

**BLOCK
D**

MAKERS QUARTER

AVAILABLE NOW!!



**FLOCKE &
AVOYER**
Commercial Real Estate



BLOCK
D

MAKERS QUARTER



BLOCK
A

M

PUNCH
BOWL
SOCIAL

10 BARREL

MAKERS QUARTER

RETAIL FOR LEASE

FOR LEASING INFORMATION:

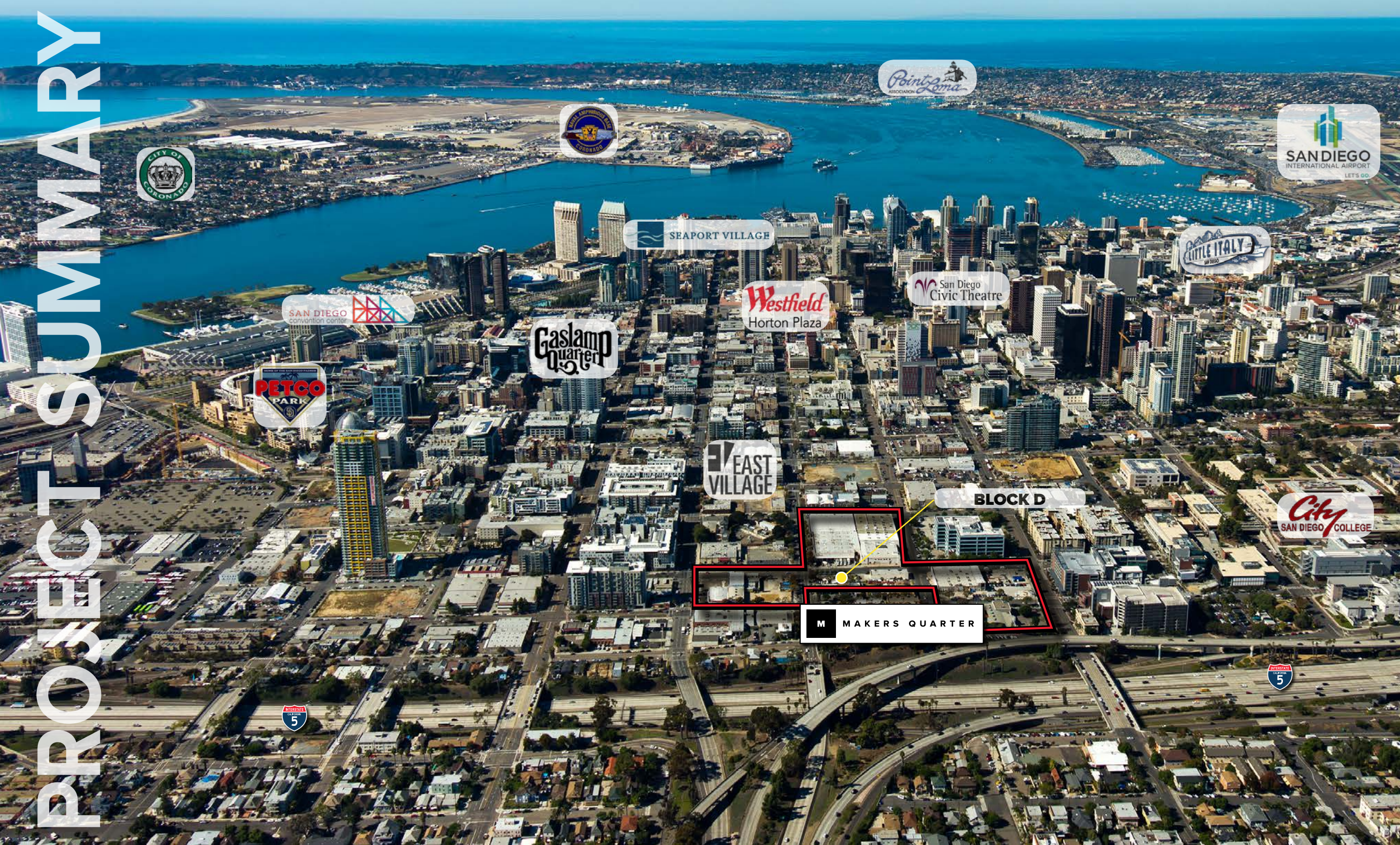


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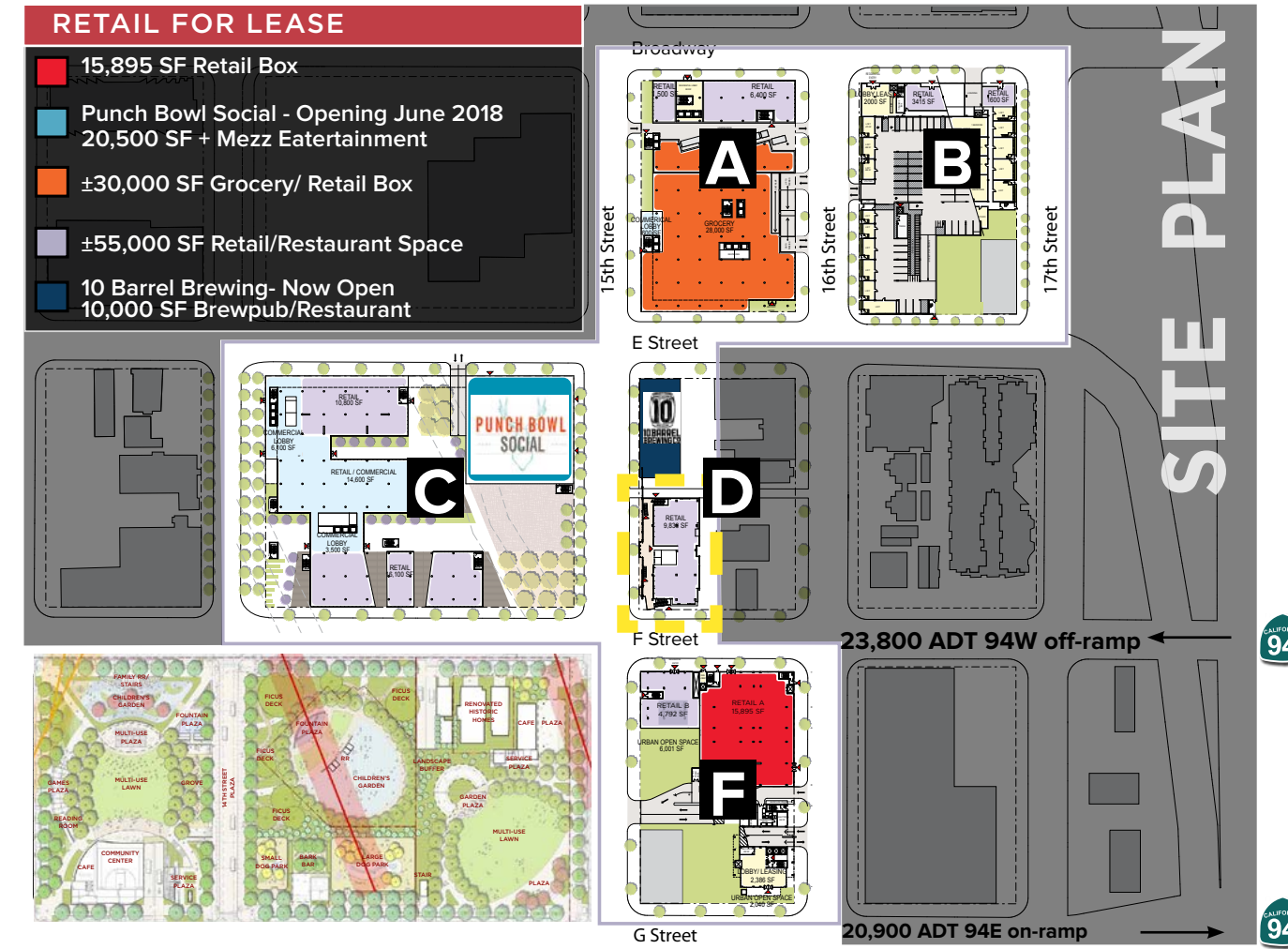
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PROJECT SUMMARY

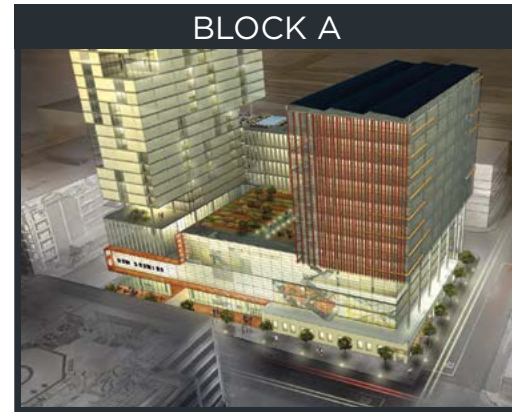


PROJECT SUMMARY

MAKERS QUARTER™ is a 5 1/2 city block redevelopment project in the Upper East Village of Downtown San Diego. It will serve as a live-work-play magnet for a new, discriminating generation of users and residents. This will be a new kind of place; one that's warmly disruptive, playfully creative, and energetically relaxing. A place that embraces its juxtapositions and radiates authenticity, and is true to both its core values and the city of San Diego. The project incorporates the essential, obligatory elements of 21st century "creative class" developments featuring walkable neighborhoods with open space, convenient amenities, clusters of complementary businesses, and unique retail and dining.



