

13TH & MARKET

DOWNTOWN SAN DIEGO - EAST VILLAGE

RETAIL SPACE

FOR LEASE



FLOCKE & AVOYER
Commercial Real Estate

±905 SF

Ste 101: Second
Generation Cleaner

±2,586 SF

Ste 102/103: Second
Generation Nail Spa

±4,754 SF

Ste 106/108: Second
Generation Massage Spa

±1,872 SF

Ste 111: Second
Generation Salon

PROPERTY HIGHLIGHTS

- Located below 264 luxury residential units
- Across the street from Albertsons, Starbucks, and the Quaryard outdoor live event venue / dog park
- Co-tenants with: Sushi Gaga, Asa Bakery & Cafe, Doozydog Club, and Roosters Men's Grooming Center
- Situated directly in front of the planned 14th Street Promenade and East Village Green park
- Close proximity to Petco Park, the San Diego Convention Center, San Diego Central Library, and Thomas Jefferson School of Law
- Easy access to the I-5, 163, and 94 freeways



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MICHAEL BURTON
858.875.4685
mburton@flockeavoyer.com
License ID: 01763327

PASQUALE IOELE
858.875.4665
pioele@flockeavoyer.com
License ID: 01488187

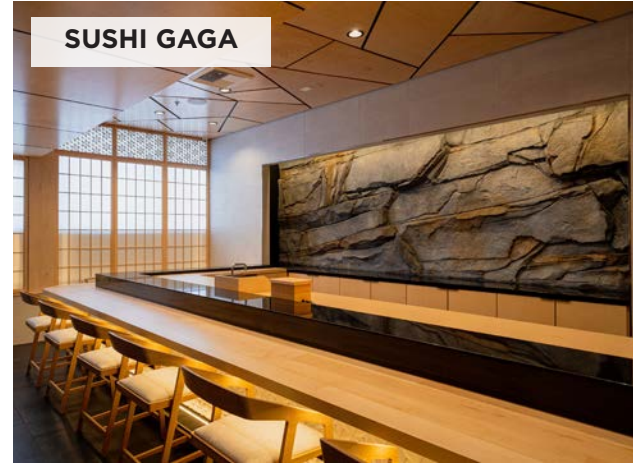
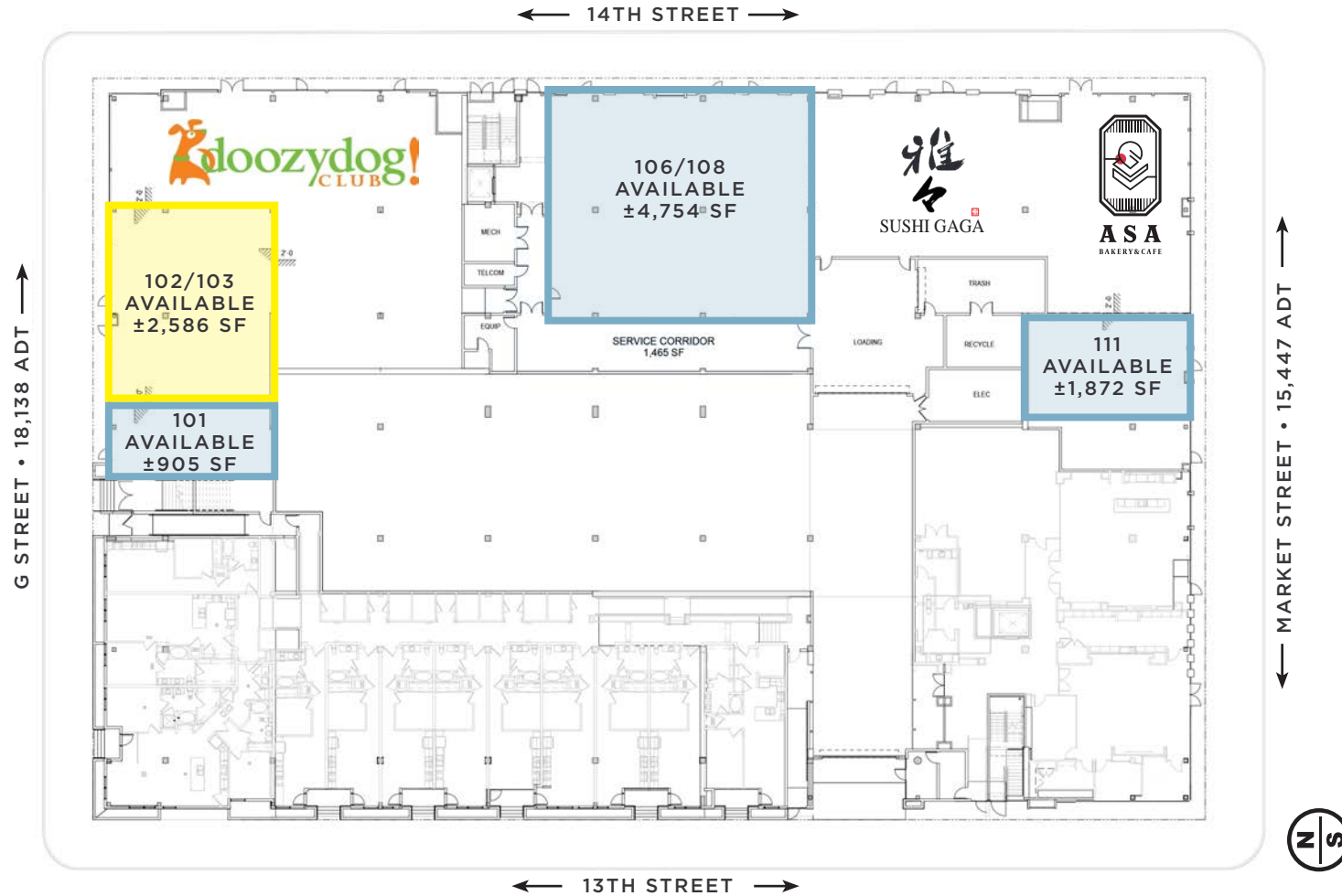
ANDREW SHEMIRANI
858.875.4692
ashemirani@flockeavoyer.com
License ID: 02038814

