



URBAN
PROPERTY
GROUP EST. 1989

Freestanding Restaurant For Lease: $\pm 2,010$ SF + Patio

TWENTY BY SIX
20/
6
450 B STREET



TWENTY BY SIX
20/6
450 B STREET

CONTACT US

Now Leasing

Ashley Tiefel
ashley@upgsocal.com
Lic No 01984741

Andrew Shemirani
andrew@upgsocal.com
Lic No 02038814



IN THE HEART OF THE CIVIC CORE:
450 B STREET
SAN DIEGO, CA 92101



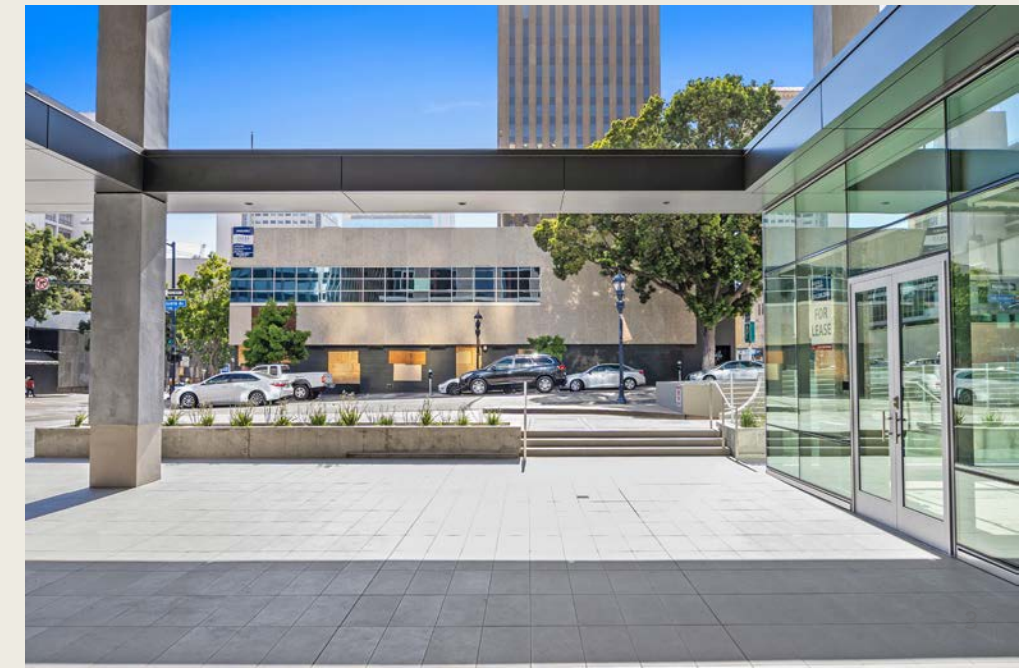
±2,010 SF + PATIO
FREESTANDING RESTAURANT



HIGHLIGHTS

- + Ground-level F&B space in the heart of downtown's business core
- + Project includes six floors of Class A commercial office & a 20-story office tower totaling 364,160 SF of office
- + Dedicated valet parking for visitors
- + Open-air courtyard connects the offices inside with the casual lounge seating, outdoor group co-working spaces, communal firepits, and lush greenscape
- + Co-tenancy with Torrey Pines Bank and Civilian marketing agency
- + Frontage on 4th Avenue (10,400 ADT) between A Street (18,000 ADT) and B Street (7,900 ADT)
- + Area tenants include San Diego Civic Theatre, Copley Symphony Hall, The US Grant, The Westgate, Donut Bar, The Local, House of Blues, and the future Campus at Horton
- + Easy access to the I-5 as well as the CA-163 and CA-94

JOIN...