PROJECT OVERVIEW



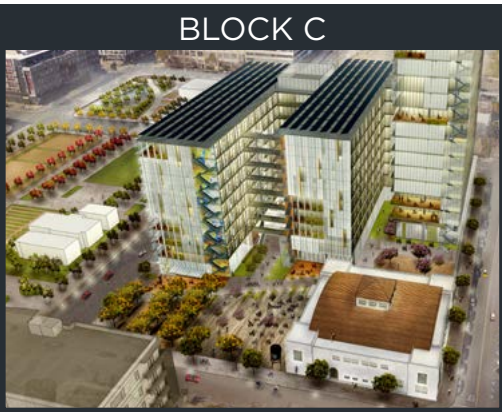
Block A

- Historic warehouse base
- ±250 units
- ±30,000 SF ground floor grocery/retail box



Broadstone Makers Quarter

- Delivery Q2 2018
- Seven stories with 269 residential units
- ±5,015 SF of retail with Broadway Frontage



Block C

- ±701,800 SF creative office building
- ±1,098 parking stalls
- ±26,900 SF of retail / restaurant space at the base



Punch Bowl Social

- Now open
- The historic Coliseum building
- ±20,500 SF + mezz, eatertainment user



10 Barrel Brewing Co.

- Now open
- ±10,000 SF brew pub / restaurant



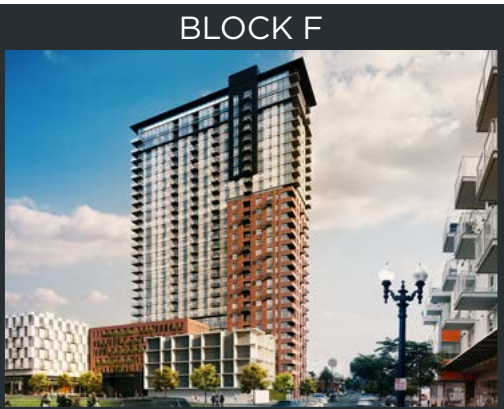
Block D

- Under construction / delivery Q2 2018
- ~45,000 SF of creative office
- ±4,553 SF of retail / restaurant



East Village Green

- 4.1 acre multi-block park



Block F

- ±300 residential units / 28 stories
- Luxury apartment tower
- ±50,000 SF of office
- ±20,000 SF of retail



