



726 9th Ave

Retail/Creative Office Opportunity
East Village

FOR
LEASE

The Property

Retail/creative office space in one of San Diego's most coveted uptown urban neighborhoods

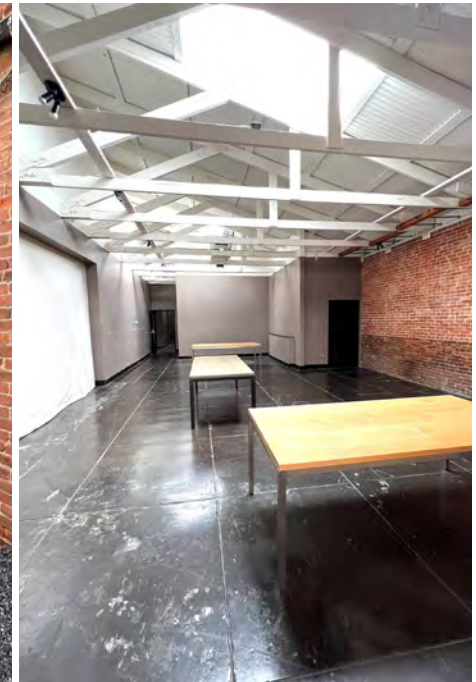
Open floor plan featuring vaulted ceilings, finished concrete floors, exposed brick wall, restroom, and patio space

Fantastic visibility and signage opportunity on 9th Ave - over 5,000 vehicles pass this site per day

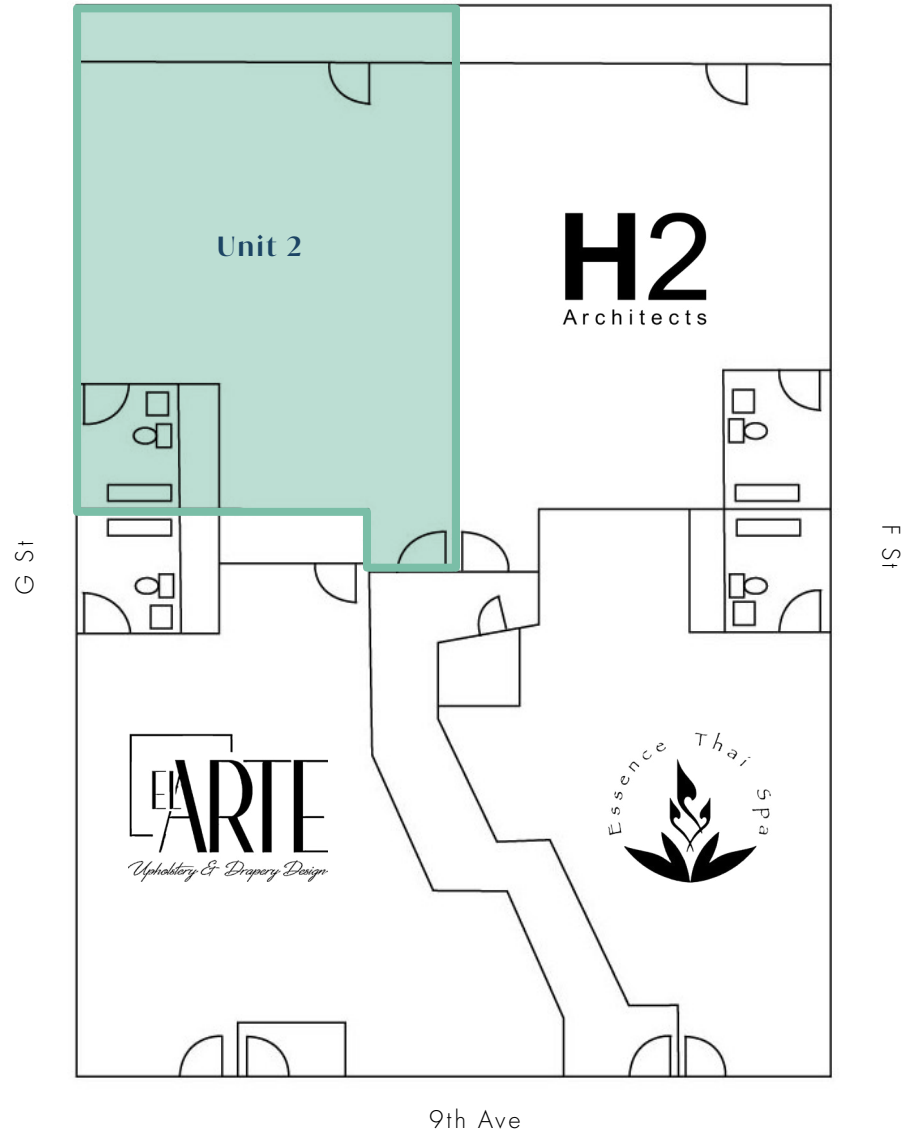
Walkable to countless of amenities and restaurants in the immediate vicinity including Breakfast Republic, East Brew Cafe, Noble Experiment, Tajima, The Invigatorium, and many more

