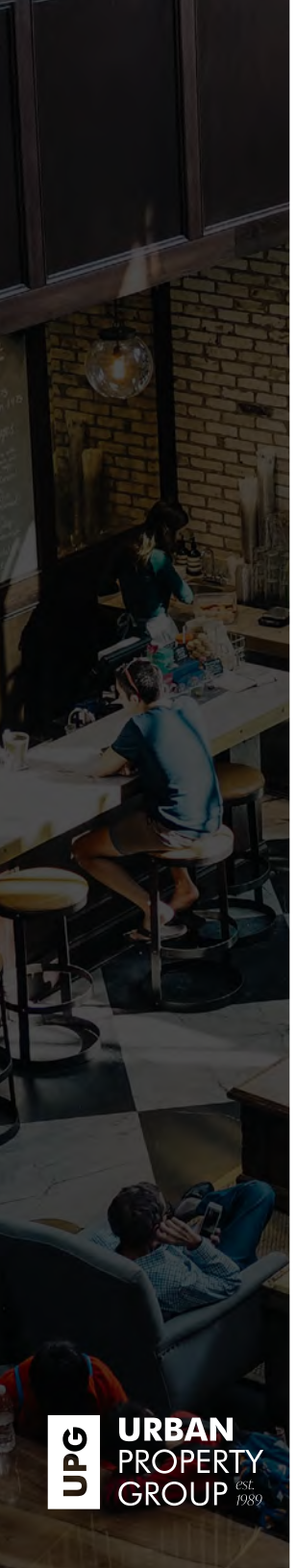


Retail Creative Office

1050 B St
San Diego, CA

± 2,579 - 4,844 SF



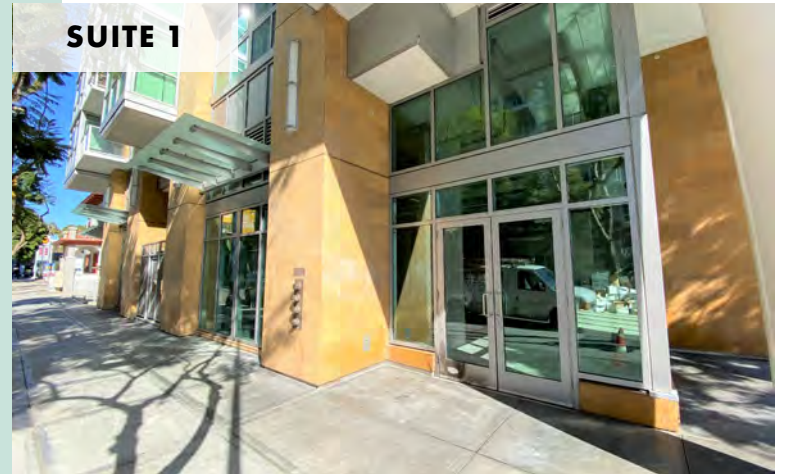
The Property

01. **Location**
Located in East Village, Downtown's fastest growing neighborhood.
02. **Visibility**
63,000 vehicles pass this site per day.
03. **Growth**
Over 2,000,000 SF of office space and 8,500 units within 0.25 mi.
04. **Access**
One block from I-5 and Hwy 162, two main ingress and egress points to Downtown.
05. **Exposure**
Millions of tourists and locals.

San Diego's downtown East Village neighborhood is emerging as the hotbed for innovation and employment in Southern California. East Village is home to leading innovators and entrepreneurs such as:

- × PETCO Park
- × UCSD
- × San Diego City College
- × E3 High School
- × Diamondview Tower
- × Sempra Energy Tower
- × BNIM
- × Quartyard
- × IDEA 1
- × Makers Quarter

