



AVAILABLE FOR LEASE
PROFESSIONAL OFFICE SUITES
DOWNTOWN SAN DIEGO
Little Italy

1446

FRONT STREET
SAN DIEGO, CA 92101

KRIS BOEHMER

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**PACIFIC COAST
COMMERCIAL**
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning, square footage and use, should be verified during due diligence and prior to completing a transaction.



FEATURES:

- LOCATION, LOCATION, LOCATION! Downtown San Diego, Little Italy District
- Within Walking Distance to the Courthouse and Various Businesses in Little Italy
- Close to the San Diego Harbor, and the San Diego International Airport
- Easy Freeway Access to I-5 and Hwy-163
- Recent Renovations to Building Exterior, Entryway and Elevator
- Potential Use: General Office, Attorney, CPA, Real Estate, Medical Billing, Psychologist, Dentist, Chiropractor, Physical Therapy and other medical specialties
- Parking Not Included

AVAILABLE FOR LEASE

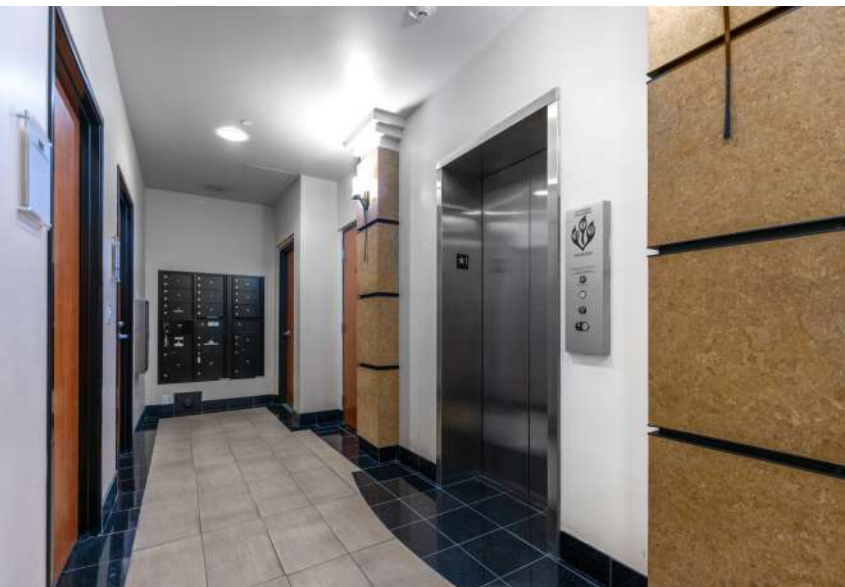
Suite 300
(Entire 3rd Floor)

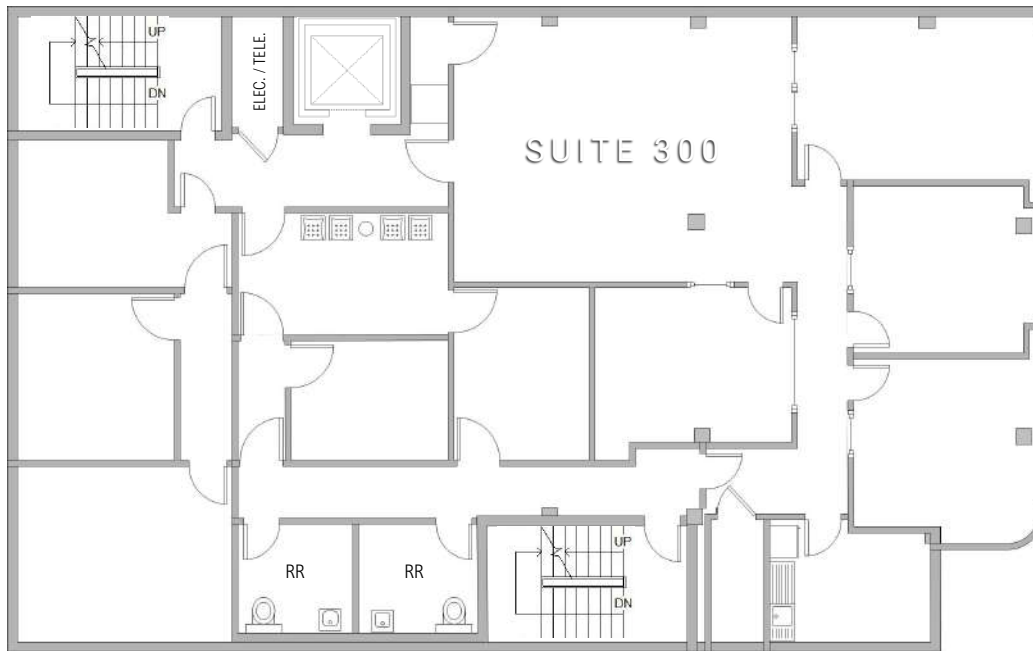
± 3,878 SF Office Suite
\$1.70/SF Electricity

