

701 ISLAND

Ballpark

RESTAURANT . RETAIL . OFFICE | ±3,533 SF

UPG URBAN
PROPERTY
GROUP est.
1989

2ND GEN
BREWERY



STEPS FROM PETCO PARK!



Located Just
Steps From
**petco
park**

701 ISLAND

0.2 MI. TO PETCO PARK

GALLAGHER SQUARE
\$20M in Renovations

PETCO PARK
3.3M Annual Visitors

701 Island Ave
San Diego, CA 92101

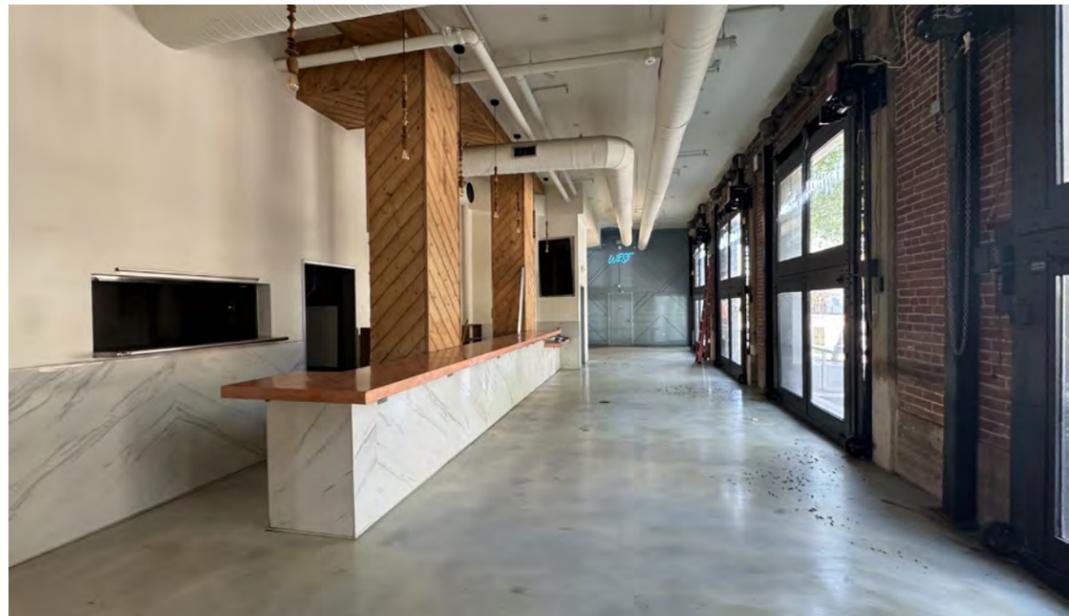
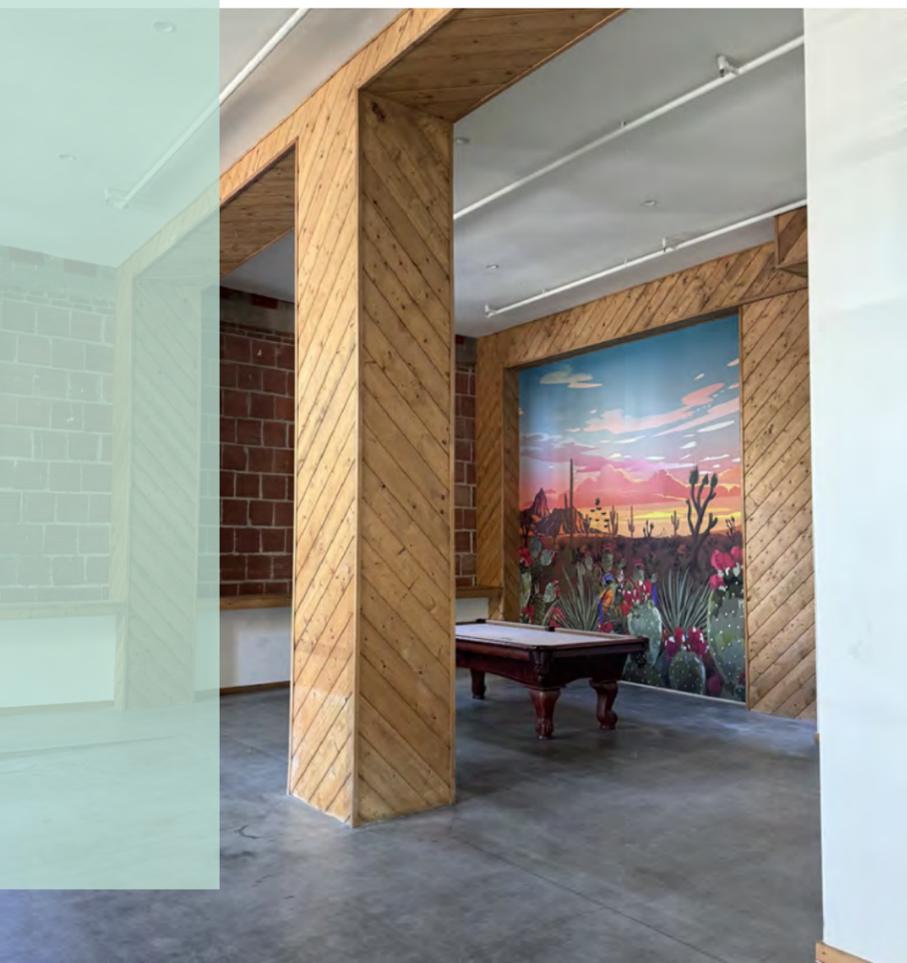
±3,533 RSF
Available Space