787 J Street, San Diego, CA, 92101
619.280.2600 | www.flockeavoyer.com
*Disclaimers



SITE PLAN

- STE 101:**
±905 SF - second generation cleaner
- STE 102/103:**
±2,586 SF - second generation nail spa
- STE 106/108:**
±4,754 SF - second generation massage spa
- STE 111:**
±1,872 SF - second generation salon



EAST VILLAGE MAP

LEGEND

- Hotels
- Office
- Multi-Family Residential
- School / Nonprofit / Government
- Under Construction / In Planning



East Village is San Diego's largest downtown neighborhood encompassing the streets between Seventh Avenue to 17th Street. 700+ businesses around the East Village neighborhood.

eastvillagesandiego.com



14TH STREET GREENWAY

RECENTLY COMPLETED

Located directly across from the site, the 14th Street Greenway is a one-block pedestrian promenade between Market Street and G Street

Includes a row of trees, plants, and industrial artifacts in place of one traffic lane

Makeovers will continue down 14th Street toward National Avenue to eventually connect to the future East Village Green park



EAST VILLAGE GREEN

IN PLANNING

With East Village Green, San Diego's largest downtown neighborhood will have access to a city park unlike any other. The open-air public park is set to take over the four acres that make up one entire downtown block and the adjacent double block between 13th, F, 15th, and G Streets.



