



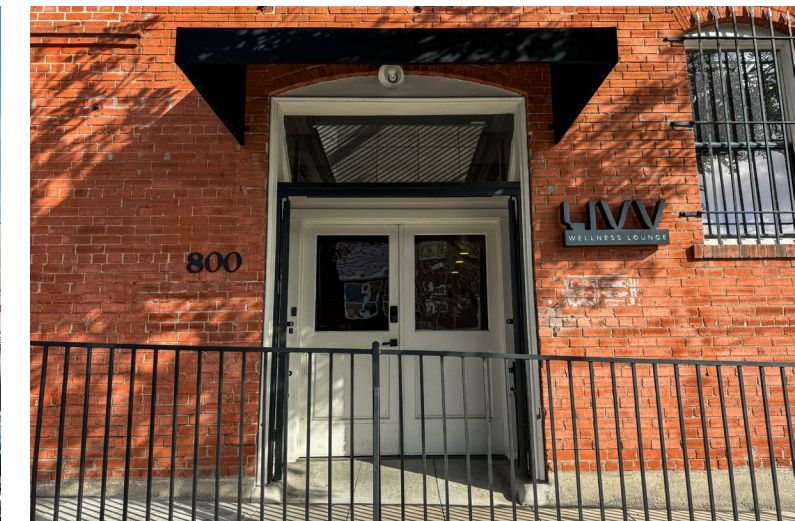
800 West Ivy St San Diego, CA 92101

For Lease | Little Italy Creative Office/Retail | \pm 1,734 SF



Property Highlights

- 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!



