

1101 MARKET STREET
SAN DIEGO, CALIFORNIA
OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY:

PHIL LYONS

+1 760 431 4210 | CA Lic #01093731
phil.lyons@cushwake.com

CHAD IAFRATE

+1 760 431 4234 | CA Lic #01329943
chad.iafrate@cushwake.com

VINCE PROVENZANO

+1 760.431.4212 | CA Lic #01926894
vince.provenzano@cushwake.com

EXECUTIVE SUMMARY

1101 MARKET STREET
SAN DIEGO, CALIFORNIA

LOCATION: 1101 Market Street
San Diego, CA 92101

APN: 535-123-10-00

LAND AREA: ± 12,847 sq. ft.

BLDG AREA: ± 5,664 sq. ft.

ZONING: Commercial (CCPD_ER)
Opportunity Zone

PRICING: Unpriced



Actual Property



Actual Property

INVESTMENT HIGHLIGHTS

1101 MARKET STREET

SAN DIEGO, CALIFORNIA

- HIGH DENSITY REDEVELOPMENT ZONE WITH A NO LIMIT F.A.R.
- 4 BLOCKS FROM PETCO PARK
- STRONG VISABILITY LOCATED ON THE HARD CORNER OF MARKET ST/11th AVE
- AVERAGE HOUSEHOLD INCOME OF +/- \$116,000 IN A 3-MILE RADIUS
- HIGHLY WALKABLE AREA CLOSE TO DAILEY NEEDS & SERVICES
- DENSELY POPULATED TRADE AREA OVER 191,000 PEOPLE IN A 3-MILE RADIUS
- STRONG DAYTIME POPULATION OF 203,011 IN A 3-MILE RADIUS