DOG PARK



EVENT LAWN



COMMUNITY CENTER



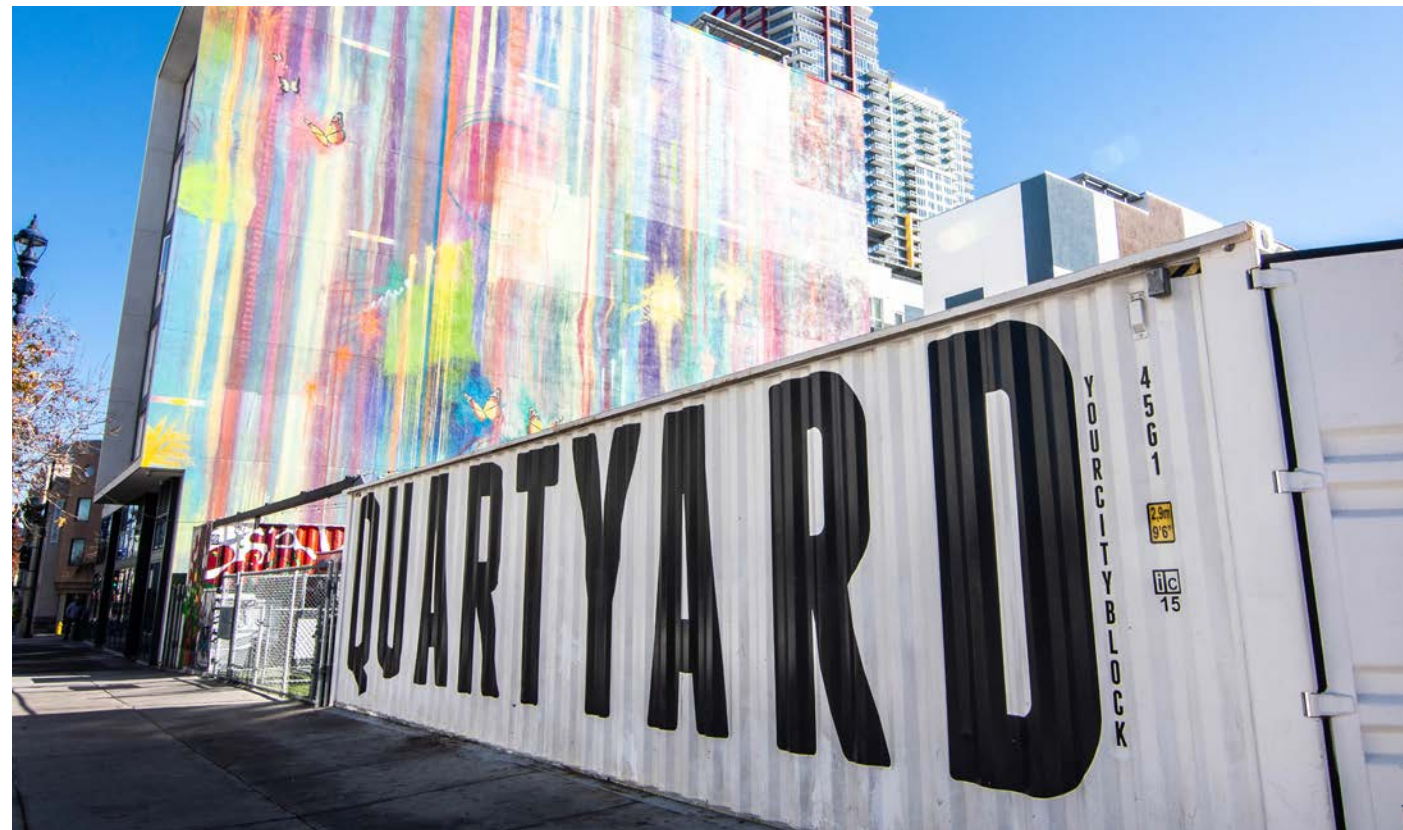
CHILDREN'S PARK

OVERVIEW

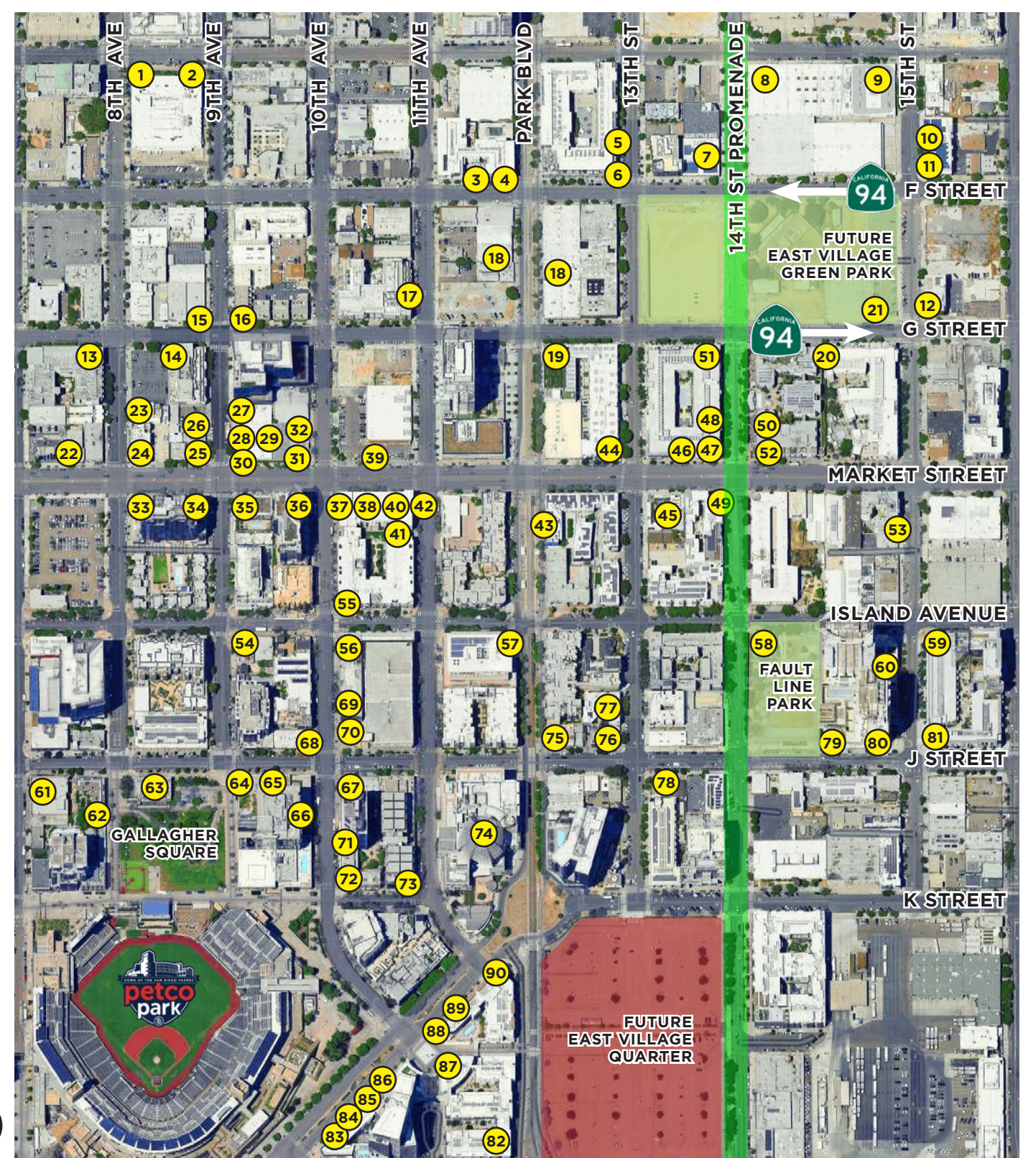
- ±11,000 SF event lawn & performance pavilion
- ±14,200 SF community center
- ±180-space underground parking garage
- ±8,500 SF children's play area & interactive water feature
- 2 cafes
- 2 dog parks

