



FOR LEASE
RETAIL / INDUSTRIAL / FITNESS

PINNACLE WAREHOUSE
1190 C STREET, SAN DIEGO, CA 92101

East Village

UPG
URBAN
PROPERTY
GROUP est. 1989

Across from San Diego
City College with Easy
Freeway Access



- Fire Sprinklers
- Existing Pole Sign
- Adjacent to City College Transit Station

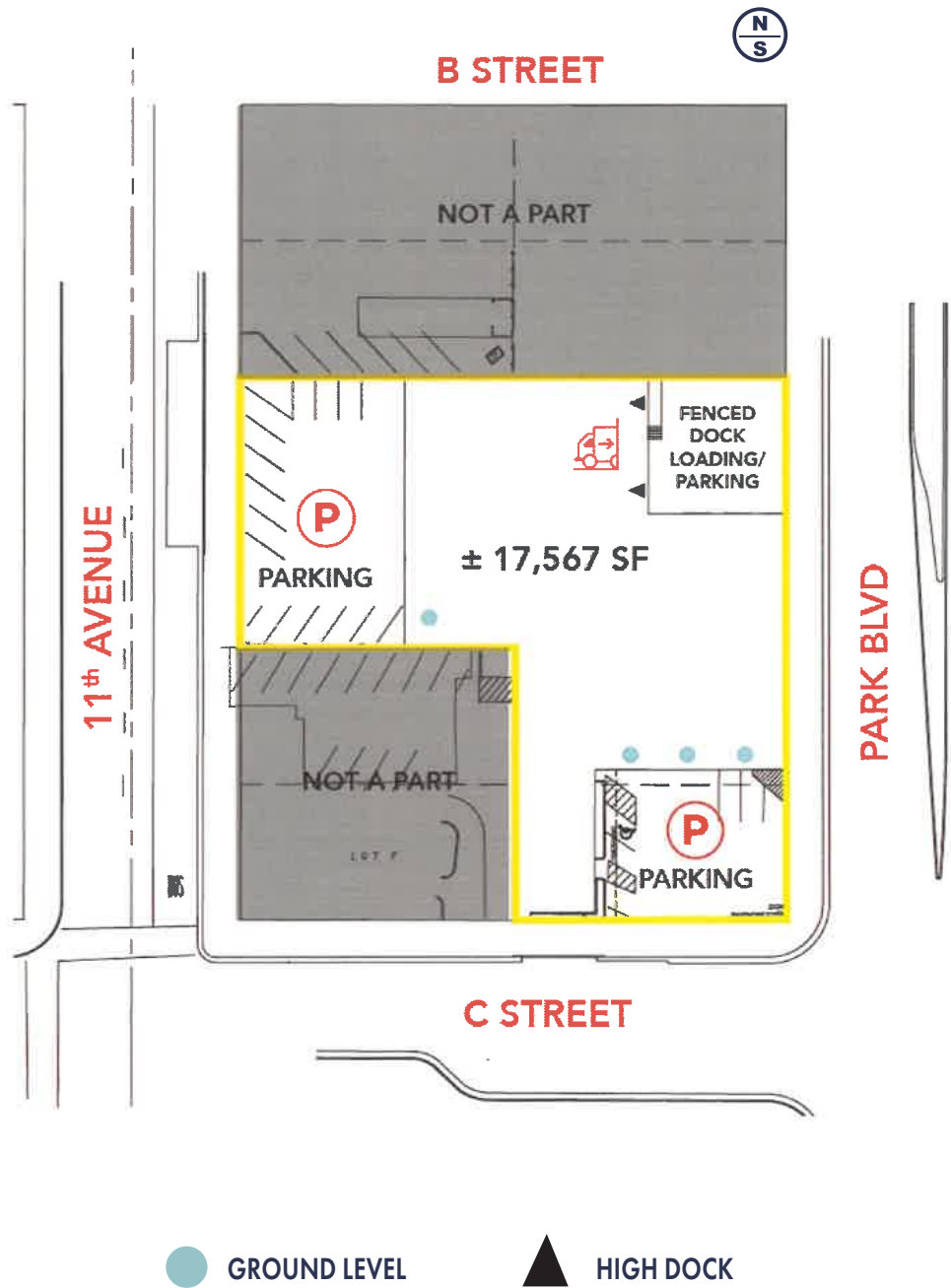
THE DETAILS



EAST VILLAGE FREESTANDING BUILDING

PROMINENT CORNER LOCATION
1190 C STREET, SAN DIEGO, CA 92101

TOTAL BUILDING SIZE:	±17,567 SF
TOTAL LAND AREA:	±30,126 SF
LOADING:	3 Grade Level (C Street), 1 Grade Level (11th St.), 2 Dock High (Park)
ON-SITE PARKING:	18 stalls
CLEAR HEIGHT:	±21'
TRAFFIC COUNT:	20,116 ADT



PROJECT SITE PLAN

THE EAST VILLAGE: DOWNTOWN'S FASTEST GROWING COMMUNITY



AT A GLANCE



6,994

RESIDENTIAL UNITS
with ±6,061 units under
construction / in planning

WITHIN FOUR BLOCKS...



910

HOTEL ROOMS
with ±153 rooms under
construction / in planning



1.7M

SF OF OFFICE
with ±1.3M SF under
construction / in planning

PETCO PARK



LOCATION HIGHLIGHTS



BALBOA PARK



AREA TENANTS

RESTAURANTS & BARS

- 1
- LOLA 55, Young Hickory
- 2
- Punch Bowl Social
