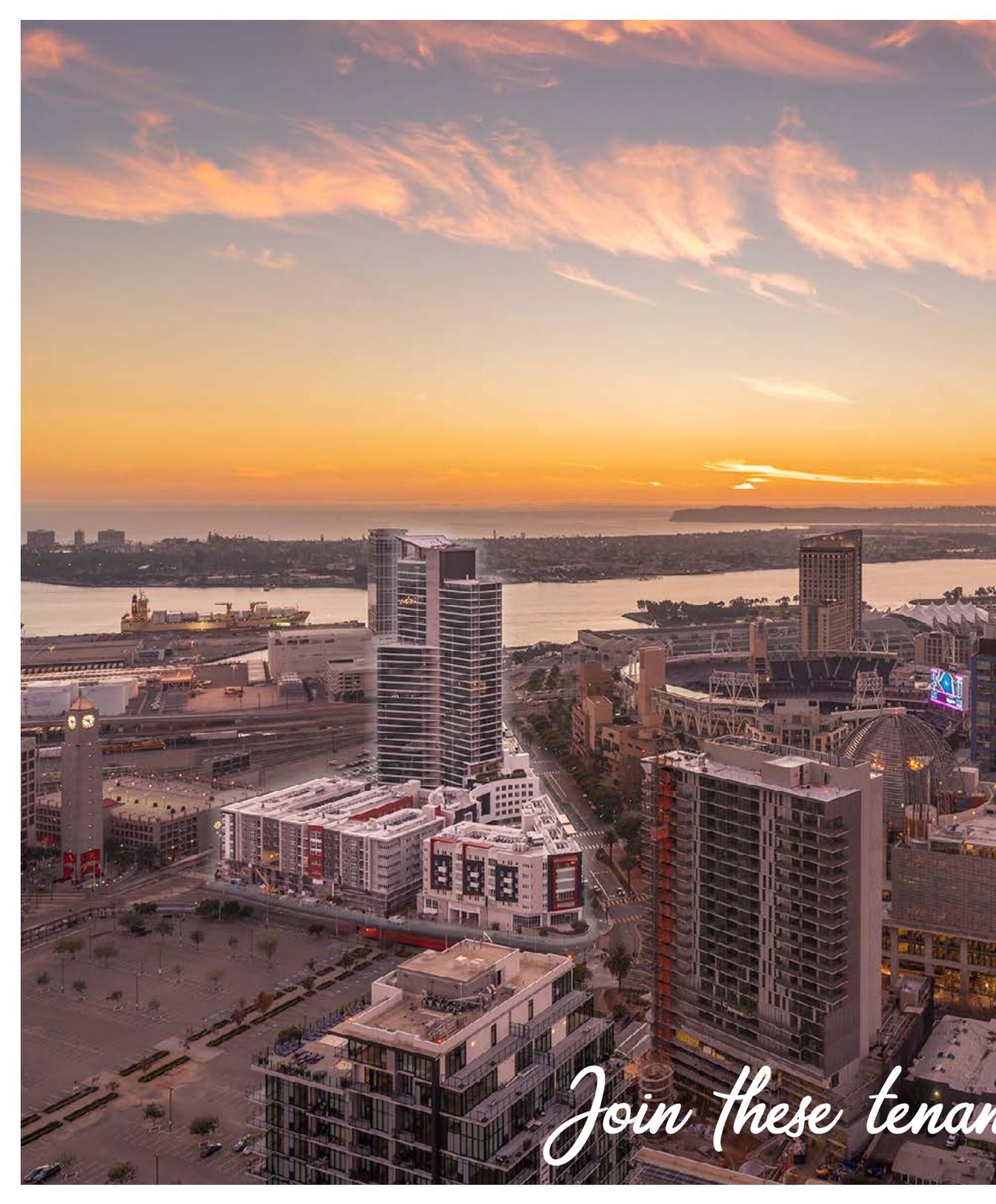




# PARK 12

RETAIL

THE COLLECTION



# Park 12

Ideally located across from Petco Park Stadium, Park 12 is Downtown San Diego's newest destination for retail & restaurant needs with approximately 45,000 SF of retail space.

Positioned below 718 residential units, the project includes a 12,000 SF open air plaza that connects each side of the development and has plenty of available on-site parking, making it a place people will gather.

