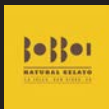


2ND GEN. RESTAURANT FOR LEASE

1,443 SF + PATIO - 2171 KETTNER BLVD, SAN DIEGO, CA 92101



AV8 LITTLE ITALY JOIN



zinqué
(zin-koo)

OVERVIEW

2171 KETTNER BLVD, SAN DIEGO, CA 92101

Little Italy is characterized by its excellent dining, abundant outdoor spaces, and upscale neighborhoods

where residents enjoy a high standard of living. Whether walking along the bay front, going to a concert or exploring one of the many restaurants dining in-

style, this coastal paradise promises an unforgettable experience to residents and tourists alike.

Key drivers that make little Italy an attractive market for both restaurants and retailers

include its strong economy, affluent customer base, and steady stream of tourists. The neighborhoods' strong sense of community and support for local businesses further support its appeal.



FOR LEASE

Rare opportunity to lease in Little Italy
1,443 SF + patio restaurant opportunity on Little Italy's thriving Kettner Blvd.

At the base of a six-story, 130 apartment project

Ample street parking



FOR LEASING DETAILS

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NESTED BETWEEN BOBBOI NATURAL GELATO & F45 ON KETTNER BLVD.

AV8

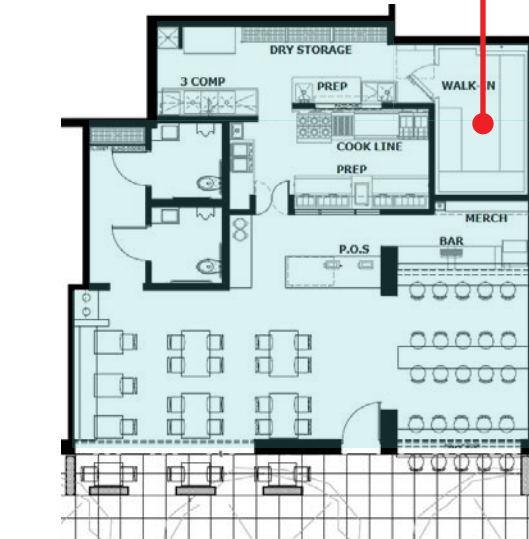
AV8 is a dominant apartment complex, taking over half a block on one of Little Italy's business streets. AV8 is located at the heavily trafficked intersection of Kettner Blvd. and W. Hawthorn St.

The location boasts easy access to the I-5 freeway and overall, offers immense convenience to residents and visitors alike.

2ND GEN. RESTAURANT SPACE FOR LEASE
1,443 SF + PATIO



AV8 SITE PLAN



THE TENANTS

AV8 brings together a select group of retailers and restaurants and arranges them in a setting of vibrant spaces.



KETTNER BLVD. W. HAWTHORNE ST.

EXCEPTIONAL LOCATION

Located at the gateway to bustling Little Italy and Downtown San Diego visited by over 6 million people annually

