

PINNACLE
ON THE PARK

±2,734 SF For Lease
2nd Gen. Prime Corner
Retail / Fitness Space

Other Availability: Prime Corner
Retail/Office Space ±3,617 SF (divisible)



One-of-a Kind Site in East Village

Situated below and fronting over 1,300 luxury residential units (Pinnacle & Shift)

One-of-a-kind site next to 60,000 SF Fault Line Park, which includes a children's playground, open green space with dog park, and public seating

Just blocks from Petco Park, the Gaslamp Quarter, and the San Diego Central Library

Co-tenants include Sovereign Thai, Cafe Alessie and Izola Bakery

Located in the thriving East Village community along 15th Street between J Street & Island Avenue

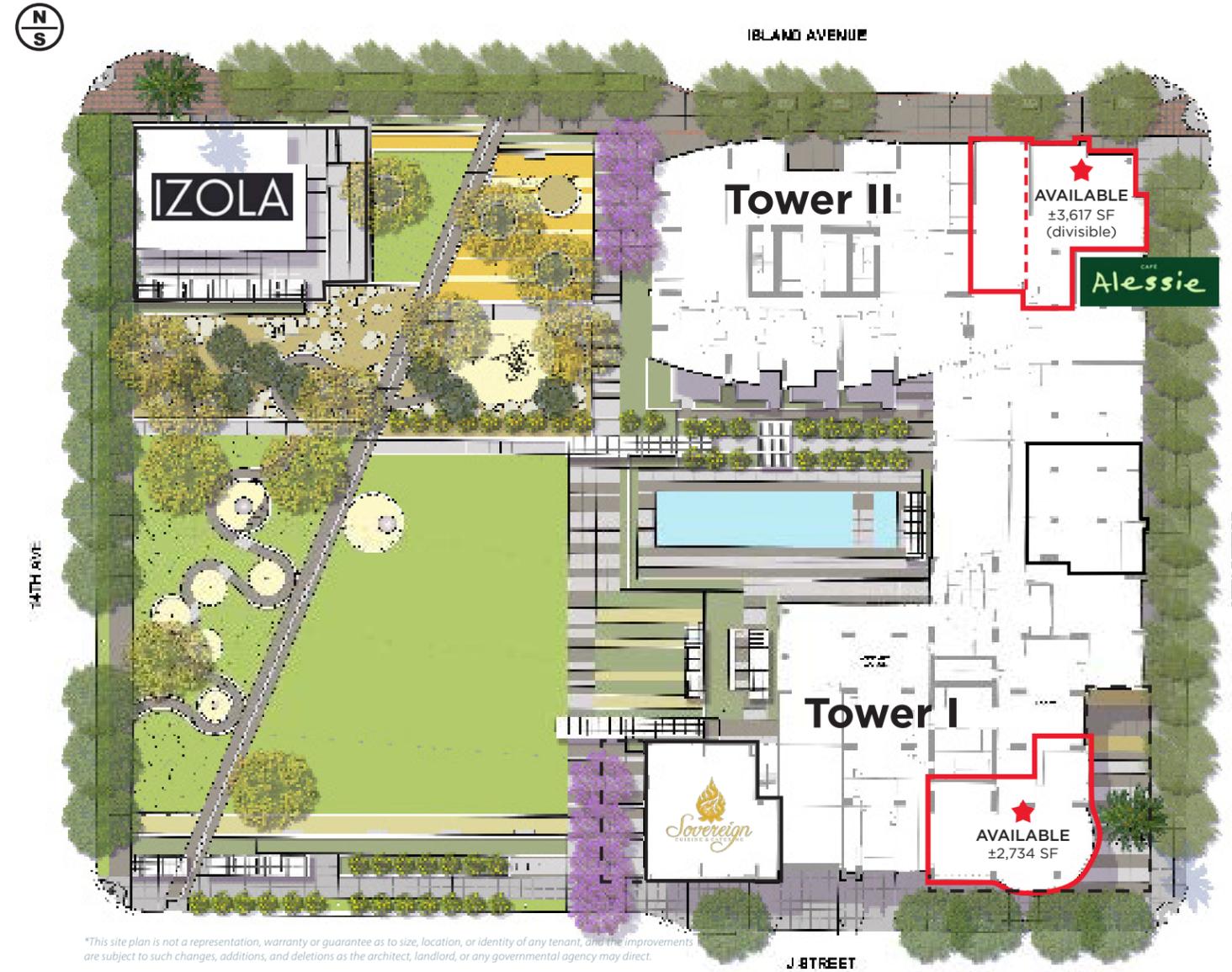
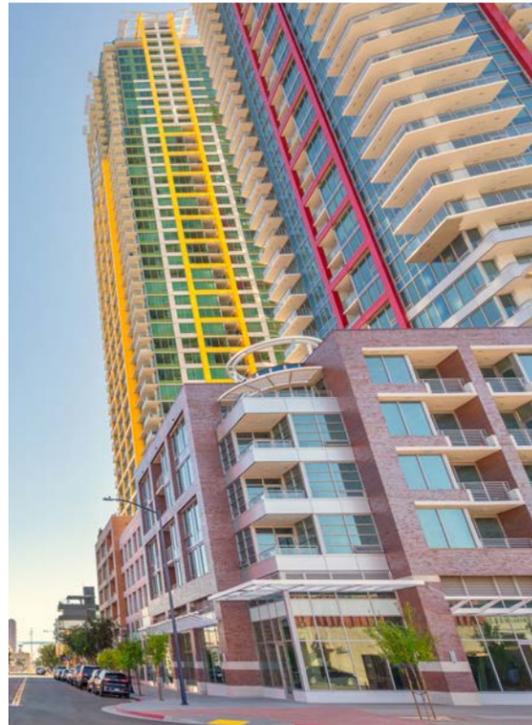
Easy access to the 5, 94, and 163 freeways



