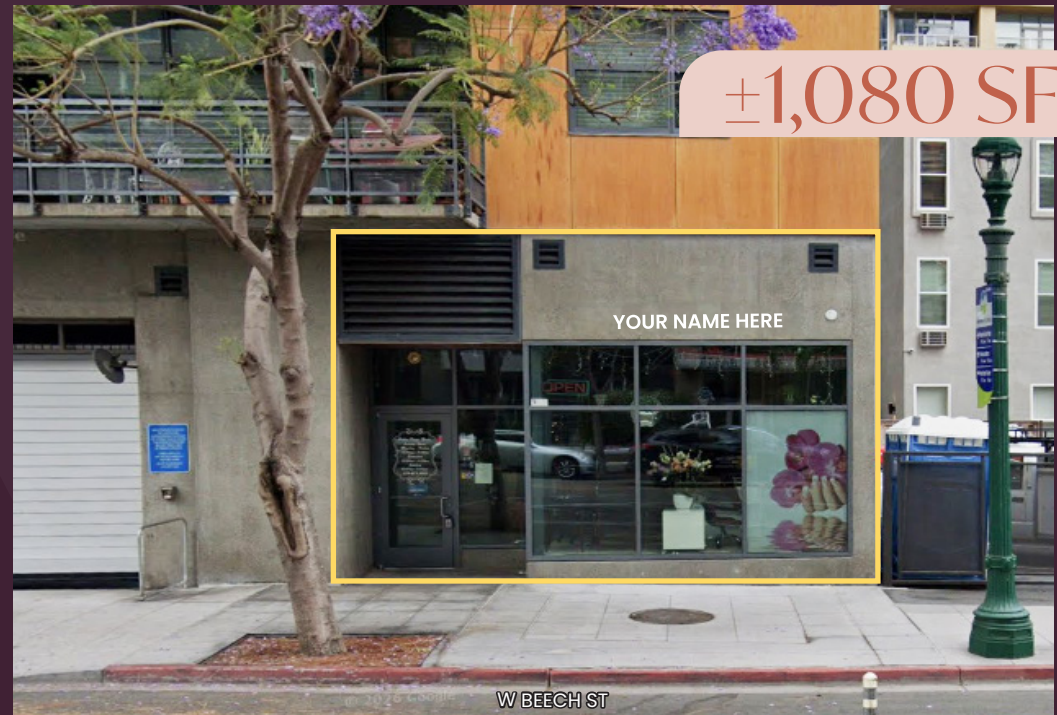


APERTURE LITTLE ITALY

HIGH PROFILE LITTLE ITALY
RETAIL FOR LEASE



±1,080 SF

YOUR NAME HERE

W BEECH ST



307 W BEECH ST, SAN DIEGO, CA 92101

*DO NOT DISTURB CURRENT TENANT

APERTURE

SOUGHT-AFTER DESTINATION



#2 IN THE U.S. AMONG
“BEST LITTLE ITALY
NEIGHBORHOODS”

TRAVEL+
LEISURE

UNMATCHED DENSITY AND DESIRABILITY

Little Italy is San Diego’s premier live-work-play district, known for its high-income residents, vibrant streets, and strong year-round demand. With average household incomes above \$125K and occupancy over 95%, it remains one of the city’s most successful submarkets.

UNRIVALED FOOT TRAFFIC AND VISIBILITY

Drawing more than 3M annual visitors, Little Italy stays active day and night. Piazza della Famiglia anchors a lineup of top restaurants – ensuring constant pedestrian activity and strong visibility for retailers.

TRANSPORTATION & CONNECTIVITY

Positioned between Downtown, the waterfront, and the airport, Little Italy offers direct access to I-5, the Santa Fe Depot, and major highways, creating unmatched regional convenience for residents and visitors.

RETAIL ENVIRONMENT & CO-TENANCY

Home to boutique shops, award-winning restaurants, and national brands, Little Italy offers a curated mix of tenants that draws a diverse and loyal customer base. Large retail spaces are rare and highly sought after, benefiting from consistent demand and a strong neighborhood identity.

DEVELOPMENT PIPELINE & MARKET GROWTH

Thousands of new residential units are fueling continued growth. As Downtown’s population surpasses 40,000, Little Italy remains its most stable, high-performing retail district.

1,080⁺
Existing Units
within 0.5 mi.

2,000⁺
Units Coming Soon
within 0.5 mi.

