

FOR LEASE ±1,924 SF PLUS PATIO
RESTAURANT/HOSPITALITY

2ND GEN RESTUARUANT FOR LEASE - HARD CORNER



LITTLE ITALY - 2254 INDIA STREET
HIGH VISIBILITY OPPORTUNITY

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CREATING A SENSE OF COMMUNITY SITUATED IN LITTLE ITALY IN A GREAT WALKABLE NEIGHBORHOOD.



PROPERTY HIGHLIGHTS

- 2nd gen. corner restaurant space in prime Little Italy location with street level entrance
- Adjacent public parking lot provides convenient customer parking
- Little Italy is one of Downtown's most desired neighborhoods with the best restaurants
- Walking distance to Bobboi Natural Gelato, The Crack Shack, Herb & Wood, Bird Rock Coffee Roasters, Mona Lisa, Nolita Hall, Helios Pilates, and many more!
- Easy access to the 5 and 163 Freeways, Little Italy Station, Core Business District, Waterfront Park and thousands of apartments
- One block from 2100 Kettner, a recently completed 234,000 SF project featuring neighbors including Postino, San Diego FC, Body Fit Training, The NOW Massage, Manivela Coffee, Sugar Fish, Slice House, and more!
- 2 miles from the San Diego International Airport

San Diego International Airport
25.24M Annual Passengers

Green Line
to Mission Valley, La Mesa, Santee

UC San Diego Blue Line
to La Jolla, UTC

1,119 UNITS WITHIN A 0.4 MI. RADIUS

- ① AV8 | 129 Units
- ② Il Palazzo | 108 Units
- ③ Camden Tuscany | 160 Units
- ④ Instrata Little Italy | 199 Units
- ⑤ Valentina by Alta | 110 Units
- ⑥ Vantaggio Suites | 288 Units

Waterfront Park

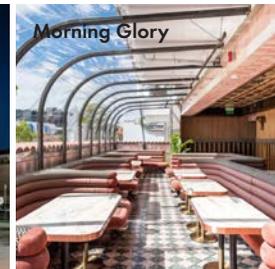
Little Italy Station

LAUREL ST

- | | |
|-------------------------|--------------------------------|
| ① Helio Pilates | ②7 Roman Wolves |
| ② Stroll | ②8 Filippi's Pizza Grotto |
| ③ Nolita Hall | ②9 Nonna |
| ④ Bottlecraft | ③0 Morning Glory |
| ⑤ The Crack Shack | ③1 Caffe Italia |
| ⑥ Tabac Plus | ③2 Mr Moto Pizza |
| ⑦ Juniper and Ivy | ③3 Parakeet Cafe |
| ⑧ Herb & Wood | ③4 Salt & Straw |
| ⑨ Ballast Point | ③5 Coco Maya |
| ⑩ Bobboi Natural Gelato | ③6 Princess Pub |
| ⑪ Postino | ③7 Davanti Enoteca |
| ⑫ F45 | ③8 Ironside |
| ⑬ The Now Massage | ③9 Sorrento |
| ⑭ Slice House | ④0 The Market by Buno Appetito |
| ⑮ BeFit | ④1 Burger Lounge |
| ⑯ Immersion Coffee | ④2 Pappaleco |
| ⑰ Mona Lisa | ④3 Lofty Coffee |
| ⑱ Shake Shack | ④4 Queenstown Public House |
| ⑲ Kettner Exchange | ④5 Allegro Restaurant |
| ⑳ Cloak & Petal | ④6 La Casa Verde |
| ㉑ LaLa | ④7 Bar One |
| ㉒ Barbusa | ④8 Isola Pizza Bar |
| ㉓ Born & Raised | ④9 Harbor Breakfast |
| ㉔ Bencotto | ⑤0 Fit Athletic |
| ㉕ Monello | ⑤1 Craft & Commerce |
| ㉖ Underbelly | ⑤2 Choice Juicery |

THE LOCATION

Once home to San Diego's flourishing tuna fishing industry and generations of Italian families who made their living on the sea, Little Italy is now a lively neighborhood with cozy patio cafés, international restaurants, craft brew stops, urban wineries, art galleries, sophisticated shops, boutique hotels, and the festive Piazza della Famiglia. Additionally, the property has a Walkscore of 92 out of 100 and is 1 mile to the Santa Fe Depot Station.