Encompassing 3.5 acres, Park 12 is bound by Park Blvd., 12<sup>th</sup> Street and Imperial Avenue at the convergence of the Gaslamp, Ballpark and East Village District.

*Join these tenants at Park 12...*

## *Holy Matcha*

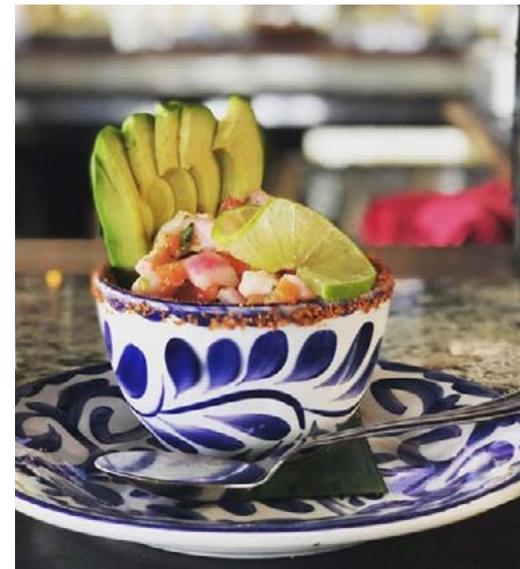
Holy Matcha is San Diego's destination for all things Matcha. After discovering matcha on a trip to Japan and learning about its benefits, founder Geraldine Ridaura, decided to bring the vibrant green tea to San Diego.

Recognized for its signature pink and green colors, Holy Matcha's popularity grew throughout social media and the community, while the high demand for a healthy and natural substitute for coffee helped fuel its success.

## *Carmelita's Kitchen de Mexico*

Known for their authentic Mexican cuisine and energetic atmosphere, Carmelita's Kitchen de Mexico uses traditional cocina techniques based on fresh & organic ingredients.

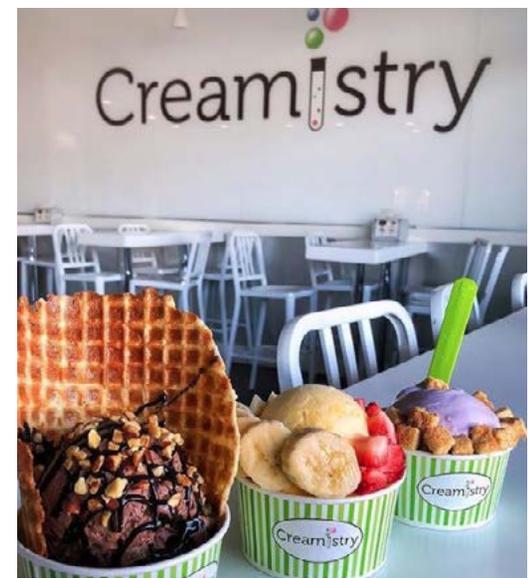
Using seasonal vegetables & seafood the kitchen prepares the menu from scratch daily to ensure that their standards are on par with leading restaurant organizations.



## Achilles Coffee Roasters

Roasting in small batches at their roastery and coffee shops located in downtown San Diego, Achilles Coffee Roasters offers a variety of origins and profiles. Whether you prefer a floral and fruity Ethiopian or a nutty and chocolatey bold blend, Achilles Coffee has offerings for every palette.

In addition to their rich coffee is a delicious assortment of breakfast sandwiches, using locally sourced and organic ingredients whenever possible.



## Creamistry

Creamistry is a revolutionary ice cream shop that uses liquid nitrogen to hand-craft premium ice cream, fresh to order! Specially trained Creamologists create your customized mixtures using more than 60 flavors and topping options.