Suite 400
(Entire 4th Floor)

± 3,878 SF Office Suite
\$1.70/SF Electricity

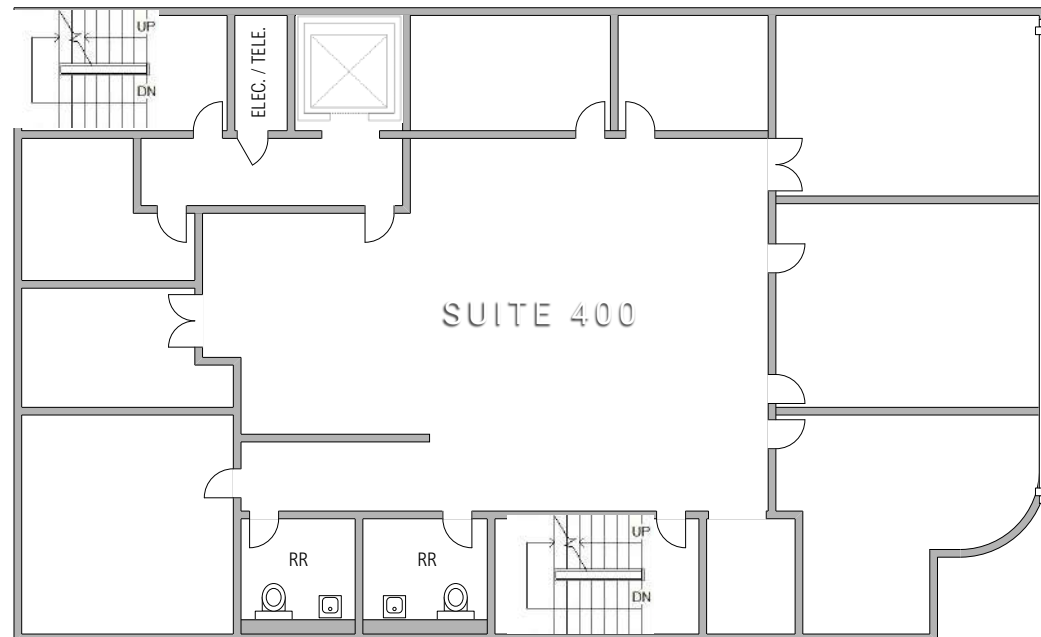
* Potential to Lease Both Floors Together - Contact Agent





