

# Diega.



Interior Rendering



**One  
Commercial Space  
Remaining!**

Largest Residential Community  
on the Broadway Corridor

Over 1,000 Residents!

**UPG** URBAN  
PROPERTY  
GROUP est. 1989

## One Commercial Space Remaining!

Centered at the intersection of the Gaslamp Quarter, East Village and Cortez Hill, a thoughtful mix of quick retail services, select shops and stylish restaurants make 702 Broadway an amenity-rich destination.

Diega is the catalyst for a vibrant mix of upscale, urban residences, bright office spaces, and new retail offerings.

Diega is home to over 1,000 residents.



## 702 Broadway

San Diego, CA 9201

**±1,073 SF**

Available Space

**Retail**

Space Type

**\$2.95 PSF, NNN**

Space Type

**Available Now**

Tenant

## Location

An urban village in the heart of the City Center.

## Visibility

High profile in-line space.

## Growth

Located in the epicenter of growing Downtown, with over 1,500 units and 660,000 SF of office space within one block.

## Connectivity

Adjacent to the trolley, which is expanding to UCSD and over 6M SF of office space.

## Synergy

Aligned with Gaslamp Quarter, Campus at Horton, and booming East Village.

## Exposure

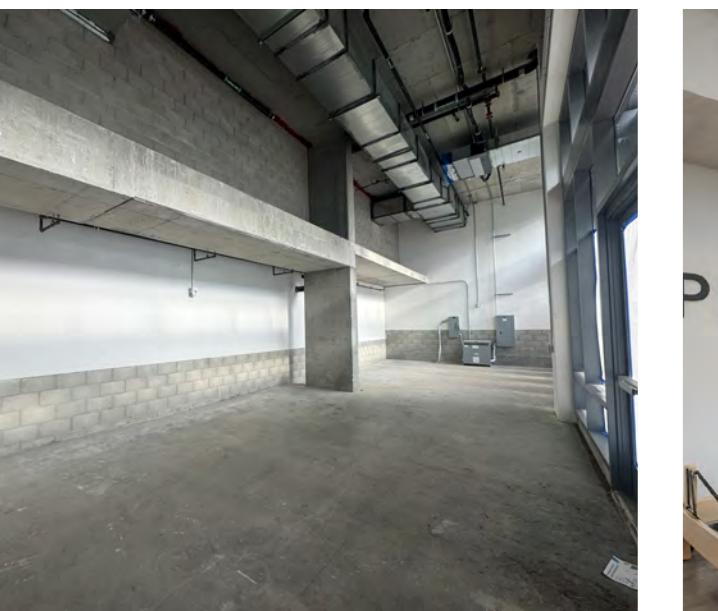
Millions of tourists and locals. Hot spot for leisure and business travelers.

## Rendering



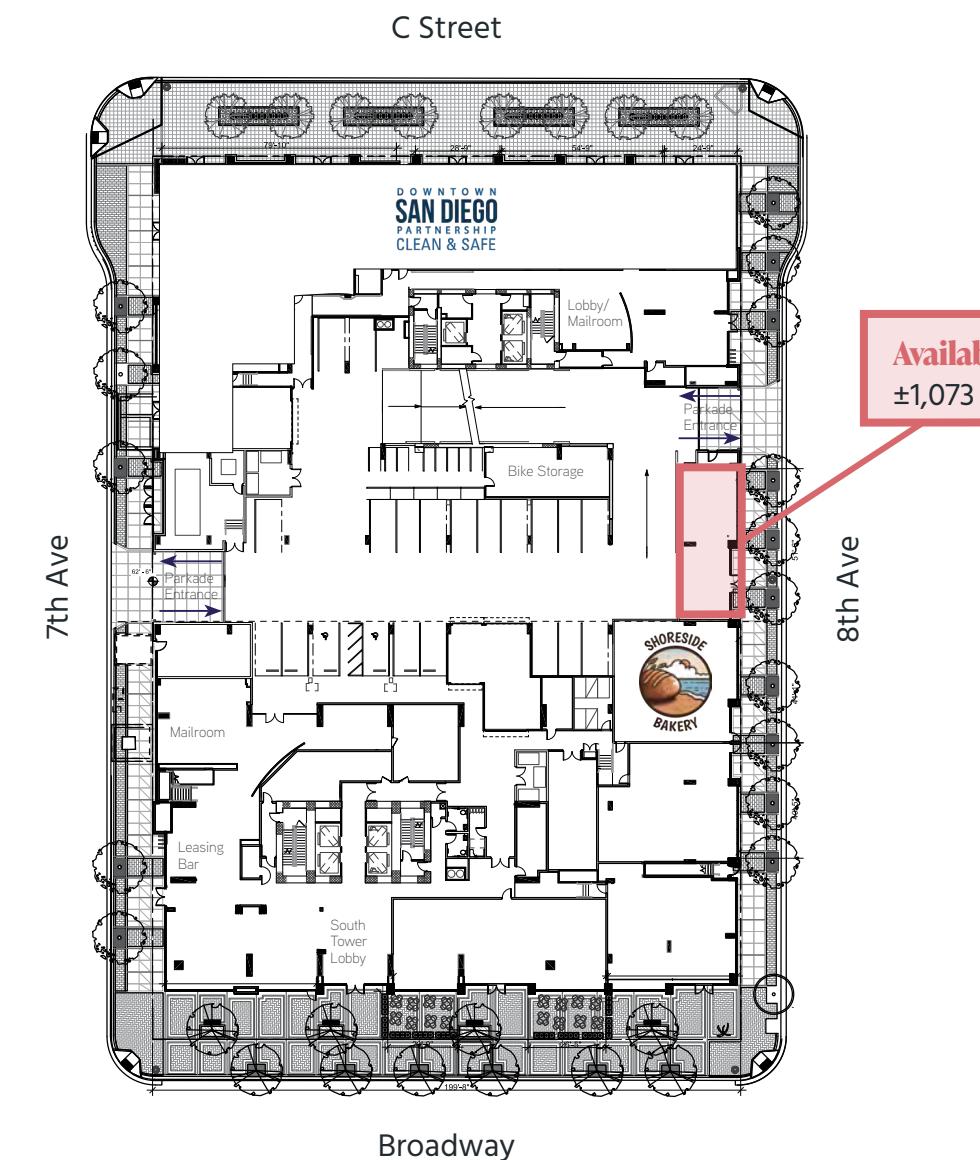
# In the Core of Downtown.