The Project



Mixed-Use Campus

20-STORY OFFICE TOWER WITH
AMENITY UPGRADES, 6-STORY
TOWER WITH CLASS A OFFICE
SPACE TOTALING 364,160 SF

Open-Air Courtyard

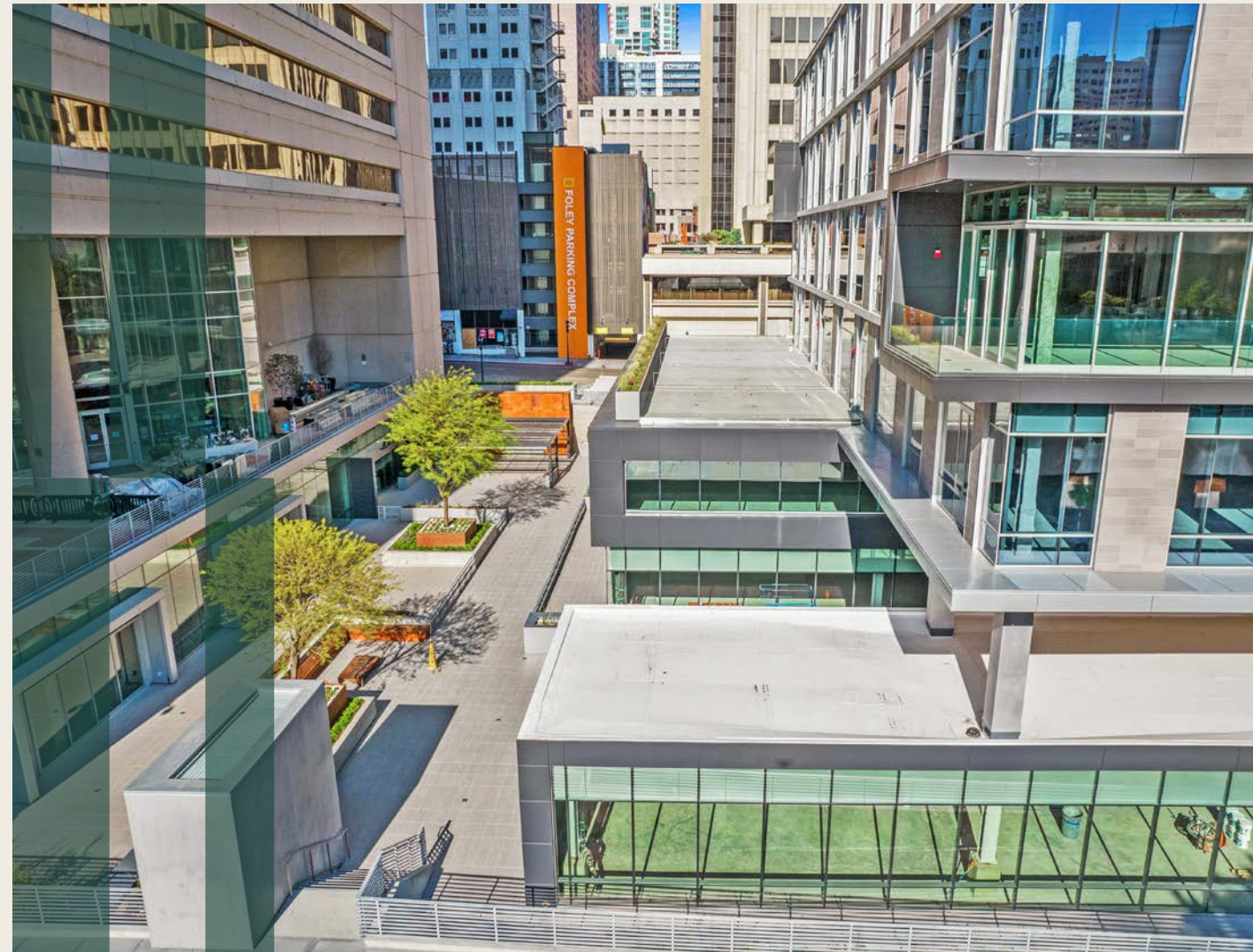
SPACIOUS OUTDOOR AREA WITH
LOUNGE SEATING, COMMUNAL
FIREPITS, LUSH GREENSCAPES



Parking

DEDICATED VALET PARKING
FOR VISITORS

Transforming the downtown workday



AMENITIES

±15,000 SF
OF CURATED