Aligned with Ballpark, Gaslamp Quarter, and recent developments in the area bringing millions of tourists and locals to Downtown

Ability to capitalize on growing East Village development and burgeoning residential population - 14,000 units within 0.5 mi



Site
Plan



Retail/
Creative Office

±1,200 SF

\$3,500/mo, MG

Condition

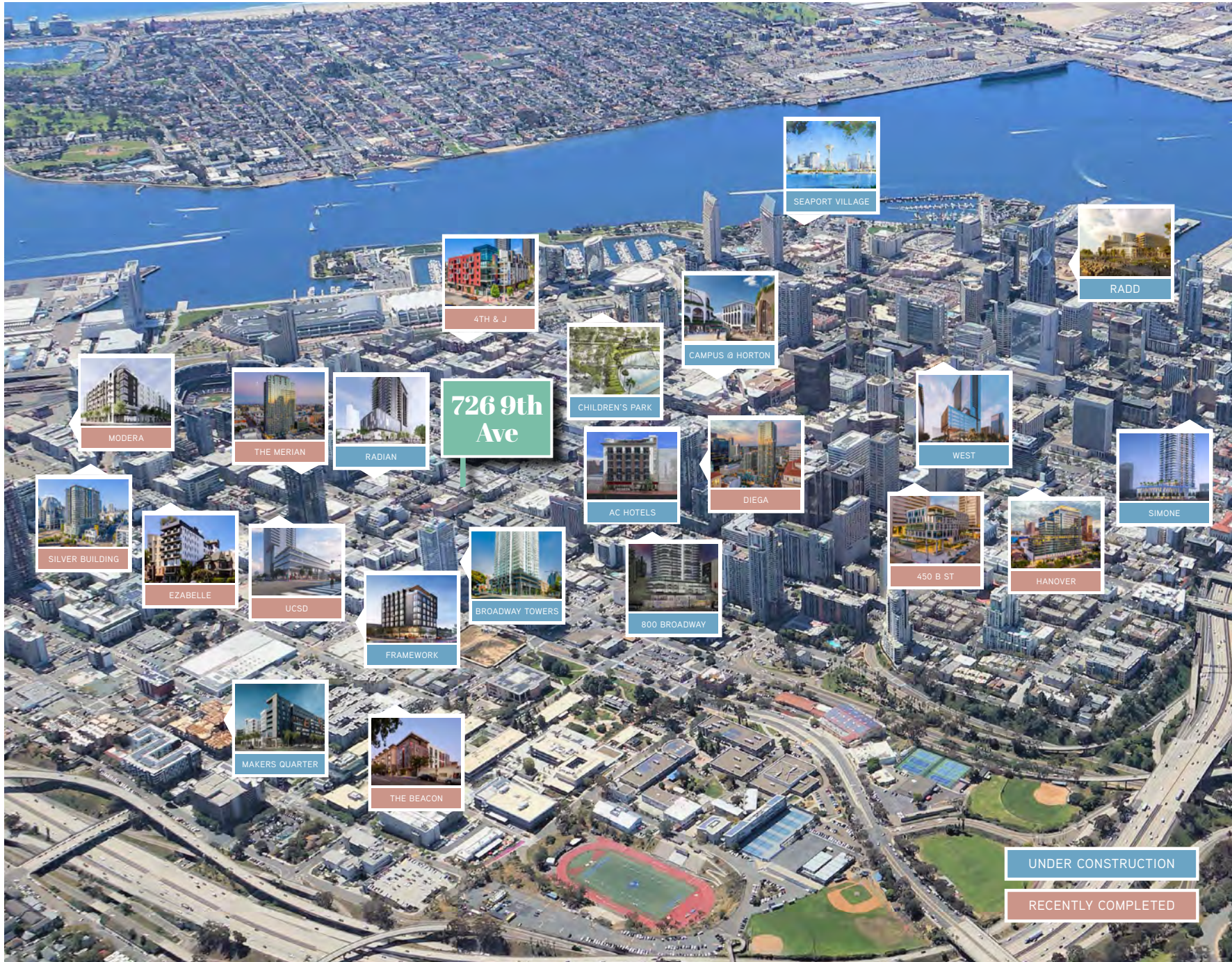
Size

Pricing

The Neighbors



In the Path of Development



The Location

Downtown San Diego



Population
37,000+



Residential Units
20,186



Total Hotel Rooms
15,640

America's Finest City is one of the top five cities—alongside Boston, San Jose, San Francisco, and Seattle—with the highest rates of job growth in the technology sector.

With San Diego's largest employers having offices in Downtown, it allows employees to walk, bike, take public transportation, or drive only a few minutes to work.

As the national trend to trade in your car for a short walk to work and consistent connectivity to amenities increases, Downtown continues to see growth. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy.

