

3rd & A

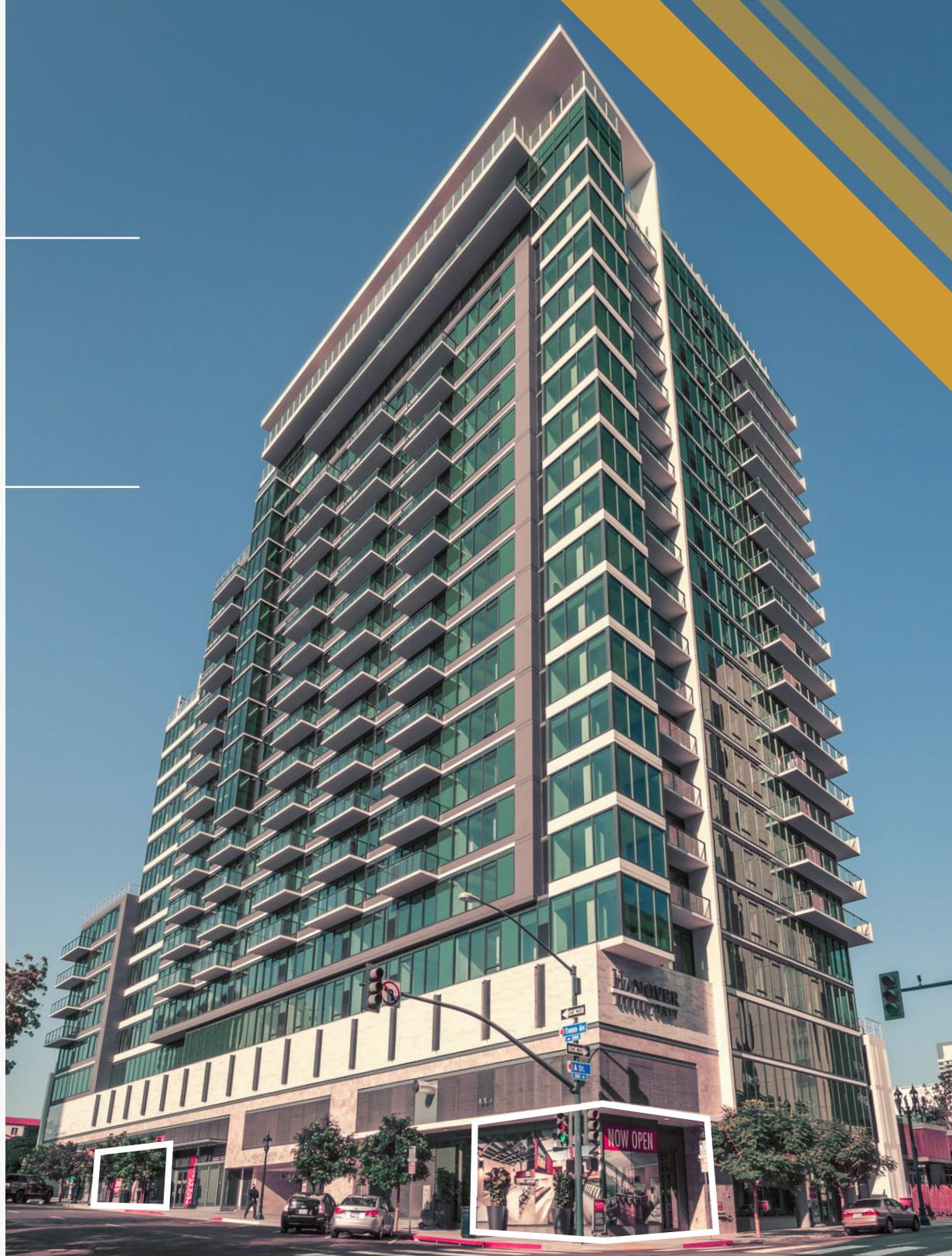
310 A STREET, SAN DIEGO, CA 92101

RETAIL SUITE 1
±1,124 SF

RETAIL SUITE 3
±1,179 SF

COME JOIN:

**MARU
SUSHI**



3rd & A

CONTACT US

Now Leasing

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UPG URBAN
PROPERTY
GROUP est. 1989
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HIGHLIGHTS

- + Two ground-level restaurant / retail spaces at the base of a 21-story residential tower with 270 units
- + Located at the convergence of downtown's business core & Cortez Hill
- + Frontage on 3rd Avenue (6,854 Cars Per Day) between A Street (18,092 CPD) and Ash Street (15,500 CPD)
- + Dense daytime population of more than 90,000 within one mile
- + Area tenants include San Diego Civic Theatre, Copley Symphony Hall, The US Grant, The Taco Stand, Timestead, Mendocino Farms, House of Blues, and more
- + Multiple surface parking lots located within three blocks
- + Easy access to the I-5 and CA-163 as well as CA-94



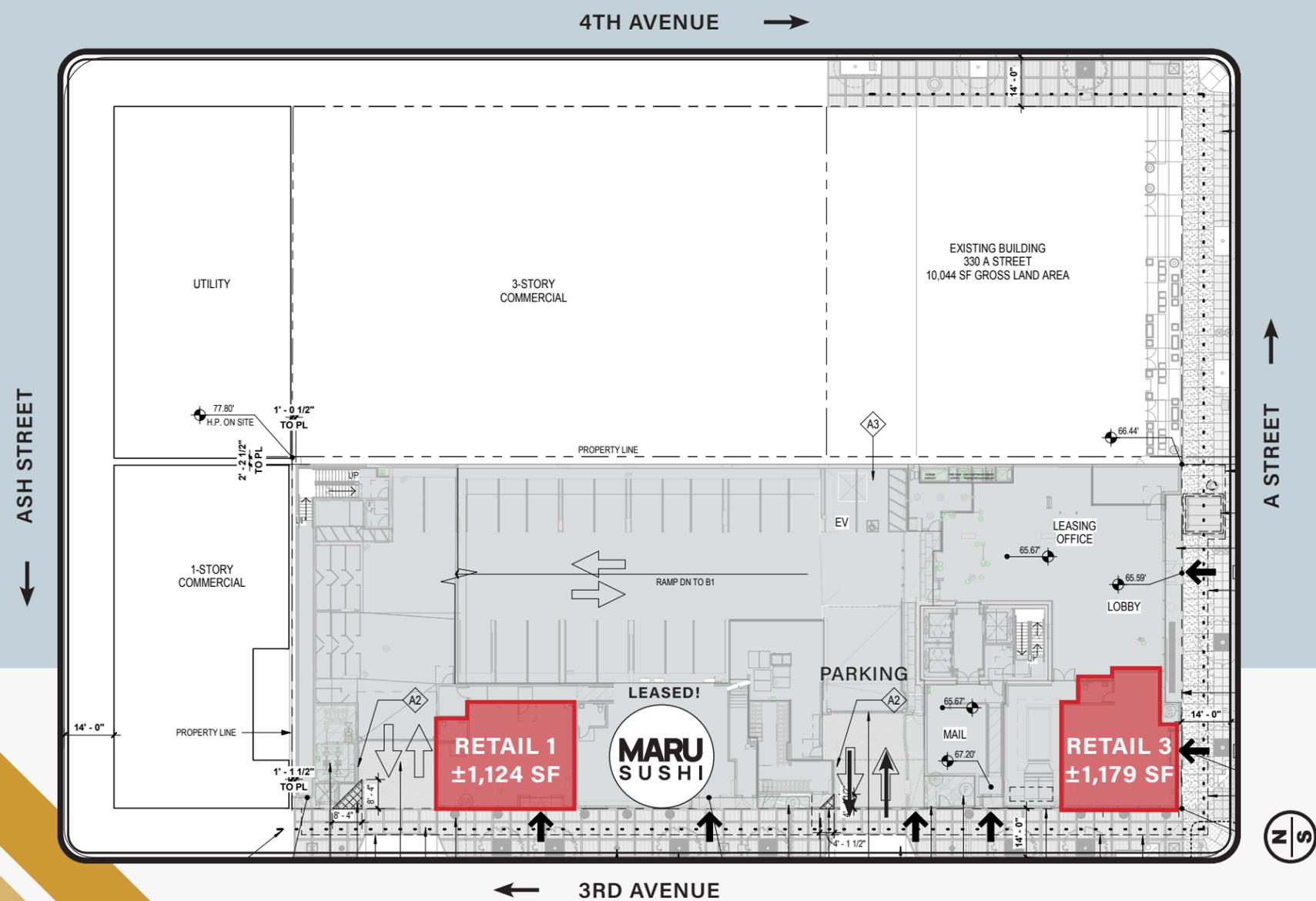
310 A STREET
SAN DIEGO, CA 92101



RETAIL 1: ±1,124 SF
RETAIL 2: LEASED
RETAIL 3: ±1,179 SF



Site Plan



Location Highlights

WITHIN 5 BLOCKS THERE ARE . . .

6.18 MILLION
SQUARE FEET OF OFFICE
 with ±1.69M square feet under construction / In planning

4,500
RESIDENTIAL UNITS
 with ±5,000 units under construction / In planning

3,757
HOTEL ROOMS
 with ±479 rooms under construction / In planning



Exceptional Downtown Location

- + Located on the edge of Cortez Hill and the Civic / Financial Core districts with dense office and daytime population
- + Walking distance to the Civic Center, Little Italy, Gaslamp Quarter, and the San Diego County State and Federal Courthouses
- + Three blocks away from 5th Avenue trolley and bus station
- + Multiple public parking structures and surface lots within blocks of the site