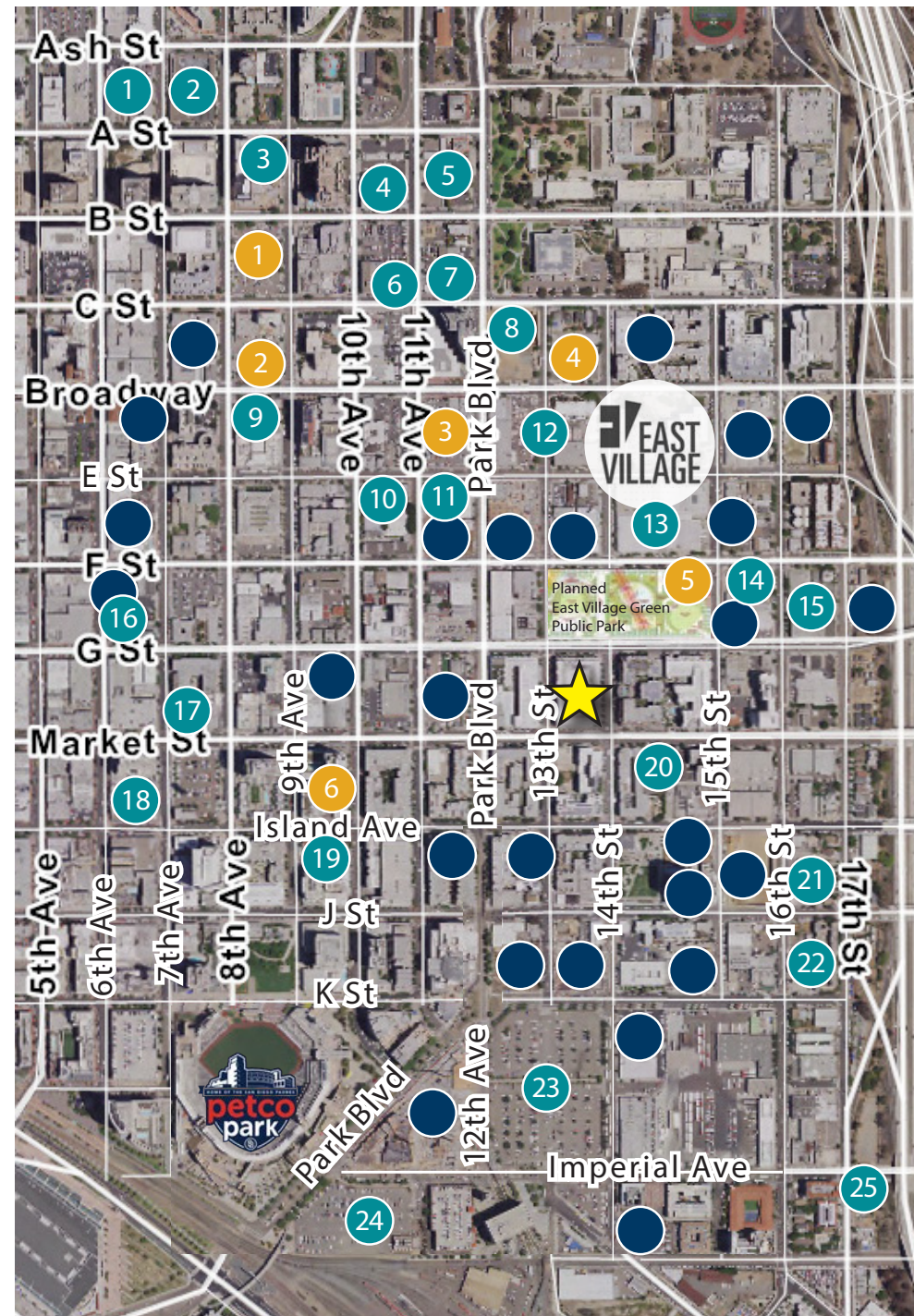


AREA TENANTS



- | | | | |
|----|---------------------------|----|-------------------------------|
| 1 | Tajima Ramen | 46 | Sushi Gaga |
| 2 | Pokez | 47 | Asa Bakery |
| 3 | Yoga Box | 48 | Kamon Craft Cocktail |
| 4 | Orange Theory | 49 | TNT Pizza |
| 5 | Rika Fika | 50 | Albertsons |
| 6 | Lola 55 | 51 | Doozydog Club |
| 7 | Urban Academy | 52 | Starbucks |
| 8 | Invictus | 53 | Normal Records |
| 9 | Punch Bowl Social | 54 | Half Door Brewing Co |
| 10 | Spaces | 55 | Baked Cafe |
| 11 | Tailored | 56 | Nail Haus |
| 12 | Bottle Rocket Bar | 57 | Callie |
| 13 | Noble Experiment | 58 | Izola |
| 14 | Hi Poke | 59 | The Boxing Club |
| 15 | Bear Republic | 60 | Jai Jus |
| 16 | Wicked Chicken | 61 | Bubs at the Park |
| 17 | Village Cafe | 62 | Fairweather |
| 18 | NewSchool of Architecture | 63 | Social Tap |
| 19 | Make Pizza | 64 | Copa Vida |
| 20 | East Village Dental | 65 | Nick the Greek |
| 21 | Smart & Final | 66 | Fit |
| 22 | Wild Dove Boutique | 67 | Meraki Lounge |
| 23 | Bay City Brewing | 68 | Basic Pizza |
| 24 | Bootlegger | 69 | Monzu Fresh Pasta |
| 25 | Knotty Barrel | 70 | Flirt Salon |
| 26 | The Kabob Shop | 71 | El Puerto Seafood |
| 27 | Modern Times | 72 | R Place |
| 28 | The Inviatorium | 73 | HOB Coffee |
| 29 | J & Tony's Cured Meats | 74 | San Diego Central Library |
| 30 | Lotus Thai | 75 | Storyhouse Spirits |
| 31 | Tavern Bowl | 76 | The Mission |
| 32 | Cowboy Star | 77 | Hinar Dessert |
| 33 | US Bank | 78 | The Lost Abbey |
| 34 | Floyd's 99 | 79 | Sovereign Modern Thai Cuisine |
| 35 | Krisp | 80 | The Red Effect |
| 36 | Nektar | 81 | Ale Tales Tap Room |
| 37 | Starbucks | 82 | CVS |
| 38 | Supercuts | 83 | Achilles Coffee |
| 39 | Grocery Outlet | 84 | BeFit Modern Pilates |
| 40 | UPS | 85 | SEV |
| 41 | Olympic Cleaners | 86 | Choi's |
| 42 | Sleep 365 | 87 | Carmelita's Mexican |
| 43 | Little Miss Brewing | 88 | Panini Kabob Grill |
| 44 | BeShock Ramen | 89 | F45 |
| 45 | Quartyard | 90 | East Village Brewing Co |