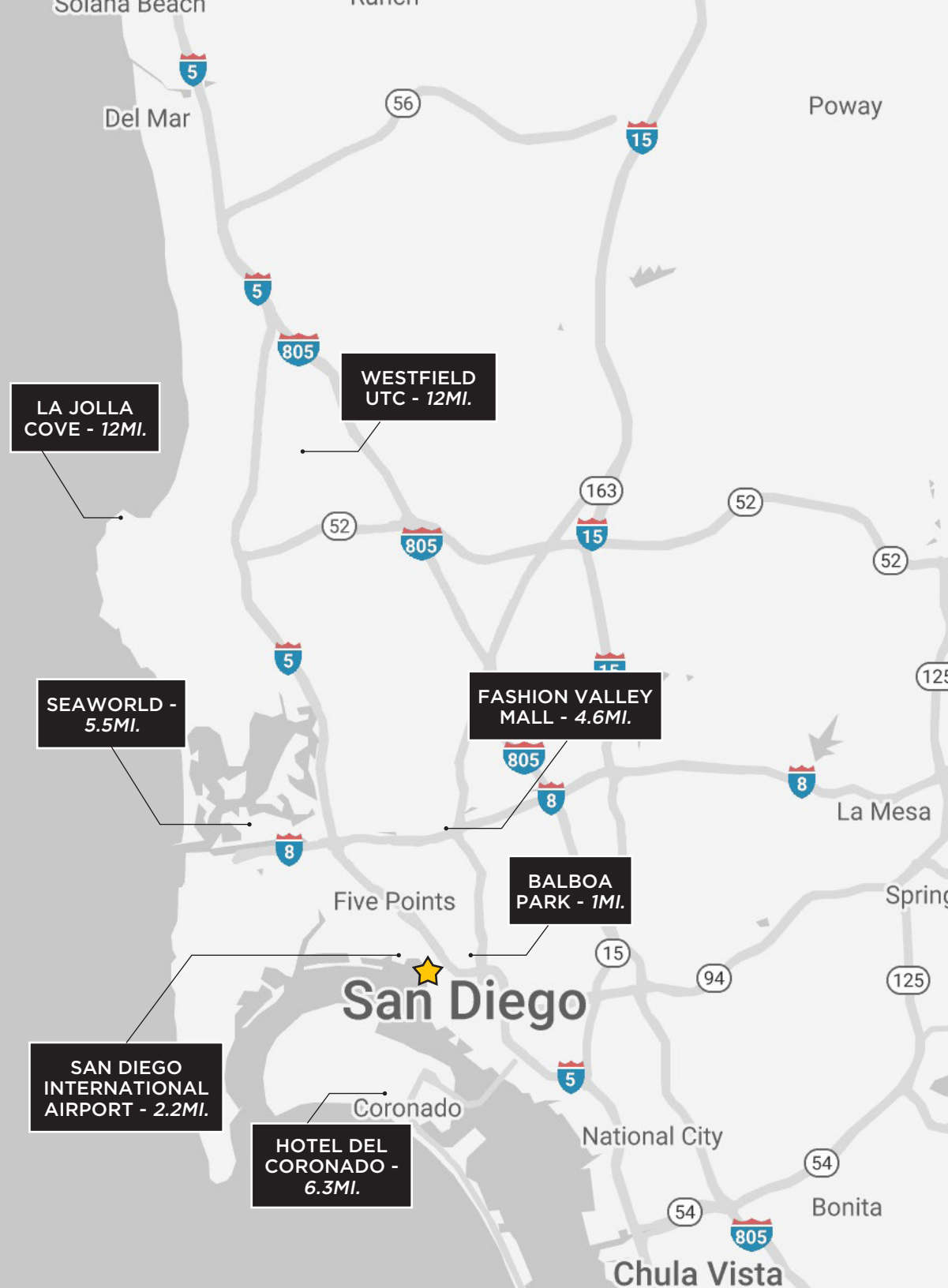
Corner of Kettner Blvd. and W Ivy St.

Area tenants include Bencotto, The Crack Shack, Postino Little Italy, Underbelly, Herb & Wood, Nolita Hall, Davanti Enoteca, Buon Appetito, F45, Isola Pizza Bar, Zinque, Kettner Exchange and more.

Vibrant day and night-time business district with heavy car and foot traffic

Easy access to the 5 and 163 Freeways

2 miles from the San Diego International Airport



AREA DEMOGRAPHICS

2171 KETTNER BLVD, SAN DIEGO, CA 92101

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------|-----------|-----------|-----------|
| Est. Population | 32,191 | 200,457 | 478,380 |
| Est. Household | 19,167 | 99,874 | 203,994 |
| Avg. HHI | \$149,030 | \$138,363 | \$129,427 |
| Median HHI | \$108,875 | \$103,109 | \$99,695 |
| Median Age | 41 | 39 | 36 |