- + Close proximity to Petco Park, the Convention Center, Balboa Park, and the San Diego International Airport
- + Easy access to the I-5, CA-163, and CA-94 freeways



NEW DOWNTOWN DEVELOPMENTS



1 Twenty by Six
 ±364,160 SF office±;
 ±15,000 SF retail



2 The Theatre House
 336 units; 190 rooms
In Planning



3 West
 431 units; ±20,000 SF retail
 ±250,000 SF office; ±
 Completed Q3 2024



4 The Campus at Horton
 ±700,000 SF office; ±300,000 SF retail
Under Construction



5 Diega
 617 units; ±18,908 SF retail



6 800 Broadway
 384 units; ±22,000 SF retail
Under Construction

Area Tenants

MULIT-FAMILY / RESIDENTIAL



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.

Area Use Map

LEGEND

- HOTELS
- NOTABLE OFFICE BUILDINGS
- MULTI-FAMILY RESIDENTIAL
- SCHOOL / NONPROFIT / GOVERNMENT
- UNDER CONSTRUCTION / IN PLANNING



San Diego Quick Facts



GASLAMP QUARTER

10M
Annual Visitors

SAN DIEGO CONVENTION CENTER

862,408
Annual Attendees

+ \$724.1M in Direct Attendee Spending

+ 108 Annual Events

+ Largest Event: Comic-Con (135,000 Attendees)

PETCO PARK

2.4M
Annual Attendees

+ Home of the San Diego Padres

+ \$70M Spent Annually in the Stadium

+ 300 Private & Public Events Annually

SAN DIEGO TROLLEY LINES

40M
Annual Passengers

+ Extension line to La Jolla is currently under construction

38K

POPULATION OF DOWNTOWN SAN DIEGO

81,237

TOTAL JOBS LOCATED DOWNTOWN

3.3M

POPULATION OF SAN DIEGO COUNTY

SAN DIEGO TOURISM

34.9M

ANNUAL VISITORS TO SAN DIEGO

\$10.4B

VISITOR SPENDING IN SAN DIEGO

20.6M

ANNUAL AIR PASSENGERS AT SAN DIEGO INTERNATIONAL AIRPORT

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