BLOCK D

BLOCK D - PROJECT HIGHLIGHTS

NOW AVAILABLE

Space A: $\pm 2,059$ SF with a roll-up door in place

Space C: $\pm 2,494$ SF on the corner of F & 15th Streets

15-18ft ceiling heights

Recessed storefronts with covered patios

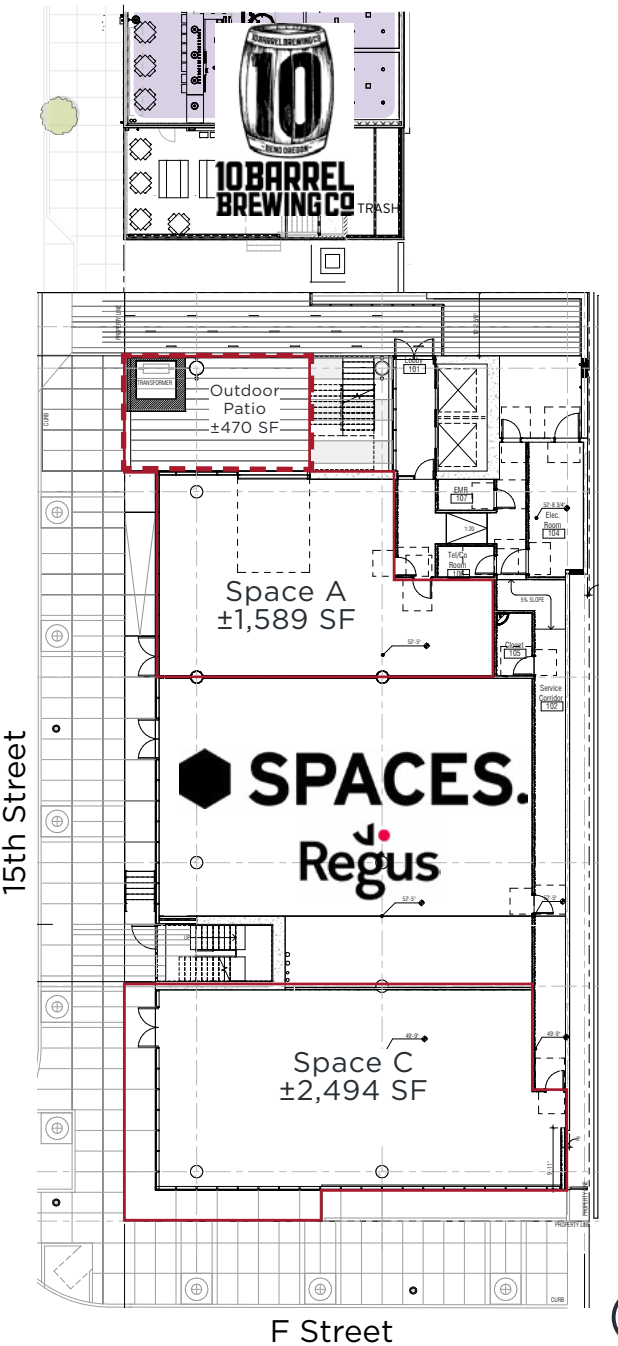
$\pm 45,000$ SF of creative office

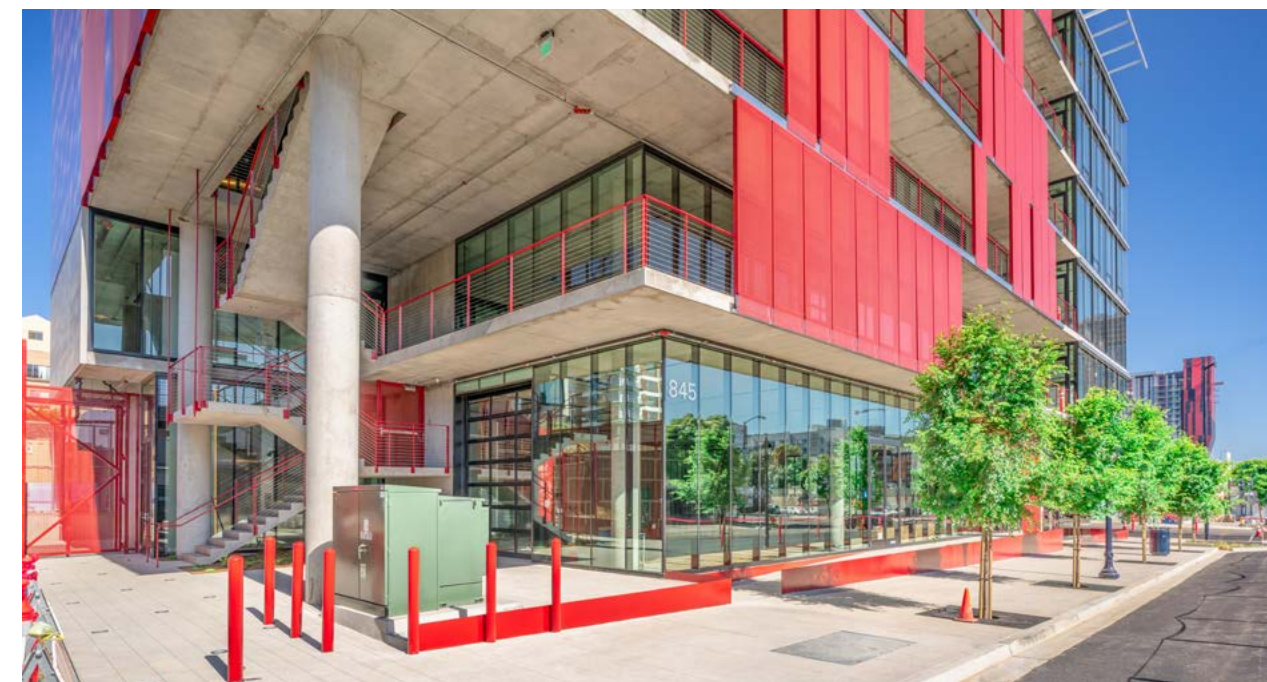
Ground floor inline space and levels 2, 3 & 4 leased to Spaces by Regus

Level 5 fully leased to office tenant

BLOCK D: SITE PLAN

M





BLOCK D - NEIGHBORHOOD HIGHLIGHTS

- Located on the corner of 15th Street and F Street (94 West off-ramp).
- Over 2,300 existing residential units and 2,210 units under construction / in planning within 4 blocks.
- Close proximity to San Diego City College, New School of Architecture and the Urban Discovery Academy.
- Great access to the 5, 163 and 94 freeways.

ADJACENT TO
10 BARREL BREWING CO.
& PUNCH BOWL SOCIAL

Construction Update
Photos taken: 06/08/18

10 BARREL BREWING CO.



NOW OPEN!