EAST VIEW



1101 MARKET STREET
SAN DIEGO, CA

ELEVENTH AVENUE

SOUTHEAST VIEW



1101 MARKET STREET
SAN DIEGO, CA

BIRD'S EYE VIEW



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SAN DIEGO, CA

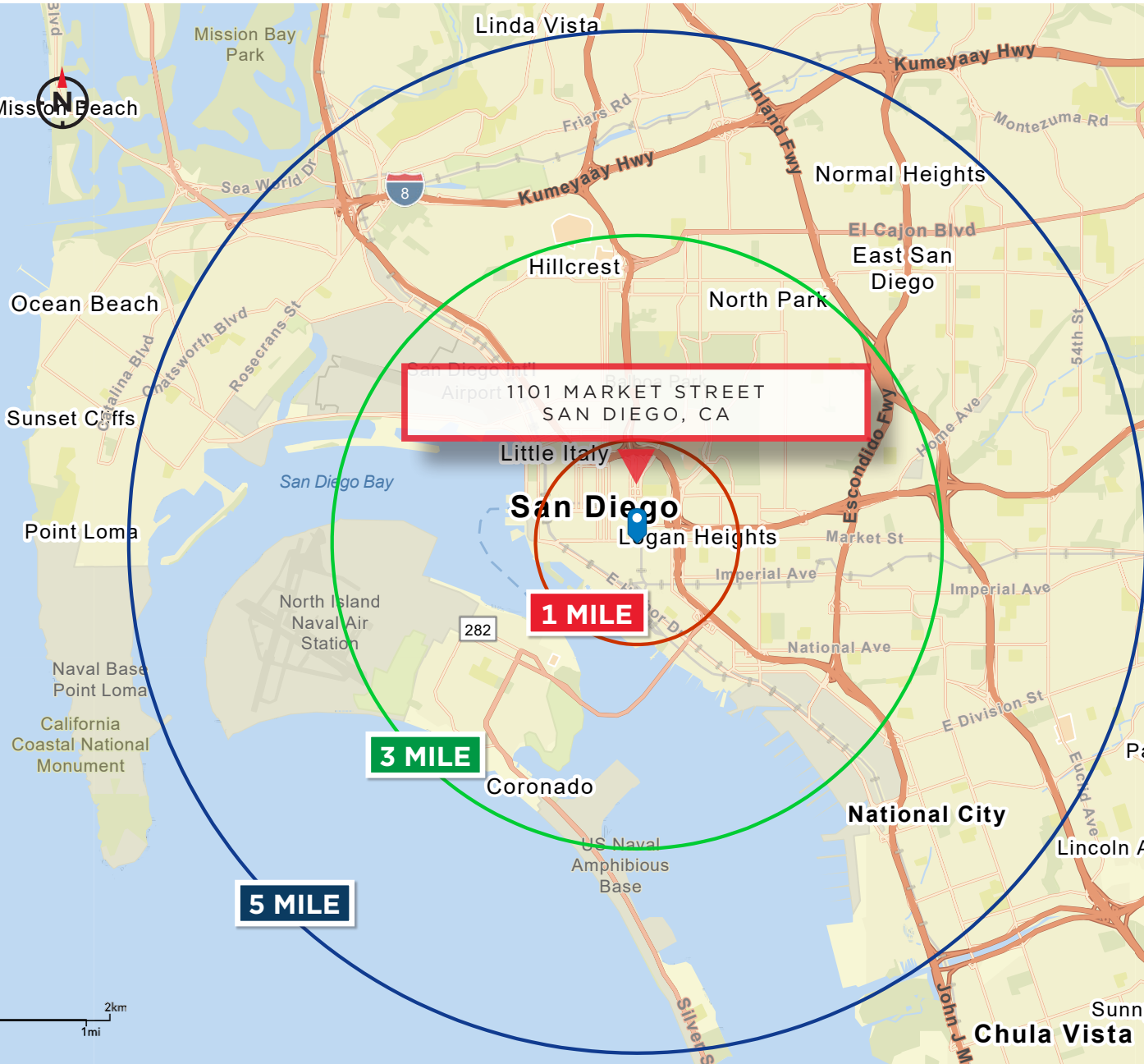
MARKET STREET

ELEVENTH AVENUE

MARKET AERIAL



DEMOGRAPHICS



1101 MARKET STREET
SAN DIEGO, CA

1 MILE

3 MILE

5 MILE



POPULATION

191K+
3 MILE RADIUS



AVERAGE HH
INCOME

\$116K+
3 MILE RADIUS

POPULATION

1 MILE	3 MILE	5 MILE
52,092	191,908	475,454

AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$109,210	\$116,173	\$105,819

DOWNTOWN SAN DIEGO, CA

Downtown San Diego is the city center of San Diego, California, the eighth largest city in the United States. In 2010, the Centre City area had a population of more than 28,000. Downtown San Diego serves as the cultural and financial center and central business district of San Diego, with more than 4,000 businesses and nine districts. The downtown area is the home of the San Diego Symphony and the San Diego Opera as well as multiple theaters and several museums. The San Diego Convention Center and Petco Park, home of the San Diego Padres, are also located downtown. Downtown San Diego houses the major local headquarters of the city, county, state, and federal governments.

The Columbia (waterfront) neighborhood of downtown hosts the Midway aircraft carrier museum ship, as well as the eight ships and boats of the San Diego Maritime Museum, headlined by the Star of India. The San Diego Convention Center and Petco Park are located downtown.

More than 200 cruise ships a year call at the cruise ship terminal. A passenger ferry connects downtown San Diego with Coronado, and San Diego Bay harbor tours depart from Harbor Drive.



191,908*

SAN DIEGO
POPULATION



\$116,173*

MEDIAN
HOUSEHOLD
INCOME



203,011*

SAN DIEGO
EMPLOYEES

*3 MILE RADIUS

SAN DIEGO, CA

California's second largest city and the United States' eighth largest, San Diego boasts a citywide population of nearly 1.3 million residents and more than 3 million residents countywide. Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, Carlsbad, Escondido, La Mesa, Hillcrest, Barrio Logan and Chula Vista just to name a few.

San Diego is renowned for its idyllic climate, 70 miles of pristine beaches and a dazzling array of world-class family attractions. Popular attractions include the world-famous San Diego Zoo and San Diego Zoo Safari Park, SeaWorld San Diego and LEGOLAND California. San Diego offers an expansive variety of things to see and do, appealing to guests of all ages from around the world.

In San Diego's East County, the terrain varies from gentle foothills to mile-high mountains and the historic mining town, Julian, down to the 600,000-acre Anza-Borrego Desert State Park, offering nature-conscious visitors endless opportunities to hike, camp, fish, observe wildlife and much more. In San Diego's North County, the agricultural community produces quantities of flowers and magnificent produce. Wine growers are also making a mark by growing and harvesting quality grapes that

become excellent wines, which are served at some of the most elegant restaurants and resorts in the region. Along the west, 70 miles of Pacific Ocean coastline not only supports year-round outdoor recreation, such as surfing, boating, sailing and swimming, but also important scientific research at the Scripps Institution of Oceanography. To the south, it's a whole different country, Mexico, featuring its own cultural offerings in various towns along the border and coastline, including Tijuana, Rosarito and Ensenada.

San Diego's arts and culture and culinary arts are booming. The hottest, new culinary arts talents prepare award-winning meals throughout the region's 6,400 eating establishments. Balboa Park, the largest urban cultural park in the U.S., is home to 15 museums, numerous art galleries, beautiful gardens, the Tony Award-winning The Globe Theatres and the world-famous San Diego Zoo.

San Diego County also features 92 golf courses and a variety of exciting participatory and spectator sports, beachfront resorts and luxury spas, gaming, a dynamic downtown district, annual special events and unique holiday offerings, multicultural festivals and celebrations, colorful neighborhoods and communities, a rich military history and much more.



2ND MOST POPULOUS
CITY IN CALIFORNIA

\$89,457
AVERAGE HOUSEHOLD INCOME

GOVERNMENT
LEADING EMPLOYMENT SECTOR



DISCLAIMER

Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of 1101 Market Street, San Diego, CA (the “Property”), approximately ±12,847 square feet of land area/±5,664 SF of building area.

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, and omitted from, this

Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources

available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no further interest in the Property, please return this Investment Offering Memorandum forthwith.

12830 El Camino Real, Suite 100
San Diego, CA 92130
T 858.452.6500 F 858.452.3206
www.cushmanwakefield.com



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