3RD FLOOR
APPROX. 3,878 SF

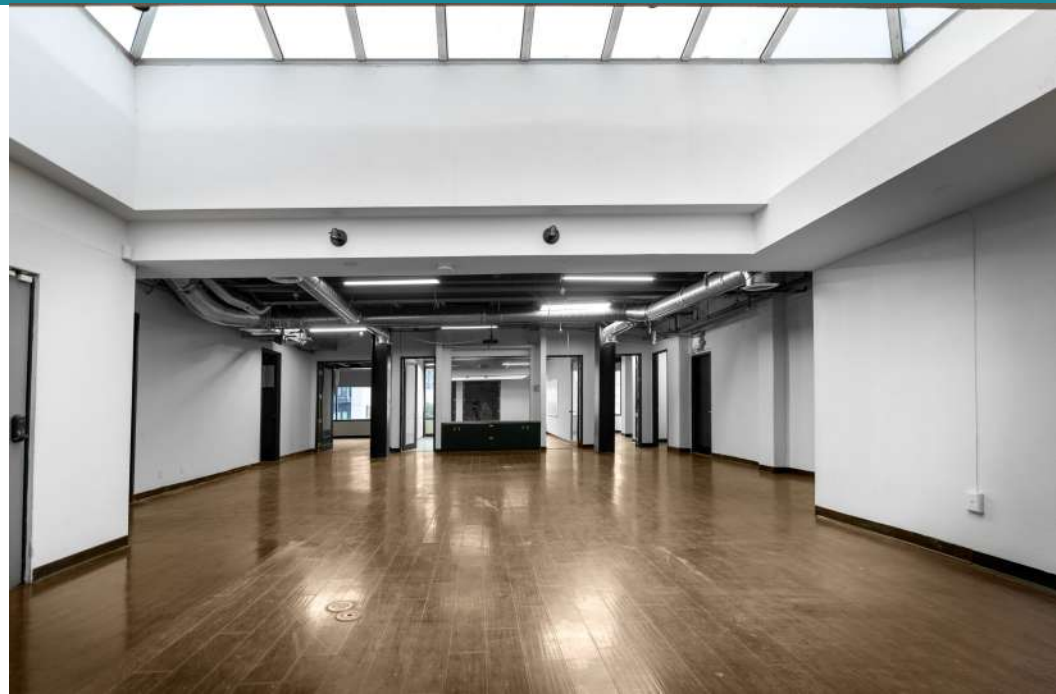
4TH FLOOR
APPROX. 3,878 SF



3RD FLOOR - APPROX. 3,878 SF



4TH FLOOR - APPROX. 3,878 SF





The Little Italy sign hangs prominently over India Street, the main commercial corridor, which is alive with restaurants, small cafés, boutiques, galleries, specialty, antique and home design shops and abundant public art, as well as a number of high end day spa-salons.



The sloping landscape at the northern edge of San Diego Bay was once home to a highly successful tuna fishing industry and the many Italian families who derived their living from the coastal waters. The unique streetscape now comprises a lively urban village with single family homes, condominiums and apartments.