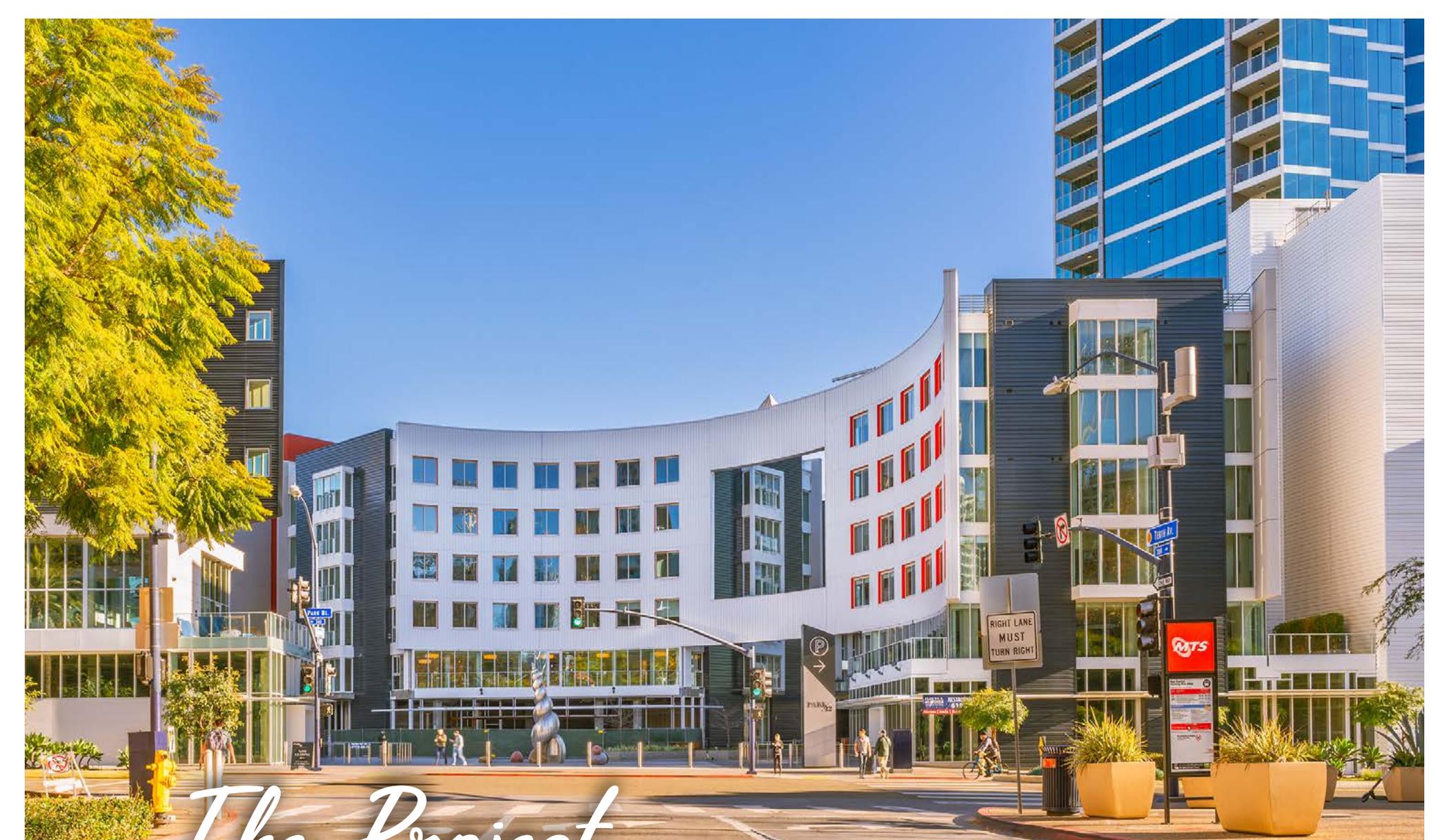


# F45 Training

Started in Australia, F45 Training has opened up new locations throughout the world. Based on the concept of a 45-minute high-intensity, circuit training workout, they have developed over 27 different classes for their members.

F45 Training workouts are designed to unify the muscle groups of the body and to make you look, move and perform better in all aspects of your life. The "F" stands for Functional Training and the "45" stands for the total-time of the classes.