- 3
- Corner Chicken
- 4
- Tired Eyes Coffee, California
Falafal, Bud & Rob's
New Orleans Bistro
- 5
- Pokez, Tajima Ramen
- 6
- Hodad's
- 7
- Dog Haus
- 8
- El Dorado
- 9
- Hive Sushi
- 10
- Bruegger's Bagels, Burger King
- 11
- Little Owl on 9th
- 12
- Achilles Coffee
- 13
- Donut Bar, The Taco Stand,
City Pizzeria, Salad Style, Coffee N
Talk, Valentine's Mexican
Food, Thotsakan, Ramaki
- 14
- Empanada Kitchen, Roxy's Tacos,
Famoso, Pure Lounge & Grill
- 15
- Parq Restaurant & Nightclub
- 16
- Biga
- 17
- STK Steakhouse
- 18
- Cyu-Kaku, Double Deuce, De
Medici
- 19
- Coin-Op Game Room
- 20
- Fogo de Chao, Le Parfait Paris
- 21
- Fig Tree Cafe
- 22
- Breakfast Republic, Eggies
- 23
- The Kebab Shop, Knotty Barrel,
Bootlegger, Bay City Brewing
- 24
- Cowboy Star, Modern Times, J &
Tony's, Lotus Thai, Tavern+Bow!l
- 25
- BESHOCK Ramen
- 26
- You & Yours Distilling Co.
- 27
- Quartyard
- 28
- Little Miss Brewing, Krispy Krunchy
Chicken
- 29
- Duck Foot Brewing
- 30
- Baked Cafe, Starbucks
- 31
- RoVino The Foodery, Nekter
- 32
- Rustic Root, Volcano Rabbit,
Saltwater, The Smoking Gun, Spill
the Beans, Gaslamp BBQ, Taka