Centered between San Diego International Airport and Santa Fe Depot Train Station, Little Italy is a convenient location for visitors. In addition to seasonal events such as the Summer Film Festival and Summer Concerts, the neighborhood also hosts a variety of annual arts and holiday festivals, including Art Walk and Festival.

SHOP

LIVE

VISIT



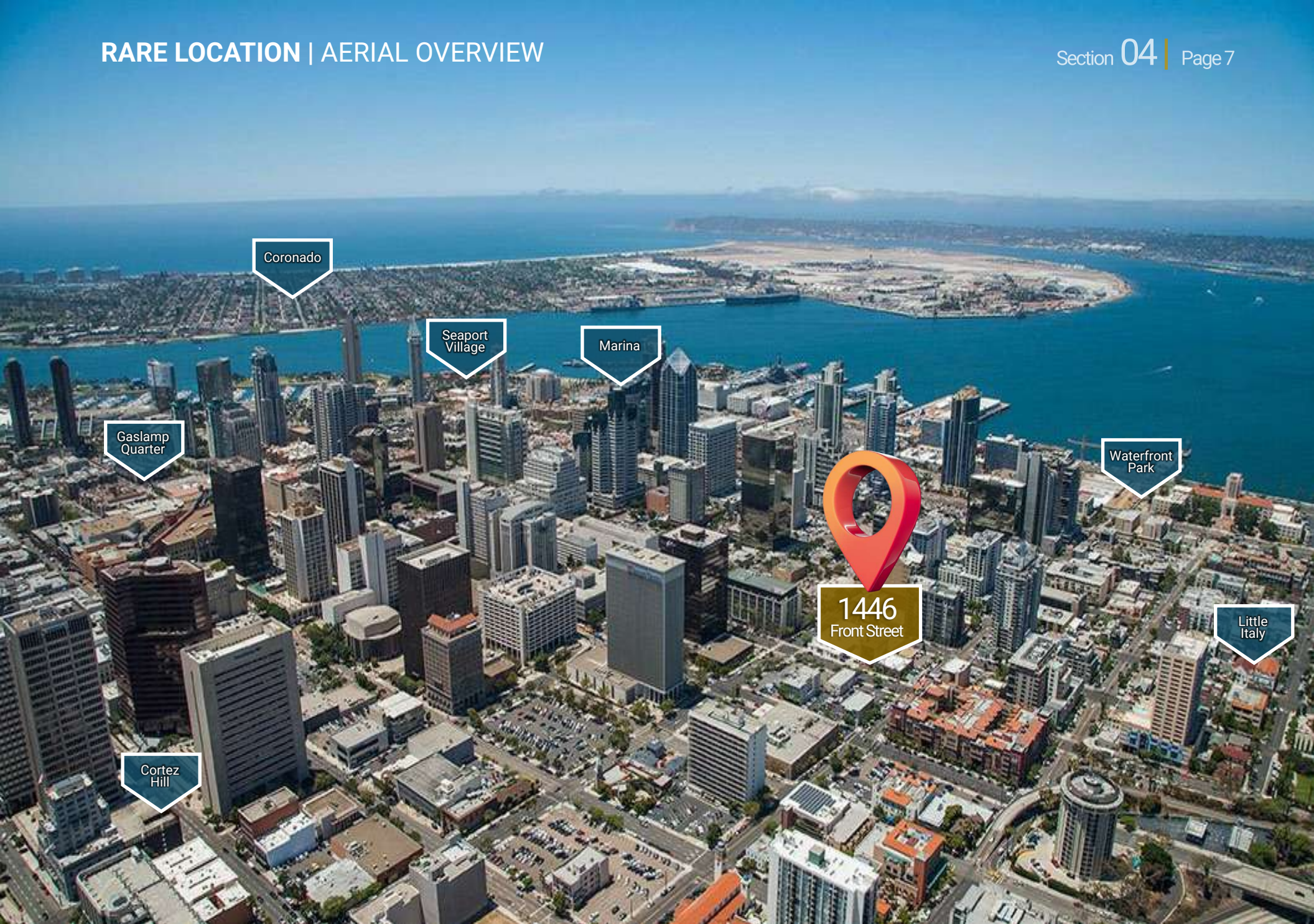
Since 1938, the County Administration Center has stood on the San Diego Bay welcoming residents and visitors alike, symbolizing the highest aspirations and ideals of public service. The newly constructed Waterfront Park is the most significant waterfront open space in downtown San Diego and fulfills a vision decades in the making, positioning it as a quintessential destination for residents and visitors alike. Amici Park, lined with cypress trees and featuring a bocce ball court, adjoins the rebuilt Washington Elementary School, providing a playground for students and open space for the community.