# The Project

**±45,000 SF**  
OF RESTAURANT  
& RETAIL SPACE

*5 Signature Restaurant &  
13 Iconic Retail spaces*

**±718**  
RESIDENTIAL UNITS

*Luxury & Affordable*

**±73,000 SF**  
OF COMMON AREA

*Plazas, Courtyards,  
Roof-decks*

**±860**  
PARKING STALLS

*3/1000 Retail Dedicated  
Parking*

# Site Plan



RESTAURANT SPACES	SF	CEILING HEIGHT
Restaurant 1 2 levels	±4,503 Mezzanine: ±2,867	±20' 2" Mezz height: ±9'
Restaurant 2	±4,292 Patio: ±1,166	±13' 9" - 14' 9"
Carmelita's Kitchen de Mexico	±3,254 Patio: ±825	±13' 5"
Restaurant 4	±4,475 Patio: ±1,335	±17' 7" - 18' 3"
Restaurant 5	±2,396 Patio: ±627	14' 3"

RETAIL SPACES	SF	CEILING HEIGHTS
Achilles Coffee Roasters	±1,280	±19' 4"
Retail 2	±1,795	±19' 4"
Retail 3	±2,374	±18' 4"
Creamistry	±1,311	±18' 4"
Retail 5	±1,782	±22' 3"
Retail 6	±4,349	±24' 3"
Retail 7	±1,413	±13' 5"
Retail 8	±2,234	±17' 5"
Retail 9	±1,465	±18' 4"
Retail 10	±1,415	±19' 2"
Retail 11	±2,078	±18' 6" - 19' 2"
F45 Fitness	±2,023	±16' 1"
Holy Matcha	±821	±16' 2"

\*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.

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RARE DEDICATED RETAIL PARKING PROVIDES  
A DISTINCT ADVANTAGE FOR TENANTS IN THE  
DOWNTOWN MARKETPLACE

---







# Area Tenants

**LOLA 55**  
**NOBU**  
**DONOVAN'S STEAK & CHOP HOUSE**  
**LOWE & MICKELSON'S FAMOUS STEAKS CLASSIC SEAFOOD**  
**fit**  
**10 BARREL BREWING CO.**  
**STONE BREWING**  
**YOU & YOURS CO. DISTILLING**  
**COWBOY STAR RESTAURANT AND BUTCHER SHOP**  
**THE BLIND BURRO**  
**OLD HARBOR DISTILLING CO.**  
**BASIC BAR/PIZZA**  
**HALF DOOR BREWING CO. SAN DIEGO, CA**  
**5&A DIME**  
**PUNCH BOWL SOCIAL EAT · DRINK · SOCIAL**  
**MISSION BREWERY**  
**MISSION CONSCIENTIOUS COOKING**  
**OSCAR'S MEXICAN SEAFOOD**  
**FLOYD'S BARBERSHOP**  
**WATER GRILL**  
**femmes BOUTIQUE**  
**BREAKFAST REPUBLIC CALIFORNIA**  
**THE DOVER HONING CO.**  
**MCCORMICK & SCHMICK'S SEAFOOD RESTAURANTS**  
**OAKLEY**  
**BLENDS**  
**COPA VIDA COFFEE · TEA · FOOD · LIFE**  
**WILD DOVE boutique**  
**GASLAMP TIN FISH Fresh Fish, Good Food**



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THE PROJECT IS HIGHLIGHTED BY A 12,000 SF OPEN AIR PLAZA LEADING DIRECTLY INTO PETCO PARK'S MAIN GATE, CREATING AN INVITING ATMOSPHERE FOR VISITORS TO EAT, PLAY AND STAY.

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# Aerial Use Map

Park 12's ideal location in the ballpark pulls from a variety of neighboring uses, with an abundance of residential, office and hotel units within blocks of the site.

±9,881  
RESIDENTIAL  
UNITS

±1.13M  
SQUARE FEET  
OF OFFICE

±4,337  
HOTEL  
ROOMS

*Numbers based on map below.*





# *Join the Neighborhood*

As a mixed-use development that truly reflects all the unique characteristics of San Diego, Park 12 will play an important role in the continued neighborhood integration of Downtown San Diego.



## *Petco Park Stadium*

- Home of the San Diego Padres.
- 2.4M annual attendees.
- 81 Padres home games.
- 300 private and public events annually.
- Petco Park visitors spend \$70M annually in Downtown Stadium.



## *San Diego Central Library*

- ±497,650 SF.
- Nine stories.
- 320-seat auditorium.
- e3 Civic High - Charter High School with 460 students.
- Over 1 million annual visitors.