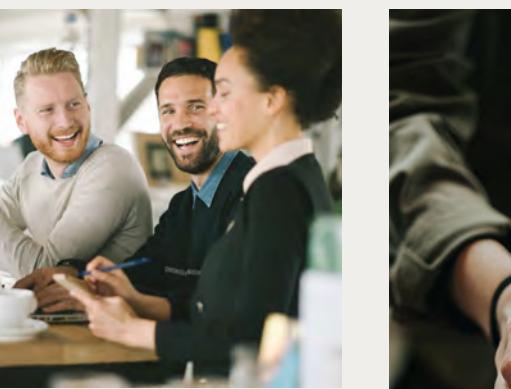
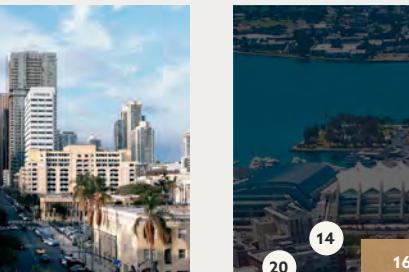
## Along the evolving Broadway Corridor



6

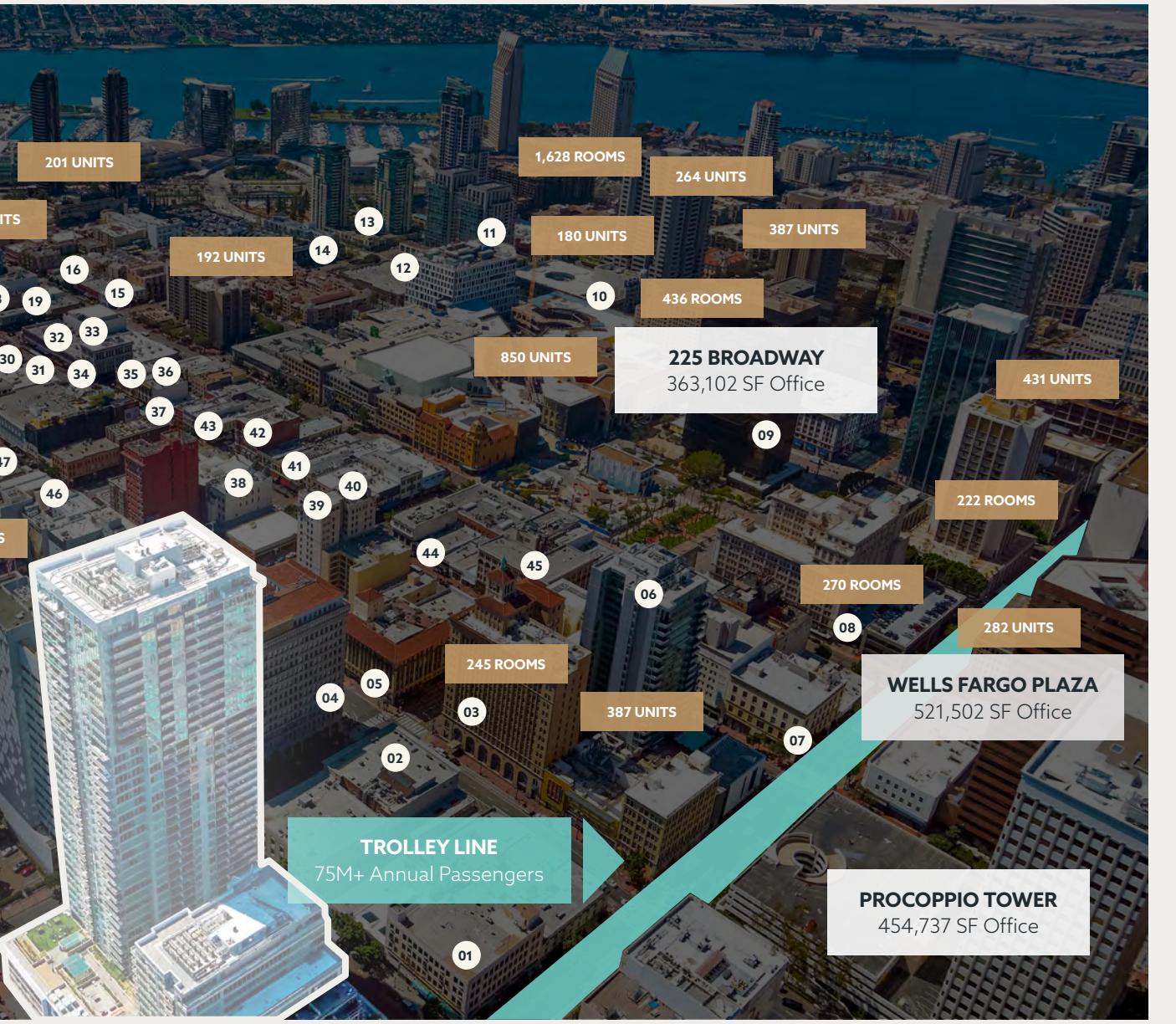
## into This





## Join the Fun!

Downtown is energized by a mix of restaurants, cafés, sports and entertainment venues, art galleries, music halls, and outdoor escapes that draw locals and tourists year-round.



- 1 Sammich House
- 2 Time Out Sports Tavern
- 3 The Gold Reserve
- 4 Parq Nightclub
- 5 Istanbul Doner Kebab
- 6 Leave of Absence
- 7 The Local
- 8 The Grant Grill
- 9 Corner Bakery
- 10 Athena's Market Tarverna
- 11 Vitality Tap
- 12 AFC Sushi
- 13 Skybound Coffee + Dessert
- 14 Lani Coffee
- 15 Tiger Cafe
- 16 Freddy's Chophouse
- 17 Blarney Stone Pub
- 18 Prohibition Lounge
- 19 Cali Cream
- 20 Happy Does Bar
- 21 Lumi Sushi
- 22 Provisional Kitchen
- 23 Lionfish
- 24 Sugar Bears
- 25 Gaslamp BBQ
- 26 Swing Social
- 27 Romaiissimo Cucina
- 28 Gaslampgighter
- 29 AKA San Diego
- 30 The Melt
- 31 Ghiradelli
- 32 Barleywash
- 33 American Junkie
- 34 The Butcher's Cut
- 35 Whiskey Girl
- 36 Osteria Pianavino
