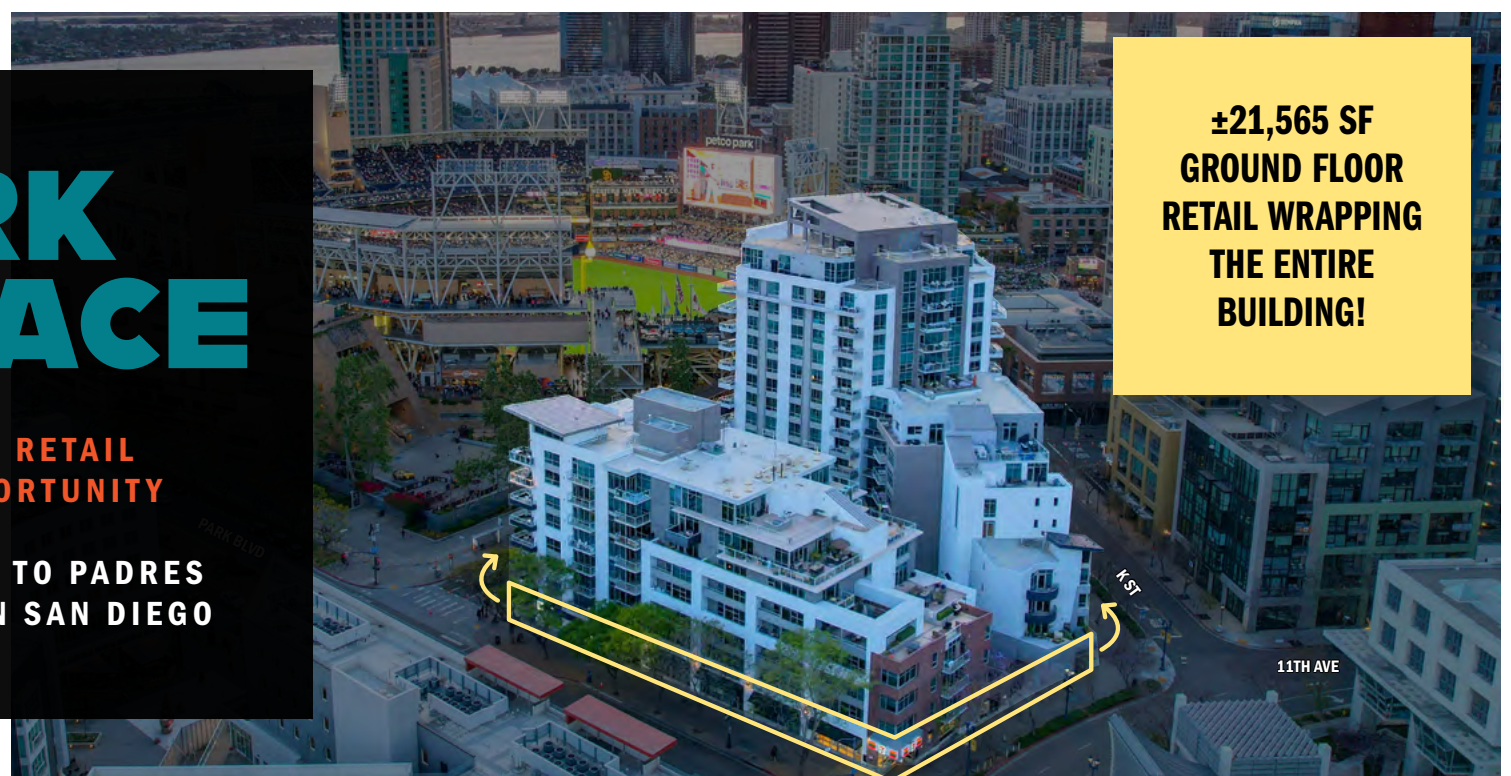


# PARK TERRACE

**IRREPLACEABLE RETAIL  
INVESTMENT OPPORTUNITY**

**DIRECTLY ADJACENT TO PADRES  
STADIUM DOWNTOWN SAN DIEGO**



**±21,565 SF  
GROUND FLOOR  
RETAIL WRAPPING  
THE ENTIRE  
BUILDING!**

11TH AVE



# THE OFFERING

**PARK TERRACE** is a rare investment opportunity in the heart of Downtown, directly adjacent to Petco Park.

The growth of downtown San Diego in the past ten years is consistent with the national trend that emphasizes a return to the 'Urban Core'. Suburban residents are downsizing and moving back to the urban areas, while younger generations are actively seeking urban environments that support their live, work and play lifestyles. The true live/work/play urban lifestyle Downtown San Diego offers is not duplicated anywhere in Southern California.

**PARK TERRACE** has the ability to benefit from the exposure Downtown's continued commitment to the redevelopment and revitalization of its urban core.



**GROUND FLOOR RETAIL WRAPPING THE ENTIRE BUILDING FOR MAXIMUM VISIBILITY**

The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an "as-is" basis. Property Details reported from CoStar and Landvision. It is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase.



**OMNI HOTEL**  
511 Rooms

**MARRIOTT MARQUIS**  
1,366 Rooms

**SEMPRA**  
320,000 SF Office

**THE LEGEND**  
178 Units