PUNCH BOWL SOCIAL

**BLOCK
B**

BROADSTONE

Under Construction / Delivery Q2 2018
±5,015 SF of retail with
Broadway frontage
±269 apartment units
±343 parking stalls



CURRENT WAREHOUSE
BUILDING

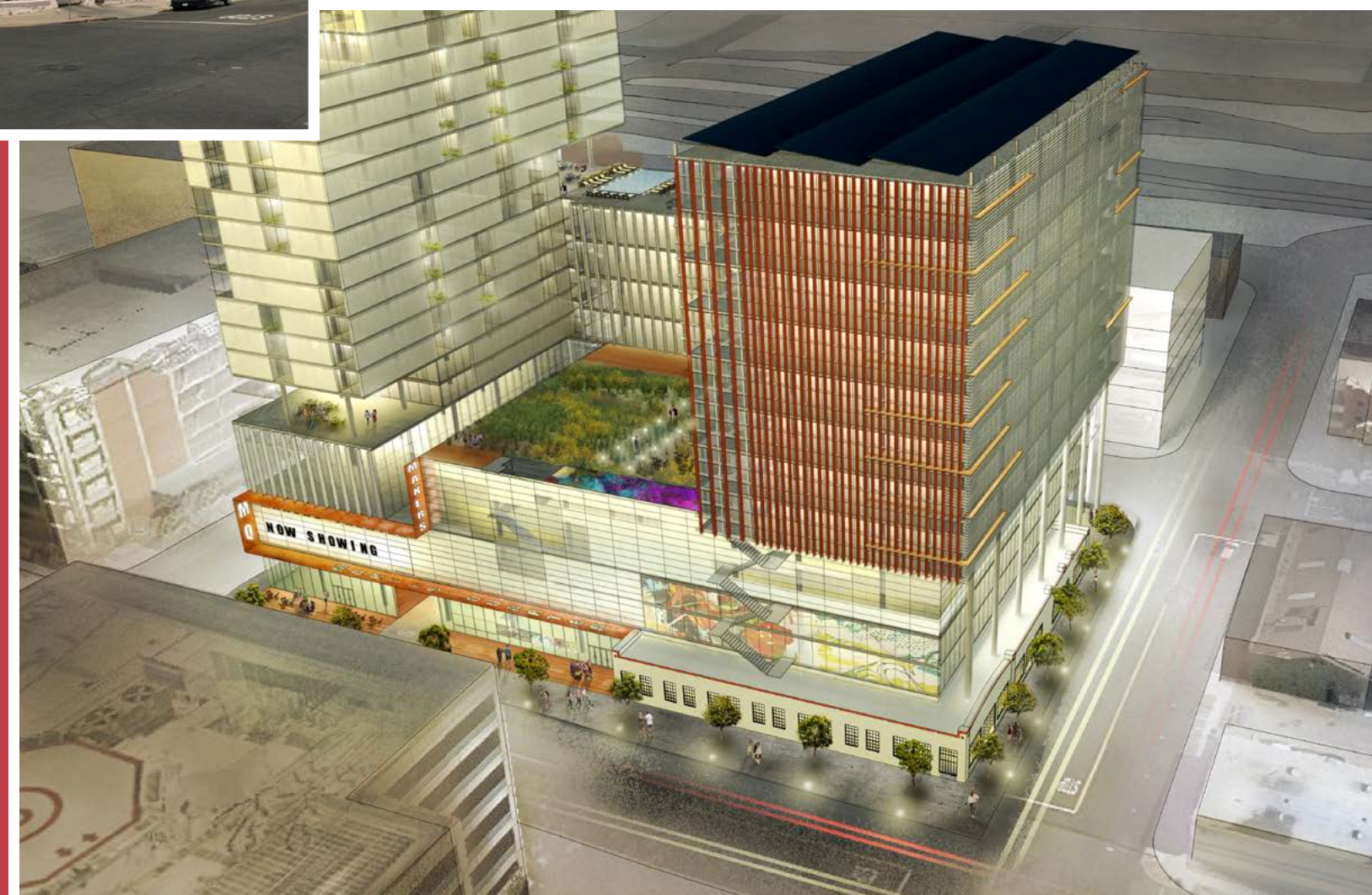
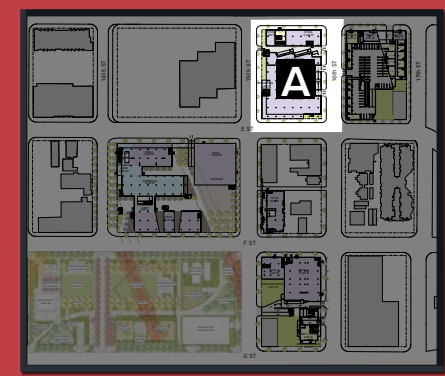
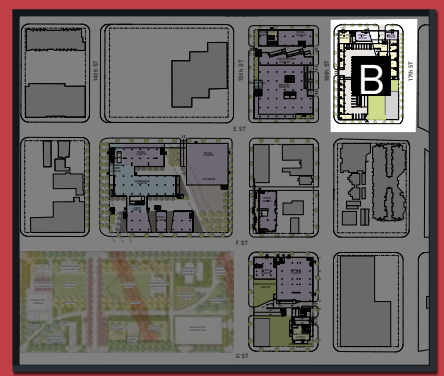