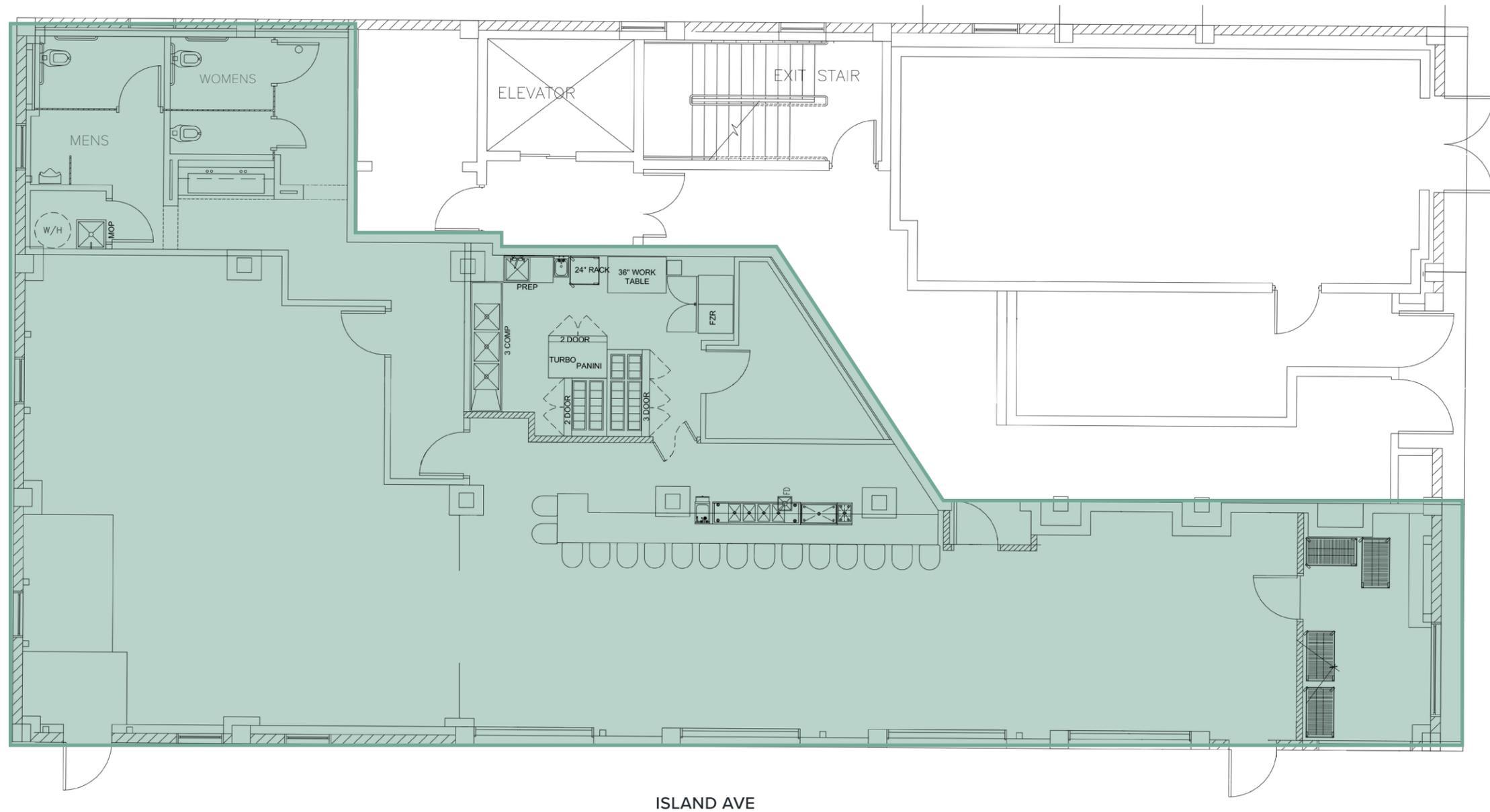
Contact Broker
Asking Rate

Available Now
Timing

2nd Gen Brewery
Existing Condition

Retail/Office
Property Type





7TH AVE



Second generation brewery site featuring inviting tasting room and space for events



Renovated in 2016; updated structure and utilities, while retaining its charming and historic facade



Located in Downtown's largest neighborhood which is home to over 700 thriving businesses



Located just one block north of Petco Park which generated 3.3 million Padre's game attendees in 2024



Neighbors include Arcade Monsters, Bub's at the Ballpark, Tom's Watch Bar, Another Broken Yolk and more!



Great freeway ingress/egress via Hwy 163, Hwy 94, and I-5



IN 2024, THE SAN DIEGO PADRES SET
MULTIPLE FRANCHISE RECORDS, MAKING
IT A STANDOUT YEAR IN THEIR HISTORY

AMERICA'S
#1
BALLPARK!

PETCO PARK

One-of-a-kind ballpark with an
Undeniable San Diego Vibe.

Petco Park is a true gem in the heart of Downtown San Diego—where world-class baseball meets breathtaking city views, coastal breezes, and year-round sunshine. Architecturally stunning and rich with local character, the ballpark blends San Diego's laid-back charm with the timeless traditions of America's pastime. But beyond the game-day magic, Petco Park is a magnet for energy and movement—drawing millions of fans, tourists, and locals into the vibrant East Village core. With a calendar packed full of Padres games, concerts, festivals, and community events, it fuels constant foot traffic and buzz that spills into surrounding streets, restaurants, and businesses. There's truly no better synergy of sports, culture, and commerce than Petco Park and Downtown San Diego—radiant, spirited, and always alive.



Major Economic Driver

Petco Park draws millions of visitors annually for Padres games, concerts, festivals, and community events—creating consistent foot traffic and economic activity that benefits local businesses, restaurants, hotels, and retailers in the surrounding East Village and Gaslamp Quarter.

Architectural & Cultural Landmark

Opened in 2004, Petco Park is known for its coastal-inspired design, integration of the historic Western Metal Supply Co. building, and panoramic views of the San Diego skyline and bay. It reflects the spirit and diversity of the region, making it both a sports venue and a cultural destination.

Year-Round Activation

Petco Park is not just a seasonal stadium—it hosts events throughout the year, from MLB games and concerts to holiday markets and community programs. This means the surrounding area enjoys a steady stream of visitors and consistent activation.