CULTURE

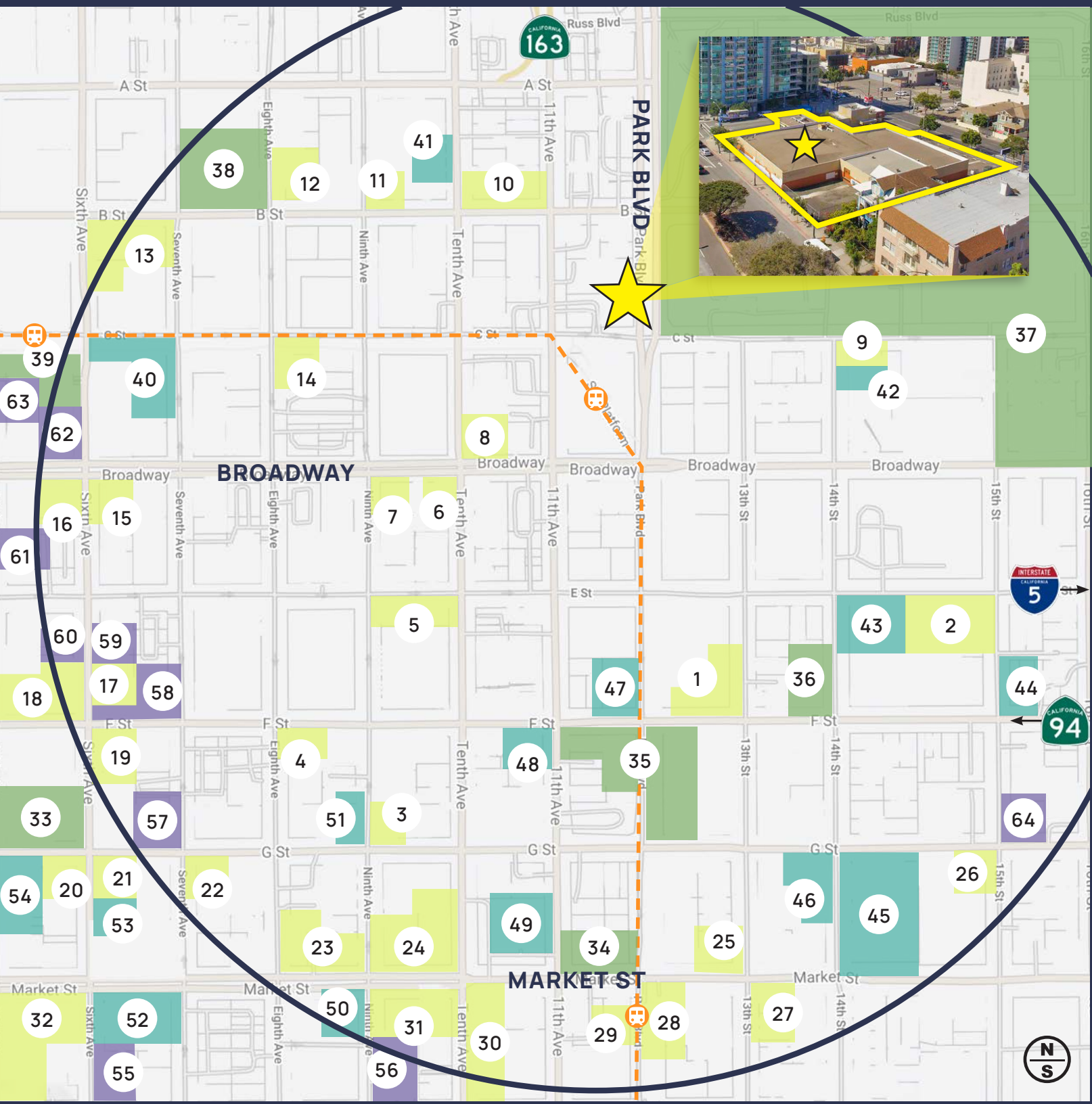
- 33
- Mr Tempo
- 34
- UCSD Extension Campus
- 35
- New School of Architecture
- 36
- Urban Discovery Academy
- 37
- San Diego City College
- 38
- San Diego Symphony
- 39
- House of Blues

RETAIL & SERVICES

- 40
- Krisp, San Diego Bike Shop
- 41
- F45 Training
- 42
- City Boxing
- 43
- Invictus Fitness
- 44
- Tailored Hair For Men
- 45
- Albertsons
- 46
- Doozydog! Club, Roosters
- 47
- Orangetheory Fitness,
Cobblestone Deli, Yoga Box
- 48
- Now or Never Comics
- 49
- Grocery Outlet
- 50
- Floyd's Barbershop
- 51
- Bear Republic
- 52
- CVS
- 53
- Ace Hardware
- 54
- Vans