By 2050, the region is expected to grow by roughly 1 million residents, 500,000 jobs and 330,000 housing units. As the population increases, new growth and development will continue to cluster around and concentrate within the existing urbanized areas, including Downtown.

Downtown is a regional employment center, a public transportation hotspot and the number one space for innovation firms and startup growth in the region. It's an urban core that ignites the economic engine of greater San Diego.



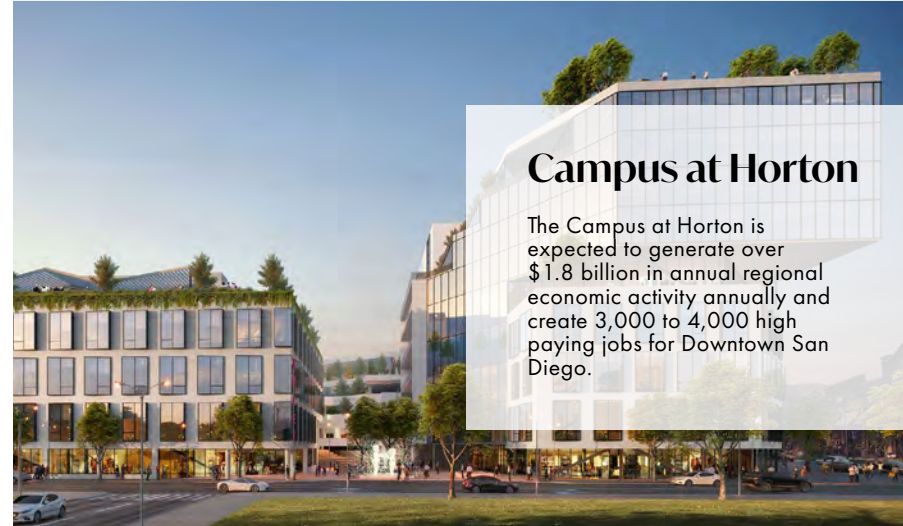
Tailgate Park

The transformation of Tailgate Park will include residential space, 50,000 square feet of neighborhood-serving retail, 1.3 acre public park, 1.4 million square feet of office space targeted to technology and biotechnology companies, and 1,600 parking spaces.



RaDD

Downtown San Diego's Research and Development District (RaDD) being developed by IQHQ is an 8 city block, \$1.5 billion life science campus that is comprised of 5 buildings for lab, office and retail use.



Campus at Horton

The Campus at Horton is expected to generate over \$1.8 billion in annual regional economic activity annually and create 3,000 to 4,000 high paying jobs for Downtown San Diego.

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