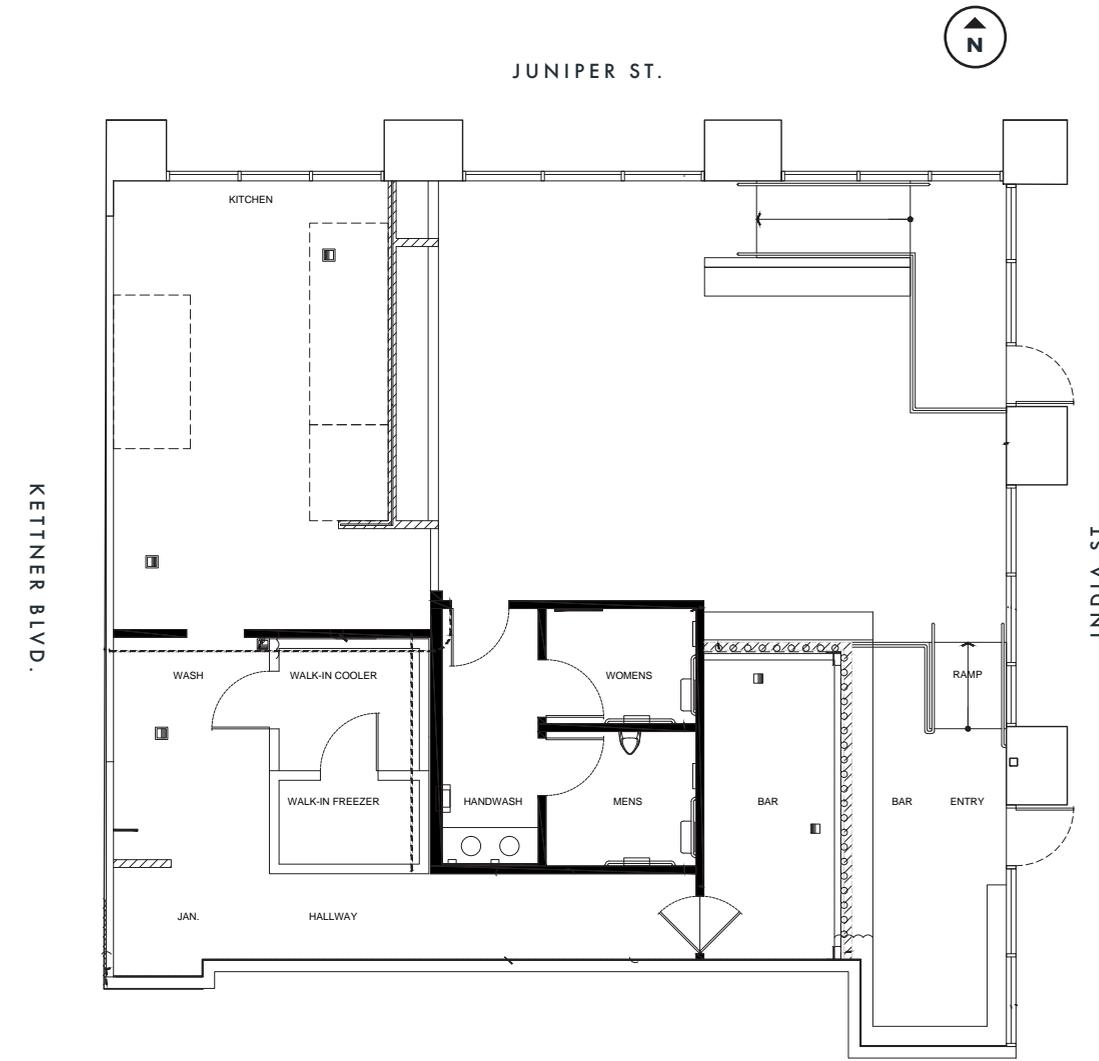
SITE PLAN

Space Details

Surrounded by acclaimed restaurants, shops, and cultural destinations, this space combines functionality with unmatched energy and exposure in the thriving Little Italy district.