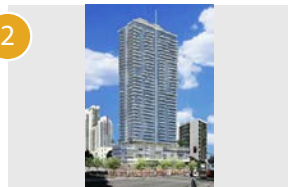






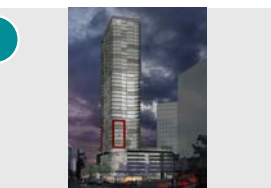


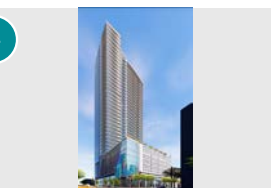














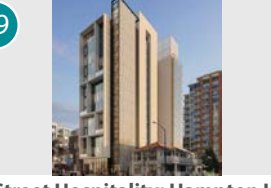

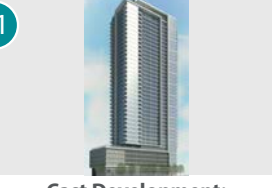






EAST VILLAGE DEVELOPMENT PIPELINE

Q1 2024

- Recently Completed
- Pipeline
- Under Construction

<p>1</p>  <p>Bosa; 8th & B 398 units; 9,400 sf retail; .5-acre public park <i>Est. Completion: TBD</i></p>	<p>2</p>  <p>CA Ventures; 800 Broadway 422 units; 5,800 sf retail <i>Est. Completion: 2024</i></p>
<p>3</p>  <p>Pinnacle International; Broadway Tower 2 395 units; 4,300 sf retail <i>Est. Completion: Dec. 2024</i></p>	<p>4</p>  <p>Chelsea Investment Co.; 13th & Broadway 273 units; 1,600 sf retail</p>
<p>5</p>  <p>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 <i>Est. Completion: Spring 2025</i></p>	<p>6</p>  <p>K Elevate 10th Street Property, LLC; Elevate Hotel 135 rooms</p>

<p>1</p>  <p>Ghods Builders; 6th & A 389 units; 7,000 sf retail</p>	<p>2</p>  <p>XJD; 7th & A 281 units; 9,000 sf retail</p>	<p>3</p>  <p>Wood Partners; The Rey Phase II 459 units</p>	<p>4</p>  <p>Liberty National; 10th & B 542 units; 4,200 sf retail</p>	<p>5</p>  <p>Pinnacle International; Pacific Heights 492 units; 6,500 sf retail</p>	<p>6</p>  <p>Liberty National; 1060 C Street 72 units; 1,150 sf retail</p>
<p>7</p>  <p>Pinnacle International; Park & C 444 units; 10,933 sf retail</p>	<p>8</p>  <p>Liberty National; Park and Broadway 613 units; 18,850 sf retail</p>	<p>9</p>  <p>Reef Point Hospitality LLC; Broadway Suites 317 rooms</p>	<p>10</p>  <p>Capexco Funds; 10th & E 365 units; 2,600 sf retail</p>	<p>11</p>  <p>Pinnacle International; 11th & E 462 units; 6,000 sf retail</p>	<p>12</p>  <p>Kilroy Realty; Kilroy East Village 840,000 sf office with retail</p>
<p>13</p>  <p>Navarra Properties; SuperBlock 4,905 sf retail; 550,000 sf office</p>	<p>14</p>  <p>Foulger-Pratt; Block F 405 units; 19,000 sf retail; 48,518 sf office</p>	<p>15</p>  <p>SD Mega Block LLC; Lucia nel Cielo 424 units; 3,000 sf retail</p>	<p>16</p>  <p>J Street Hospitality; Motto by Hilton 180 rooms; 2,500 sf retail</p>	<p>17</p>  <p>San Diego Gaslamp Properties LLC; Citizen M Hotel 302 rooms</p>	<p>18</p>  <p>J Street Hospitality; Tapestry & Homewood Suites by Hilton 324 rooms</p>
<p>19</p>  <p>J Street Hospitality; Hampton Inn by Hilton 132 rooms</p>	<p>20</p>  <p>Bahia View Condominiums; Bahia View 95 units; 6,600 sf retail</p>	<p>21</p>  <p>Cast Development; The Fellow 129 units; 1,000 sf retail</p>	<p>22</p>  <p>Fabric Investments; Creativo 13 units; 1,000 sf retail; 2,000 sf office</p>	<p>23</p>  <p>Tishman Speyer & Padres; East Village Quarter 1,800 units; 50,000 sf retail</p>	<p>24</p>  <p>JMI; The Landing 793 units; 120,000 sf retail; 683,000 sf office</p>
<p>25</p>  <p>1707 Imperial; Zonevest LLC 113 units</p>					

