



# ± 1,959 SF FOR LEASE RETAIL OPPORTUNITY IN THE HEART OF EAST VILAGE

Below 213 residential units on Market Street at M2i.



JOIN THESE TENANTS





M2i

1051 Market Street  
San Diego, CA 92101

## PROPERTY HIGHLIGHTS

- ±1,959 SF retail space available
- Co-tenancy with Starbucks Coffee, SuperCuts, The UPS Store, Cloud 9 Deli, CityMark, ImageOn and Olimpica Cleaners
- High visibility in-line location with frontage on Market Street, a main thoroughfare to the freeways
- Blocks from Petco Park
- Prominent street retail at the base of M2i, a 213-unit, seven-story, mixed-use project
- Across the street from UCSD's 66,000 SF extension campus, which also includes 426 residential units
- Area tenants include Krisp, Nekter Juice Bar, Callie, Cowboy Star, Villains Brewing, and Basic Pizza

### FOR LEASING INFORMATION:

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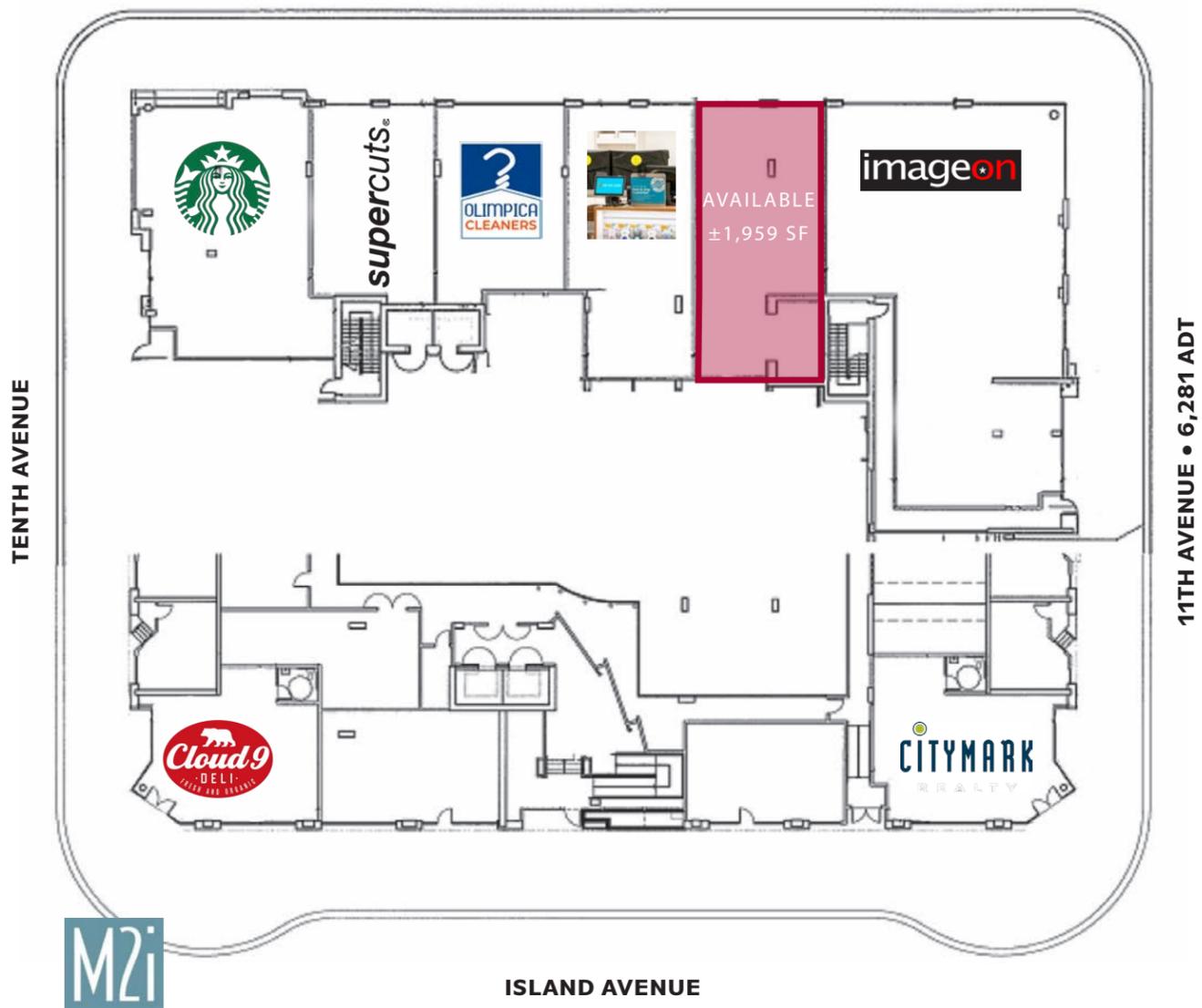
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\*Disclaimers