\$1.4B

Visitors spending from Conventions

101

Conventions, meetings, events held at the Convention Center

736,000+

Annual attendees at the Convention Center

2.4M

Petco Park annual attendees

12.6M

Annual passengers at airport

LITTLE ITALY
SAN DIEGO

516,089

TOTAL SF OF LITTLE ITALY RESTAURANT / RETAIL

1,285

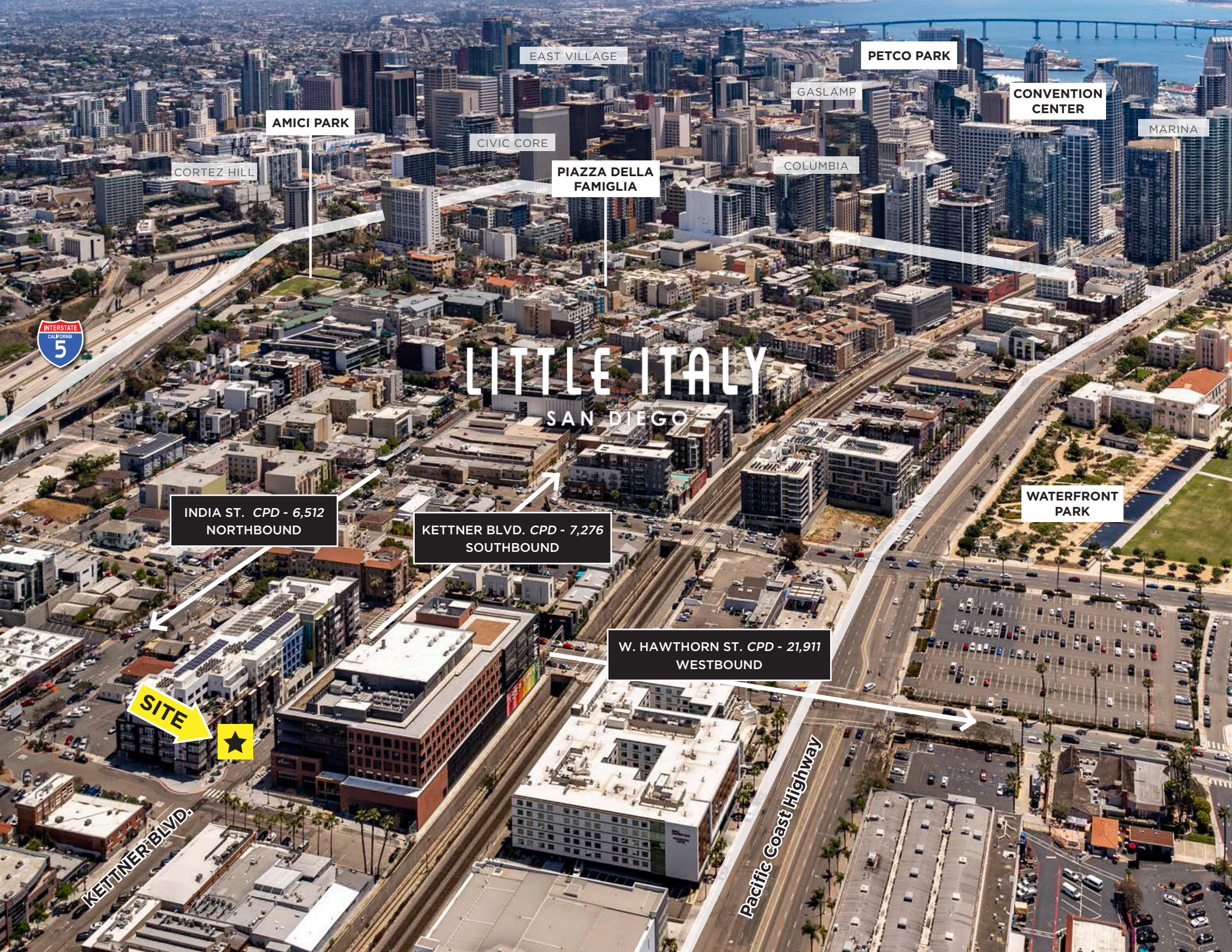
HOTEL ROOMS IN LITTLE ITALY

3,950

TOTAL DAYTIME POPULATION OF LITTLE ITALY

3,099

RESIDENTIAL UNITS IN LITTLE ITALY



AREA TENANTS PARTIAL LIST



HERB & WOOD



UNDERBELLY



POSTINO
winecafé

zinqué





DON'T MISS THIS OPPORTUNITY TO LEASE THIS 2ND GENERATION RESTAURANT SPACE. LITTLE ITALY IS THE PLACE TO PLAY FOR SAN DIEGO'S PROFESSIONALS.



NEIGHBORHOOD HIGHLIGHTS

Located in Downtown's Little Italy District featuring many of San Diego's top chefs and renowned restaurants.

Over 1,000 new residential units, Little Italy is positioning itself as the most desired neighborhood in San Diego.

Close Promitiy to the San Diego International Airport, with 20.6M annual air passengers, and Balboa Park & the San Diego Zoo, with over 10M annual visitors.