GROUND-FLOOR RETAIL

Fitness Center

FULLY EQUIPPED WITH YOGA
AND PELOTON STUDIOS

WiFi

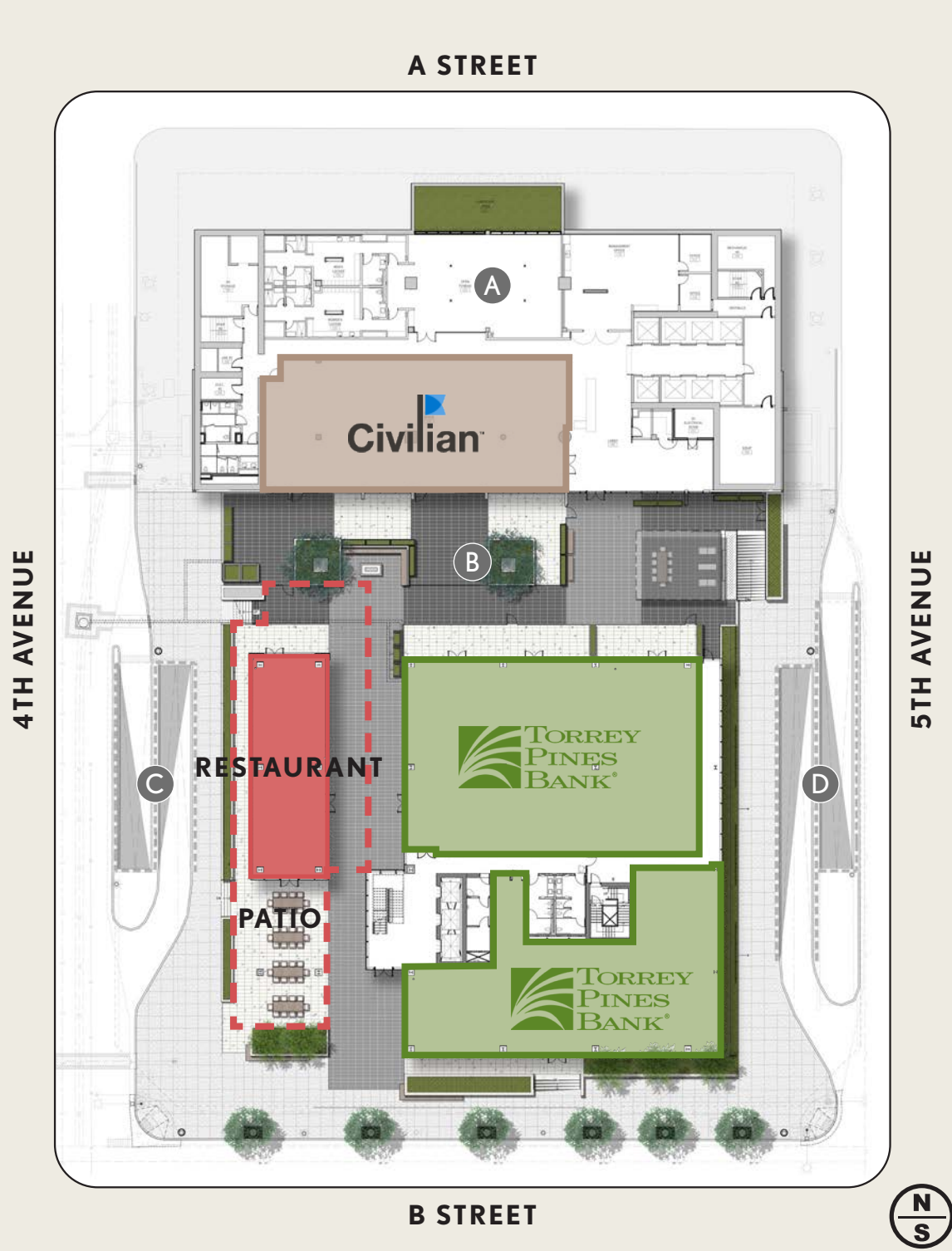
HIGH-SPEED CONNECTIVITY
INSIDE & OUT

Site Plan

RESTAURANT
±2,010 SF + Patio

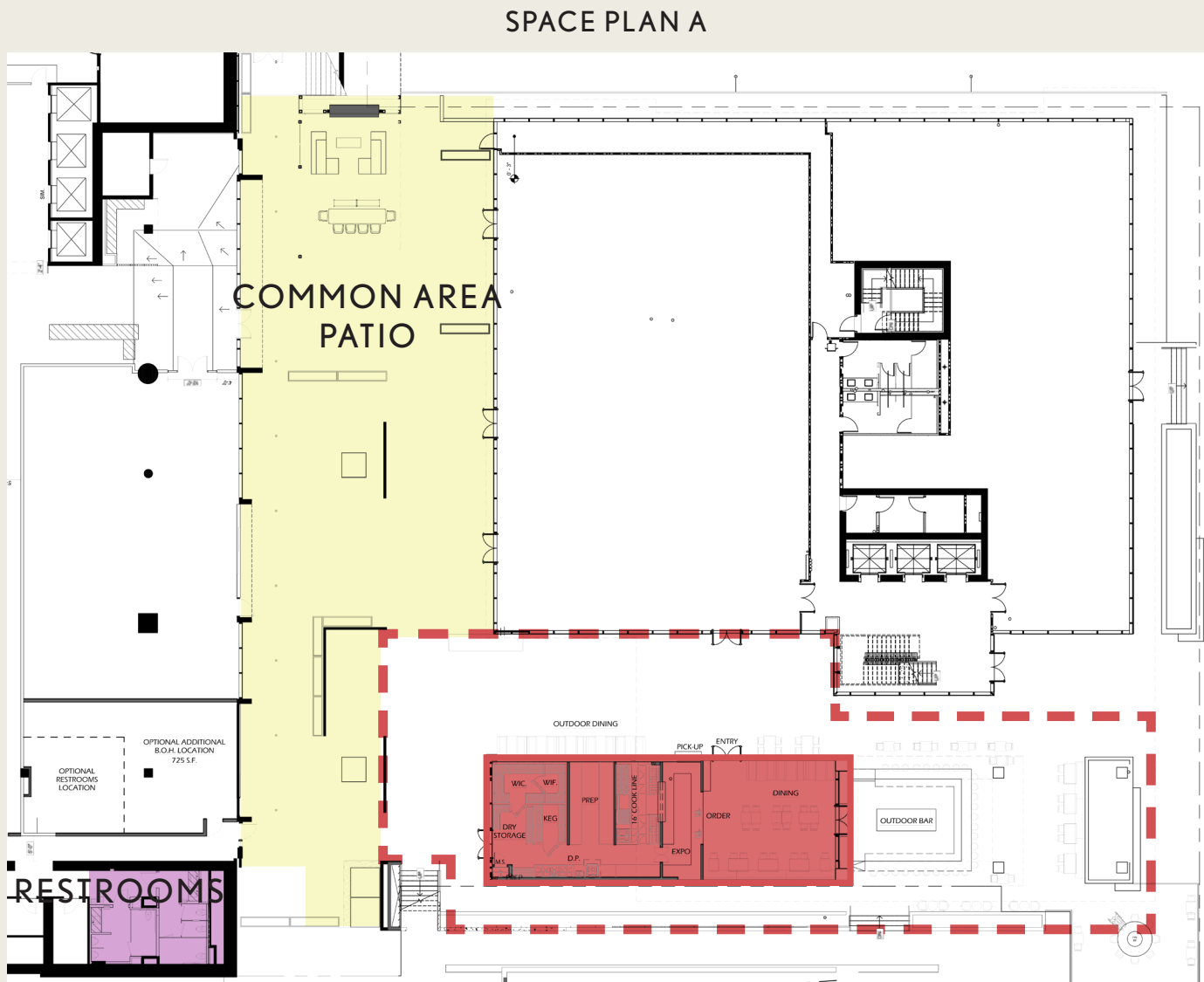
- + Large outdoor dining patio
- + Ground-level space
- + Prominent signage along 4th Avenue
- + Ideal café / restaurant / beer garden or wine bistro use