For Leasing Information

PASQUALE IOELE
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*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

*2nd Gen.
Fitness/Retail
Available*

*1st Gen. Office,
Space Available*

SPACE 1 - OFFICE/RETAIL
±3,617 SF (divisible) corner
retail space, ±80 ft. of frontage
along Island Avenue, ±44 ft. of
frontage along 15th Street

SPACE 2 - FITNESS/RETAIL
±2,734 SF retail space
available for lease



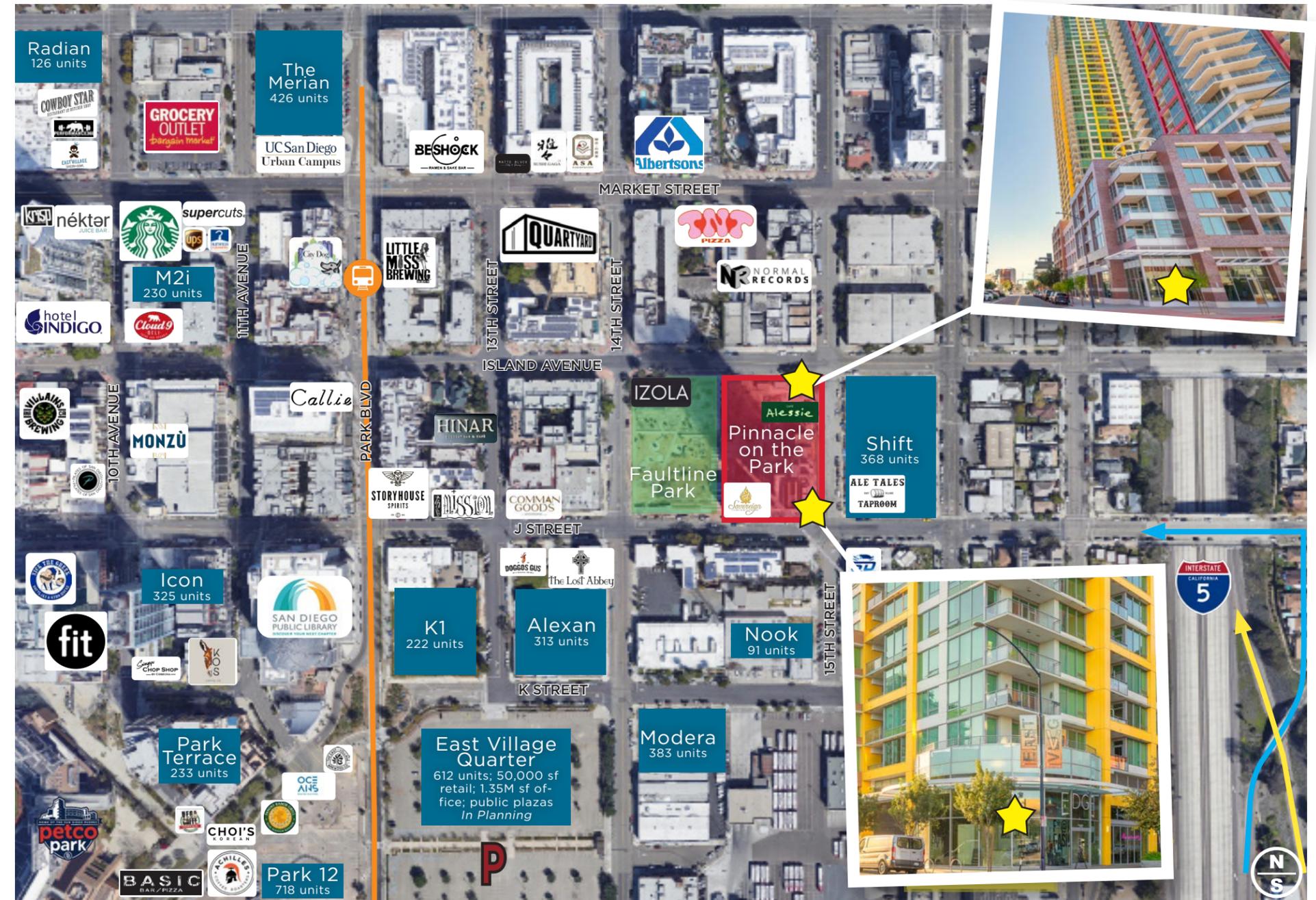
Join These Co-Tenants at Pinnacle at the Park



1. IZOLA
Making croissants and sourdough with love from real ingredients – butter from Normandy, organic milk, free-range eggs – bake them fresh all day and serve them to you hot from the oven. Simple.

2. SOVEREIGN
Bringing the love for Isaan cuisine from Thailand to San Diego, using produce and meat from local farms and seafood from the fishermen just a few blocks away.

CAFE ALESSIE
A family-owned and operated café, we pride ourselves on building a relaxed, comfortable vibe, making every visit feel like coming home.



Legend

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

Within 4 blocks, there are more than...

7,700 RESIDENTIAL UNITS & AN ADDITIONAL ±1,500 UNITS UNDER CONSTRUCTION / IN PLANNING



Average HHI*

1 MILE	2 MILES	3 MILES
\$90,912	\$98,162	\$101,504



Population

1 MILE	2 MILES	3 MILES
50,032	112,204	202,500



Daytime Population

1 MILE	2 MILES	3 MILES
67,183	140,008	198,623



*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.

SAN DIEGO CONVENTION CENTER ANNUAL ATTENDEES

±862,408

±724.1M in direct attendee spending;
±108 annual events;
Largest event: Comic-Con (135,000 attendees)

SAN DIEGO CENTRAL LIBRARY ANNUAL VISITORS

±1 Million

±497,650 SF, Nine stories;
320-seat auditorium;
e3 Civic High-Charter High School w/ 460 students

SAN DIEGO TROLLEY LINES ANNUAL PASSENGERS

±40 Million

12th & Imperial Station is Top 3 busiest stations in San Diego; Extension line to La Jolla now open

