



± 1,959 SF FOR LEASE RETAIL OPPORTUNITY IN THE HEART OF EAST VILAGE

Below 213 residential units on Market Street at M2i.



JOIN THESE TENANTS





M2i

1051 Market Street
San Diego, CA 92101

PROPERTY HIGHLIGHTS

- ±1,959 SF retail space available
- Co-tenancy with Starbucks Coffee, SuperCuts, The UPS Store, Cloud 9 Deli, CityMark, ImageOn and Olimpica Cleaners
- High visibility in-line location with frontage on Market Street, a main thoroughfare to the freeways
- Blocks from Petco Park
- Prominent street retail at the base of M2i, a 213-unit, seven-story, mixed-use project
- Across the street from UCSD's 66,000 SF extension campus, which also includes 426 residential units
- Area tenants include Krisp, Nekter Juice Bar, Callie, Cowboy Star, Villains Brewing, and Basic Pizza

FOR LEASING INFORMATION:

PASQUALE IOELE
pasquale@upgsocal.com
License ID: 01488187

ANDREW SHEMIRANI
andrew@upgsocal.com
License ID: 02038814

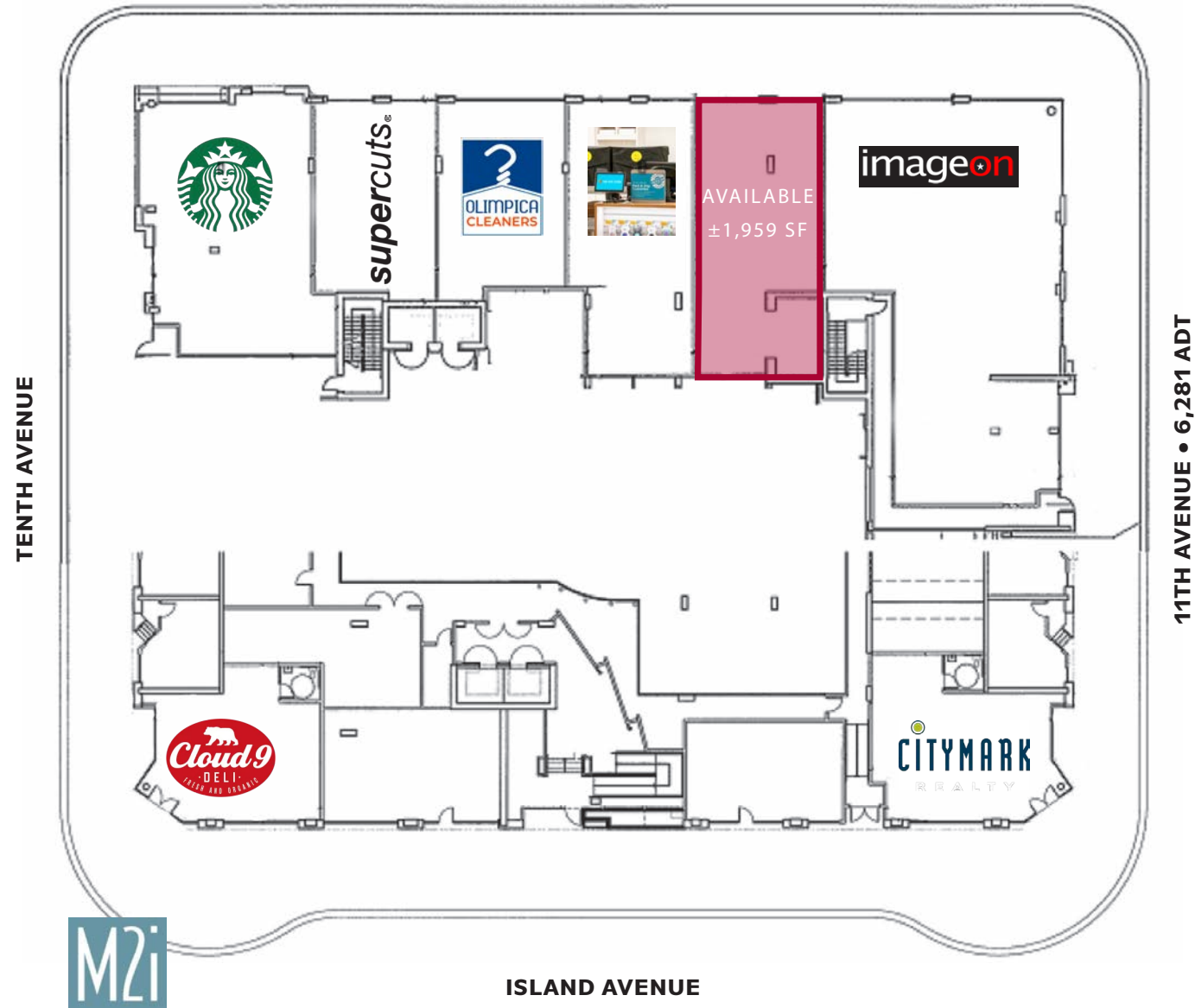
ASHLEY TIEFEL
ashley@upgsocal.com
License ID: 01984741



*Disclaimers

SITE PLAN

MARKET STREET • 15,340 ADT



1051 Market Street
San Diego, CA 92101

- Inline ±1,959 SF
- 15,340 average daily traffic on Market Street
- Walk score of 99: Walker's paradise. Daily errands do not require a car.
- Excellent Transit of 81: Transit is convenient for most trips
- Very Bikeable of 88: Biking is convenient for most trips.

**This site plan 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.*

JOIN THESE TENANTS



SUPERCUTS



imageon



EAST VILLAGE

NEIGHBORHOOD HIGHLIGHTS



IN DOWNTOWN THERE ARE MORE THAN...


