

Little Italy Space For Lease



Ground Floor
Creative Office/Retail

Rare On-Site

Reserved

Surface Parking



Little Italy, The Place To Be



90

Walkers Paradise



75

Very Bikeable



80

Excellent Transit

**Little Italy*

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3M+
Annual Visitors



#2 in the U.S. among best
Little Italy neighborhoods

TRAVEL+
LEISURE

±1,734 SF Available Now

800 W Ivy Street
San Diego, CA 92101



- Beautiful creative office/retail space in prime Little Italy location with street level entrance
- 5 dedicated on-site parking spaces in the adjacent lot
- Little Italy is one of Downtown's most desired neighborhoods with the best restaurants
- Walking distance to eateries including Ballast Point Brewing, The Crack Shack, Bottlecraft, Bird Rock Coffee Roasters, Mona Lisa, Underbelly, Roman Wolves, and many more!
- Within the immediate vicinity of I-5, Little Italy Station, Core Business District, Waterfront Park and thousands of apartments
- Across the street from 2100 Kettner, a recently completed 234,000 SF project featuring neighbors including Postino, San Diego FC, Body Fit Training, The NOW Massage, Manivela Coffee, Slice House, and more!



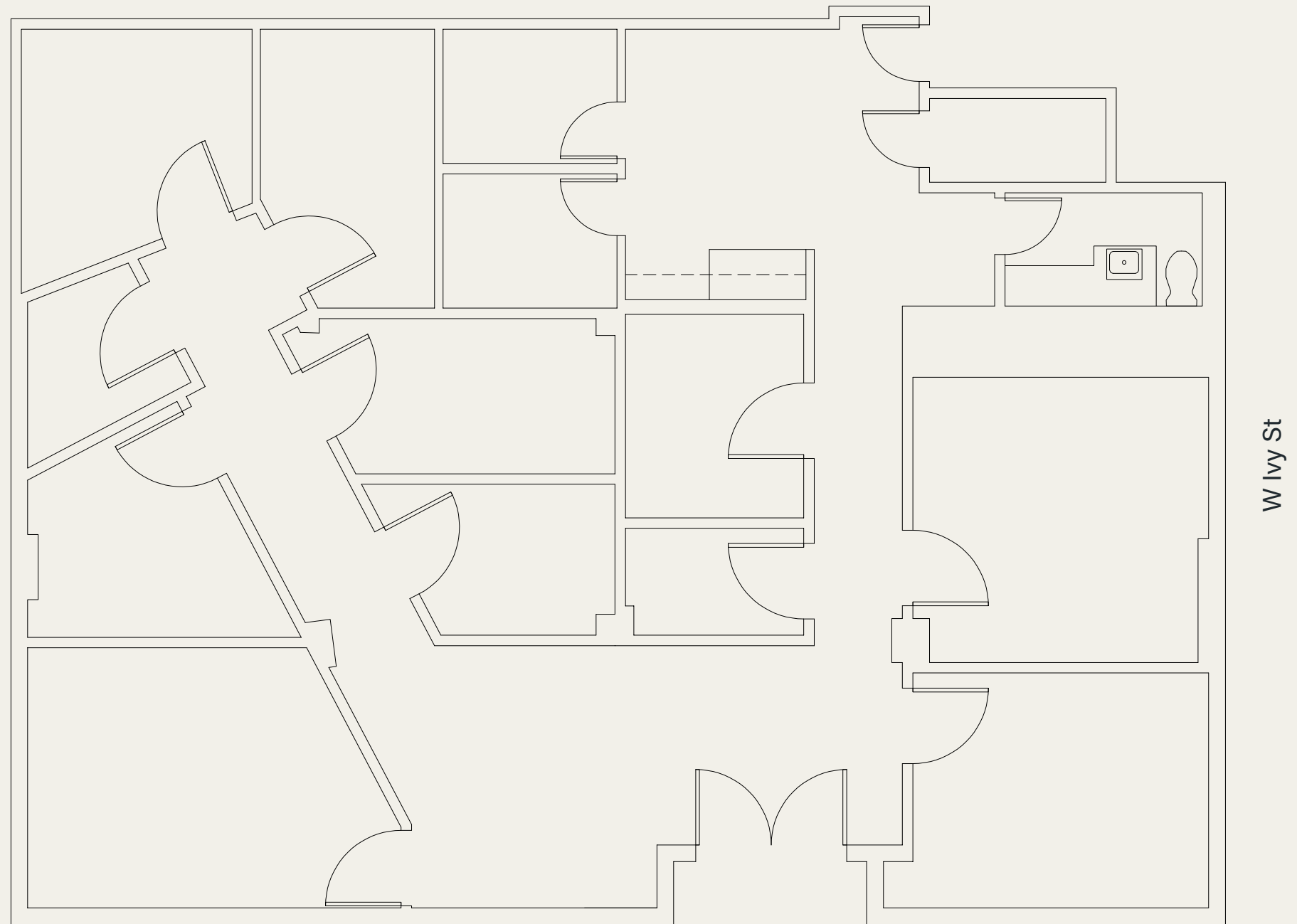
The Site Plan

Lease Rate:

\$2.95 PSF + Util & Jan

**Introductory Rate*

The layout includes private offices, a conference room, kitchenette, and restroom, with the added benefit of a flexible floor plan. Surrounded by acclaimed restaurants, shops, and cultural destinations, this space combines functionality with unmatched energy and exposure in the thriving Little Italy district.