6TH
in MLB attendance

\$70M
Contributed to Local Economy

3.3M
2024 Padres Attendees

39,860
Seating Capacity

50
Non-Baseball Events



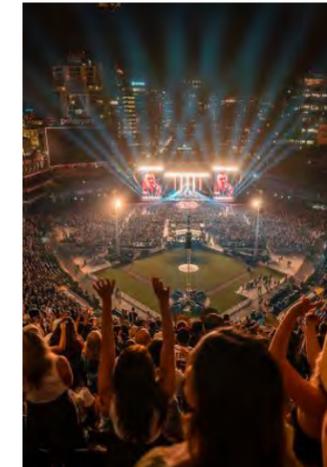
A VENUE LIKE NO OTHER!

San Diego Padres

81 home games at
Petco Park in 2024

Record Breaking Games

- May 11, 2024, vs. Los Angeles Dodgers: 46,701 attendees (largest crowd in Petco Park's 20 seasons at that time).
- July 5, 2024, vs. Arizona Diamondbacks: 47,171 attendees (new record).
- July 30, 2024, vs. Los Angeles Dodgers: 47,559 attendees (new record).
- October 9, 2024, NLDS Game 4 vs. Los Angeles Dodgers: 47,773 attendees (new record).



Concerts

10-15 major concerts and
music events each year



San Diego Rodeo

45,580 attendees over its
three-day event in 2024

Concerts

- Chris Stapleton
- Billy Joel and Sting
- Blink-182
- Foo Fighters
- Journey & Def Leppard
- P!nk
- Green Day

Other Events

- San Diego Rodero
- The Links at Petco Park
- Holiday Bowl
- Holiday Market

This is a partial list of events. For the most up-to-date event schedule and full details, visit <https://petcoparkevents.com/>

\$20M GLOW-UP!

GALLAGHER SQUARE GETS A 20TH ANNIVERSARY MAKEOVER!

6,000 SYCUAN STAGE CAPACITY

60,000 SQUARE FEET
OF PLAY, PASSION, AND
PADRES PRIDE

KEY FEATURES

1 Tony Gwynn Terrace

Elevated viewing deck and picnic space honoring Padres legend Tony Gwynn

2 Playground

Expanded all-ages playground featuring the world's tallest climbable baseball bat (35+ feet)

3 Off-Leash Dog Park

Dedicated, fenced area that allows dogs to play freely, providing a pet-friendly environment for visitors

4 Ball Field

Upgraded field for casual baseball or softball games, encouraging community sports activities

5 Pickle Ball Courts

Temporary courts available for pickleball enthusiasts

6 Public Access

Open to the public during non-event hours, allowing community members to enjoy its amenities freely





- OFFICE
- HOTELS
- RESIDENTIAL
- RETAIL

701 ISLAND

GALLAGHER SQUARE
\$20M in Renovations

PETCO PARK
3.3M Annual Visitors

FEEL THE BUZZ NEAR THE BALLPARK

Step into the action just steps from Petco Park, where the energy of East Village comes to life. Surrounded by local favorites like Bub's at the Ballpark, Phil's BBQ, and City Tacos, this vibrant pocket of Downtown San Diego blends food, fun, and foot traffic. Beyond the ballpark, Downtown offers a dynamic mix of hotels, high-rise residences, retail destinations, and creative office spaces—creating a true live-work-play environment in the heart of the city.

NEARBY NEIGHBORS

Office

- Diamondview Tower
- Makers Quarter
- Nexus
- WeWork
- Downtown Works

Hotels

- Omni | 511 Rooms
- Hard Rock | 415 Rooms
- Hotel Indigo | 209 Rooms
- Marriott | 306 Rooms
- Pendry | 317 Rooms

Retail/Restaurant

- Bub's at the Ballpark
- Broken Yolk Cafe
- Tom's Watch Bar
- Farcorner
- City Tacos
- El Puerto
- Fit Athletic
- Arcade Monsters

Residential

- Radian | 241 Units
- ICON | 327 Units
- Shift | 368 Units
- Modera | 368 Units
- Griffis East Village | 208 Units
- ALX | 313 Units
- 13th & Market | 264 Units
- Park 12 | 718 Units



Arcade Monsters
Two Floors with Over 200 Arcade Games

EAST VILLAGE

Downtown San Diego's *Largest Neighborhood.*

East Village is the heart of San Diego's transformation, brimming with energy and culture. From rooftop bars and cozy cafes to boutique shops, art galleries, live music venues, luxury hotels, and acclaimed restaurants, it offers something for everyone. This year's record-breaking San Diego Padres season has infused the neighborhood with even more energy, drawing fans and visitors to the area. With Petco Park at its core, East Village has become the ultimate destination for sports enthusiasts, foodies, and culture seekers. The Padres' success is set to elevate foot traffic and tourism, making East Village the go-to enclave in Southern California.