- A** FITNESS CENTER
- B** OUTDOOR COMMONS
- C** PARKING RAMP
- D** PARKING RAMP



Conceptual Design

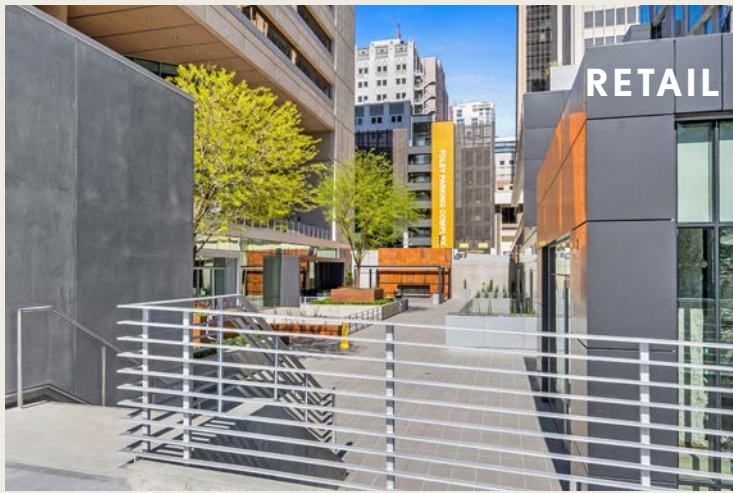
- + LARGE PRIVATE PATIO & COMMON AREA PATIO
- + COMMON AREA RESTROOMS
- + POTENTIAL VALET PARKING
- + INDOOR/OUTDOOR FACING BAR
- + EST. INDOOR / OUTDOOR OCCUPANCY: 120-160 SEATS



Project Photos



- + Recently completed
- + Freestanding retail space located at 4th Avenue (10,400 ADT) & B Street (7,900 ADT)



Area Tenants

MULIT-FAMILY / RESIDENTIAL



Location Highlights

WITHIN 5 BLOCKS THERE ARE . . .

6.18 MILLION
SQUARE FEET OF OFFICE
*with 759,800 square feet
under construction / In planning*

3,757
HOTEL ROOMS
*with 2,739 rooms
under construction / In planning*

34,297¹
RESIDENTIAL UNITS
*with 3,313² units
under construction / In planning*

Daytime Population

1 MILE 90,133 • 3 MILES 236,847 • 5 MILES 490,963

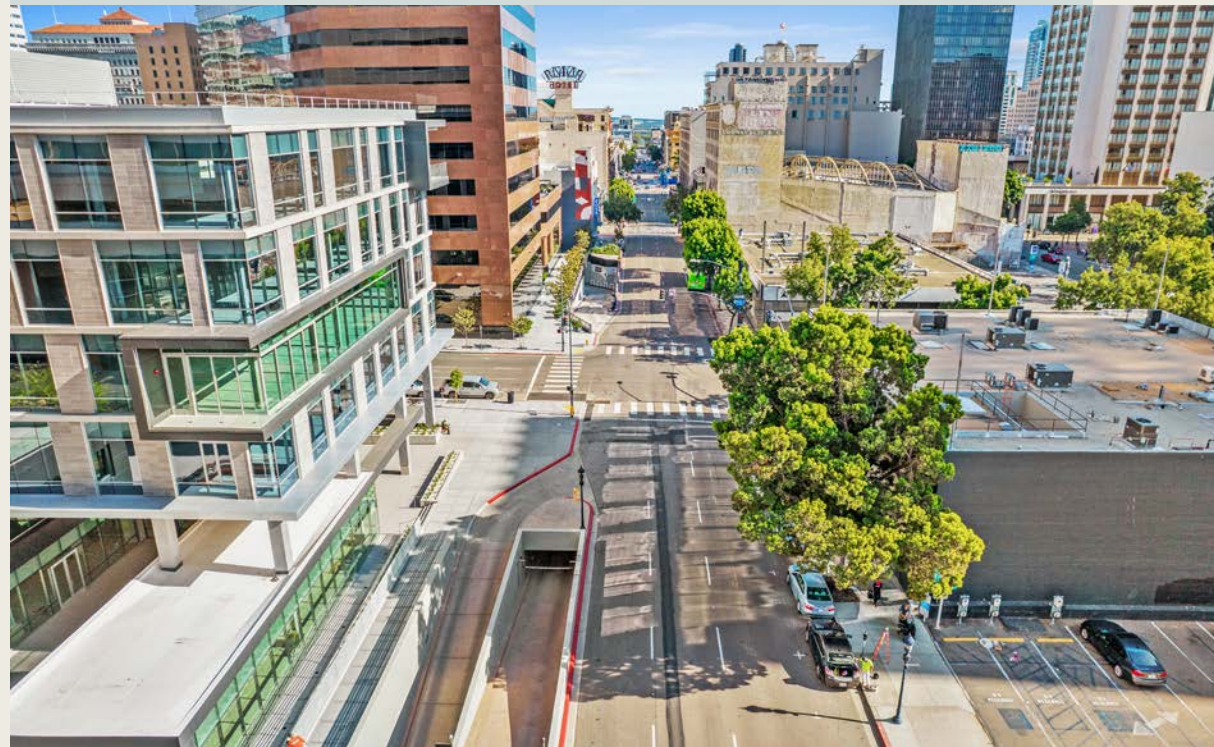
Population

1 MILE 47,640 • 3 MILES 199,484 • 5 MILES 511,450

Average Household Income

1 MILE \$103,638 • 3 MILES \$105,028 • 5 MILES \$94,607

*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.