3M⁺
Annual Visitors
to Little Italy

Located in world-famous Little Italy, known for its scenic neighborhood rich in history and composed of a variety of restaurants, retail shops, art galleries and residences.



±1,080 SF
Available Space



Retail
Space Use



Available October
Timing

SPACE FEATURES

Situated beneath 86 residential units

Turnkey retail opportunity currently built-out as a salon

Rare coveted location offering exceptional visibility and accessibility

Located in Little Italy, Downtown's most desired neighborhood

9M SF of office within a 0.5 mile radius, driving consistent weekday activity and demand

High foot traffic and daytime population exceeding 39,000 within a 1 mile radius

Close proximity to 3 other downtown districts; Columbia, Civic/Financial Core, and finally Cortez Hill

Convenient access to I-5, Santa Fe Depot, the Core Business District, and Waterfront Park

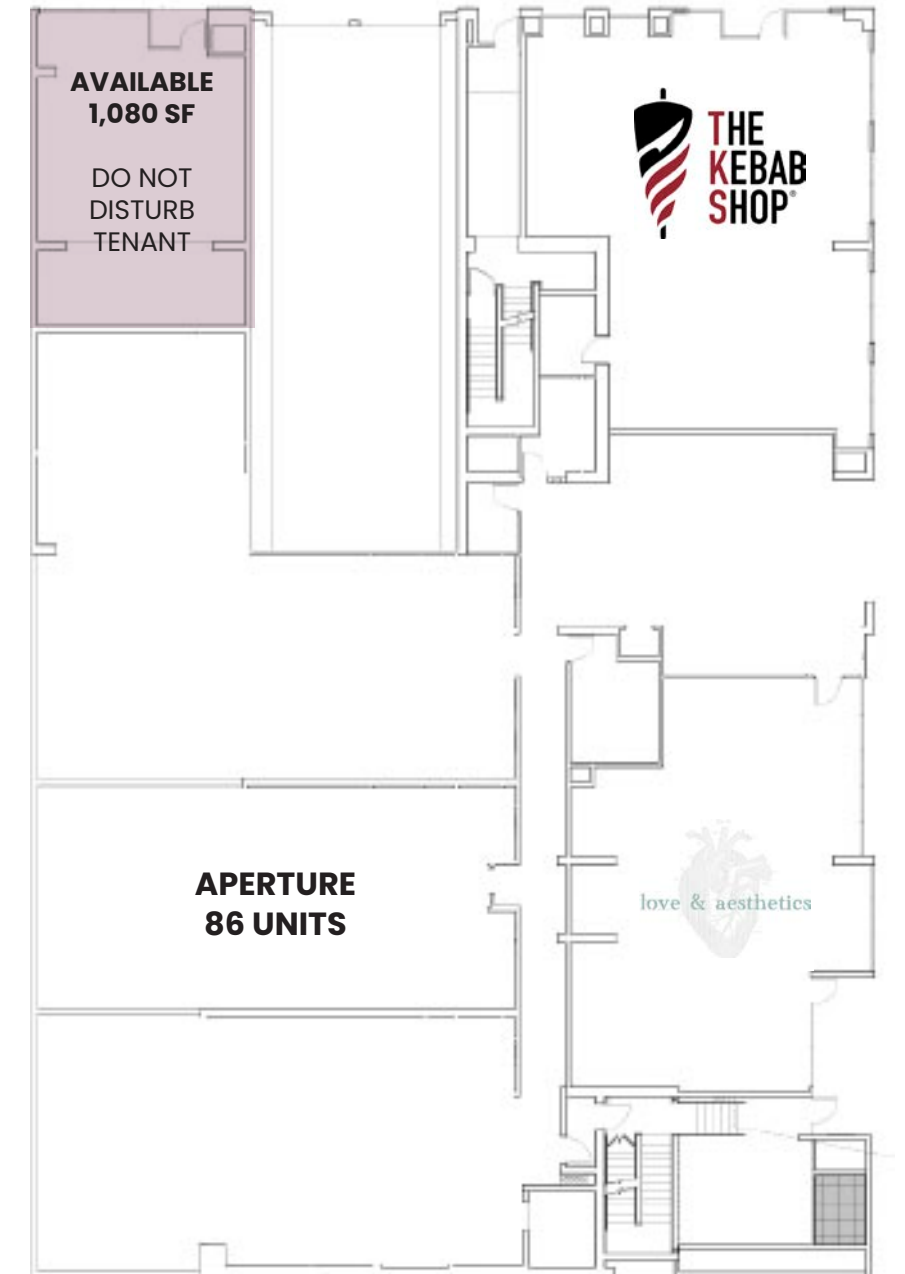
Within the immediate vicinity of I-5, Santa Fe Depot, Core Business District, and Waterfront Park

Surrounded by year-round visitors drawn to Little Italy's dining, art, and waterfront attractions



*This site plan, artistic rendering and/or other graphics 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.