When you are craving authentic pizza, pasta, gelato and other Italian favorites, Little Italy is where it can all be found. In addition to a weekly farmers market, known as the Mercado, Little Italy is also home to a number of Italian grocery stores where authentic imported goods can be found seven days a week.

PARKS & RECREATION

DINE

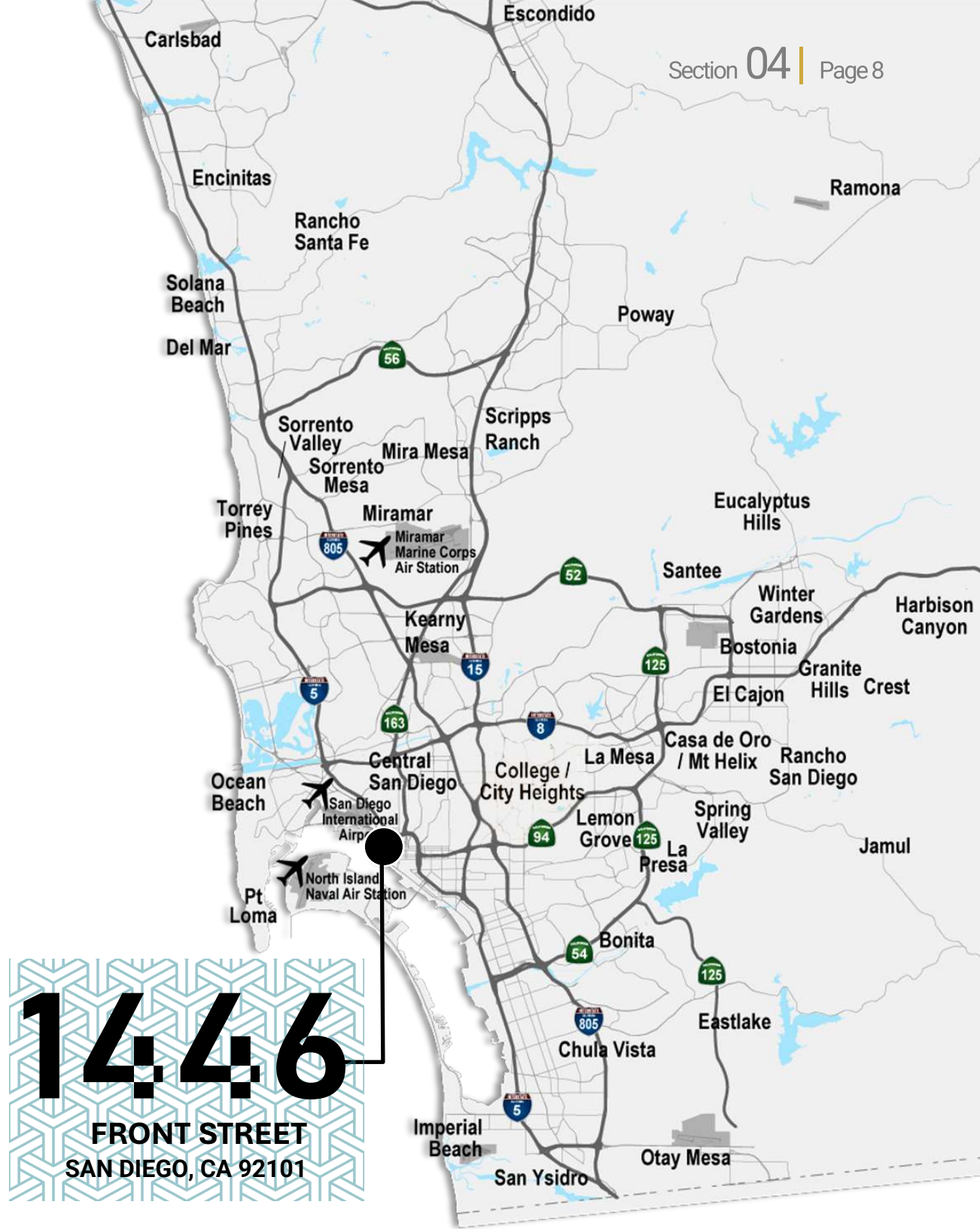


TOURIST ATTRACTIONS

- LEGOLAND California
- Del Mar Fairgrounds
- Torrey Pines State National Reserve
- La Jolla Cove
- SDCCU Stadium
- Belmont Park
- University of San Diego
- SeaWorld San Diego
- Balboa Park
- San Diego Zoo
- USS Midway Museum
- Cabrillo National Monument
- Petco Park
- U.S/Mexico Border

DRIVE TIMES

Location	Time
San Diego International Airport	8 Min
Downtown San Diego	12 Min
US-Mexico Border	22 Min
Los Angeles, CA	2.5 Hours
Las Vegas, NV	5.5 Hours
Phoenix, AZ	5.5 Hours
Sacramento, CA	8 Hours
San Francisco, CA	8.5 Hours





189,510

2024 POPULATION



990,913

HOUSEHOLDS



\$895,555

AVG. HOME VALUE



\$110,149

MED. HOUSEHOLD INCOME



38.8

MEDIAN AGE



22,541

AREA BUSINESS



1.2%

2020-2024 HOUSEHOLDS



\$2.8 B+

CONSUMER SPENDING

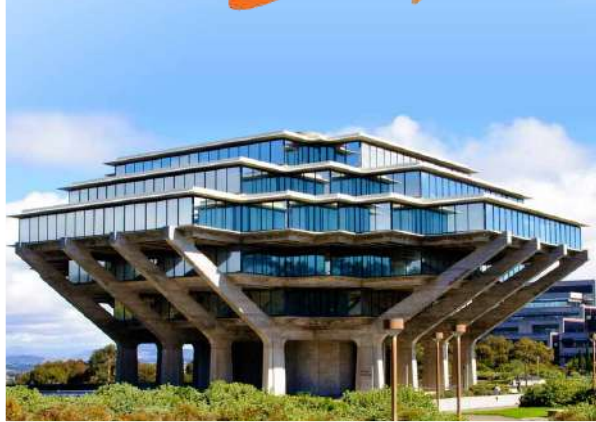




TOURISM

More than 35 million people visit San Diego each year who spend nearly \$10.4 billion. With consistently desirable weather all year-round, 70 miles of coastline, ample amounts of family attractions, hiking, biking trails, as well as 90 golf courses and a large convention center, it is no surprise San Diego is ranked in the top 10 business and leisure destinations around the Country. Tourism employs more than 183,000 people in a variety of positions, as it ranks number three in San Diego's traded economies.

50% of San Diego's regional economy amounts from their local economy, this includes retailers, restaurants, professional and business service providers, and state-of-the-art healthcare. San Diego is consistently recognized as the Craft Beer Capital of



INNOVATION

San Diego is recognized as one of the leading high-tech hubs in the U.S, with the most diverse high-tech sector in the nation and voted best place in America to launch a startup by Forbes magazine.

With valuable innovations and technology, the city is anchored by established life science, communications, cleantech and software industries.

San Diego has six universities, and more than 80 research institutes receive around \$1.8 billion in annual federal and philanthropic funding to conduct ground-breaking technological and medical research.