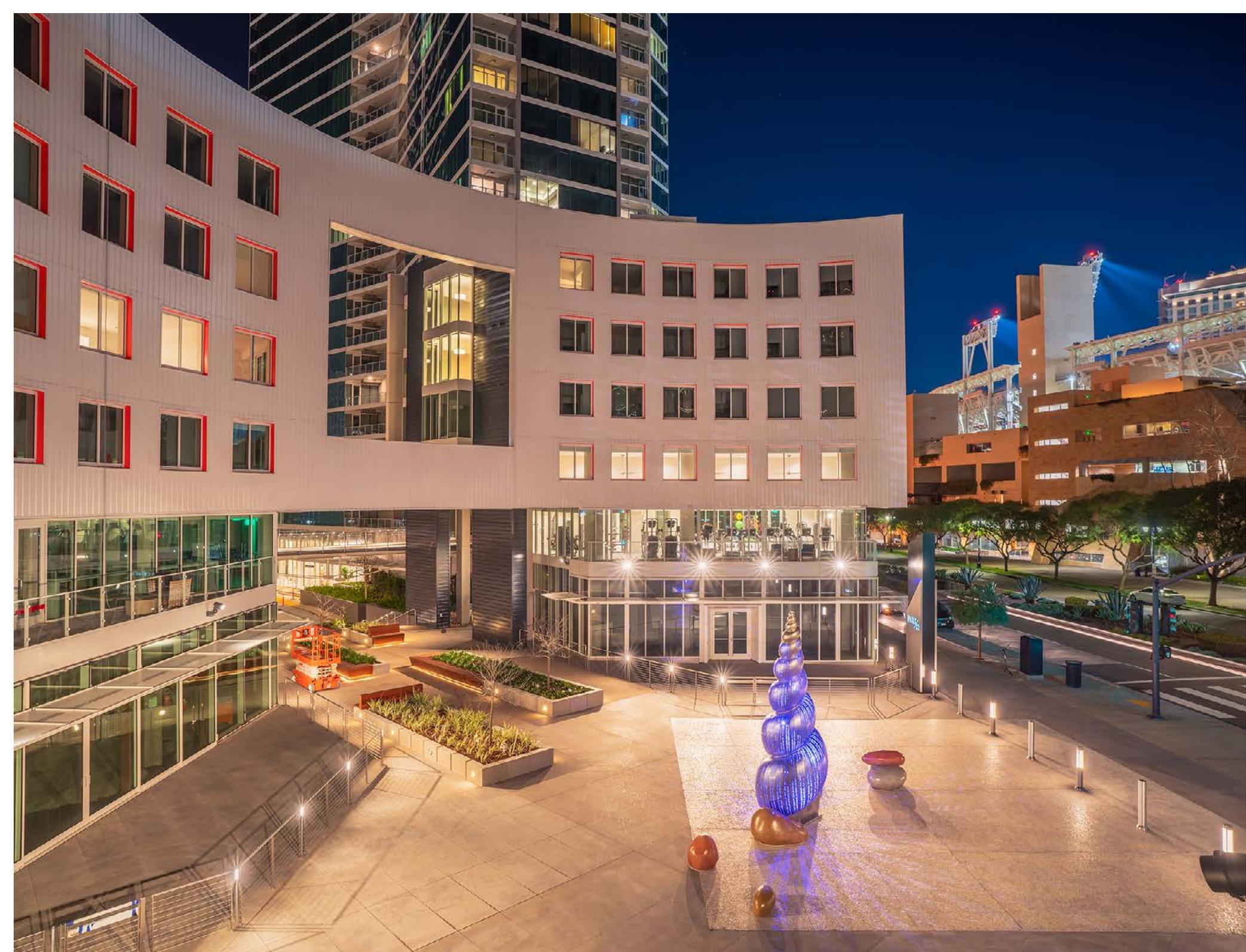
## *San Diego Convention Center*

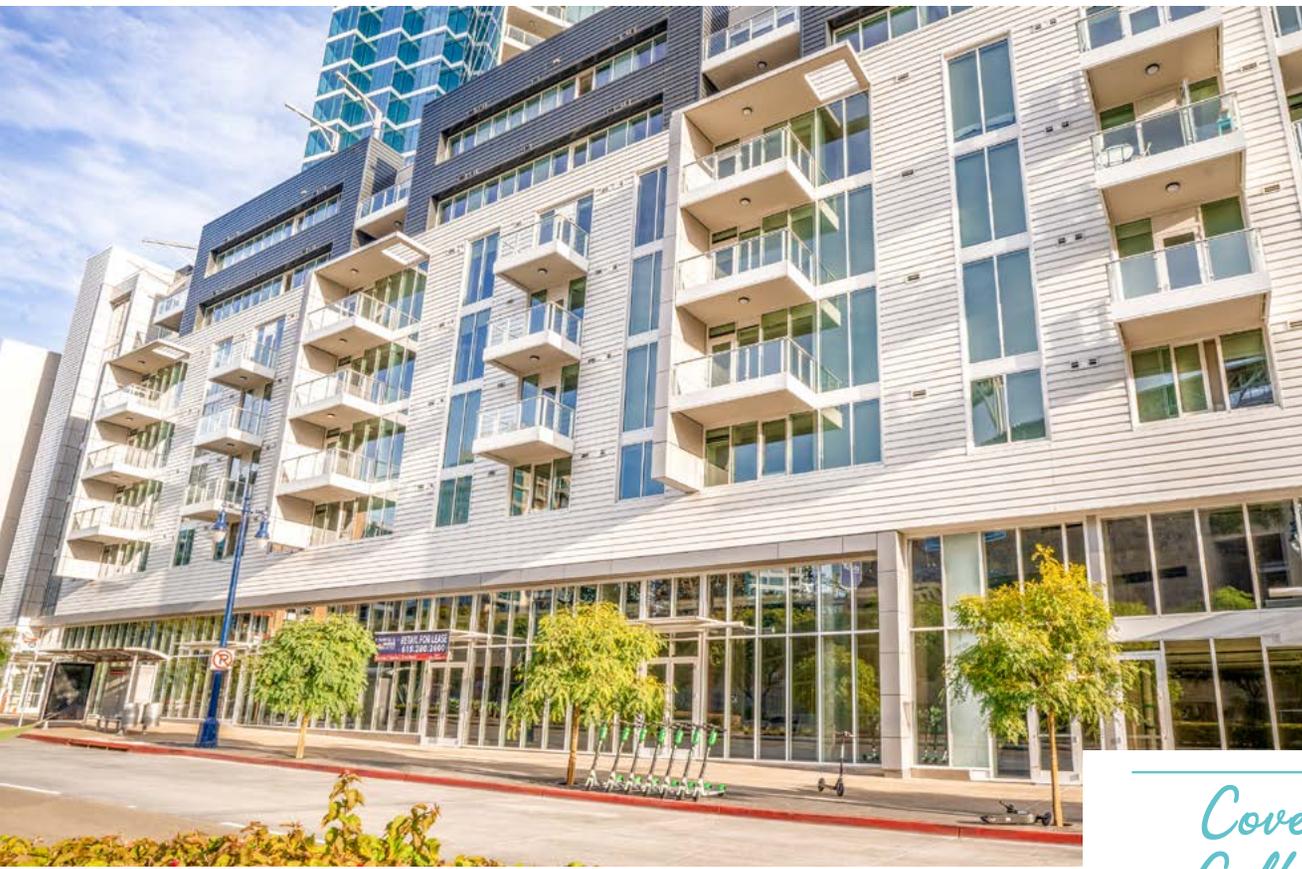
- ±2,600,000 SF.
- 108 annual events held.
- ±862,408 individual attendees
- ±\$724.1M direct attendee spending.
- Largest event: Comic-Con International (135,000 attendees).

# Interstate & Trolley Connections

PARK 12'S PROXIMITY TO MAJOR HIGHWAYS, TROLLEY LINES AND DOWNTOWN ROADS PROVIDES EXCELLENT CONNECTIVITY IN AND OUT OF THE PROJECT