- 37 The Tipsy Cow
- 38 Trailer Park After Dark
- 39 Melting Pot
- 40 Gaslamp Tavern
- 41 Onyx Room
- 42 Patrick's Gaslamp Pub
- 43 The Tipsy Cow
- 44 The Waves Tacos Club
- 45 Senor Taqueria
- 46 The Rooftop by STK
- 47 Coin Op Game Room
- 48 Chirfy Cafe
- 49 Fogade Chao
- 50 San Remo Pizzeria

## Path of Development

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

**Forbes**



**Columbia & Hawthorn**  
125 Units



**Fairmont Manchester**  
1,168 Rooms



**Two America Plaza**  
301 Rooms



**304 C St**  
282 Units



**Kettner Crossing**  
295 Units



**Celine**  
52 Units



**Ancora**  
220 Units



**The Torrey**  
450 Units



**Kindred**  
126 Units



**Columbia & A**  
204 Units



PROPOSED

UNDER CONSTRUCTION

## Seaport Village

Seaport San Diego is a bold plan to transform the bayfront for the next generation.



## RaDD

RaDD will contribute more than 4,000 jobs, \$50M in annual taxes and fees, and \$15 billion in economic benefits.



## Campus at Horton

Mixed-use office, retail and restaurant project to create 3,000+ jobs and over \$1.8B in economic impact annually.