PETCO PARK ANNUAL ATTENDEES

±2.4 Million

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



Walking Distance to these high-traffic Downtown destinations

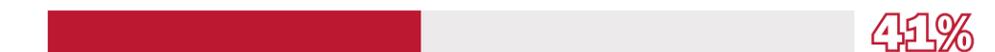
RESIDENTS THAT DINE OUT MORE THAN TWICE PER WEEK



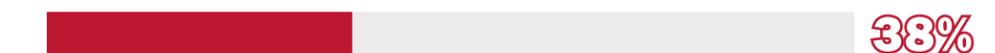
RESIDENTS EXERCISE AT LEAST THREE TIMES A WEEK

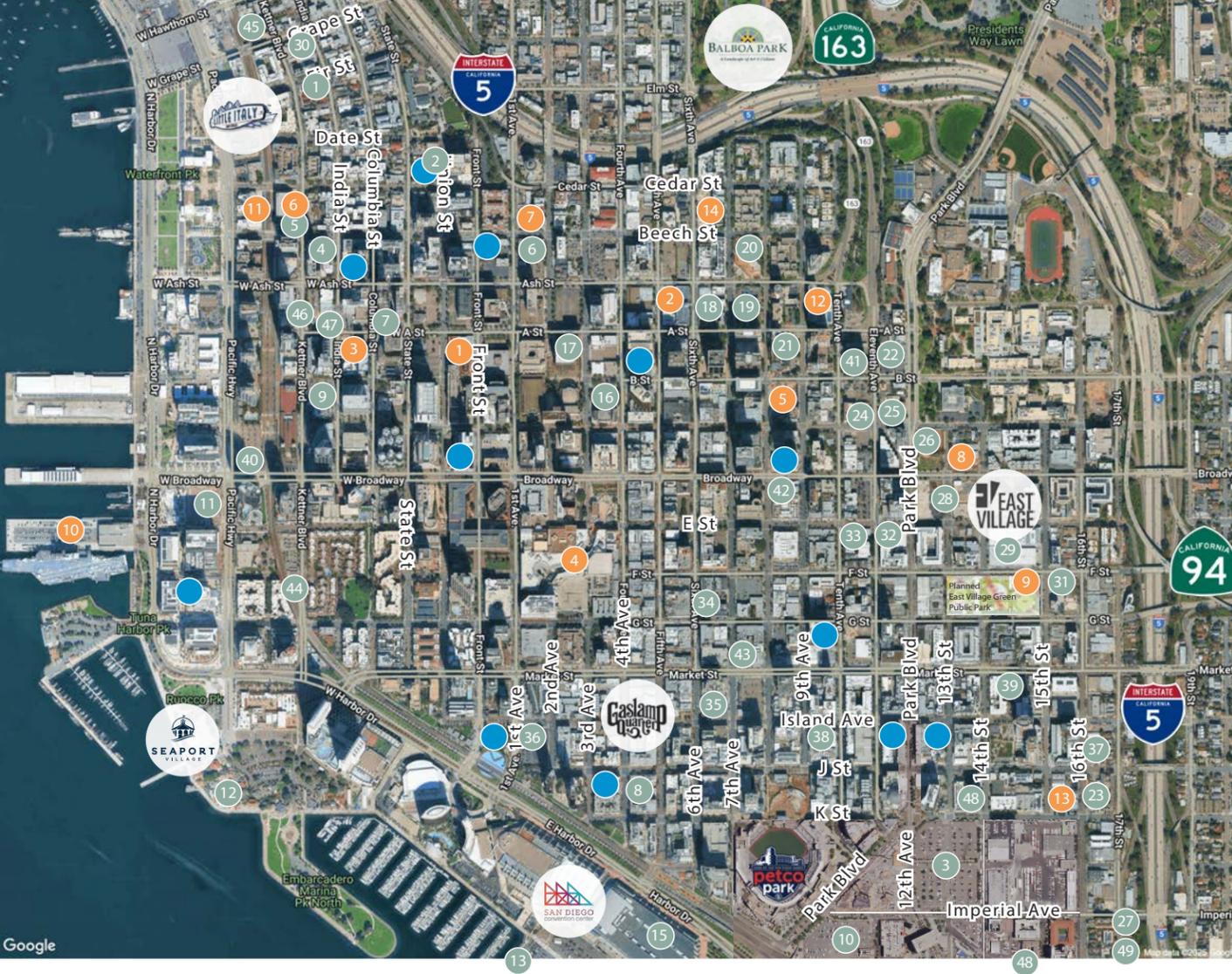


RESIDENTS ARE MILLENNIALS



RESIDENTS HAVE PETS, 73% OF THOSE ARE DOGS





Downtown San Diego Development Pipeline Q4 2025

Under Construction Approx:

- 2,502 Residential Units
- 360,286 SF Retail
- 700,000 SF Office
- 502 hotel Rooms
- East Village Green Acre Public Park
- Freedom Park at Navy Pier

Pipeline Approx:

- 2,081 Residential Units
- 93,209 SF Retail
- 59,800 SF Office
- 1,636 Hotel Rooms
- Convention Center Expansion

Recently Completed Approx:

- 1,894 Residential Units
- 203,700 SF Retail
- 1,121,100 SF Office
- 390 Hotel Rooms
- 66,000 SF UCSD Extension
- IQHQ 1.7M SF BioTech / Retail

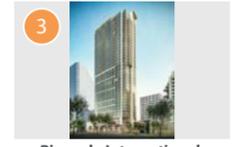
Under Construction



Holland Partners; The Torrey
450 units; 49,500 sf retail



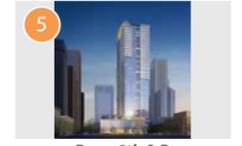
Vandervel Hotels, LLC; Tru/Home2 Hotel
271 rooms



Pinnacle International; Columbia & A Tower
220 units; 234 rooms



Stockdale Capital Partners; Campus at Horton
300,000 sf retail; 700,000 sf office
Est. Completion: Q1 2025