Just blocks from the trolley and coaster lines.

An active neighborhood with a variety of annual festivals, including Taste of Little Italy, Festa, Annual Tree Lighting and many more.

Half a block away from Little Italy's weekly Farmers' Market, Little Italy Mercato, located on W Date Street.

NEIGHBORHOOD SUMMARY

Little Italy is a scenic neighborhood rich with history, composed of restaurants, retail shops, art galleries and residences. It is one of San Diego's most dynamic food scenes, with a diverse blend of new craft concepts with top chefs balanced by authentic traditional restaurants that have called Little Italy home for years.

- Little Italy is a scenic neighborhood composed of restaurants, retail shops, art galleries and residences.
- 4th most walkable neighborhood in San Diego with a walkability score of 99.
- Adjacent to Downtown, Banker's Hill, Hillcrest, Mission Hills, Golden Hill, South Park and Point Loma.
- Easy access to the I-5, 163 and 94 Freeways.
- 2 miles to the San Diego International Airport.



AREA HOTELS

- Best Western Bayside
- Doubletree San Diego
- Hampton Inn
- Harbor View Hotel & Suites
- Le Pensione Hotel
- Pacific Inn Hotel & Suites
- Porto Vista Hotel
- Residence Inn by Marriott
- Days Inn Harbor View
- Vantaggio Suites
- Hilton Garden Inn
- Homewood Suites by Hilton
- Urban Boutique



FORBES MAGAZINE RANKED SAN DIEGO AS A TOP 10 CITY FOR MILLENNIALS AND LITTLE ITALY AS THE MOST MILLENNIAL-FRIENDLY NEIGHBORHOOD IN THE CITY.

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.

DOWNTOWN SAN DIEGO DEVELOPMENT PIPELINE Q1 2024

UNDER CONSTRUCTION

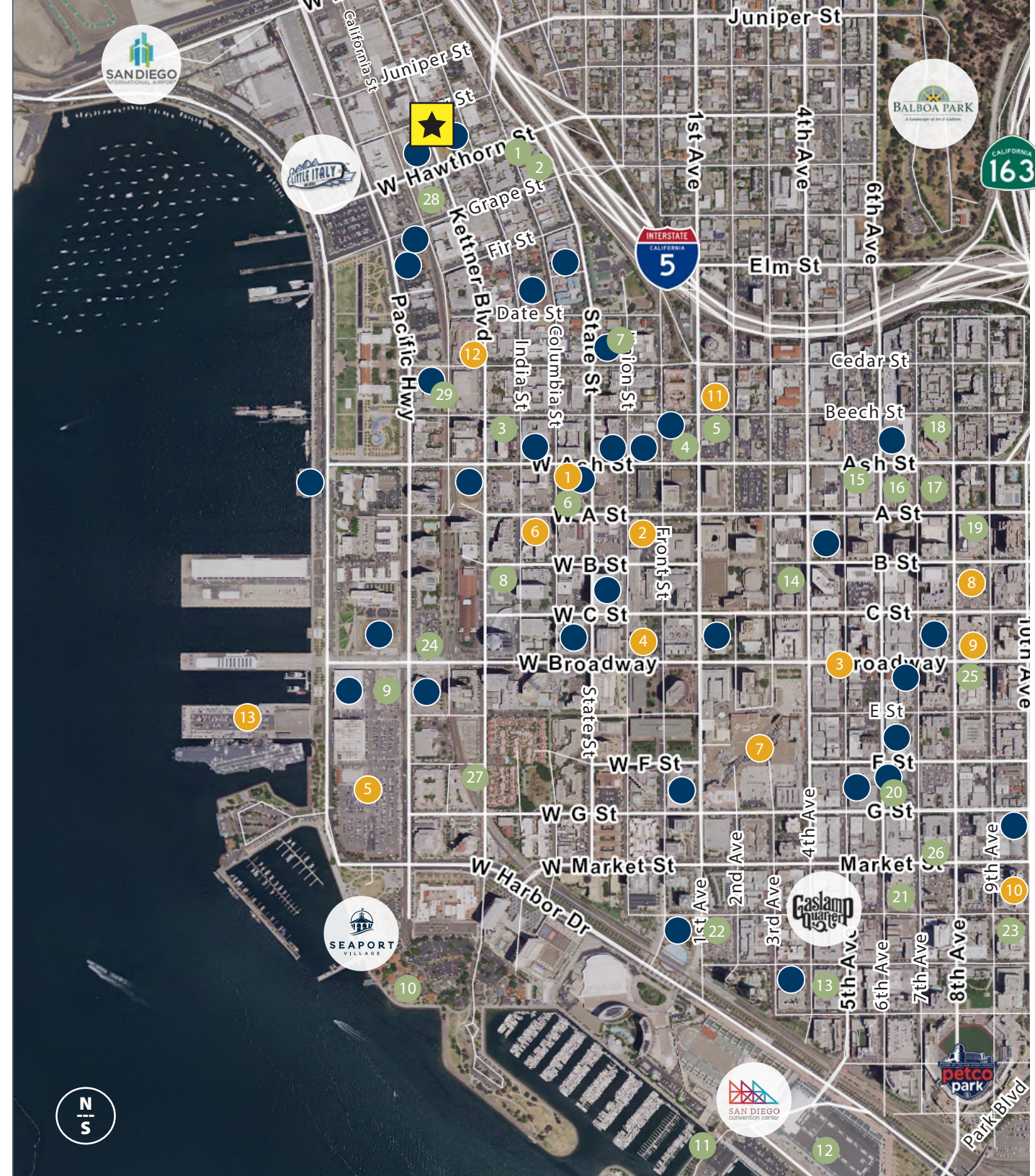
- Approximately:
- 4169 residential units
 - 564,200 SF retail
 - 1,821,100 SF office
 - 1,070 hotel rooms
 - East Village Green Acre Public Park