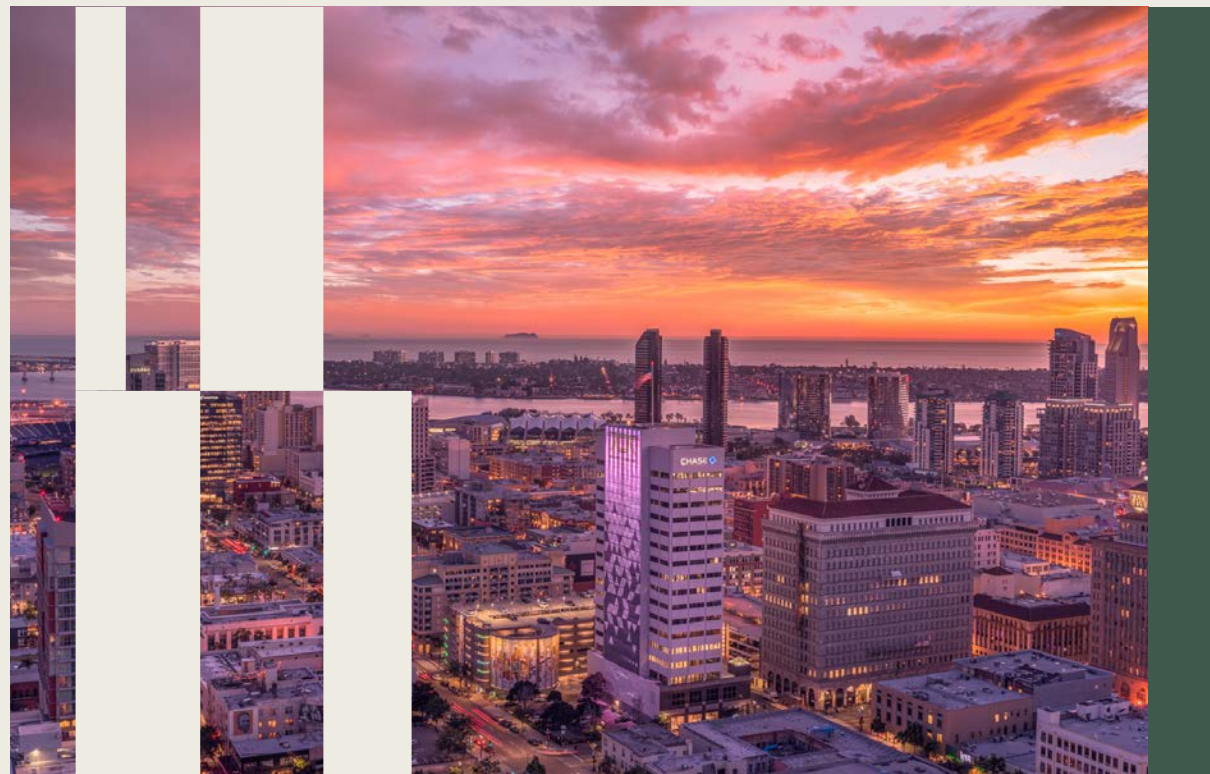
Area Use Map

LEGEND

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



Demographics



41K
POPULATION
OF DOWNTOWN
SAN DIEGO

87,655
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

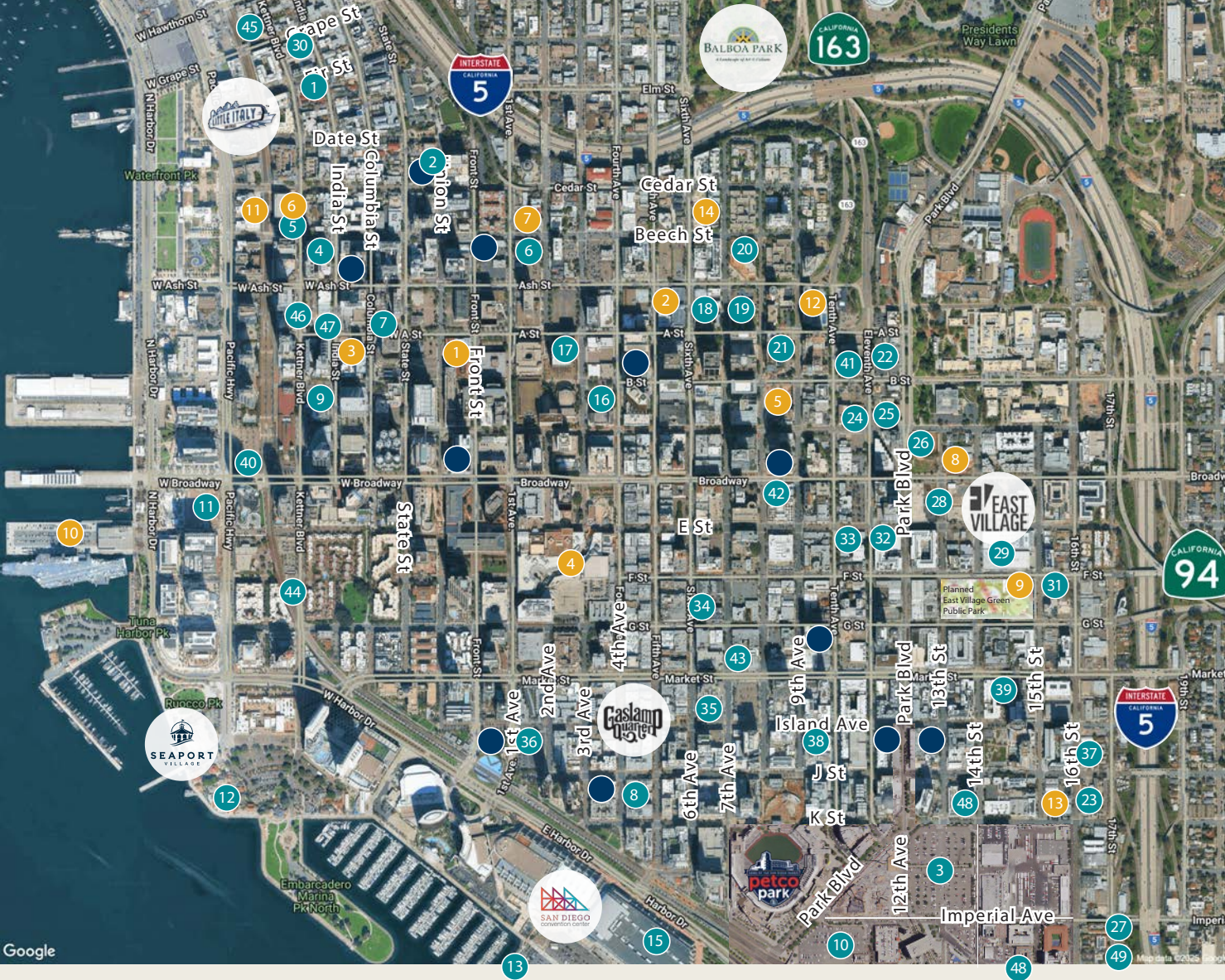
*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

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



Downtown San Diego Development Pipeline Q4 2025

Under Construction Approx:

- 2,502 Residential Units
- 360,286 SF Retail
- 700,000 SF Office
- 502 hotel Rooms
- East Village Green Acre Public Park
- Freedom Park at Navy Pier

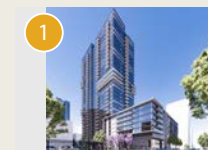
Pipeline Approx:

- 2,081 Residential Units
- 93,209 SF Retail
- 59,800 SF Office
- 1,636 Hotel Rooms
- Convention Center Expansion

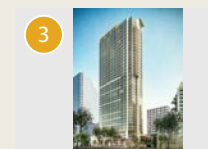
Recently Completed Approx:

- 1,894 Residential Units
- 203,700 SF Retail
- 1,121,100 SF Office
- 390 Hotel Rooms
- 66,000 SF UCSD Extension
- IQHQ 1.7M SF BioTech / Retail

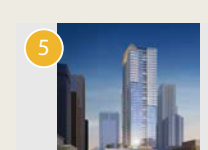
Under Construction



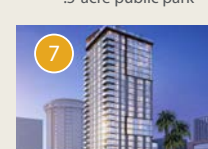
**Holland Partners;
The Torrey**