HOTELS

- 55
- Hotel Z
- 56
- Hotel Indigo
- 57
- Comfort Inn Gaslamp
- 58
- Andaz San Diego
- 59
- Moxy Downtown/Gaslamp
- 60
- Ramada Inn Gaslamp
- 61
- Club Wyndham
- 62
- Courtyard by Marriott Downtown
- 63
- Kimpton Hotel Palomar
- 64
- The Leo



AVERAGE HHI*

1 MILE	3 MILES	5 MILES
\$99,153	\$102,510	\$94,259



POPULATION

1 MILE	3 MILES	5 MILES
52,857	212,614	526,771



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
90,878	206,905	436,594



MEDIAN AGE

1 MILE	3 MILES	5 MILES
36.0	35.6	34.3

**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.*

Q3 2023 UPDATE

RECENTLY COMPLETED (Partial list)



Park & Market
426 units; 7,600 sf retail;
66,000 sf UCSD extension



Park 12
718 units; 45,000 sf retail



K1
222 units; 7,000 sf retail



Diego
617 units; 18,908 sf retail



Modera
383 units



Pinnacle on the Park
960 units; 8,100 sf retail



Alexan ALX
313 units; 5,000 sf retail



Shift
368 units; 18,500 sf retail



Block D
44,000 sf office; 8,000 sf retail



F11
99 units; 5,800 sf retail



I.D.E.A 1
295 units; 7,000 sf retail
7,000 sf office



The Link
88 units



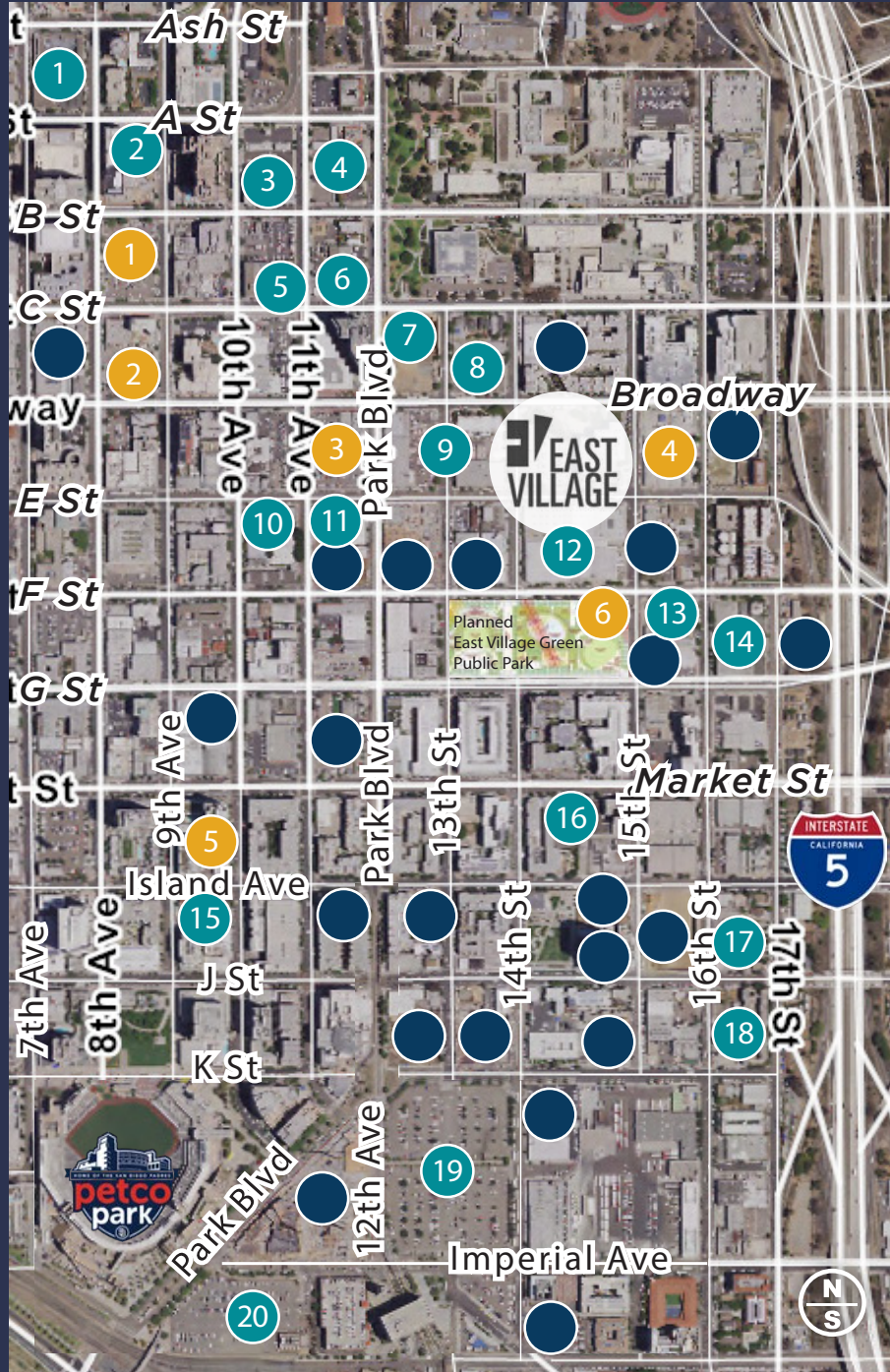
Broadstone
269 units; 4,900 sf retail



The Leo
28 rooms



Pendry Hotel by Montage
317 rooms; 5,000 sf retail



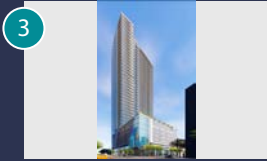
PIPELINE



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



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



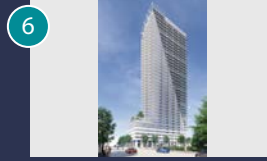
**Liberty National;
11th & B**
415 units; 8,000 sf retail



**Pinnacle International;
Pacific Heights**
279 units; 2,000 sf retail



**LIBERTY NATIONAL;
1060 C STREET**
72 UNITS; 1,150 SF RETAIL



**PINNACLE INTERNATIONAL;
PARK & C**
444 UNITS; 10,933 SF RETAIL



**LIBERTY NATIONAL;
PARK AND BROADWAY**
613 UNITS; 18,850 SF RETAIL



**CHELSEA INVESTMENT CO.;
13TH & BROADWAY**
273 UNITS; 3,200 SF RETAIL



**KILROY REALTY;
KILROY EAST VILLAGE**
840,000 SF OFFICE WITH
RETAIL



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