SUITE 1



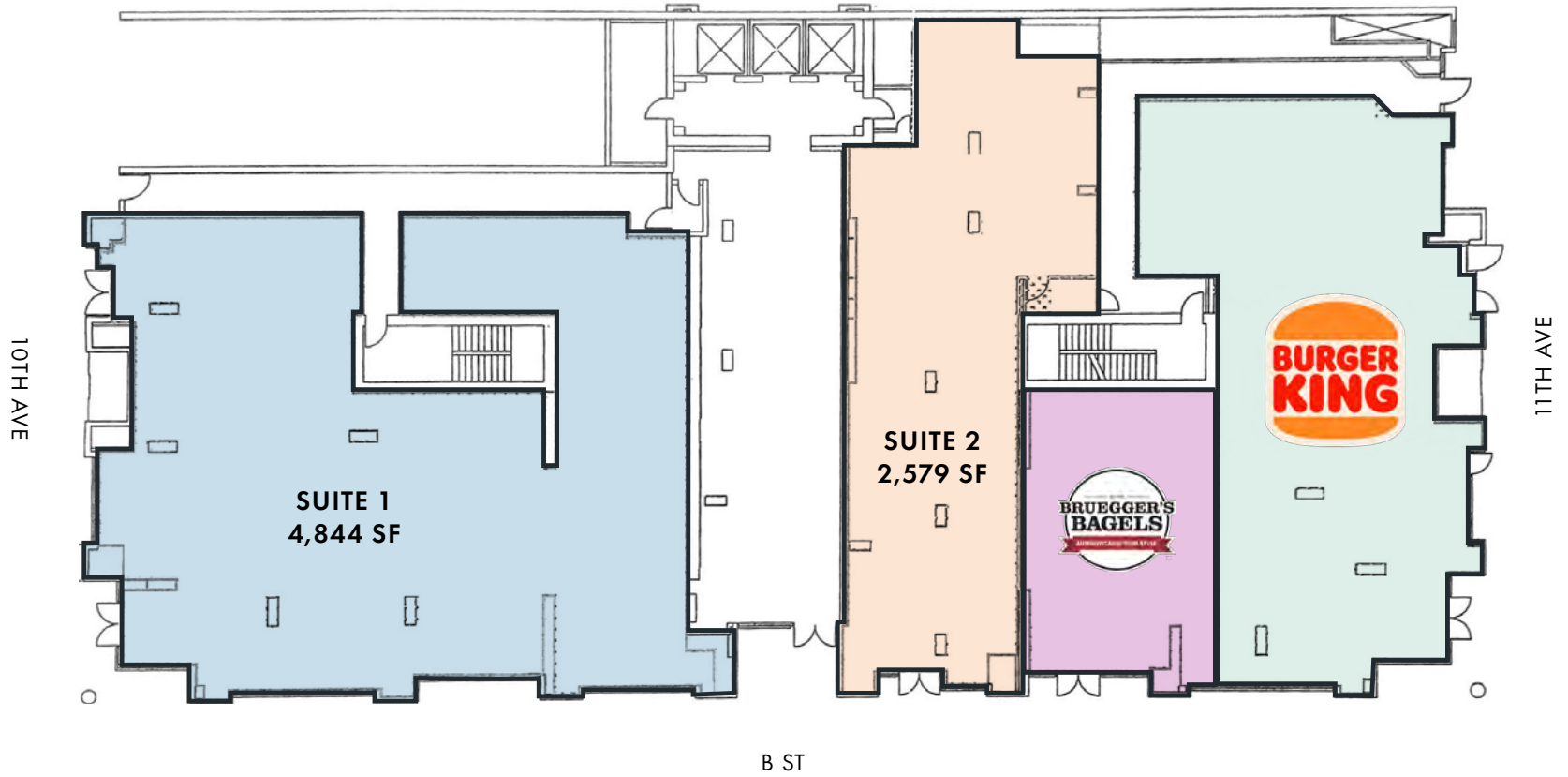
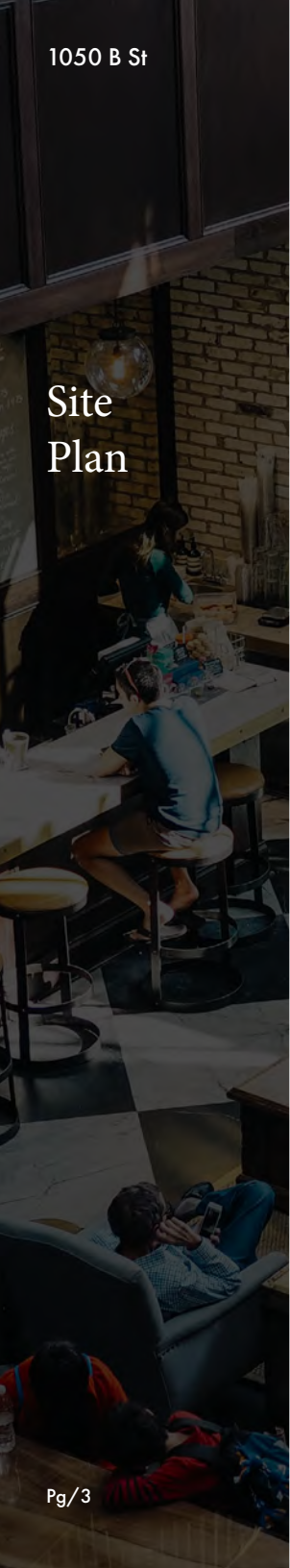
SUITE 1



SUITE 2



Site Plan



Available Suites

SUITE 1
±4,844 SF

SUITE 2
±2,579 SF

The Neighbors

EAST VILLAGE

TYPE

- Residential
- Retail
- Open Space/Parks
- Hotel
- Office/Misc.