Historic warehouse base
±30,000 SF ground floor grocery/
retail box
±250 apartment units

**BLOCK
A**



CONSTRUCTION UPDATE



**BLOCK
F**

Luxury apartment tower with
±300 residential units
±20,000 SF of retail
±50,000 SF of office



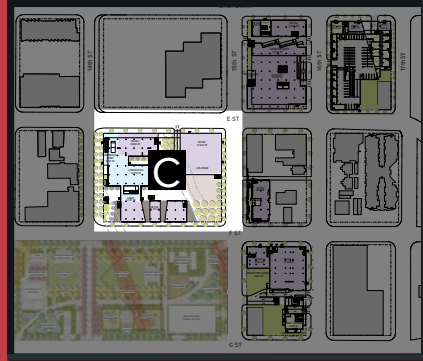
BLOCK C - OPEN AREA



±701,800 SF creative office building
±26,900 SF of ground floor retail /
restaurant space
±1,098 parking stalls

**BLOCK
C**

PLANNED POCKET PARK

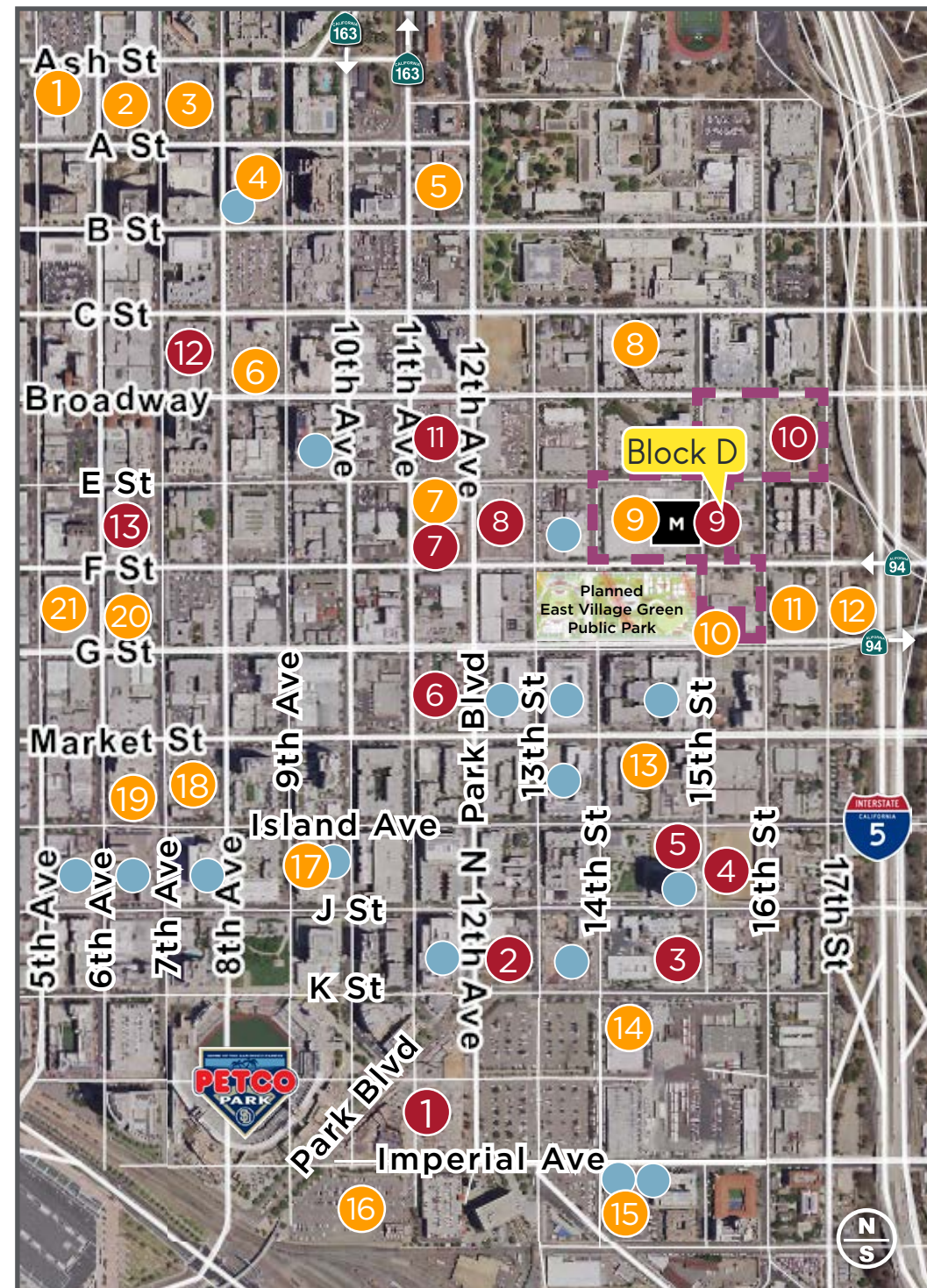


EAST VILLAGE DEVELOPMENT PIPELINE

Q2 2018 UPDATE

UNDER CONSTRUCTION

 <p>1 Greystar; Park 12 718 units; 45,000 sf retail Estimated Completion: April 2018</p>	 <p>2 Richman Capital; K1 222 units; 7,000 sf retail Estimated Completion: October 2019</p>	 <p>3 Trestle; Nook East Village 91 units; 2,000 sf retail Estimated Completion: Q2 2018</p>
 <p>4 Lennar; Shift 368 units; 18,500 sf retail Estimated Completion: March 2018</p>	 <p>5 Pinnacle International; Pinnacle on the Park Phase II 476 units; 8,100 sf retail; Estimated Completion: June 2019</p>	 <p>6 Holland; Park & Market 426 units; 22,000 sf retail; 66,000 sf UCSD extension Estimated Completion: July 2020</p>
 <p>7 Richman Capital; F11 99 units; 5,800 sf retail Estimated Completion: May 2018</p>	 <p>8 Lowe Enterprises; I.D.E.A 1 295 units; 7,000 sf retail 7,000 sf office Estimated Completion: Q1 2018</p>	 <p>9 L2HP; Makers Quarter Block D 44,000 sf office; 8,000 sf retail Estimated Completion: August 2018</p>
 <p>10 Alliance; Makers Quarter Block B (Broadstone) 269 units; 5,100 sf retail Estimated Completion: Q2 2018</p>	 <p>11 Pinnacle International; 11th & Broadway 618 units; 11,000 sf retail Estimated Completion: Q3 2020</p>	 <p>12 Bosa; The Block 620 units; 17,400 sf retail Estimated Completion: Q3 2020</p>
 <p>13 J St. Hospitality; Moxy Hotel 126 rooms Estimated Completion: October 2018</p>		



