

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



2ND GEN RETAIL/OFFICE OPPORTUNITY



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THE OPPORTUNITY

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

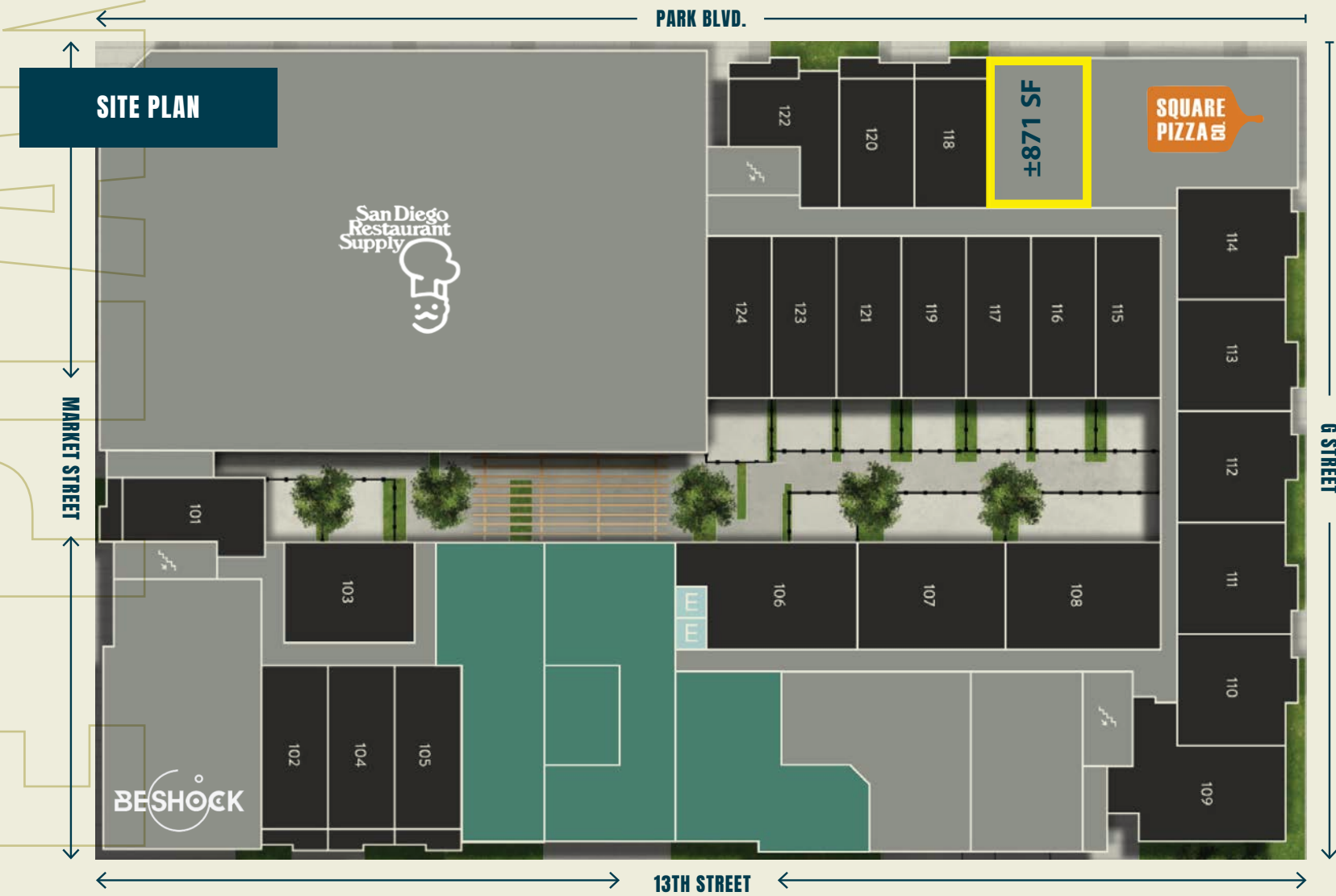
RETAIL/OFFICE OPPORTUNITY:

- ±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



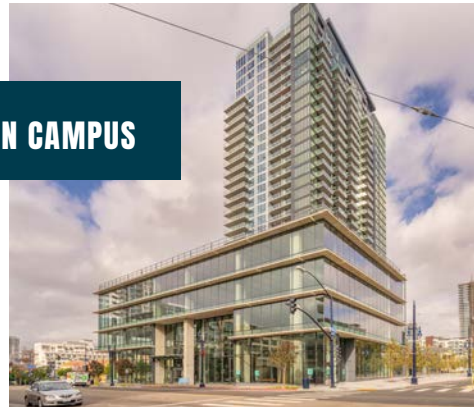


THE NEIGHBORHOOD

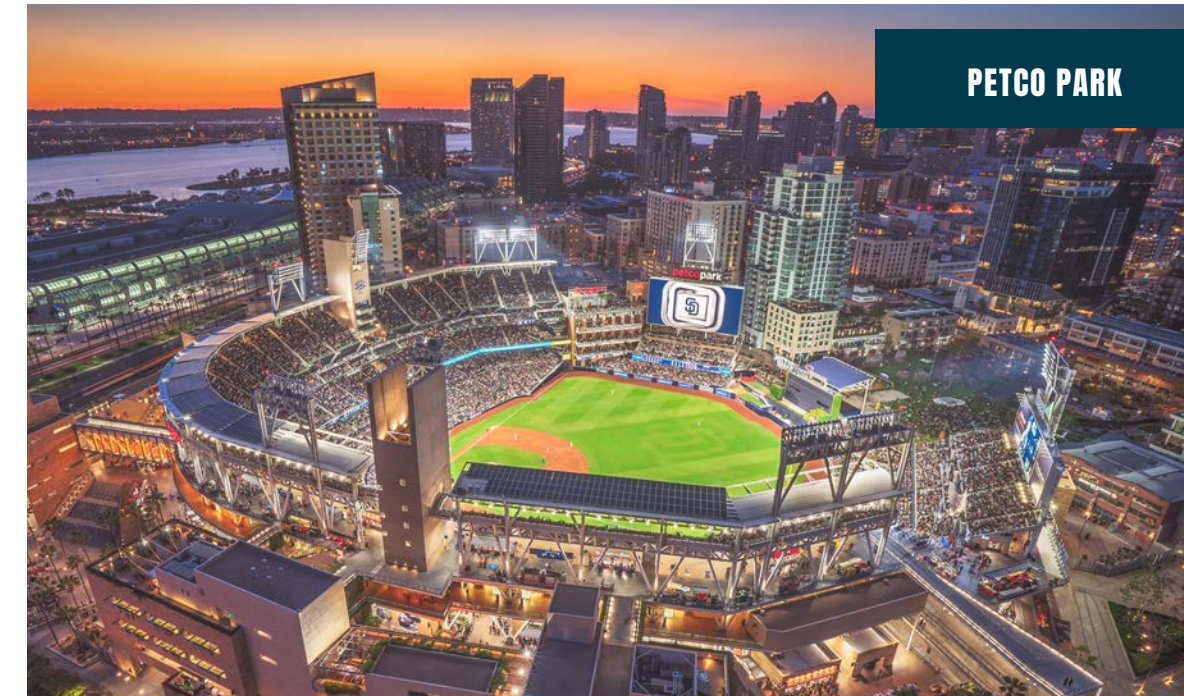
Centrally located retail opportunity with great connectivity. Located in the heart of the East Village, Griffis East Village, is a pet-friendly apartments offer studio, one and two-bedroom options. Griffis East Village community provides easy access to dining, shopping, arts, entertainment and recreation.



UCSD URBAN CAMPUS



PETCO PARK



99

WALKER'S PARADISE

Daily errands do not require a car.

www.walkcore.com



80

EXCELLENT TRANSIT

Transit is convenient for most trips.