EXISTING

- 7,815 Units at 45 Residential Properties
- 2,733 Rooms at 7 Hotels
- 15 Office Properties

PROPOSED

- 5,178 Units at 12 Residential Properties
- 2,465 Rooms at 4 Hotels

UNDER CONSTRUCTION

- 2,300 Units at 9 Residential Properties
- 2 Office Properties

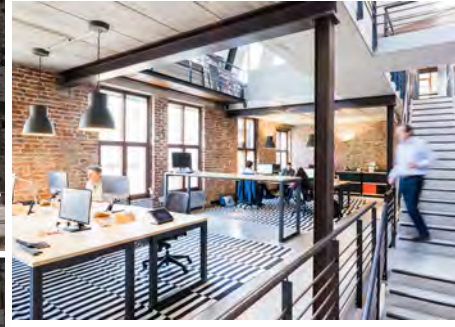
STATUS

- EX
- PR
- UC



FOR LEASE

East Village, at 325 acres, is downtown's largest neighborhood and will experience the **greatest growth** in coming years.



The Location

San Diego



Population
37,000



Tourism
25M



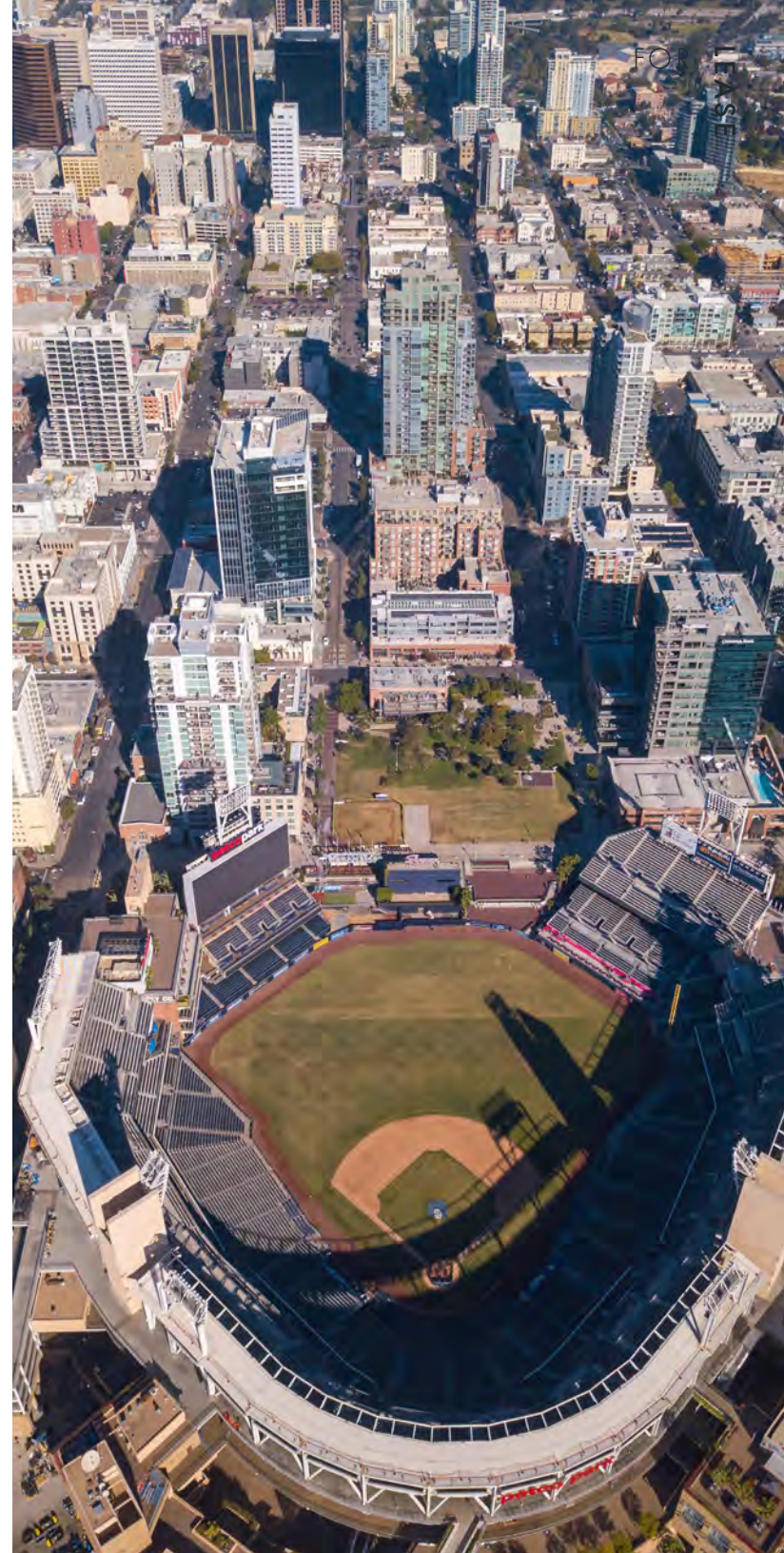
Hotel Rooms
15,894

Where modern architecture and Victorian-Age buildings stand side-by-side, you'll discover eclectic galleries, chic boutiques, trendy nightclubs, rooftop bars, gastropubs, craft beer hangouts and hip restaurants lining the streets.

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 becoming
Southern California's
coolest city.

TRAVEL+
LEISURE



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