W BEECH STREET



THE NEIGHBORS



- 1 Salt Vault
- 2 Bird Rock Coffee
- 3 Core Power Yoga
- 4 Danband Persian Grill
- 5 Craft & Commerce
- 6 False Idol
- 7 Capri Cafe
- 8 Petrini's
- 9 Choice Juicery
- 10 Vinarius Wine Bar
- 11 Starbucks
- 12 Piedra Santa
- 13 Burgeon at the Arbor
- 14 Pilates Room
- 15 Bobbi Rocco
- 16 Roman Wolves
- 17 Barra Oliba
- 18 Rovino
- 19 Waterfront Bar & Grill
- 20 Devil's Dozen
- 21 Underbelly
- 22 Bencotto
- 23 Salt & Straw
- 24 Ironside
- 25 Sorrento Ristorante
- 26 Crudo Ceviche
- 27 Bar One
- 28 Isola Pizza Bar
- 29 Nibble Chocolate
- 30 Quick Bites Cafe
- 31 Tazza D'Oro
- 32 Buon Appetito
- 33 Davanti Enoteca
- 34 Morning Glory
- 35 Nonna & Zucchero
- 36 Mimmo's
- 37 Filippi's Pizza Grotto
- 38 Civicio 1845
- 39 Born & Raised
- 40 Barbusa
- 41 Lala
- 42 Cloak & Petal
- 43 Harumana Ramen
- 44 Porto Vista Hotel
- 45 Frost Me Cafe
- 46 Lofty Coffee
- 47 Pappalecco
- 48 Bonjour Patisserie
- 49 Queenstown
- 50 Sola Salons
- 51 The Kebab Shop
- 52 love & aesthetics
- 53 Extraordinary Desserts
- 54 Carte Hotel
- 55 Fit Athletics
- 56 Egg Tuck
- 57 Solid Core
- 58 Donut Bar
- 59 Topside Terrace
- 60 Hotel Republic
- 61 Karl Strauss
- 62 Downtown Works
- 63 The Mud Bar


99
Walkers Paradise


79
Very Bikeable


80
Excellent Transit





JOIN A DYNAMIC MIX
OF LOCAL ICONS AND
NATIONAL BRANDS!



Nestled in the center of Little Italy's thriving commercial district, this property is surrounded by the city's most recognized dining, entertainment, and lifestyle destinations. Independent artisans, trendsetting chefs, and local retailers draw consistent daily traffic from residents, tourists, and professionals, ensuring visibility and vibrancy year-round.