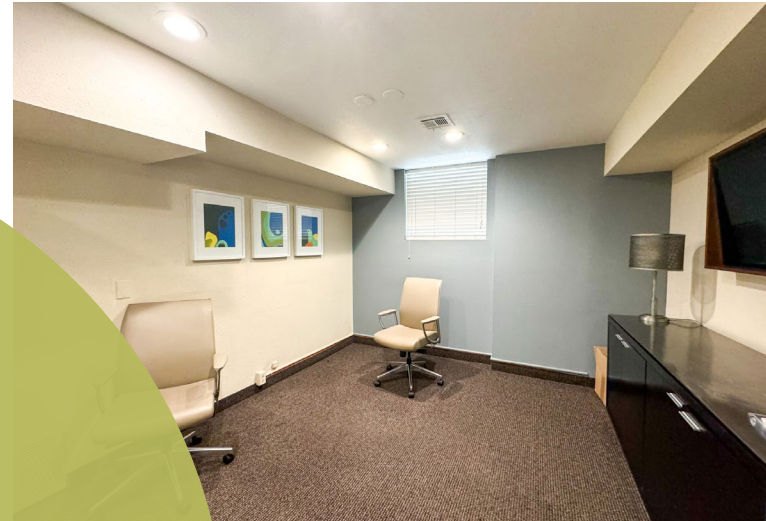


Suite D

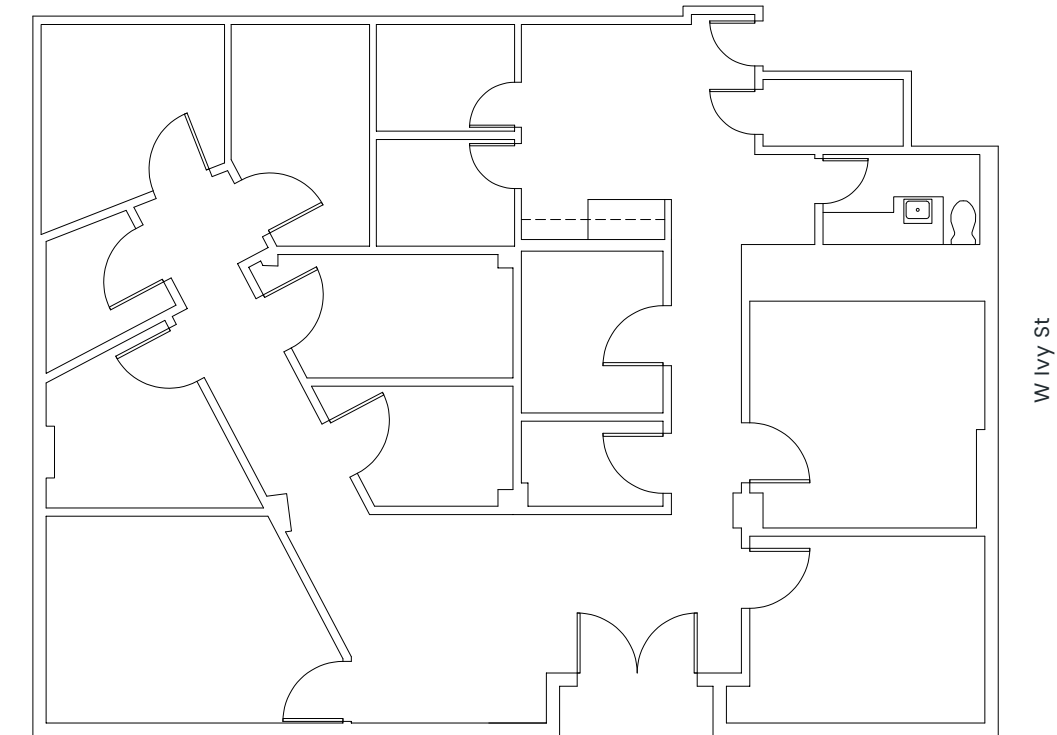
Space Details

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.

Available Space	±1,734 SF
Space Type	Creative Office/Retail
Lease Rate	\$3.75 PSF, MG



Site Plan



Kettner Blvd

W Ivy St

The Location

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 92 out of 100 and is 1 mile to the Santa Fe Depot Station.



- | | |
|---------------------------|---------------------------|
| 1 Ballast Point Brewing | 16 VinoCorso |
| 2 Postino | 17 Mr. Moto |
| 3 The Crack Shack | 18 Salt & Straw |
| 4 Camino Riviera | 19 Parakeet Cafe |
| 5 Bottlecraft | 20 Morning Glory |
| 6 Bobboi Natural Gelato | 21 Buon Appetito |
| 7 Pali Wine Co. | 22 Isola |
| 8 Swagyu Burger | 23 Nibble Chocolate |
| 9 Devil’s Dozen | 24 Bolt Brewery |
| 10 Kettner Exchange | 25 Cloak & Petal |
| 11 Mona Lisa | 26 Born & Raised |
| 12 Waterfront Bar & Grill | 27 Civico 1845 |
| 13 Rovino | 28 Filippi’s Pizza Grotto |
| 14 Roman Wolves | 29 Nolita Hall |
| 15 Underbelly | 30 Wilma’s Carousel Bar |



So Much to Discover

Little Italy is a charming neighborhood in downtown San Diego, known for its cultural heritage and culinary scene. With colorful streets, boutique shops, art galleries, and restaurants serving Italian cuisine, Little Italy also hosts a weekly farmers market and annual events such as the Little Italy Fest and the Art Walk. Little Italy's culinary scene is a major draw for visitors, offering a variety of Italian delicacies from popular restaurants like Davanti Enoteca and Civico 1845. The neighborhood is also home to trendy bars and breweries like Ballast Point Brewing and Kettner Exchange, making it a destination for foodies and beer lovers alike. Little Italy's laid-back atmosphere and delicious food make it a must-visit neighborhood in San Diego.

CIVICO
1845
AUTENTICA CUCINA ITALIANA

Cloak & Petal
little italy

SALT & STRAW

IRONSIDE
Fish & Oyster Made in San Diego

Extraordinary
DESSERTS



120,000

Annual Art
Walk Attendees

92

Walk Score

70+

Eateries



Little Italy Mercado Farmers Market

6

City Blocks

200

Vendors

15,000+

Visitors Every Saturday

Discover 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. 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. 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.

"San Diego is becoming Southern California's coolest city"

-TRAVEL + LEISURE



32.3M

Annual Visitors



\$14.3B

Consumer Spending



25.24M

SD Int'l Airport Passengers



663,000

Convention Center Attendees



2.9M

Padres Attendance



Downtown's Employers

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SHARP

Qualcomm

UC San Diego





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