*Coveted  
Cultured  
Connected*

PARK 12



# Downtown Demographics

38K

Population of  
Downtown  
San Diego

81,237

Total jobs located  
Downtown

90

Walkability  
Score

130

Tech & Innovation  
Startups

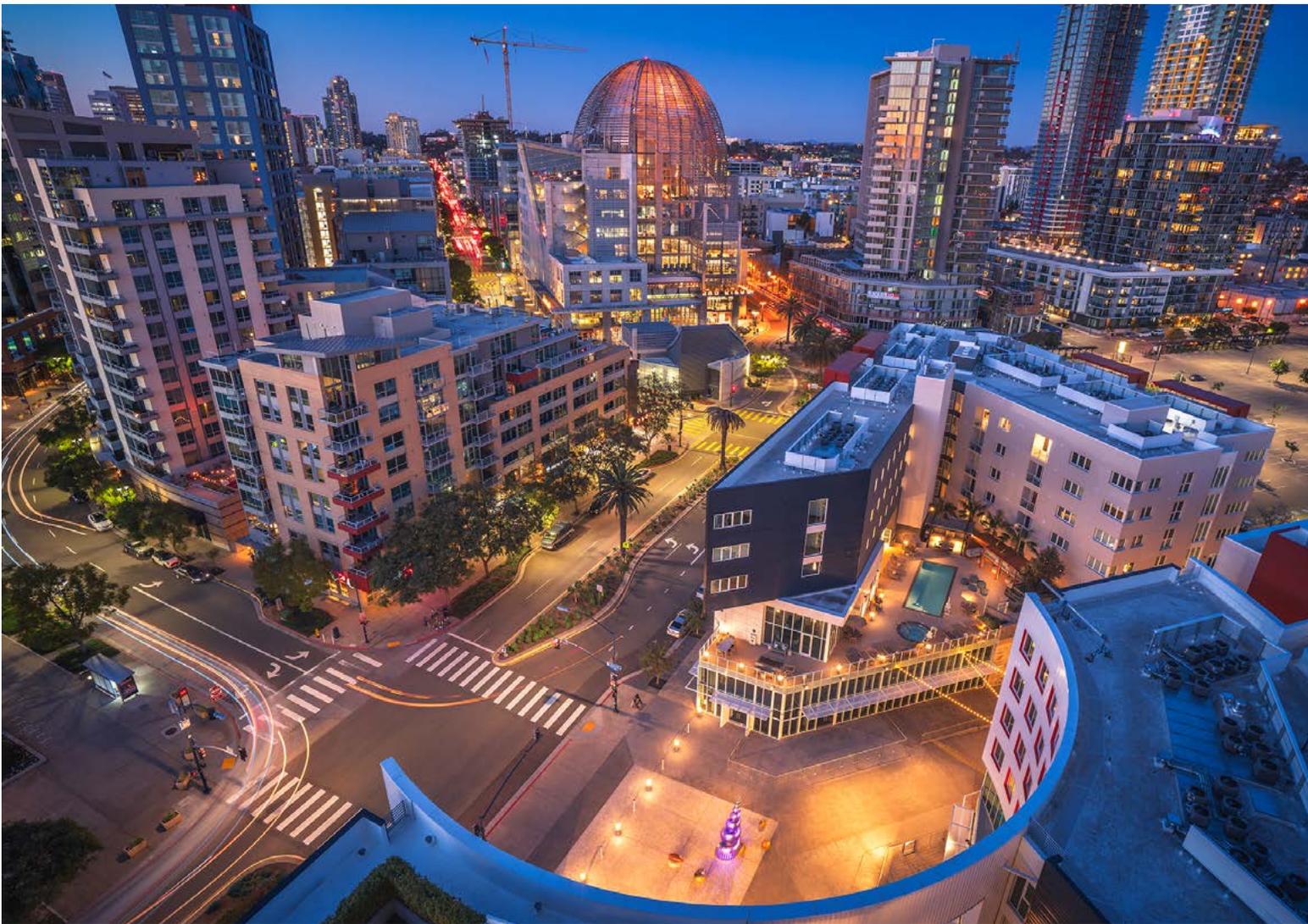
97%

Population growth  
since 2000

91%

Projected  
population  
growth by  
2050





## SAN DIEGO FACTS

**3.3M**

Population of  
San Diego County

**34.9M**

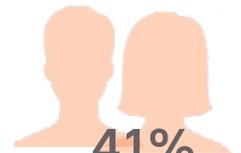
Annual visitors to  
San Diego

**\$10.4B**

Visitor spending around  
San Diego

**20.6M**

Annual air passengers  
at San Diego  
International Airport



**41%**

of Downtown  
residents are  
millenials



**88%** of residents dine out  
more than twice per week



**38%** of residents have pets,  
73% of those are dogs



**85%** of residents exercise  
at least three times a week

# Know the People

\*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.

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