- Under Construction (Approx. 4,202 residential units; 51,000 SF office; 156,900 SF retail; 126 hotel rooms; 66,000 SF UCSD extension)
- Pipeline (Approx. 4,744 residential units; 1,117,300 SF office; 251,700 SF retail; 2,515 hotel rooms)
- Recently Completed (Approx. 2,091 residential units; 300,000 SF office; 61,000 SF retail; 407 hotel rooms; San Diego Central Library; Urban Discovery Academy)

PIPELINE

 <p>1 Vandeval Hotels LLC; 5th & Ash Suites 154 rooms; 7,520 sf retail</p>	 <p>2 Malek Investments; 6th & A 389 units; 5,700 sf retail</p>	 <p>3 XJD; 7th & A 256 units; 9,000 sf retail</p>	 <p>4 Wood Partners; The Rey Phase II 459 units</p>	 <p>5 MB Urban Properties; Pacific Heights 279 units; 8,000 sf retail</p>	 <p>6 Minto Investment Group; 800 Broadway 384 units; 22,000 sf retail</p>	 <p>7 Pinnacle International; 11th & E 462 units; 6,000 sf retail</p>
 <p>8 Wakeland Housing; The Beacon 44 units</p>	 <p>9 L2HP; Makers Quarter 800 units; 115,800 sf retail; 888,800 sf office</p>	 <p>10 Canvas Ventures; 15th & G 28 units; 2,900 sf retail</p>	 <p>11 SD Mega Block LLC; Lucia nel Cielo 424 units; 3,000 sf retail</p>	 <p>12 Affirmed Housing; 17th & G St 88 units</p>	 <p>13 Bahia View Condominiums; Bahia View 95 units; 6,600 sf retail</p>	 <p>14 Mill Creek Residential; Modera 383 units</p>
 <p>15 FJV; 14th & Commercial 448 units; 35,300 sf retail</p>	 <p>16 JMI; Ballpark Village Convention Center Hotel 1,600 rooms</p>	 <p>17 J Street Hospitality; 9th & Island Hotel Hampton Inn by Hilton 132 rooms</p>	 <p>18 Cisterra; 7th & Market Ritz-Carlton Hotel: 160 rooms; 205 units; Whole Foods; 156,000 sf office</p>	 <p>19 J Street Hospitality; 7th & Island Hotel Canopy by Hilton 324 rooms</p>	 <p>20 HP Investors; 705 6th Avenue 20,880 sf retail; 72,500 sf office</p>	 <p>21 Briad Group; AC Hotel 145 rooms; 9,000 sf retail</p>

