No 01033317

