

DOWNTOWN SAN DIEGO  
IN EAST VILLAGE  
**±871 SF Retail/Office  
Space Available**



## 2ND GEN RETAIL/OFFICE OPPORTUNITY



## FOR RETAIL LEASING INFORMATION:

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# THE OPPORTUNITY

Retail/Office opportunity at East Village's development:  
**GRIFFIS EAST VILLAGE**

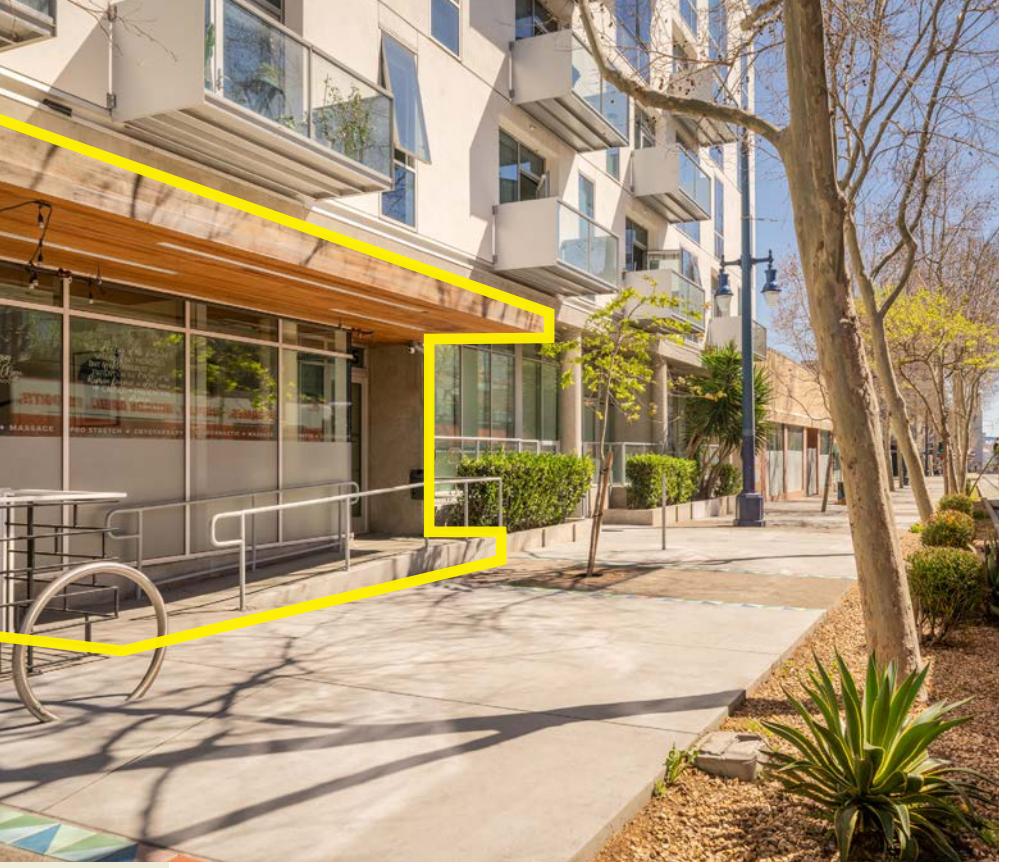
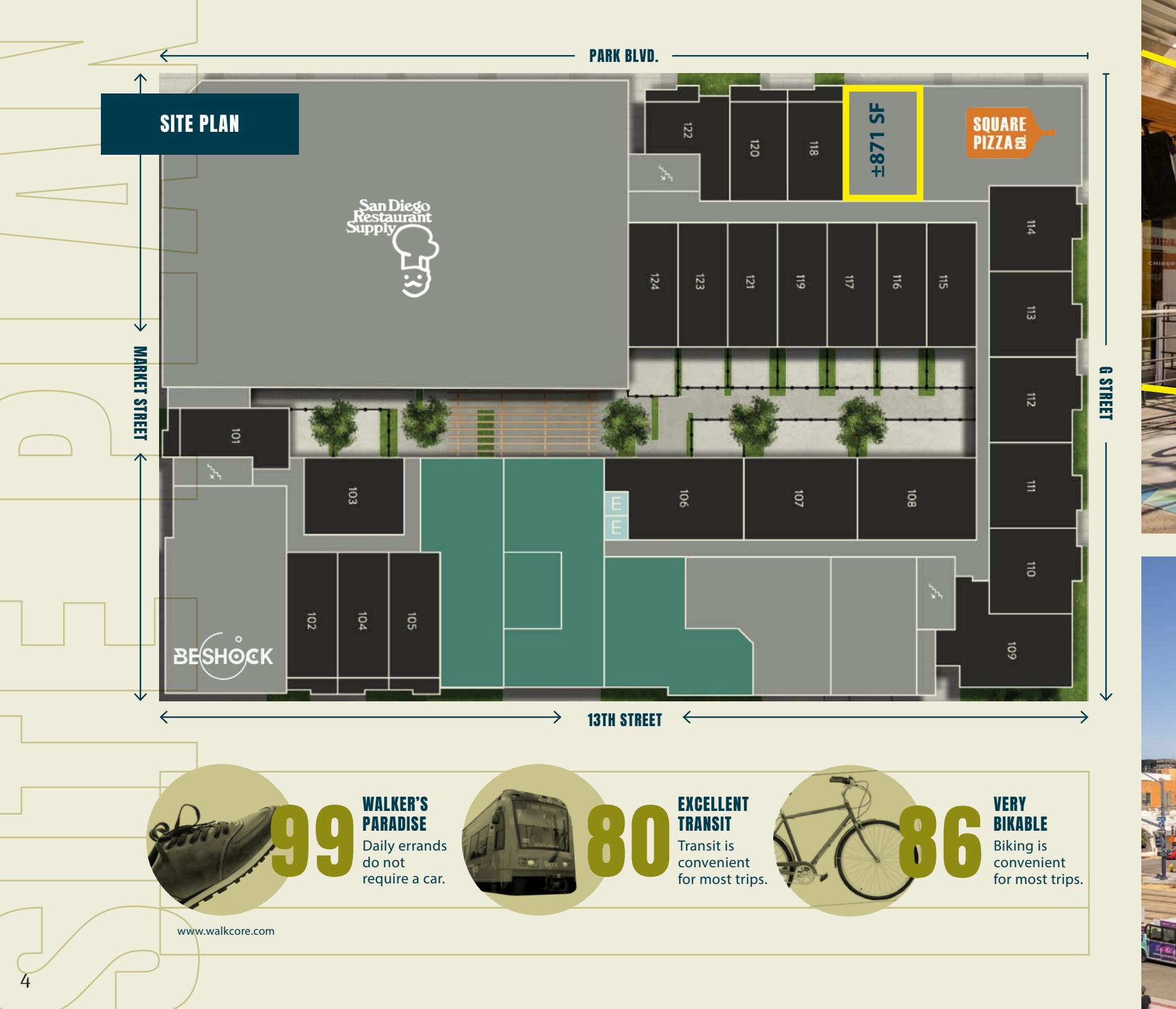
### RETAIL/OFFICE OPPORTUNITY:

- ±871 SF retail space



### IN ADDITION:

- Adjacent to UCSD's new 66,000 SF extension campus
- Situated below 208 apartment units
- Close proximity to the trolley station, with construction currently underway on a coastal extension line reaching La Jolla and terminating at Westfield UTC
- Two blocks from the planned East Village Green Park
- Area tenants include LOLA 55, Tajima Ramen, the IDEA1 project, Urban Discovery Academy, Cowboy Star, BESHOCK Ramen, Pokez, and many more



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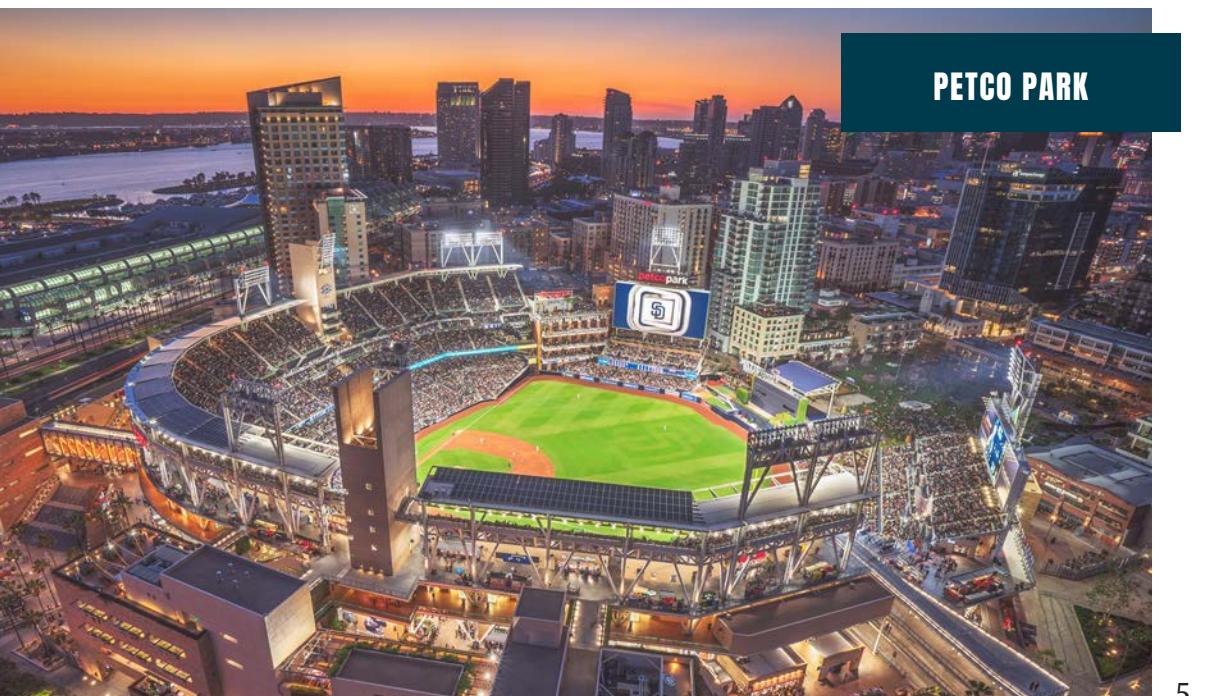
## THE NEIGHBORHOOD

Centrally located retail opportunity with great connectivity. Located in the heart of the East Village, Griffis East Village, is a pet-friendly apartments offer studio, one and two-bedroom options. Griffis East Village community provides easy access to dining, shopping, arts, entertainment and recreation.

## UCSD URBAN CAMPUS



## PETCO PARK



6

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# EAST VILLAGE

WITHIN 4 BLOCKS THERE ARE MORE THAN...



**6,500**

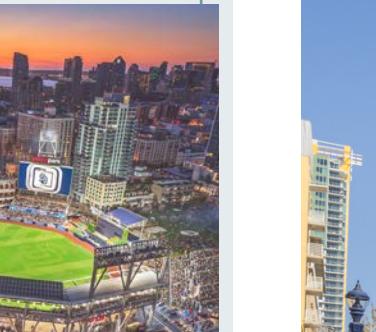
RESIDENTIAL UNITS  
with ±2,968 units  
under construction /  
In planning

**843K+**

SF OF OFFICE  
with ±751,800 SF  
under construction /  
In planning

## 2.4M ANNUAL ATTENDEES

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



## SAN DIEGO PUBLIC LIBRARY

### 1M ANNUAL VISITORS

±497,650 SF | Nine Stories 320-seat auditorium

e3 Civic High - Charter High School  
with 460 students

## SAN DIEGO TROLLEY LINES

### 40M ANNUAL PASSENGERS

12th & Imperial Station is the top 3 busiest station in San Diego

Extension line to La Jolla is currently under construction

## EAST VILLAGE GREEN PARK

### 4.1 ACRE PUBLIC PARK

Located 1 block from Park & Market, EV Green will include 180 underground parking spaces, a children's playground, a dog park, a community center & more

# DEMOGRAPHICS



## AVERAGE HH\*

1 MILE	3 MILES	5 MILES
\$98,316	\$107,242	\$97,921



## POPULATION

1 MILE	3 MILES	5 MILES
51,623	199,612	494,467



## DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
89,620	202,824	435,911



## MEDIAN AGE

1 MILE	3 MILES	5 MILES
36.6	35.3	34.5

\*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.