450 units; 49,500 sf retail



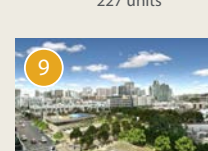
**Pinnacle International;
Columbia & A Tower**
220 units; 234 rooms



Bosa; 8th & B
398 units; 9,400 sf retail;
.5-acre public park



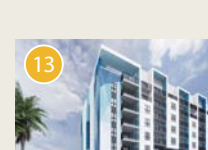
**Greystar; Ancora
1st & Beech**
227 units



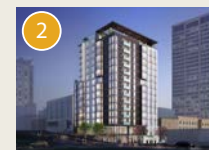
East Village Green Public Park
4.1-acre public park; children's playground;
dog park; community center; public green
space; 180-space underground parking



Cedar Street Apartments
138 units



Riaz Capital
259 units



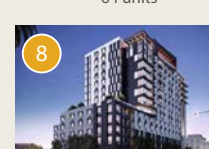
**Vandervel Hotels, LLC;
Tru/Home2 Hotel**
271 rooms



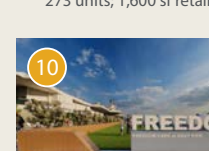
**Stockdale Capital Partners;
Campus at Horton**
300,000 sf retail; 700,000 sf office
Est. Completion: Q1 2025



**Holland Partners;
Kettner Crossing Phase 1**
64 units



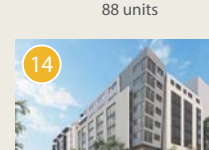
**Harrington Heights;
13th & Broadway**
273 units; 1,600 sf retail



Freedom Park at Navy Pier
10-acre park; nature garden, memorials
and monuments, play structures, seating
and shading, and interpretive signage.