**DIAMONDVIEW TOWER**  
313,000+ SF Office

**CONVENTION CENTER**  
663,000 Annual Visitors

**PETCO PARK**  
3.4M+ Annual Visitors

**GALLAGHER SQUARE**  
20M in Renovations

**ICON**  
325 Units

**PETCO PARK ENTRANCE**

**PARK 12**  
718 Units

**PARK TERRACE**

**±21,565 SF GROUND FLOOR RETAIL WRAPPING THE ENTIRE BUILDING!**

**SD CENTRAL LIBRARY**  
3,000 Visitors Per Day

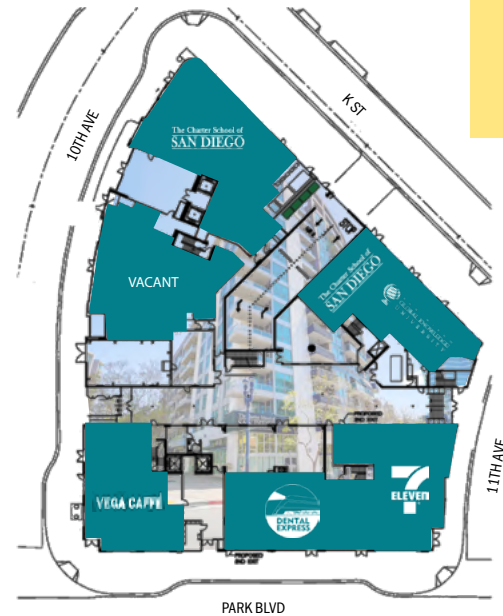
11TH AVE

PARK BLVD

K15

# THE PROPERTY

**±21,565 SF  
GROUND FLOOR  
RETAIL!**



## PARK BLVD & K ST

San Diego, CA

**\$13.5M**

Asking Price

**7.0%**

Cap Rate Yr 1

**\$940,068**

NOI

**100%**

Occupancy

*\* Includes Seller Master Lease*

**±21,565 SF**

Condo Size



Located in the heart of Downtown's East Village, directly adjacent to Petco Park



Tenant mix includes a mix of strong national and regional credit tenants along with a few local companies



222 Park Blvd features a separate condo (7-Eleven) - Buyer has the ability to renew lease and sell individual condo at a premium



5,300+ residential units within 0.25 mi and adjacent to Tailgate Park redevelopment (1.35 million SF)



Over 9,000 vehicles pass the site daily, and 3.4M+ annual attendees to Petco Park home games



Game changers for Downtown include Campus at Horton and RaDD, bringing over 8,000 jobs



## BALLPARK DISTRICT

DOWNTOWN'S GAMEDAY EPICENTER.