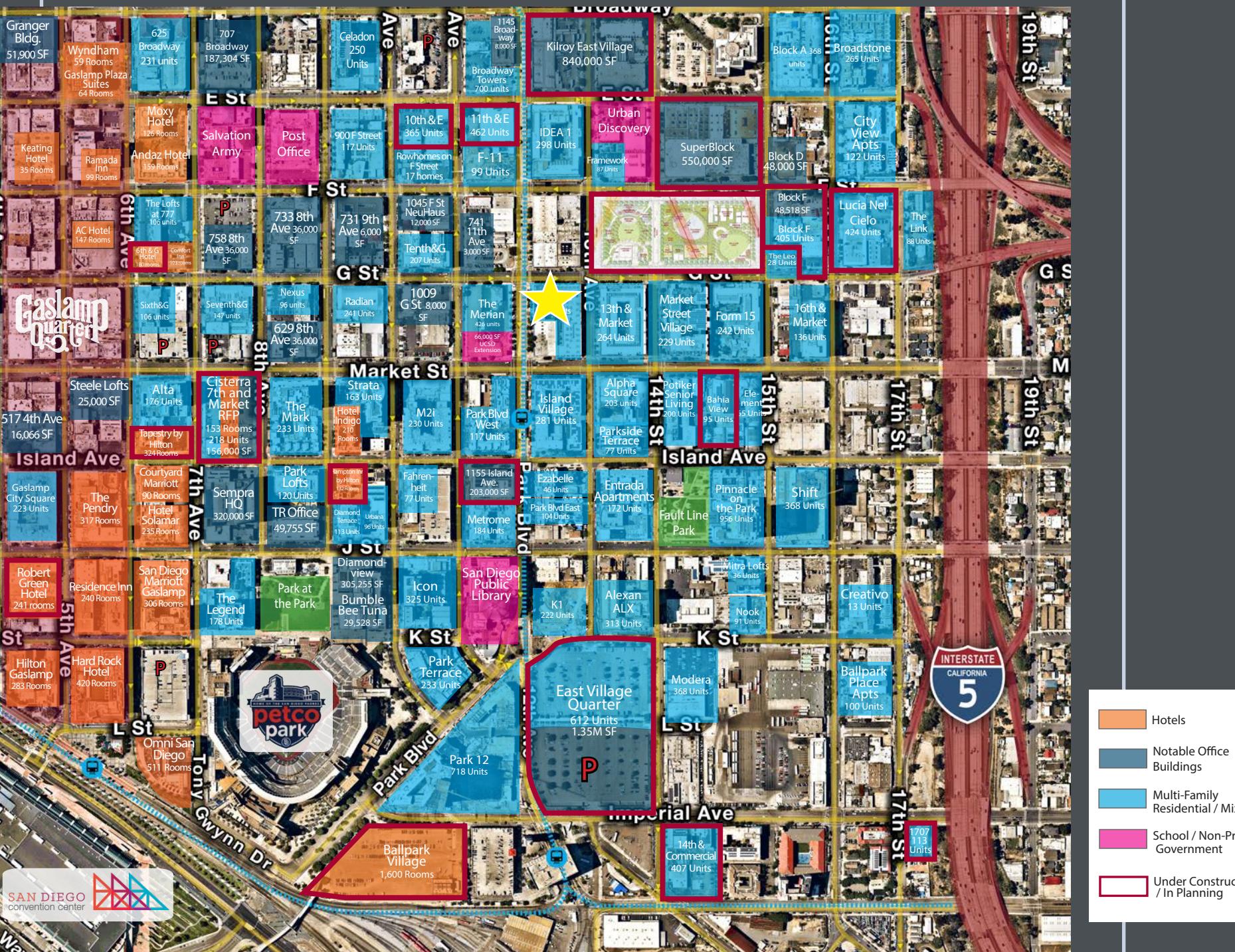
# COMING SOON

## EAST VILLAGE GREEN - UNDER CONSTRUCTION

With East Village Green, San Diego's largest downtown neighborhood will have access to a city park unlike any other. The open-air public park is set to take over the four acres that make up one entire downtown block and the adjacent double block between 13th, F, 15th, and G Streets.



# AERIAL USE MAP





## CONTACT US

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