86

VERY BIKABLE

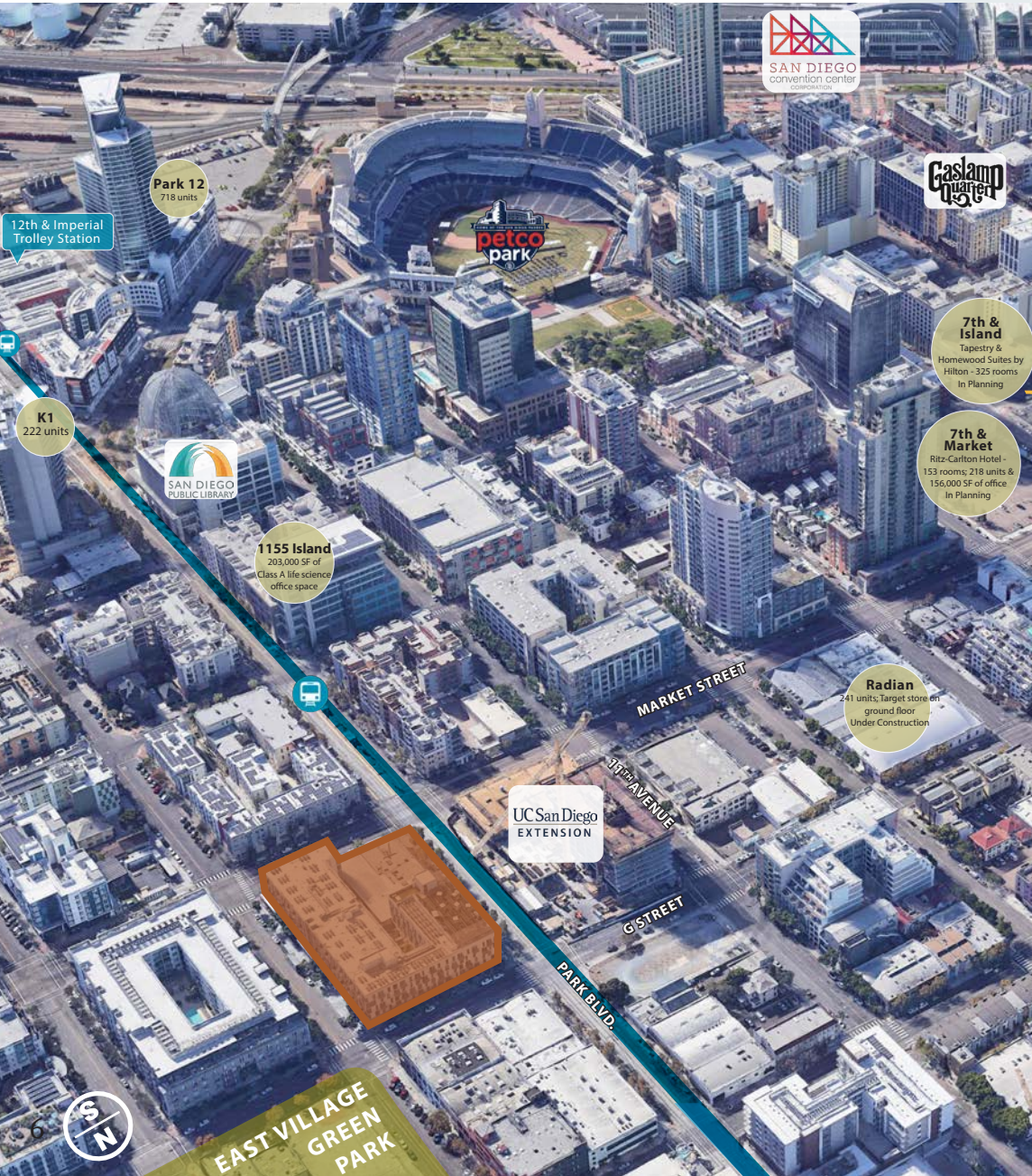
Biking is convenient for most trips.

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



*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.



AVERAGE HHI*

1 MILE
\$98,316

3 MILES
\$107,242

5 MILES
\$97,291



POPULATION

1 MILE
51,623

3 MILES
199,612

5 MILES
494,467



DAYTIME POPULATION

1 MILE
89,620

3 MILES
202,824

5 MILES
435,191



MEDIAN AGE

1 MILE
36.6

3 MILES
35.3

5 MILES
34.5

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.