## Located at the Intersection of the Best Neighborhoods and destinations!

When the Central Library, Ballpark Village and Petco Park came about, there was a new vibrancy, focus and understanding that there is opportunity Downtown. Broadway Block's location in the city center makes it a great place to be as a resident as well as a visitor. Located moments from all of the distinct downtown communities - from Little Italy's thriving food scene to the the cultural East Village to the happening Gaslamp District and the recreational waterfront- 702 Broadway is the new city center.



**106,87**

Population (2024)

**\$105,916**

Avg. Household Income

**112,963**

Employees

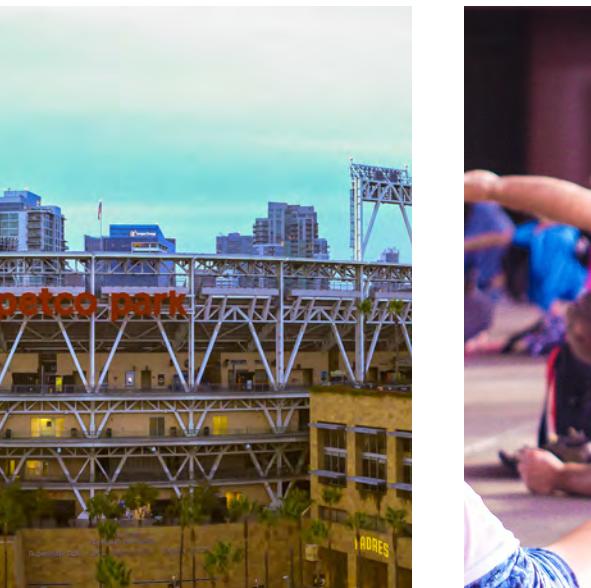
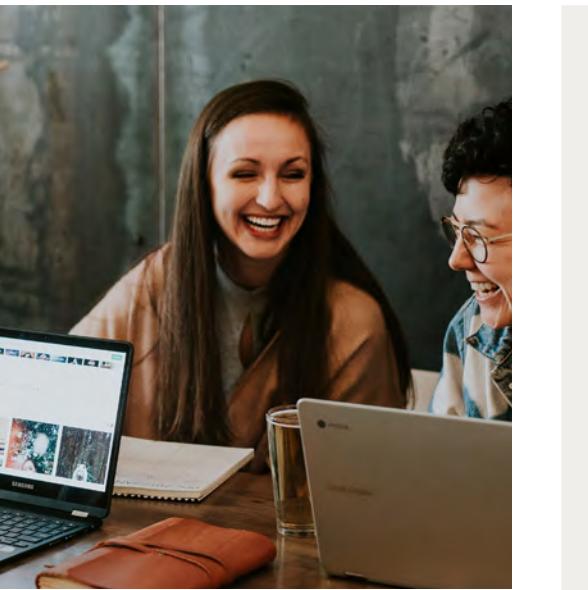
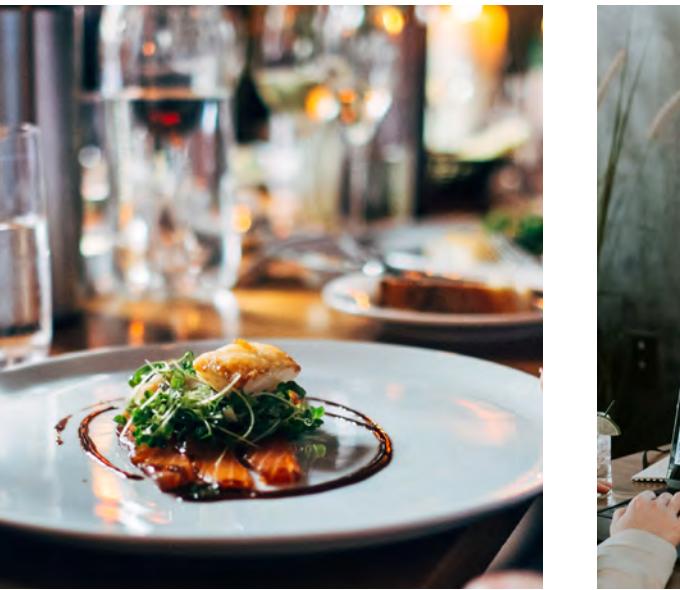
**\$1.59B**

Consumer Spending

**52,791**

Households

\*Within 2 miles



## Life Happens Here.

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.

### Dine.

Savor award-winning restaurants, rooftop bars, cozy cafés, and local breweries serving flavors from around the world.

**2nd**

Largest City in CA

**35M**

Annual Visitors to SD

**\$10B**

Visitor Spending

**65K**

Daily Presence

**16.5**

Blocks

### Stay.

Relax in boutique hotels and luxury resorts, all just steps from dining, nightlife, and entertainment.

*San Diego is becoming California's Coolest City!*

TRAVEL+ LEISURE

# Diega.

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