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



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



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



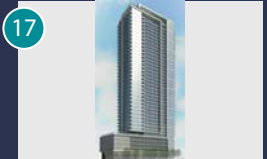
**SD Mega Block LLC;
Lucia nel Cielo**
424 units; 3,000 sf retail



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



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



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



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



**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

UNDER CONSTRUCTION



Bosa; 8th & B
514 units; 9,000 sf retail;
5-acre public park
Est. Completion: TBD



**Ghods Builders;
800 Broadway**
384 units; 22,000 sf retail
Est. Completion: Oct. 2023



**Pinnacle International;
Broadway Tower 2**
344 units; 7,871 sf retail
Est. Completion: Dec. 2024



R&V Management; Block A
368 units; 11,000 sf retail
Est. Completion: Q4 2022



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



East Village Green Public Park
4.1-acre public park including: a children's playground; dog park; community center; public green space; 180-space underground parking
Est. Completion: Spring 2025

AREA
USE MAP

LEGEND

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



DEMOGRAPHICS

35.1M

ANNUAL VISITORS
to San Diego

\$11.6B

VISITOR SPENDING
in San Diego

20.6M

ANNUAL AIR PASSENGERS
at San Diego International Airport

41K

POPULATION
of Downtown San Diego

87,655

TOTAL JOBS
located Downtown

3.3M

POPULATION
of San Diego County

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PETCO PARK

2.4M

ANNUAL ATTENDEES

- + Home of the San Diego Padres
- + \$70M spent annually in the stadium
- + 300 private & public events annually

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)

SAN DIEGO
TROLLEY LINES

40M

ANNUAL PASSENGERS

- + Extension line to La Jolla is currently under construction



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