# SITE PLAN & FINANCIALS

## 1091 & 1095A K St

The Charter School of San Diego  
Student Success Programs  
±5,717 SF

## 1095B K St

San Diego Global Knowledge  
±2,085 SF

## 202 10th Ave

Vega Caffe  
±3,060 SF

## 210 & 214 Park Blvd

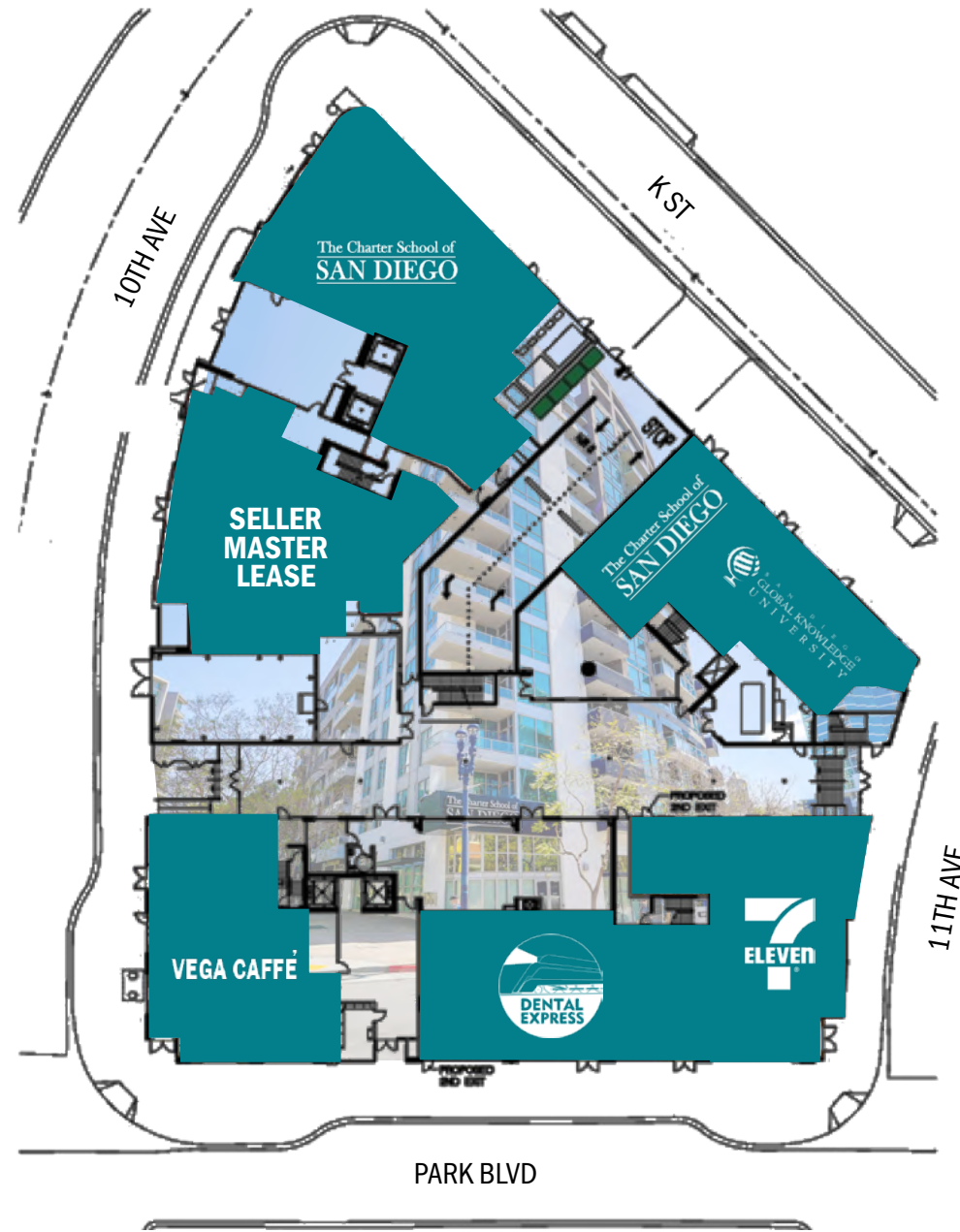
Dental Express  
±3,275 SF

## 222 Park Blvd

7-Eleven  
±3,286 SF

## 251 10th Ave

Seller Master Lease  
±4,142 SF



<b>\$13.5M</b> Asking Price	<b>7.0%</b> Cap Rate Yr 1	<b>\$940,068</b> NOI	<b>±21,565 SF</b> Condo Size	<b>SIX</b> No. of Tenants	<b>100%</b> Occupancy <i>* Includes Seller Master Lease</i>
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Suite	SF	%	Tenant	Start	Expire	Type	Options	Rent/Mo	PSF	Annual Rent	CPI
1091/1095A	5,717	27%	The Charter School of San Diego	11/01/08	05/31/30	NNN	NA	\$19,394	\$3.39	\$232,723	Apx 3%/yr
1095B	2,085	10%	San Diego Global Knowledge	02/25/15	06/30/28	NNN	NA	\$7,131	\$3.42	\$85,570	Apx 3%/yr
202	3,060	14%	Vega Caffe	02/01/24	03/05/34	NNN	2-5's @ FMV	\$14,038	\$4.59	\$168,461	3%/yr
210 & 214	3,275	15%	Dental Express	07/16/17	07/31/27	NNN	2-5's @ FMV	\$13,030	\$3.98	\$156,355	3%/yr
222	3,286	15%	7-Eleven	09/27/13	12/31/28	NNN	3-5's, Fixed	\$11,334	\$3.45	\$136,003	12% Option
251	4,142	19%	Seller Master Lease		1 year	NNN		\$14,497	\$3.50	\$173,964	
	<b>21,565</b>	<b>100%</b>	<b>Total Square Feet</b>					<b>\$79,423</b>	<b>\$3.68</b>	<b>\$953,076</b>	

**Notes:**  
San Diego Global Knowledge is on a 2015 Base Year  
Base rents include CPI increases for the year commencing September 1, 2026

Expense Reimbursements:	\$356,668
Gross Income	\$1,309,744
Less: Operating Expenses:	\$(369,676)
<b>NOI:</b>	<b>\$940,068</b>