PIPELINE

- Approximately:
- 3,515 residential units
 - 88,950 SF retail
 - 368,800 SF office
 - 2,736 hotel rooms
 - Convention Center Expansion

RECENTLY COMPLETED

- Approximately:
- 2,930 residential units
 - 48,000 SF retail
 - 89,700 SF retail



UNDER CONSTRUCTION

1 Toll Brothers; The Lindley
422 units; 10,700 sf retail
Est. Completion: Late 2024

2 Holland Partners; The Torrey
431 units; 57,500 sf retail;
600,000 sf office

3 Granger - Boutique Hotel
96 units; 10,000 sf retail
Retail available today.

4 Holland Partners; West
431 units; 20,000 sf retail;
288,000 sf office
Est. Completion: Q1 2024

5 IQHQ; Research and Development District
130,000 sf retail; 1.6M sf office
Est. Completion: Spring 2024

6 Pinnacle International; Columbia & A Tower
170 units; 340 rooms

7 Stockdale Capital Partners; Campus at Horton
300,000 sf retail; 700,000 sf office
Est. Completion: Q3 2024

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

9 CA Ventures; 800 Broadway
422 units; 5,800 sf retail
Est. Completion: 2024

10 K Elevate 10th Street Property, LLC; Elevate Hotel
135 rooms

11 Greystar; 1st & Beech
227 units

12 Holland Partners; Cedar & Kettner
359 units; 5,000 sf retail

13 Freedom Park at Navy Pier
10-acre park; nature garden, memorials and monuments, play structures, seating and shading, and interpretive signage. Est. Completion: 2028

PIPELINE

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

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

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

4 Essex; Citiplace Front & Ash
147 units

5 Liberty National; First & Beech
433 units

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

7 Jman Tower LLC; Air Rights Tower
81 units

8 Crown Invest LLC; Two America Plaza
146 units; 300 rooms;
11,700 sf retail

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

10 1HWY1; Seaport San Diego
2,058 rooms; 242,000 sf retail;
145,000 sf office

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

12 Convention Center; Phase 3 Expansion
Exhibit halls, meeting rooms, ballrooms, rooftop park

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

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

15 Narven Enterprises; Fifth & Ash Suites
271 rooms

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

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

18 JSD2, LLC; 777 Beech
104 units

19 Wood Partners; The Rey Phase II
459 units

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

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

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

23 J Street Hospitality; Hampton Inn by Hilton
132 rooms

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

25 Reef Point Hospitality LLC; Broadway Suites
317 rooms

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

27 Rodney Masri; 639 Kettner
750 sf retail

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

29 IP Investments LLC; Cedar Street Apartments
134 units

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