130
Vibrant Blocks

City Tacos
Best San Diego Tacos!



700
Thriving Businesses

Margaritaville
325 Rooms, Event Spaces, Dining, Rooftop Deck, & more!



Bubs @ The Ballpark
Voted Best Wings and Best Sports Bar!

502
Hotel Rooms Under Construction

3
Parks Under Construction

356,100
Square Feet of Retail Under Construction

RaDD
1.7M SF

Horton Plaza
1M SF ; 10 City Blocks

Logan Yards
900 Units Proposed

COMING SOON...

In the Path of Development.

East Village is the heart of San Diego's transformation, brimming with energy and culture. From rooftop bars and cozy cafes to boutique shops, art galleries, live music venues, luxury hotels, and acclaimed restaurants, it offers something for everyone. This year's record-breaking San Diego Padres season has infused the neighborhood with even more energy, drawing fans and visitors to the area. With Petco Park at its core, East Village has become the ultimate destination for sports enthusiasts, foodies, and culture seekers. The Padres' success is set to elevate foot traffic and tourism, making East Village the go-to enclave in Southern California.



- | | | | | |
|------------------------------|-------------------------------------|--|-----------------------------|-----------------------------------|
| 1. 1st & Island 211 Units | 7. Air Rights Tower 73 Units | 13. Logan Yards 900 Units | 1. 1st & Beech 220 Units | 7. Harrington Heights 273 Units |
| 2. 4th & B 301 Rooms | 8. 2045 Pacific Hwy 321,000 SF | 14. Manchester Pacific 1,161 Rooms | 2. 800 Broadway 389 Units | 8. The Lindley 362 Units |
| 3. 4th & J Hotel 240 Rooms | 9. Cedar Street 138 Units | 15. Medico-Dental Building 159 Units | 3. 8th & B 389 Units | 9. Tru/Home 2 271 Rooms |
| 4. 10th & B 542 Units | 10. Citizen M 302 Rooms | 16. Park & Broadway 325 Units | 4. The Torrey 450 Units | 10. K Elevate 135 Rooms |
| 5. 1304 India 233 Rooms | 11. Columbia & Hawthorn 124 Units | 17. Two America Plaza 300 Rooms | 5. Columbia & A 204 Units | 11. Kettner Crossing 64 Units |
| 6. 1460 India 328 Units | 12. Essex Edition 42 Rooms | 18. 1452 K 259 Units | 6. Cortez Hill 88 Units | |

DOWNTOWN SAN DIEGO IS THE HEARTBEAT OF THE CITY!



LIFE HAPPENS HERE.

The heartbeat of every city lives in its downtown—and San Diego is no exception. Just minutes from the airport, Downtown San Diego offers a vibrant mix of accommodations, activities, dining, and cultural attractions, all easily accessible by foot, bike, car, or trolley.

With rooftop bars, waterfront parks, live sports, and local boutiques, this lively district blends laid-back charm with big-city buzz—making it the center of it all.

The Demographics

	1 Mile	2 Mile	3 Mile
Population (2024)	54,290	103,407	185,944
Project Population (2029)	55,018	104,081	186,336
Total Daytime Employment	63,106	111,083	196,621
Total Households	28,725	49,779	83,065
Avg. Household Income	\$105,755	\$105,481	\$108,333
Total Consumer Spending	\$826.9M	\$1.5B	\$2.6B

AMERICA'S FINEST CITY

2ND
Largest City in California

35M
Annual Visitors to San Diego

\$10B
Contribution from visitors every year to San Diego's economy

Downtown San Diego

Downtown San Diego is a vibrant waterfront city that continues to emerge and evolve. After more than three decades of redevelopment activity, Downtown San Diego is nationally recognized for setting new standards in urban renewal with the active and coordinated support of organizations including Centre City Development Corporation (Civic San Diego) and the Downtown San Diego Partnership.