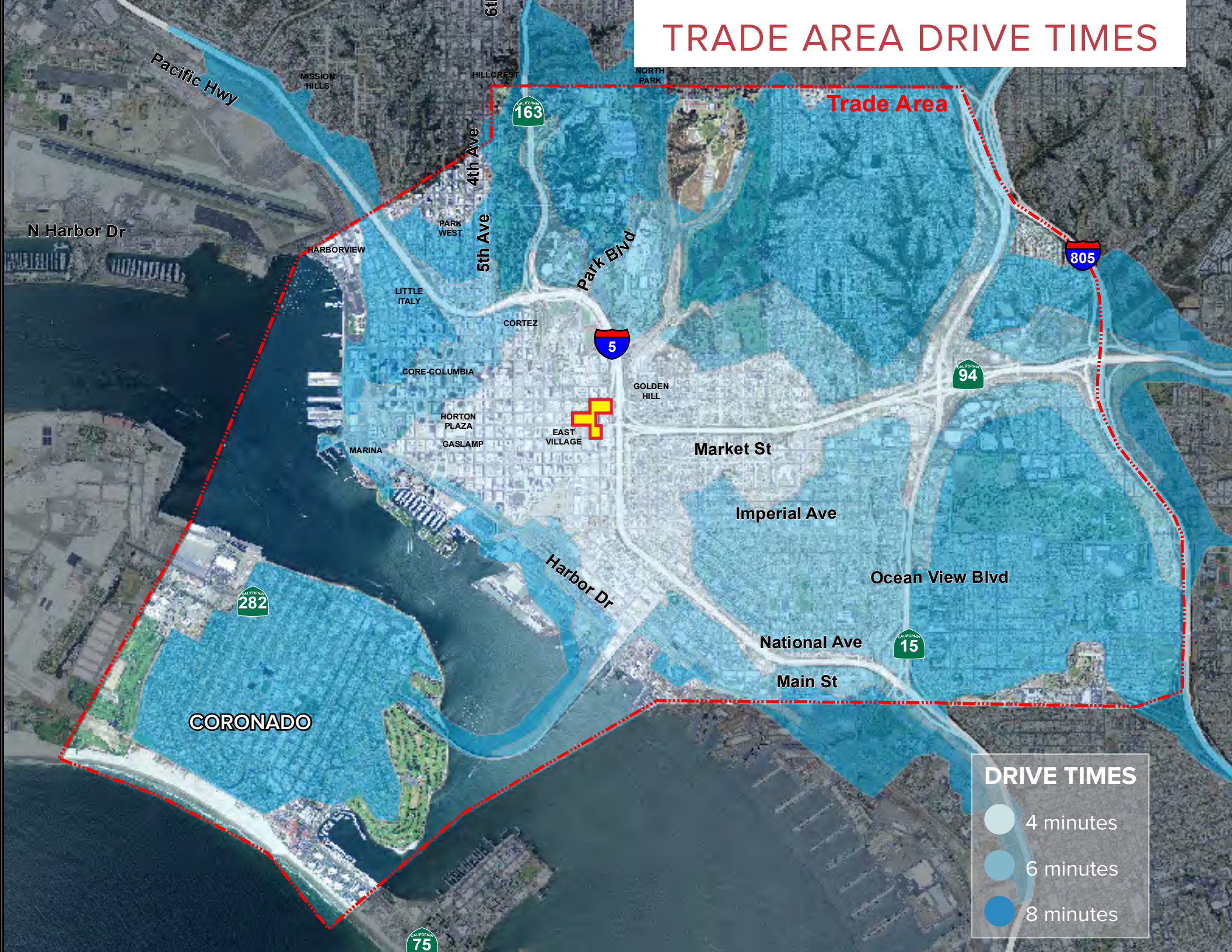
RECENTLY COMPLETED (partial list)

 <p>Alexan ALX 313 units; 5,000 sf retail</p>	 <p>SEMPRA Energy 300,000 SF office</p>	 <p>Courtyard Marriott 90 Rooms</p>	 <p>San Diego Central Library 497,650 SF; e² Civic High - Charter High School</p>	 <p>Pinnacle on the Park Phase I 484 units; 8,100 SF retail</p>	 <p>Planned East Village Green Public Park Phase I - Estimated 2018 Delivery</p>
 <p>Form 15 242 units; 10,000 SF retail</p>	 <p>Pendry Hotel by Montage 317 rooms ; 5,000 retail</p>	 <p>Wood Partners; The Rey I 480 units</p>	 <p>Alpha Square 203 units; 5,500 SF retail</p>	 <p>HG Fenton; Urbana 96 units; 1,100 SF retail</p>	

FREEWAY ACCESSES



TRADE AREA DRIVE TIMES





M A K E R S Q U A R T E R



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