There are over 63,000 professional in science and engineering jobs, while 40% of degree holders have their first degree in



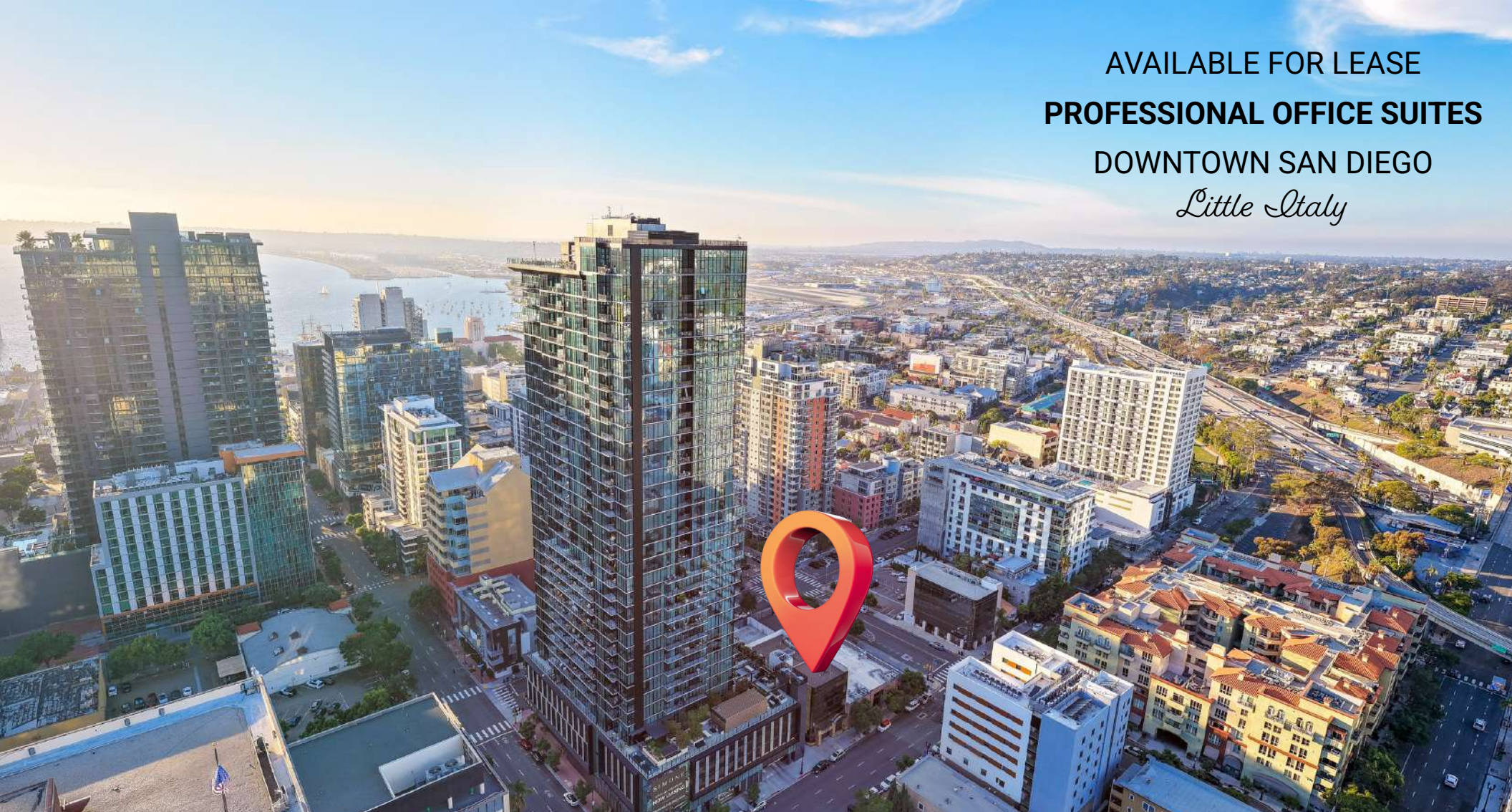
MILITARY

San Diego has the largest concentration of military in the world. The defense cluster plays a critical role in the region's innovation, economy, and National security. An estimated \$23.3 billion in direct spending related to defense has been spent to San Diego County during fiscal year 2016.

San Diego contains the highest number of active duty military, and numerous jobs are supported across all occupational types, representing one out of every five jobs in the region.

The network of Sailors, Marines, members of the Reserves, civilian employees, aerospace firms, shipbuilders, electronics companies, software developers, researchers, and the various supply chains in San Diego represent a vital military ecosystem unparalleled anywhere else in the world.

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