LALA



Nolita Hall



Helios Pilates



Morning Glory



Body Fit Training



CONVENIENT CONNECTIVITY



4 Mins
to I-5



8 Mins
to Convention Center



8 Mins
to SD Int'l Airport



6 Mins
to Balboa Park

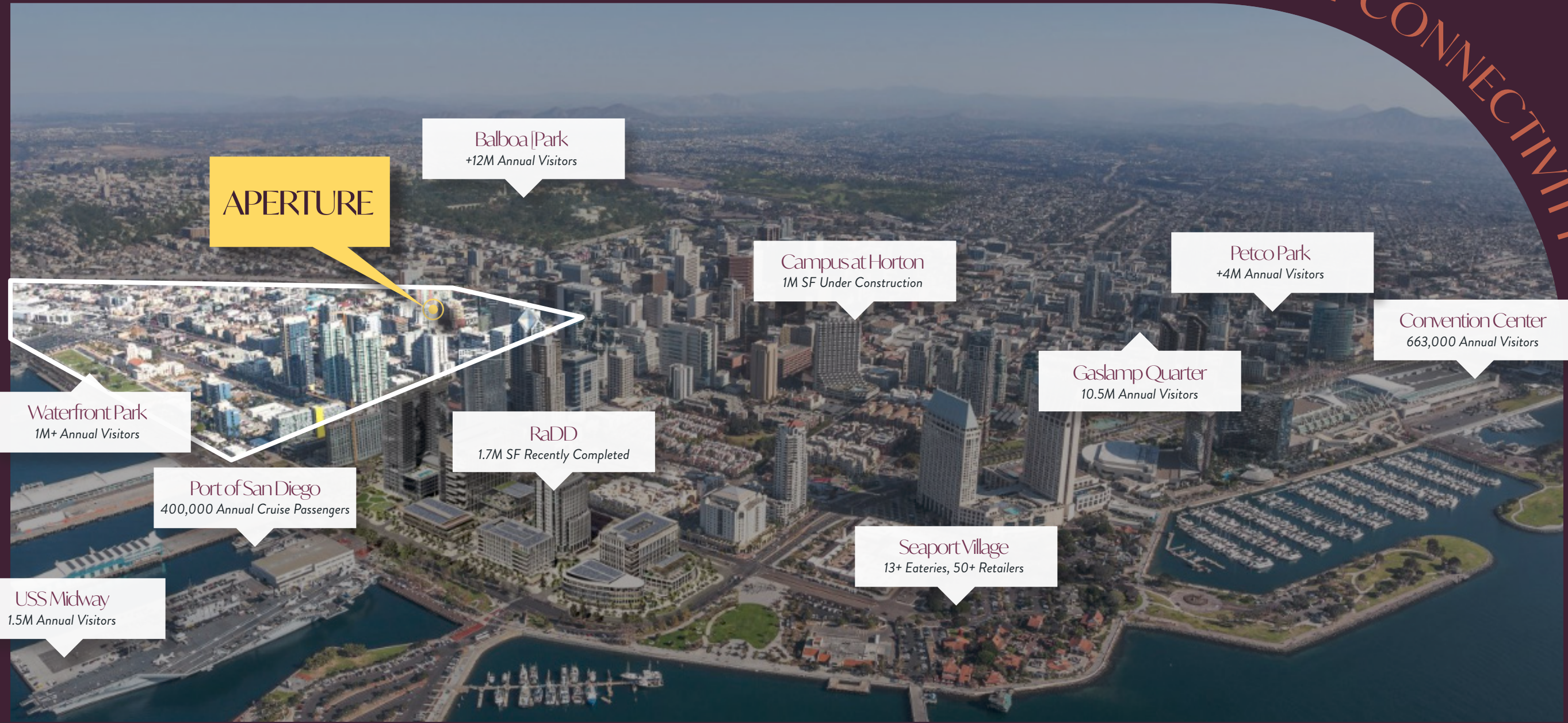


8 Mins
to Petco Park



7 Mins
to Gaslamp Quarter

Located in Little Italy, this address delivers exceptional connectivity to all of San Diego's key destinations. Whether heading to Petco Park, the Convention Center, the airport, or Mission Valley, getting there is effortless with nearby transit options, walkable routes, and convenient freeway access. With I-5 and SR-163 just moments away, downtown and the greater region are within easy reach. From work to play, this central location puts all of San Diego at your doorstep.