**Jacaranda on 9th
Apartments**
88 units

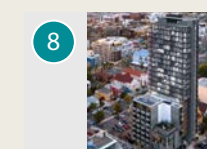


**Kindred
BRIDGE Housing**
126 units; 4,186 sq. ft. retail

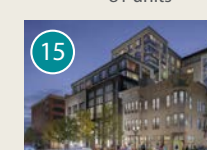
Pipeline



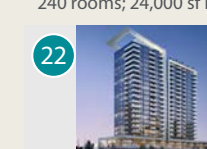
**Liberty National;
Columbia & Hawthorne**
22 rooms; 33 units; 4,000 sf retail



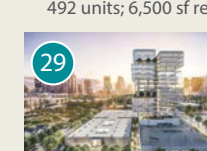
**Jman Tower LLC; Air Rights
Twoer**
81 units



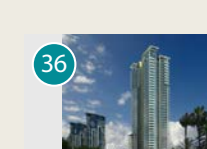
**Robert Green Company;
4th & J Hotel**
240 rooms; 24,000 sf retail



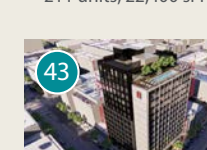
**Pinnacle International;
Pacific Heights**
492 units; 6,500 sf retail



Navarra Properties; SuperBlock
4,905 sf retail; 550,000 sf office



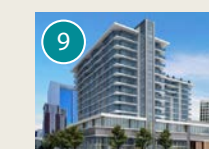
Bosa; First & Island Condos
211 units; 22,400 sf retail



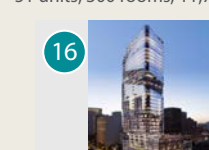
**San Diego Gaslamp Properties
LLC; Citizen M Hotel** 302 rooms



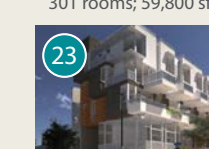
**Liberty National;
State & Grape**
56 rooms; 92 units



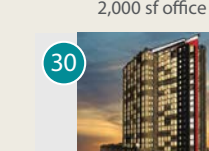
**Crown Invest LLC;
Two America Plaza**
51 units; 300 rooms; 11,700 sf retail



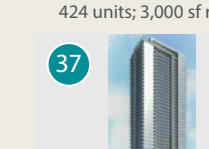
**Lida Group Holdings, Inc;
The Theatre House**
301 rooms; 59,800 sf office



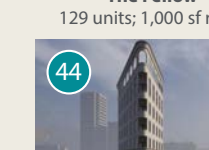
Fabric Investments; Creativo
13 units; 1,000 sf retail;
2,000 sf office



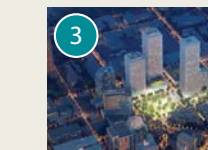
**SD Mega Block LLC;
Lucia nel Cielo**
424 units; 3,000 sf retail



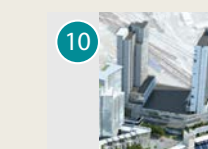
**Cast Development;
The Fellow**
129 units; 1,000 sf retail



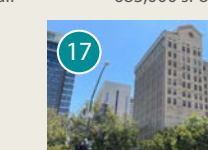
Rodney Masri; 639 Kettner
750 sf retail



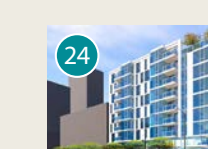
**Tishman Speyer & Padres;
East Village Quarter**
1,800 units; 50,000 sf retail



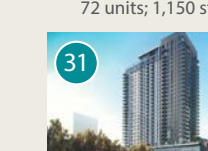
JMI; The Landing
793 units; 120,000 sf retail;
683,000 sf office



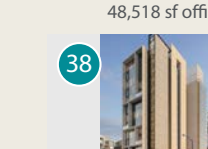
Floit Properties, Inc.
183 units; 4,182 sf retail



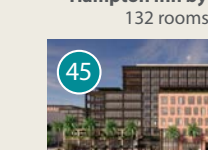
**Liberty National;
1060 C Street**
72 units; 1,150 sf retail



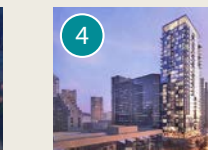
Foulger-Pratt; Block F
405 units; 19,000 sf retail;
48,518 sf office



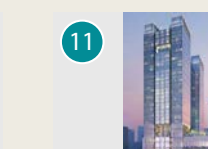
**J Street Hospitality;
Hampton Inn by Hilton**
132 rooms



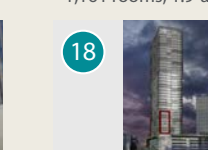
KR 2045 Pacific Highway LLC; 2045 Pacific Highway
12,000 sf retail; 275,000 sf office



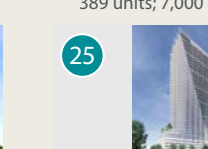
**Forge Land Company;
India & Beech**
337 units; 2,500 sf retail