While Downtown has always been famous for its spectacular bay front location, it has only been during the past fifteen years that the City has aggressively worked to revitalize under-developed areas, support major entertainment attractions, expand tourism-related facilities, attract new business and encourage a strong residential population base. Since 1975, more than \$1.45 billion have been publicly invested throughout downtown and matched by \$13 billion of private equity. The results are outstanding.

Downtown San Diego today is a thriving 24-hour urban metropolis that features an eclectic and fast-growing mix of residential, office, retail, dining, and entertainment projects and transformed Downtown San Diego in a world-class destination.



Downtown Housing Boom

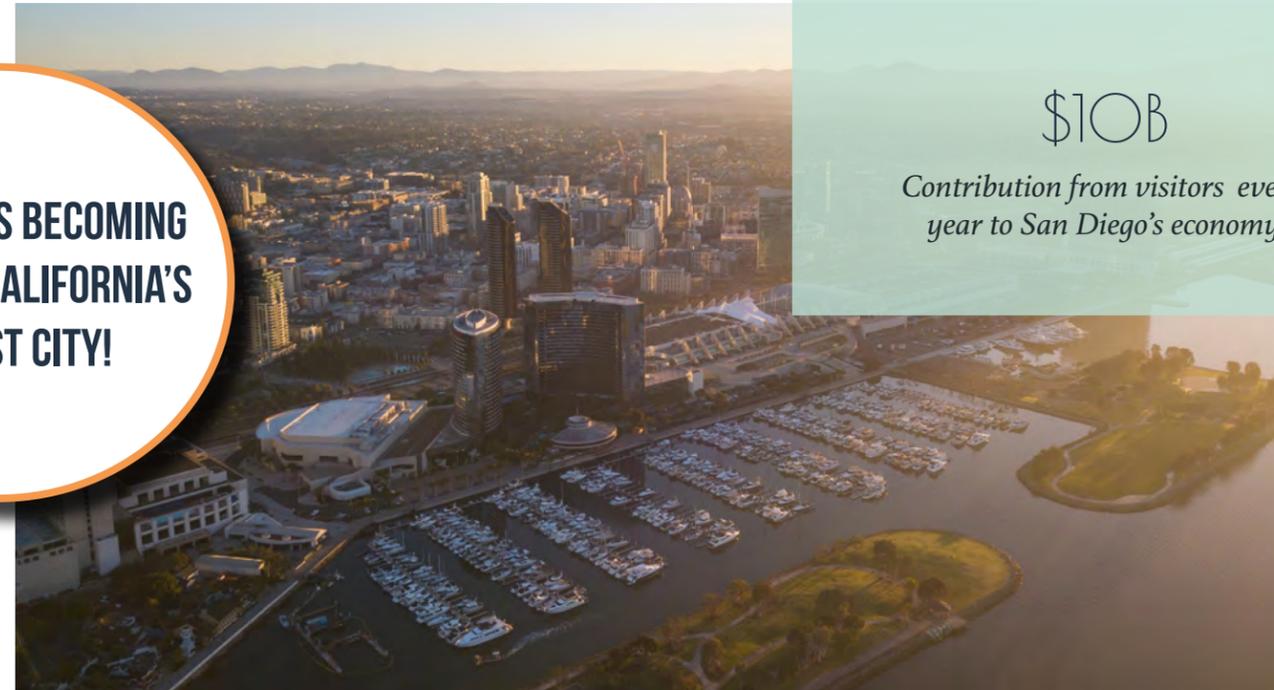
In 2024, approximately 1,894 new housing units were completed across five projects, marking the strongest year for downtown housing since 2021.



Convention Center

The proposed San Diego Convention Center expansion adds 400,000 square feet including exhibit halls, ballrooms, and meeting rooms—alongside a 5-acre rooftop park, sustainability features, and a new 500-room hotel.

SAN DIEGO IS BECOMING SOUTHERN CALIFORNIA'S COOLEST CITY!



701 ISLAND

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**2ND GEN
BREWERY**

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