

332 J Street



**RETAIL/CREATIVE OFFICE
FOR LEASE**

**DOWNTOWN SAN DIEGO
MARINA**

The Property

332 J Street
San Diego, CA

ADDRESS

± 686 SF

AVAILABLE SPACE

\$2.00 psf, NNN

PRICING

Available Now

TIMING



PROPERTY HIGHLIGHTS

Ground floor retail/creative office opportunity perfectly situated between Gaslamp and the Marina

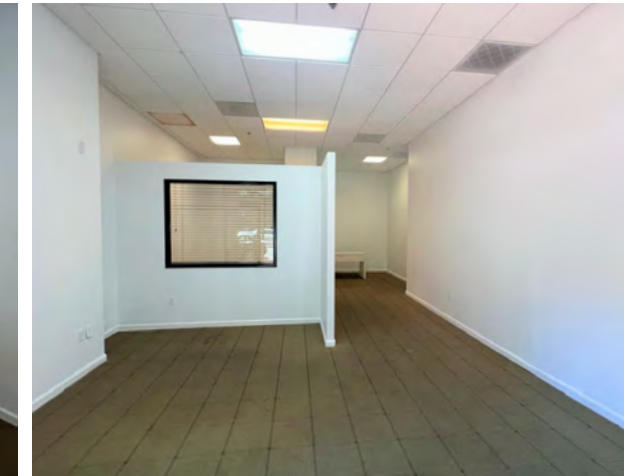
Situated below 57 residential units and 5,987 residential units within 0.5 mi

Surrounded by multiple luxury hotels including Hilton Gaslamp, The Pendry, and Hard Rock

Adjacent to high volume restaurants including Morton's, Flemings, The Old Spaghetti Factory, and Lou & Mickey's

Game changers for Downtown include Campus at Horton and RaDD, brining over 8,000 jobs to Downtown

Immediate proximity to Seaport Village, the Embarcadero, and the Market Street corridor



Marina District

DOWNTOWN'S THRIVING URBAN ENCLAVE
AND VIBRANT COMMUNITY.



The Marina District is a neighborhood in San Diego that is bordered by the San Diego Bay, the Gaslamp Quarter, and the Columbia neighborhood. It has undergone a major redevelopment in recent years, which has brought in a variety of new high-rise and mid rise condos, townhouses, lofts, and apartments, as well as new restaurants, cafes, and boutiques. The area is known for its open spaces, educational and cultural sites, and some of San Diego's finest residential buildings.



Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

CITYWIDE CONNECTIVITY

The Mid-Coast Trolley will expand transportation capacity in the corridor to accommodate existing and future travel demand. Population along the corridor is predicted to increase by 19% by 2030, while employment is predicted to increase by 12%.

63,959
Downtown
Daytime Population

61%
Residents choose
Downtown for Walkability

20,000+
Residents within
5 minute walk

60%
Downtown Residents
take Public Transit

REVITALIZATION AT IT'S BEST.

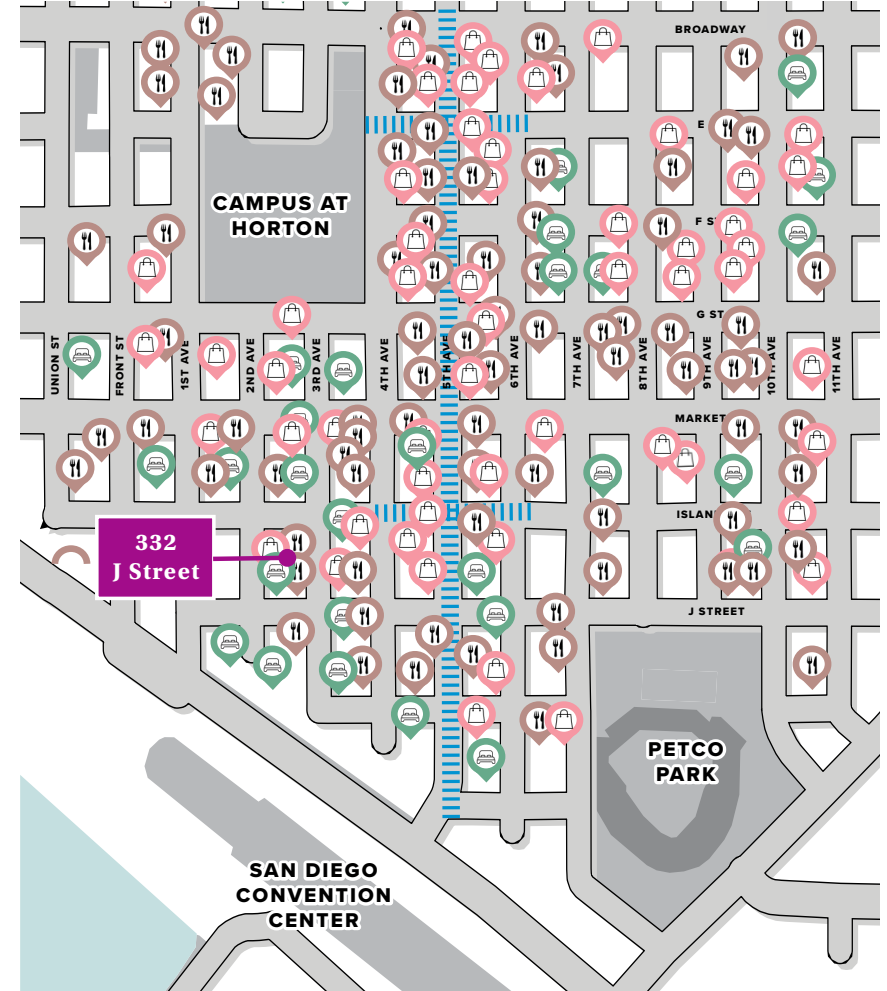


The planned growth of
downtown will only boost its
popularity among desirable
American cities to live, work
& play.

Forbes



MEET YOUR NEIGHBORS



The Marina District is a popular spot for families and professionals
due to its proximity to the San Diego Bay, the Embarcadero Marina
Park, and the waterfront boardwalk. Attractions in the area include the
Children's Park, the San Diego Convention Center, Seaport Village, the
Embarcadero, and Rady's Shell.



San Diego is becoming
Southern California's
coolest city.

**TRAVEL+
LEISURE**





DOWNTOWN SAN DIEGO

America's Finest City is one of the top five cities—alongside Boston, San Jose, San Francisco, and Seattle—with the highest rates of job growth in the technology sector.

With San Diego's largest employers having offices in Downtown, it allows employees to walk, bike, take public transportation, or drive only a few minutes to work.

As the national trend to trade in your car for a short walk to work and consistent connectivity to amenities increases, Downtown continues to see growth. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy,

By 2050, the region is expected to grow by roughly 1 million residents, 500,000 jobs and 330,000 housing units.* As the population increases, new growth and development will continue to cluster around and concentrate within the existing urbanized areas, including Downtown.

Downtown is a regional employment center, a public transportation hotspot and the number one space for innovation firms and startup growth in the region. It's an urban core that ignites the economic engine of greater San Diego.



332 J Street



858 874 1989
upsocal.com



Serena Patterson
serena@upsocal.com
Lic. No. 01721040

Bill Shrader
bill@upsocal.com Lic.
No. 01033317

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