APERTURE

Balboa Park
+12M Annual Visitors

Campus at Horton
1M SF Under Construction

Petco Park
+4M Annual Visitors

Convention Center
663,000 Annual Visitors

Gaslamp Quarter
10.5M Annual Visitors

RaDD
1.7M SF Recently Completed

Port of San Diego
400,000 Annual Cruise Passengers

Seaport Village
13+ Eateries, 50+ Retailers

Waterfront Park
1M+ Annual Visitors

USS Midway
1.5M Annual Visitors

LITTLE ITALY DEVELOPMENT



307 W BEECH ST, SAN DIEGO, CA 92101

UNDER REVIEW

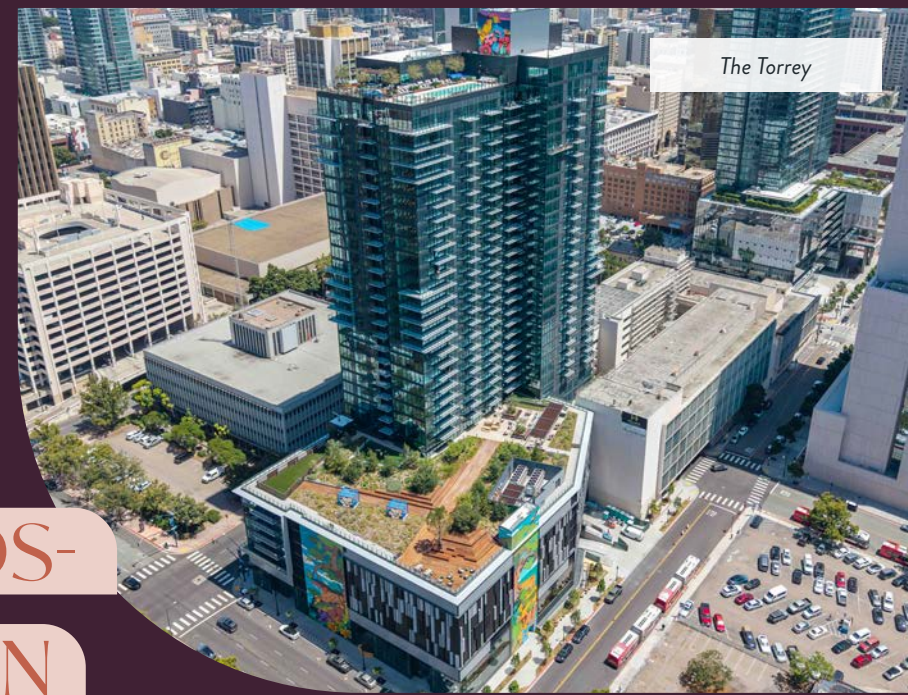
- 1 **Dreamboat**
59 hotel rooms, 8,264 sq. ft. retail
- 2 **1950 India**
444 apartments; 33,752 sq. ft. retail
- 3 **Apres Little Italy**
153 apartments; 9,289 sq. ft. retail
- 4 **Cedar Street Apartments**
138 apartments; 735 sq. ft. retail
- 5 **Kettner Crossing Phase 2**
377 apartments; 5,471 sq. ft. retail
- 6 **444 West Beech**
491 apartments, 6,938 sq. ft. retail
- 7 **101 Ash Conversion**
252 apartments, 3,230 sq. ft. office, 29,000 sq. ft. retail

WHOLE FOODS-COMING SOON

At the base of The Torrey

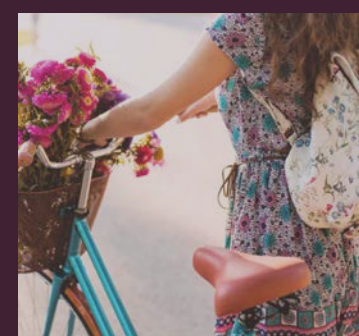
UNDER CONSTRUCTION

- 1 **Columbia & A**
202 condominiums; 231 hotel rooms; 5,000 sq. ft. retail
- 2 **The Torrey**
450 apartments; 49,500 sq. ft. retail



RECENTLY COMPLETED

- 1 **Kettner Crossing Phase 1**
64 apartments
- 2 **Ancora**
220 apartment



EXISTING PARTIAL LIST

- 1 **Valentina by Alta**
110 condominiums
- 2 **Eighteen Ten**
99 apartments
- 3 **Vici**
97 apartments
- 4 **Breeza**
158 condominiums
- 5 **Ariel**
224 apartments; 17,300 sq. ft. retail
- 6 **Allegro Towers**
205 condominiums; 9,500 sq. ft. retail
- 7 **Savina**
285 condominiums; 9,962 sq. ft. retail
- 8 **Sapphire Towers** 97 condominiums
- 9 **Luma**
220 apartments; 2,500 sq. ft. retail
- 10 **Lindley**
422 apartments; 10,565 sq. ft. retail
- 11 **Acqua Vista**
382 condominiums
- 12 **La Vita**
304 condominiums
- 13 **Simone**
395 condominiums
- 14 **Current**
144 apartments