Bosa; 8th & B
398 units; 9,400 sf retail; 5-acre public park



Holland Partners; Kettner Crossing Phase 1
64 units



Greystar; Ancora 1st & Beech
227 units



Harrington Heights; 13th & Broadway
273 units; 1,600 sf retail



East Village Green Public Park
4.1-acre public park; children's playground; dog park; community center; public green space; 180-space underground parking



Freedom Park at Navy Pier
10-acre park; nature garden, memorials and monuments, play structures, seating and shading, and interpretive signage.



Cedar Street Apartments
138 units



Jacaranda on 9th Apartments
88 units



Riaz Capital
259 units



Kindred BRIDGE Housing
126 units; 4,186 sq. ft. retail

Pipeline



Liberty National; Columbia & Hawthorne
22 rooms; 33 units; 4,000 sf retail



Liberty National; State & Grape
56 rooms; 92 units



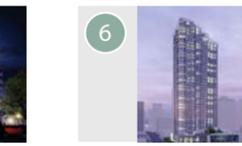
Tishman Speyer & Padres; East Village Quarter
1,800 units; 50,000 sf retail



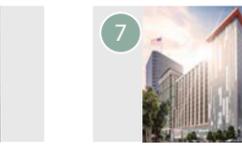
Forge Land Company; India & Beech
337 units; 2,500 sf retail



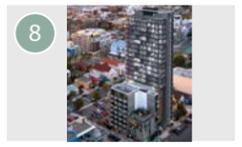
Essex; Citiplace Front & Ash
147 units



Liberty National; First & Beech
433 units



TR Legacy Holdings; 499 West Ash
336 units; 284 rooms; 25,000 sf retail; 10,000 sf office



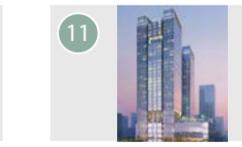
Jman Tower LLC; Air Rights Twoer
81 units