Kettner Blvd

W Ivy St

Once home to San Diego's flourishing tuna fishing industry and generations of Italian families who made their living on the sea, Little Italy is now a lively neighborhood with cozy patio cafés, international restaurants, craft brew stops, urban wineries, art galleries, sophisticated shops, boutique hotels, and the festive Piazza della Famiglia. Additionally, the property has a Walkscore of 90 out of 100 and is less 0.8 miles to the Santa Fe Depot.

San Diego's Little Italy



70+
Eateries

Bencotto

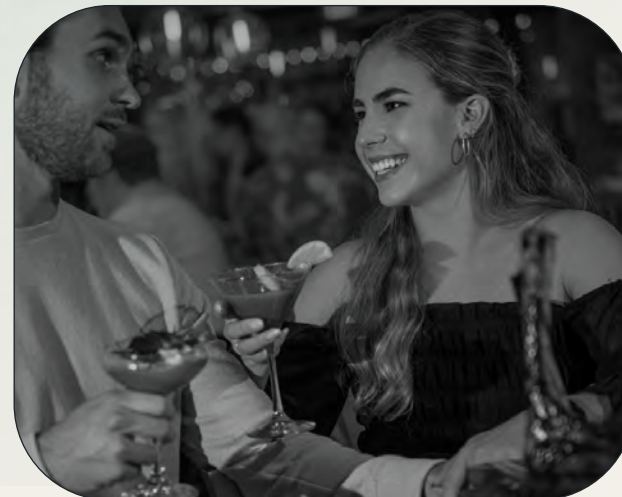


Born & Raised



The Crack Shack

Barbusa



Buon Apetito



The Location



Directly adjacent to site!

2100 Kettner
235,000 SF Retail/Office

POSTINO SLICE HOUSE
BY TONY GEMIGNANI
BFT The NOW immersion
san diego

800 West Ivy Street

San Diego International
25M Annual Passengers

San Diego County Administration Center

Waterfront Park
32M+ Annual Passengers

Cielo
70 Units

Homewood Suites
160 Rooms

Jack in the box

Camden Tuscany
160 Units

La Pensione
67 Rooms

UNDERBELLY
20 11
RAMEN & BEER

BENCOTTO
ITALIAN KITCHEN

BARBUSA • EAT • DRINK
SICILIANO • B • SICILIANO

Hampton Inn
177 Rooms

Allegro

burgerlounge
THE ORIGINAL grass-fed BURGER

CRUDO

IRONSIDE
Made in San Diego

Davanti Enoteca

MORNING BELORY

CIVICO
1845
AUTENTICA CUCINA ITALIANA

CLOAK & PETAL
LITTLE ITALY

Porto Sieno
88 Units

Mr. Moto Pizza

Vici
96 Units

Vantaggio Suites
228 Units

By The Numbers



Little Italy is one of Downtown San Diego's most dynamic neighborhoods, driven by strong demographics, year-round events, and a thriving dining and retail scene that attracts consistent foot traffic from both locals and visitors.

At 48 square blocks, San Diego's Little Italy is the Largest in the U.S.



Population

- 1 Mile : 29,413
- 2 Miles : 97,315
- 3 Miles : 196,525



Avg. Household Income

- 1 Mile : \$131,966
- 2 Miles : \$127,201
- 3 Miles : \$126,050



Employees

- 1 Mile : 52,689
- 2 Miles : 140,668
- 3 Miles : 205,492



Consumer Spending

- 1 Mile : \$531.2M
- 2 Miles : \$1.6B
- 3 Miles : \$3B



Downtown San Diego



Convention Center
663,000 Annual Visitors



Petco Park
2.4M + Annual Visitors



2nd

Largest City in CA



Downtown San Diego is the region's economic and employment hub, anchored by major employers, strong transit connectivity, and a growing innovation and startup ecosystem. As demand rises for walkable, amenity-rich urban living, Downtown continues to attract residents and businesses alike, supporting a live-work-play lifestyle with easy access to jobs by foot, bike, transit, or a short drive.



Gaslamp Quarter
7M+ Annual Visitors

\$14.3B
Consumer Spending



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