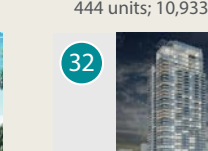
**Manchester Financial
Group; Manchester Hotel**
1,161 rooms; 1.9-acre plaza



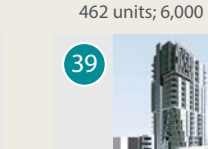
**Ghods Builders;
6th & A**
389 units; 7,000 sf retail



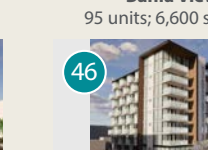
**Pinnacle International;
Park & C**
444 units; 10,933 sf retail



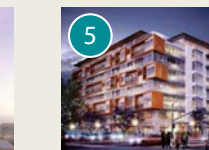
**Pinnacle International;
11th & E**
462 units; 6,000 sf retail



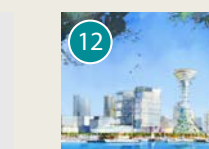
**Bahia View Condominiums;
Bahia View**
95 units; 6,600 sf retail



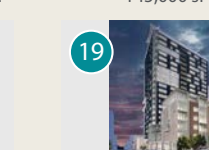
**IP Investments LLC; Cedar Street
Apartments** 134 units



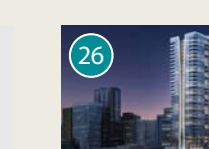
Essex; Citiplace Front & Ash
147 units



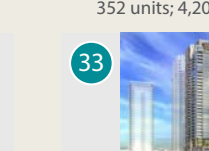
1HWY1; Seaport San Diego
2,058 rooms; 242,000 sf retail;
145,000 sf office



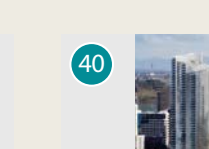
XJD; 7th & A
281 units; 9,000 sf retail



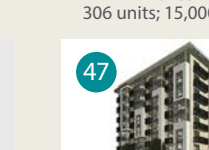
**Liberty National;
Park and Broadway**
352 units; 4,200 sf retail



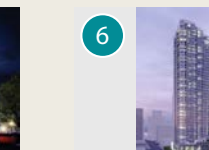
Capexco Funds; 10th & E
365 units; 2,600 sf retail



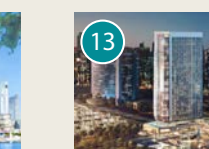
**Bosa; Pacific & Broadway -
Parcel 1**
306 units; 15,000 sf retail



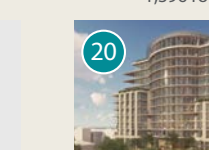
Elevate Investments
233 rooms; 1,700 sf retail



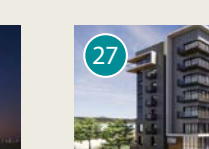
**Liberty National
First & Beech**
433 units



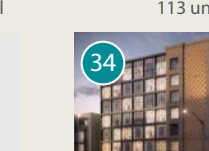
**Robert Green Company;
5th Avenue Landing**
1,396 rooms



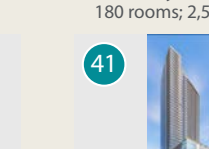
JSD2, LLC; 777 Beech
104 units



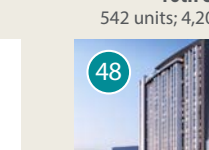
**1707 Imperial;
Zonevest LLC**
113 units



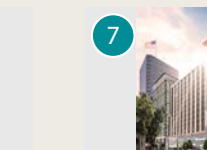
**J Street Hospitality; Motto
by Hilton**
180 rooms; 2,500 sf retail



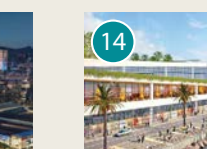
**Liberty National;
10th & B**
542 units; 4,200 sf retail



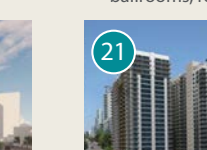
Mirka Tower
318 units



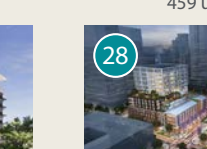
TR Legacy Holdings; 499 West Ave
336 units; 284 rooms; 25,000
sf retail; 10,000 sf office



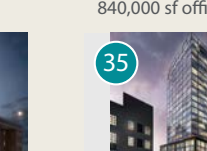
Convention Center; Phase 3 Exp.
Exhibit halls, meeting rooms,
ballrooms, rooftop park



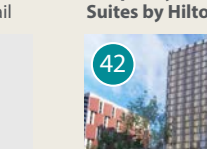
**Wood Partners;
The Rey Phase II**
459 units



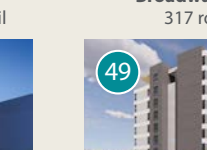
**Kilroy Realty;
Kilroy East Village**
840,000 sf office with retail



**J Street Hospitality;
Tapestry & Homewood
Suites by Hilton** 324 rooms



**Reef Point Hospitality LLC;
Broadway Suites**
317 rooms



17th & Commercial
109 units

Our Team

Ashley Tiefel
ashley@upgsocal.com
Lic No 01984741

Andrew Shemirani
andrew@upgsocal.com
Lic No 02038814



**URBAN
PROPERTY
GROUP** EST. 1989

858 874 1989
upgsocal.com

©2025 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