Available Space ±1,924 SF

Space Type Restaurant/Retail



San Diego is becoming Southern California's coolest city.

TRAVEL+ LEISURE



SO MUCH TO DISCOVER

Little Italy is a charming neighborhood in downtown San Diego, known for its cultural heritage and culinary scene. With colorful streets, boutique shops, art galleries, and restaurants serving Italian cuisine, Little Italy also hosts a weekly farmers market and annual events such as the Little Italy Fest and the Art Walk. Little Italy's culinary scene is a major draw for visitors, offering a variety of Italian delicacies from popular restaurants like Davanti Enoteca and Civico 1845. The neighborhood is also home to trendy bars and breweries like Ballast Point Brewing and Kettner Exchange, making it a destination for foodies and beer lovers alike. Little Italy's laid-back atmosphere and delicious food make it a must-visit neighborhood in San Diego.

ANNUAL ART WALK ATTENDEES

120,000

WALK SCORE

92

EATERIES

70+

Every Saturday from 8:00am - 2:00pm

CITY BLOCKS

6

VENDORS

200

VISITORS EVERY SATURDAY

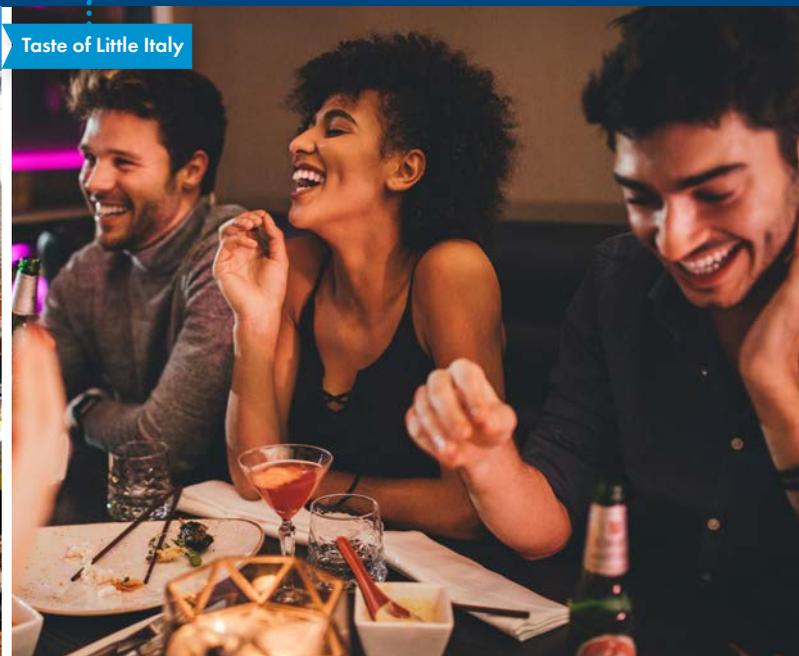
15,000+

Annual Event

Little Italy Mercato Farmers' Market



Taste of Little Italy



Mission Fed ArtWalk



The Female Maker Market



The **Little Italy Mercato Farmers' Market** is a lively centerpiece of San Diego, delivering a genuine slice of local culture. Each Saturday, it turns the neighborhood streets into a dynamic gathering place where visitors can fully engage their senses. More than a shopping destination, the market honors the area's abundant agriculture and thriving community of artisan makers.

Taste of Little Italy in San Diego is an exclusive two-night culinary celebration held each June. Guests are invited to wander through 48 vibrant blocks, savoring signature bites and sips from the neighborhood's most celebrated restaurants, cafés, and bars — all in one unforgettable epicurean experience.

Mission Fed ArtWalk is San Diego's original fine art celebration, transforming the vibrant Little Italy district into a dynamic outdoor gallery. Featuring more than 250 talented visual artists, four live music stages, hands-on art experiences for families, and an array of food and festivities, it's a weekend where creativity takes over the streets.

The Female Maker Market in San Diego is a vibrant celebration of women-led creativity and entrepreneurship. Designed to spotlight the talent of local female artisans and business owners, the market offers an inspiring space where handcrafted goods and one-of-a-kind creations shine. This event is more than a shopping experience.