# TENANT SUMMARY



## 7-Eleven

7-Eleven is a global convenience retailer offering food, snacks, beverages, and everyday essentials. With more than 86,000 stores worldwide, the brand pioneered modern convenience retail and remains one of the most recognized franchises, consistently ranking among the top franchise systems.

**86,000**

Locations

**98**

Years in Business

**\$90B+**

US Retail Sales (2024 Est)



## Charter School of San Diego

The Charter School of San Diego is an independent study academic program serving grades 6–12. With 300+ employees across 20 campuses and \$46 million in assets, the fully accredited school has received prestigious honors including the Malcolm Baldrige National Quality Award.

**30**

Locations

**31**

Years in Business

**30M**

Annual Revenue



## Dental Express

Dental Express, founded in San Diego in 2014, provides comprehensive dental services across multiple locations. The practice employs 30+ professionals and generates approximately \$2.9 million in annual revenue, offering patients a wide range of preventative and restorative dental care.

**6**

Locations

**12**

Years in Business

**\$2.9M+**

Annual Revenue



## Vega Caffè

Vega Caffè began in Chula Vista as a family-run café serving fresh meals, coffee, and baked goods. The concept has grown in popularity and continues to expand, with new locations opening to serve customers across the South Bay and surrounding San Diego communities.

**3**

Locations

**23**

Years in Business



## Global Knowledge University

San Diego Global Knowledge University provides education designed to address rapid global change driven by technology and globalization. The nationally accredited, California-approved institution offers certificate, bachelor's, and master's degree programs.