Crown Invest LLC; Two America Plaza
51 units; 300 rooms; 11,700 sf retail



JMI; The Landing
793 units; 120,000 sf retail; 683,000 sf office



Manchester Financial Group; Manchester Hotel
1,161 rooms; 1.9-acre plaza



1HWY1; Seaport San Diego
2,058 rooms; 242,000 sf retail; 145,000 sf office



Robert Green Company; 5th Avenue Landing
1,396 rooms



Convention Center; Phase 3 Exp.
Exhibit halls, meeting rooms, ballrooms, rooftop park



Robert Green Company; 4th & J Hotel
240 rooms; 24,000 sf retail



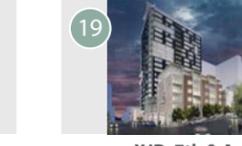
Lida Group Holdings, Inc; The Theatre House
301 rooms; 59,800 sf office



Floit Properties, Inc.
183 units; 4,182 sf retail



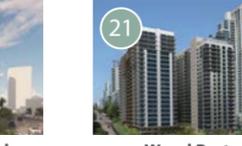
Ghods Builders; 6th & A
389 units; 7,000 sf retail



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



JSD2, LLC; 777 Beech
104 units



Wood Partners; The Rey Phase II
459 units



Pinnacle International; Pacific Heights
492 units; 6,500 sf retail



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



Liberty National; 1060 C Street
72 units; 1,150 sf retail



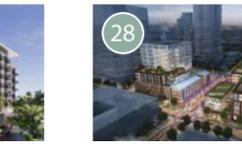
Pinnacle International; Park & C
444 units; 10,933 sf retail



Liberty National; Park and Broadway
352 units; 4,200 sf retail



1707 Imperial; Zonevest LLC
113 units



Kilroy Realty; Kilroy East Village
840,000 sf office with retail



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



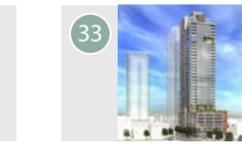
SD Mega Block LLC; Lucia nel Cielo
424 units; 3,000 sf retail



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



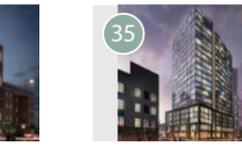
Pinnacle International; 11th & E
462 units; 6,000 sf retail



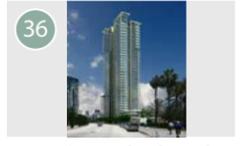
Capexco Funds; 10th & E
365 units; 2,600 sf retail



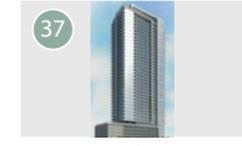
J Street Hospitality; Motto by Hilton
180 rooms; 2,500 sf retail



J Street Hospitality; Tapestry & Homewood Suites by Hilton
324 rooms



Bosa; First & Island Condos
211 units; 22,400 sf retail



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



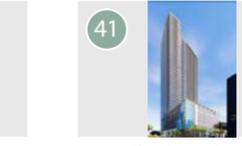
J Street Hospitality; Hampton Inn by Hilton
132 rooms



Bahia View Condominiums; Bahia View
95 units; 6,600 sf retail



Bosa; Pacific & Broadway - Parcel 1
306 units; 15,000 sf retail



Liberty National; 10th & B
542 units; 4,200 sf retail



Reef Point Hospitality LLC; Broadway Suites
317 rooms



San Diego Gaslamp Properties LLC; Citizen M Hotel
302 rooms



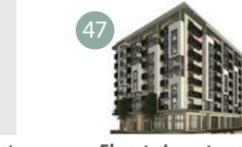
Rodney Masri; 639 Kettner
750 sf retail



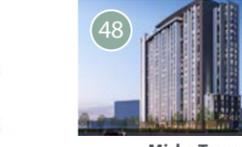
KR 2045 Pacific Highway LLC; 2045 Pacific Highway
12,000 sf retail; 275,000 sf office



IP Investments LLC; Cedar Street Apartments
134 units



Elevate Investments
233 rooms; 1,700 sf retail



Mirka Tower
318 units



17th & Commercial
109 units

PINNACLE ON THE PARK

For Leasing Information

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