DOG PARK



EVENT LAWN



AREA TENANTS

GRIFFIS EAST VILLAGE

PETCO PARK

- | | | | | | | | | |
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AERIAL USE MAP



SAN DIEGO - BY THE NUMBERS

3.3M

Population of San Diego County

41K

Population of Downtown San Diego

87,655

Total jobs located Downtown

\$109,663

Average Annual Income Downtown

130

Tech & Innovation Startups Downtown

SAN DIEGO CONVENTION CENTER

±862,408

Annual Attendees

±\$724.1M

Direct Attendee Spending

±108

Annual Events (Largest Event: Comic-Con)

GASLAMP QUARTER

10M

Annual Visitors

SAN DIEGO TOURISM

35.1M

Annual visitors

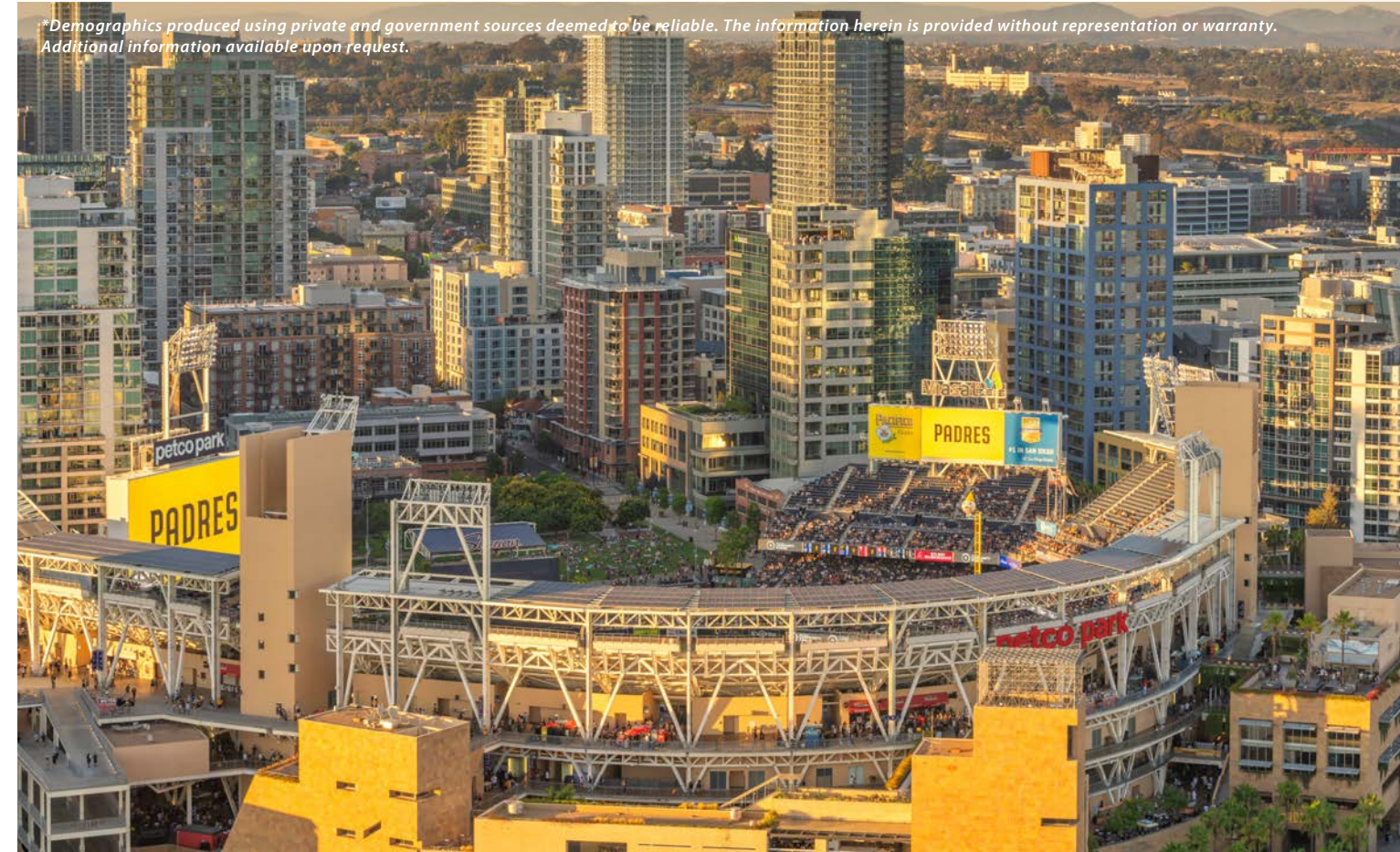
\$11.6B

Visitor Spending

20.6M

Annual Air Passengers at San Diego International Airport

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