33,546
RESIDENTIAL UNITS
*with ±2,439 units
under construction / In planning*

833,590
SQUARE FEET OF OFFICE
*with ±1.5M square feet
under construction / In planning*

PETCO PARK

3.3M
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*



EAST VILLAGE GREEN PARK

4.1 Acre
PUBLIC PARK

*Located 2 blocks from M2i, EV Green
will include 180 underground parking
spaces, a children's playground, a dog
park, a community center & more*



SURROUNDING TENANTS

PARTIAL LIST





AERIAL USE MAP



Hotels



Notable Office
Buildings



Multi-Family
Residential / Mixed Use



School / Non-Profit /
Government



Under Construction /
In Planning

DEMOGRAPHICS

41K

Population of
Downtown San Diego

87,655

Total jobs located
Downtown

130

Tech & Innovation
Startups Downtown

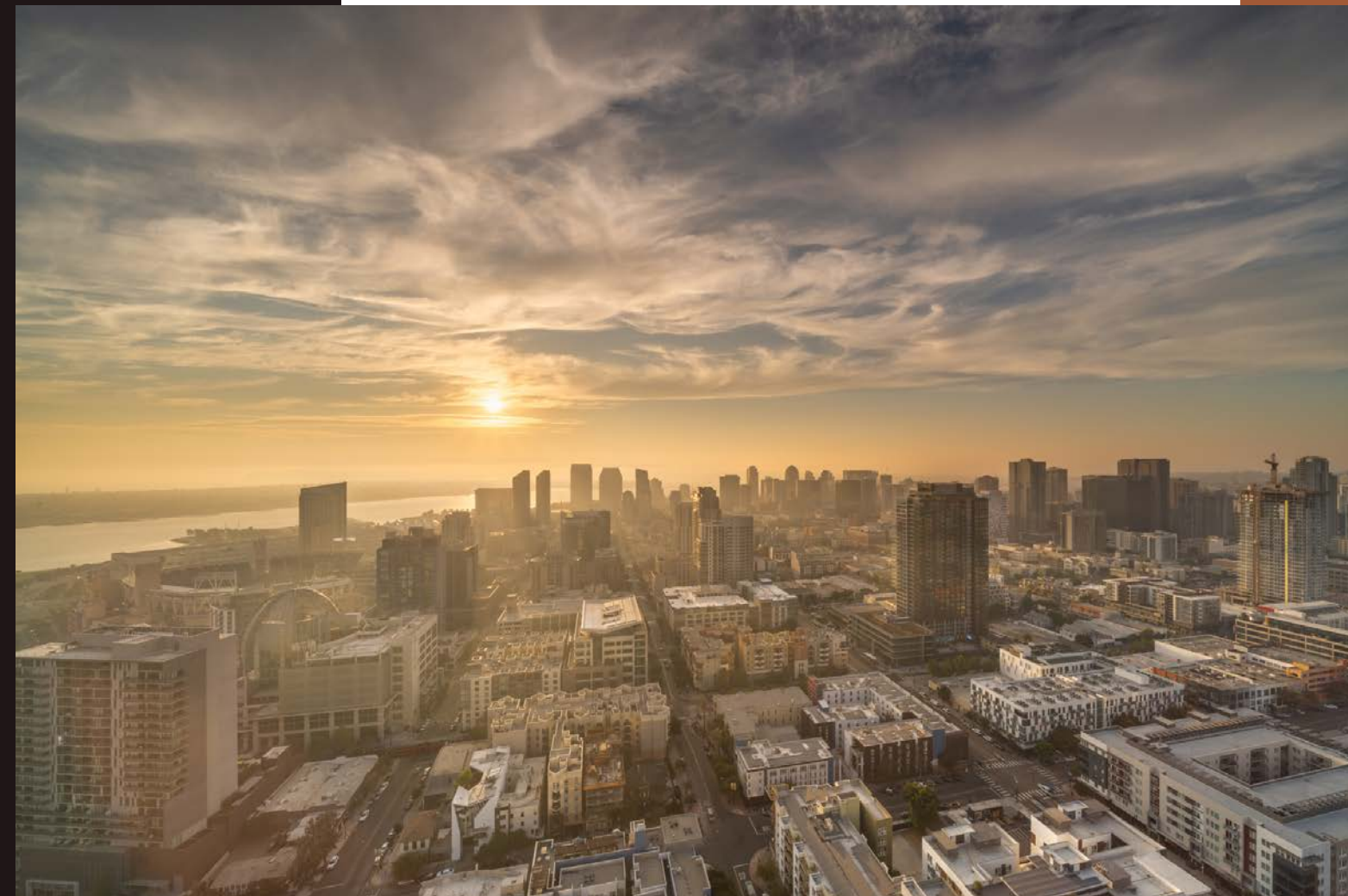
\$109,663

Average Household
Income Downtown

3.3M

Population of
San Diego County

**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.*



SAN DIEGO
CONVENTION CENTER

±836,695
ANNUAL ATTENDEES

±\$755M
DIRECT ATTENDEE
SPENDING

±143
ANNUAL EVENTS
(Largest Event: Comic-Con)

GASLAMP QUARTER

10M
ANNUAL VISITORS

SAN DIEGO TOURISM

35.1M
ANNUAL VISITORS

\$23.4B
VISITOR SPENDING

20.6M
ANNUAL AIR PASSENGERS
AT SAN DIEGO
INTERNATIONAL AIRPORT



FOR LEASING INFORMATION:

PASQUALE IOELE

pasquale@upgsocal.com

License ID: 01488187

ANDREW SHEMIRANI

andrew@upgsocal.com

License ID: 02038814

ASHLEY TIEFEL

ashley@upgsocal.com

License ID: 01984741



upgsocal.com
858 874 1989