DISCOVER LITTLE ITALY



307 W BEECH ST, SAN DIEGO, CA 92101

DINE

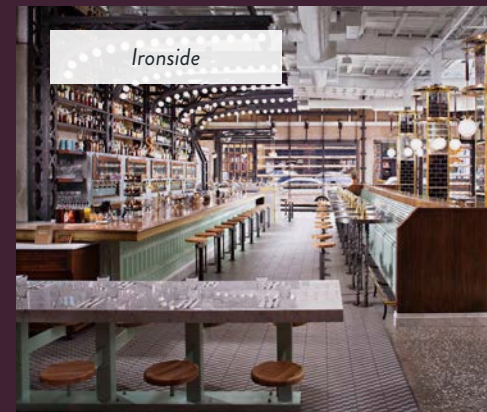
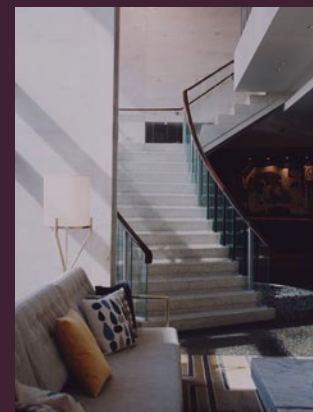
A culinary destination where authentic Italian trattorias, modern coastal kitchens, and chef-driven eateries line every block. From handmade pasta to rooftop cocktails, each restaurant delivers a taste of San Diego's most celebrated dining scene.

PLAY

Bursting with art, music, and culture, Little Italy hosts lively markets, outdoor concerts, and street festivals year-round. Visitors explore boutique shops, galleries, and public plazas that blend Old World charm with modern San Diego energy.

STAY

Chic boutique hotels and luxury accommodations place guests steps away from the city's best food, entertainment, and waterfront views. Every stay captures the warmth, walkability, and vibrancy that define Little Italy's coastal lifestyle.




95,439
Population


\$124,545
Avg. Household Income


\$2.9B
Consumer Spending


115,650
Employees

* Within 2 mile radius - CoStar

20⁺ ANNUAL EVENTS

- Summer Sera
- Taste of Little Italy
- Marine Band Summer Concert
- State of the Neighborhood
- Little Italy Mercado (Every Saturday)
- Summer Film Festival
- Trick-or-Treat on India Street
- Galbani Bella Vita Fest
- Summer Film Festival
- Art Walk
- Small Business Season
- Mystery Scavenger Hunt
- Outdoor Escape Room
- Little Italy Fiesta
- Tree Lighting & Christmas Village
- Sicilian Festival

*Partial List



DISCOVER DOWNTOWN

The heartbeat of every city lives in its downtown, and San Diego is no exception. Located only minutes from the airport, San Diego's thriving urban center offers an abundance of options for accommodations, activities, dining and cultural attractions, all easily accessible by foot, bike, car or public transportation.

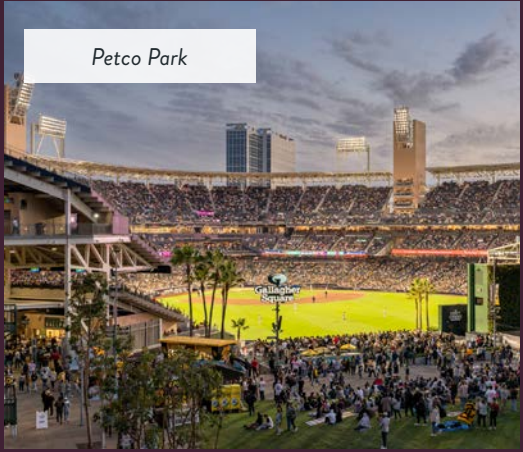
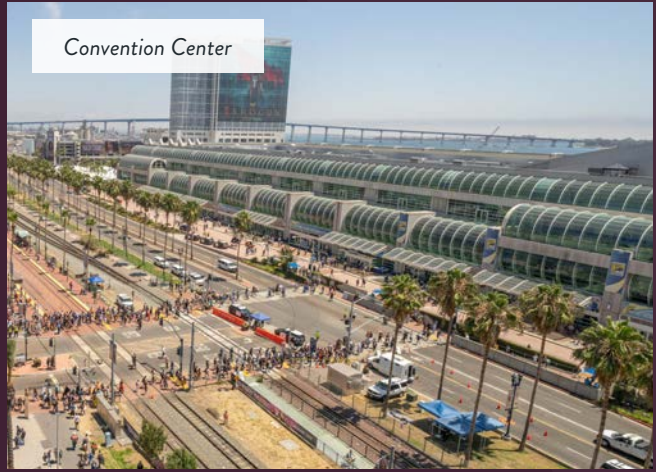
San Diego is a shared embrace of an easy, breezy Southern California casualness.



32M
Annual visitors
to San Diego

34,942+
Units
5,383 Under construction & proposed

\$14.6B
Contributions from visitors every
year to San Diego's economy



2ND Largest City in CA



307 W BEECH ST, SAN DIEGO, CA 92101



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APERTURE LITTLE ITALY

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