# SITE PLAN

MARKET STREET • 15,340 ADT



TENTH AVENUE

11TH AVENUE • 6,281 ADT

ISLAND AVENUE



1051 Market Street  
San Diego, CA 92101



- Inline ±1,959 SF
- 15,340 average daily traffic on Market Street
- Walk score of 99: Walker's paradise. Daily errands do not require a car.
- Excellent Transit of 81: Transit is convenient for most trips
- Very Bikeable of 88: Biking is convenient for most trips. [www.walkscore.com](http://www.walkscore.com)

*\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*

## JOIN THESE TENANTS



**SUPERCUTS**



**imageon**



# EAST VILLAGE NEIGHBORHOOD HIGHLIGHTS



## IN DOWNTOWN THERE ARE MORE THAN...

**33,546**  
RESIDENTIAL UNITS  
*with ±2,439 units under construction / In planning*

**833,590**  
SQUARE FEET OF OFFICE  
*with ±1.5M square feet under construction / In planning*

**PETCO PARK** >  
**3.3M**  
ANNUAL ATTENDEES  
*Home of the San Diego Padres  
\$70M spent annually in the stadium  
300 private & public events annually*

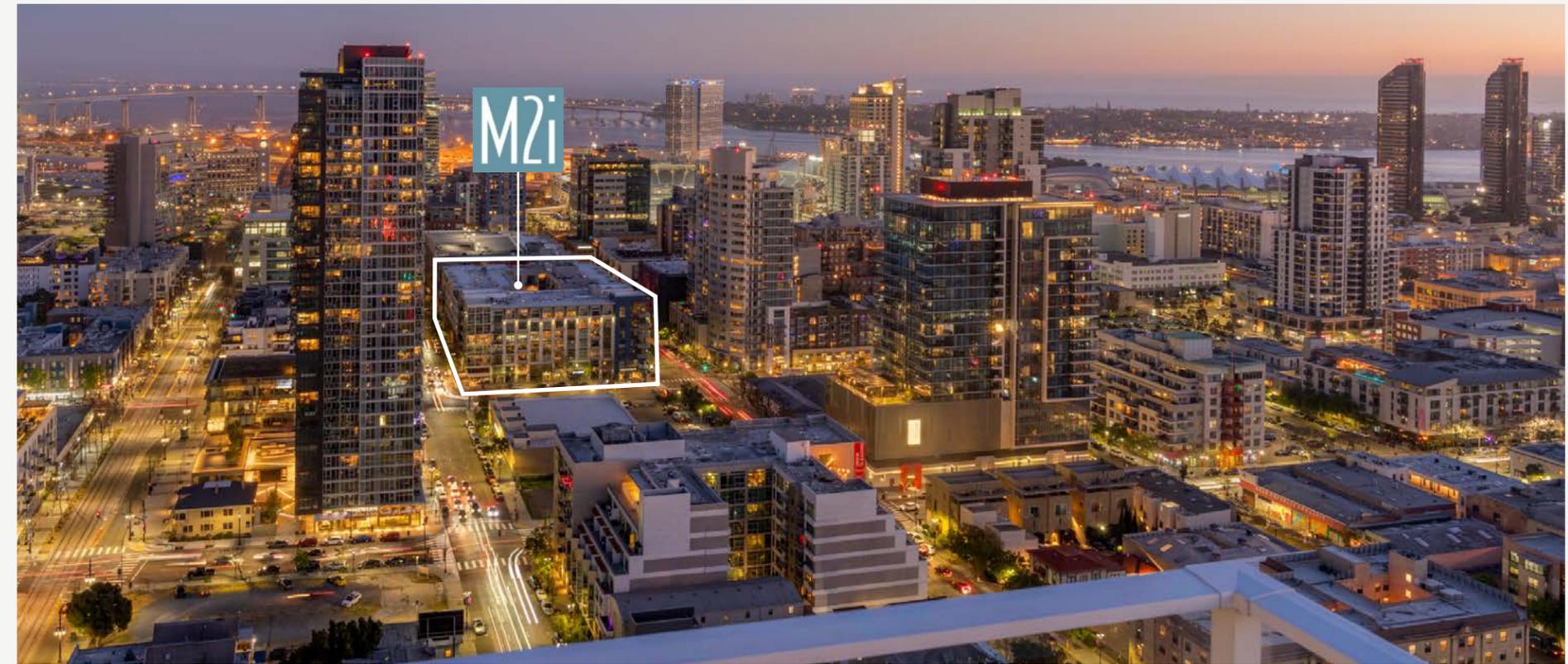


**SAN DIEGO PUBLIC LIBRARY**  
**1M**  
ANNUAL VISITORS  
*±497,650 SF | Nine Stories  
320-seat auditorium  
e3 Civic High - Charter High School with 460 students*

**SAN DIEGO TROLLEY LINES**  
**40M**  
ANNUAL PASSENGERS  
*12th & Imperial Station is the top 3 busiest station in San Diego  
Extension line to La Jolla*



< **EAST VILLAGE GREEN PARK**  
**4.1 Acre**  
PUBLIC PARK  
*Located 2 blocks from M2i, EV Green will include 180 underground parking spaces, a children's playground, a dog park, a community center & more*



## SURROUNDING TENANTS PARTIAL LIST







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