**1**

Location

**18**

Years in Business

**90**

Avg. Annual Graduates

# CONCERT LINE UP & EVENTS

IN GALLAGHER SQUARE.

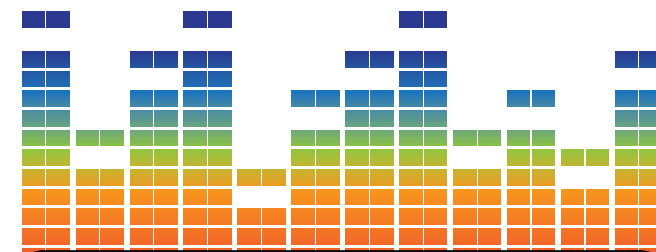
## 2025 CONCERT LINE UP & EVENTS AT PETCO PARK

PARTIAL LIST...

- Rise Against & Papa Roach
- Nora En Pure
- Cloonee
- Elton John
- Hippie Sabotage & Two Feet
- Brad Paisley
- Peach Pit & Briston Maroney
- Purple Disco Machine
- Summer of Loud
- The Driver Era
- Billy Currington & Kip Moore
- Teddy Swims
- Kevin Kaarl
- Counting Crows
- Blues Travelers & Gin Blossoms
- Pixies & Spoon
- Holo Holo Music Festival
- Coheed and Cambria & Taking Back Sunday
- Chris Brown
- The Head and The Heart
- Savannah Bananas

CAN HOST UP TO **10,000** CONCERT-GOERS

Following its 2024 renovation, Gallagher Square at Petco Park in San Diego is hosting approximately **40 concerts and non-baseball events in 2025**, significantly boosting venue revenue. The 2.8-acre space operates with general admission access and **can host up to 10,000 concert-goers**, making it an increasingly popular destination for touring acts and multi-day festivals that can't fill a full stadium.



To learn more about concerts, visit: [Padres.com/Concerts](https://Padres.com/Concerts)

## BY THE NUMBERS

PETCO PARK & GALLAGHER SQUARE

**\$1B+** AMOUNT PETCO PARK VISITORS SPEND ANNUALLY IN THE DOWNTOWN STADIUM

\*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.



**WALK SCORE 80**

Walker Friendly - Daily errands do not require a car.



**BIKE SCORE 70**

Bikeable, Biking is convenient for most trips

**TRANSIT SCORE 90**

Excellent Transit, Transit is convenient for most trips.



**300+**

PRIVATE & PUBLIC EVENTS ANNUALLY

## OTHER EVENTS

- FanFest
- Beerfest
- Bark at the Park
- Independance Day
- ComicCon Event
- Fireworks
- Holiday Market
- MORE!

To learn more about events, visit: [Padres.com/Events](https://Padres.com/Events)

\*Photo from <https://www.mlb.com/padres/ballpark/gallagher-square>

AMERICA'S  
#1 BALLPARK!

# PADRES COMPLETE A \$20M MAKEOVER OF PETCO PARK'S GALLAGHER SQUARE\*

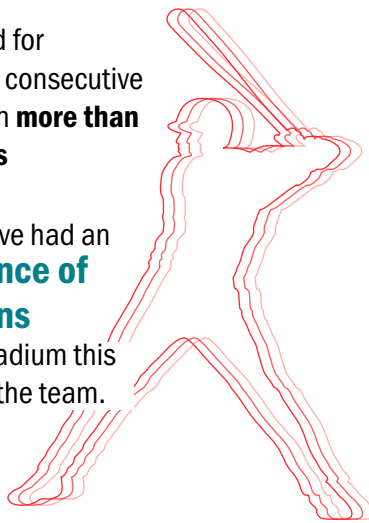


## PADRES 2025 BY THE NUMBERS...

Padres fans set record for attendance for a third consecutive year at Petco Park with **more than 3.4 million attendees**

2025 - The Padres have had an **average attendance of about 42,435 fans** at the 42,445 seat stadium this season, according to the team.