INTERSTATE & TROLLEY CONNECTIONS

A NEW CONNECTIVITY IS IN PROCESS BETWEEN PARK BLVD & HARBOR DR.

When this opens vehicularly, Park blvd will be booming with even more traffic.



QUICK FACTS SAN DIEGO COUNTY

35.1M
Visitors to San Diego annually

\$11.6B
Visitors spent around San Diego

20.6M
Air passengers at San Diego International Airport

143
Events held at the Convention Center

17.8M
Visitors spent the night in San Diego

836,695
Individual attendees at the Convention Center

\$16.4B
Visitor industry revenue generator

3.3M
Population of San Diego County

10M+
Annual visitors to Balboa Park and the San Diego Zoo

DOWNTOWN SAN DIEGO

81,237
Total jobs located downtown

41,952
Total population of Downtown San Diego

64
Total cruise ships per year at B Street Terminal

13,827
Number of hotel rooms

11M
Total office square footage

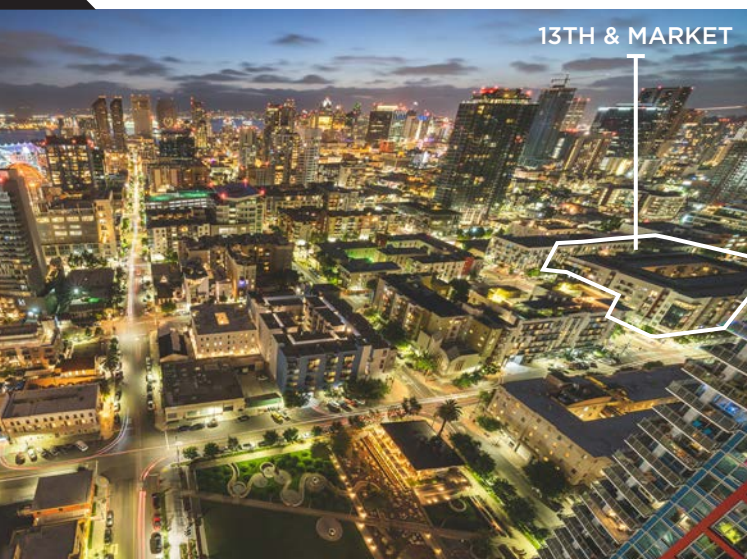
250,000
Cruise passengers per year

1.5M
Annual visitors to the Midway Museum

6,280
Total number of businesses

2.4M
Petco Park annual attendees

Sources: SanDiego.gov; SanDiego.org; San Diego Convention Center Corporation, Inc.



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 @urban_strategies_group
 @USG_SanDiego
 @USGsandiego

**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.*



URBAN
STRATEGIES GROUP
FLOCKE & AVOYER COMMERCIAL REAL ESTATE

MICHAEL BURTON

858.875.4685

mburton@flockeavoyer.com

License ID: 01763327

PASQUALE IOELE

858.875.4665

pioele@flockeavoyer.com

License ID: 01488187

ANDREW SHEMIRANI

858.875.4692

ashemirani@flockeavoyer.com

License ID: 02038814