[www.axios.com](http://www.axios.com)



# petco park

## MAJOR ECONOMIC DRIVER

Petco Park draws millions of visitors annually for Padres games, concerts, festivals, and community events—creating consistent foot traffic and economic activity that benefits local businesses, restaurants, hotels, and retailers in the surrounding East Village and Gaslamp Quarter.

## ICONIC LANDMARK

Opened in 2004, Petco Park is known for its coastal-inspired design, integration of the historic Western Metal Supply Co. building, and panoramic views of the San Diego skyline and bay. It reflects the spirit and diversity of the region, making it both a sports venue and a cultural destination.

## YEAR-ROUND ACTIVATION

Petco Park is not just a seasonal stadium—it hosts events throughout the year, from MLB games and concerts to holiday markets and community programs. This means the surrounding area enjoys a steady stream of visitors and consistent activation.

2ND

In MLB Attendance

\$1B+

Contributed to Local Economy

3.4M+

2025 Padres Attendance

42,435

Seating Capacity

50+

Non-Baseball Events

## A VENUE LIKE NO OTHER

Petco Park is a true gem in the heart of Downtown San Diego—where world-class baseball meets breathtaking city views, coastal breezes, and year-round sunshine. Architecturally stunning and rich with local character, the ballpark blends San Diego's laid-back charm with the timeless traditions of America's pastime. But beyond the game-day magic, Petco Park is a magnet for energy and movement—drawing millions of fans, tourists, and locals into the vibrant East Village core. With a calendar packed full of Padres games, concerts, festivals, and community events, it fuels constant foot traffic and buzz that spills into surrounding streets, restaurants, and businesses. There's truly no better synergy of sports, culture, and commerce than Petco Park and Downtown San Diego—radiant, spirited, and always alive.

## FEEL THE BUZZ

# NEAR THE BALLPARK

Step into the action just steps from Petco Park, where the energy of East Village comes to life. Surrounded by local favorites like Bub's at the Ballpark, Phil's BBQ, and City Tacos, this vibrant pocket of Downtown San Diego blends food, fun, and foot traffic. Beyond the ballpark, Downtown offers a dynamic mix of hotels, high-rise residences, retail destinations, and creative office spaces—creating a true live-work-play environment in the heart of the city.

### Office

- Diamondview Tower
- Makers Quarter
- Nexus
- WeWork
- Downtown Works

### Hotels

- Omni | 511 Rooms
- Hard Rock | 415 Rooms
- Hotel Indigo | 209 Rooms
- Marriott | 306 Rooms
- Pendry | 317 Rooms

### Retail/Restaurant

- Bub's at the Ballpark
- Broken Yolk Cafe
- Tom's Watch Bar
- Farcorner
- City Tacos
- El Puerto
- Fit Athletic
- Arcade Monsters

### Residential

- Radian | 241 Units
- ICON | 327 Units
- Shift | 368 Units
- Modera | 368 Units
- Griffis East Village | 208 Units
- ALX | 313 Units
- 13th & Market | 264 Units
- Park 12 | 718 Units



- OFFICE
- HOTELS
- RESIDENTIAL
- RETAIL

**PARK TERRACE**

**GALLAGHER SQUARE**  
\$20M in Renovations

**PETCO PARK**  
3.4M+ Annual Visitors

**DOWNTOWN**

**DEVELOPMENT**

RADD



**3 PARKS UNDER CONSTRUCTION**



Freedom Park



Campus at Horton

**502 HOTEL ROOMS UNDER CONSTRUCTION**

**356,100 SF OF RETAIL UNDER CONSTRUCTION**

Downtown San Diego is undergoing a dynamic transformation, becoming one of the most sought-after urban centers on the West Coast. With a wave of new, cutting-edge apartment complexes offering modern living spaces, alongside visionary projects like RADD, Freedom Park, and the Campus at Horton, the area is evolving into a vibrant community that blends lifestyle, innovation, and opportunity. The ongoing revitalization is also boosting retail, office, and entertainment sectors, making downtown a premier destination for those seeking a seamless blend of work, play, and luxury living.



**DOWNTOWN DEVELOPMENT PIPELINE**

- |                                     |  |   |                                    |  |
|-------------------------------------|--|---|------------------------------------|--|
| <b>1.</b> 1st & Island   211 Units  | <b>7.</b> Air Rights Tower   73 Units      | <b>13.</b> Logan Yards   900 Units            | <b>1.</b> 1st & Beech   220 Units  | <b>7.</b> Harrington Heights   273 Units |
| <b>2.</b> 4th & B   301 Rooms       | <b>8.</b> 2045 Pacific Hwy   321,000 SF    | <b>14.</b> Manchester Pacific   1,161 Rooms   | <b>2.</b> 800 Broadway   389 Units | <b>8.</b> The Lindley   362 Units        |
| <b>3.</b> 4th & J Hotel   240 Rooms | <b>9.</b> Cedar Street   138 Units         | <b>15.</b> Medico-Dental Building   159 Units | <b>3.</b> 8th & B   389 Units      | <b>9.</b> Tru/Home 2   271 Rooms         |
| <b>4.</b> 10th & B   542 Units      | <b>10.</b> Citizen M   302 Rooms           | <b>16.</b> Park & Broadway   325 Units        | <b>4.</b> The Torrey   450 Units   | <b>10.</b> K Elevate   135 Rooms         |
| <b>5.</b> 1304 India   233 Rooms    | <b>11.</b> Columbia & Hawthorn   124 Units | <b>17.</b> Two America Plaza   300 Rooms      | <b>5.</b> Columbia & A   204 Units | <b>11.</b> Kettner Crossing   64 Units   |
| <b>6.</b> 1460 India   328 Units    | <b>12.</b> Essex Edition   42 Rooms        | <b>18.</b> 1452 K   259 Units                 | <b>6.</b> Cortez Hill   88 Units   |  |

**DOWNTOWN  
SAN DIEGO**

# AMERICA'S FINEST CITY!



**2ND**  
Largest City in CA

**35M**  
Annual Visitors to San Diego

**\$10B**  
Visitor Spending



**SAN DIEGO IS  
BECOMING  
CALIFORNIA'S  
COOLEST CITY.**

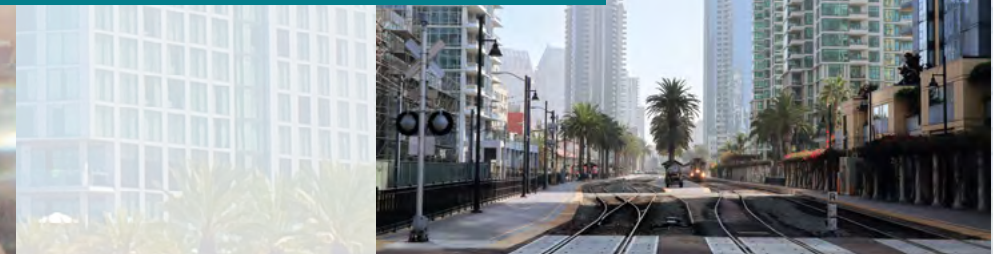


## THE DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	50,465	107,239	186,528
Project Population (2029)	51,732	109,185	189,121
Total Daytime Employment	58,393	115,628	151,140
Total Households	24,988	50,234	81,149
Avg. Household Income	\$114,319	\$118,449	\$121,945
Total Consumer Spending	\$707.1M	\$1.5B	\$2.6B

The heartbeat of every city lives in its downtown—and San Diego is no exception. Just minutes from the airport, Downtown San Diego offers a vibrant mix of accommodations, activities, dining, and cultural attractions, all easily accessible by foot, bike, car, or trolley.

With rooftop bars, waterfront parks, live sports, and local boutiques, this lively district blends laid-back charm with big-city buzz—making it the center of it all.



**FOR ADDITIONAL INFO, CONTACT US!**

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**upgsocal.com | 858-874-1989**

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