LITTLE ITALY HAPPENINGS

Annual Event

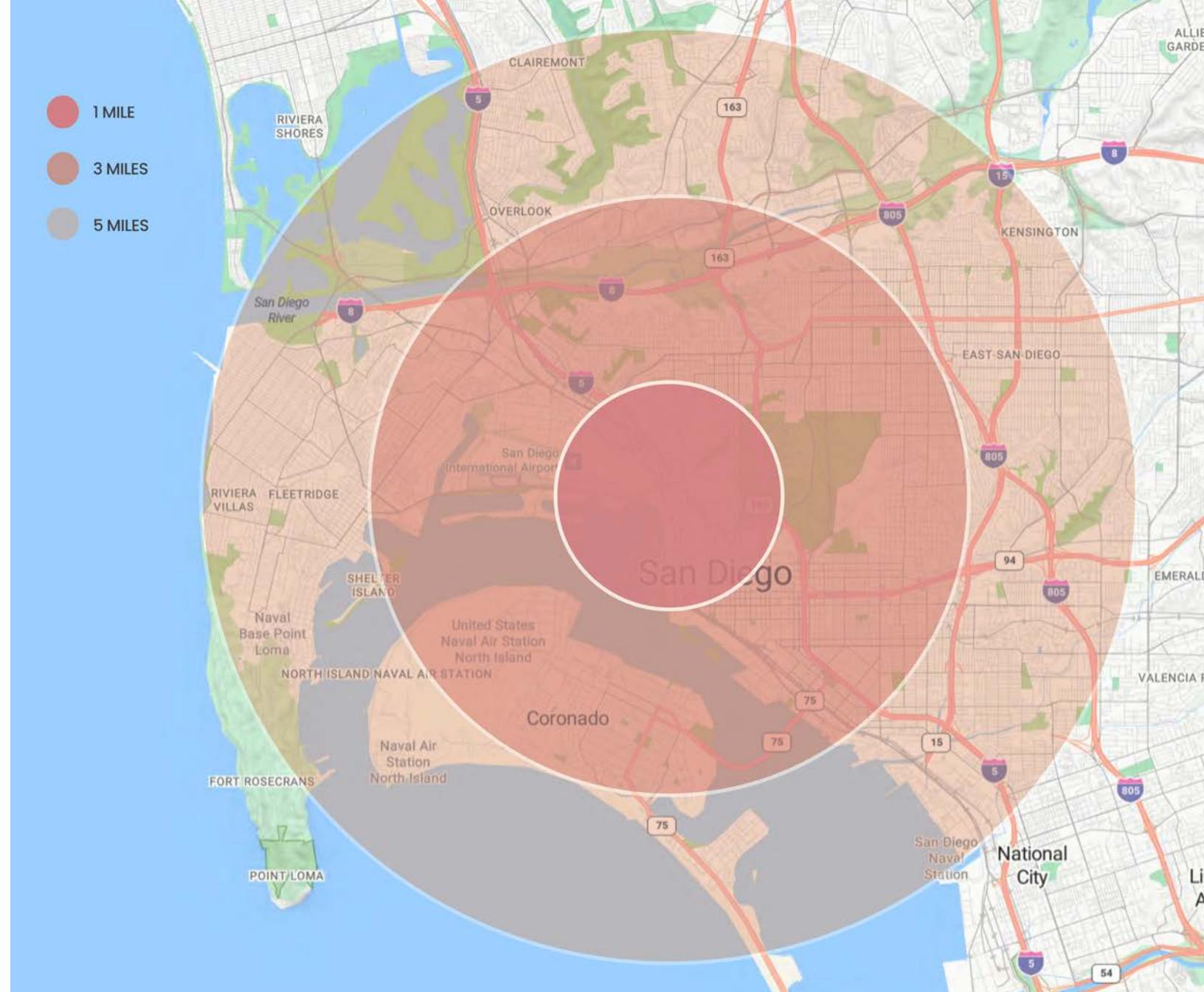
Monthly Event

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Est. Population	32,191	200,457	478,380
Est. Household	19,167	99,874	203,994
Avg. HHI	\$149,030	\$138,363	\$129,427
Median HHHI	\$108,875	\$103,109	\$99,695
Median Age	41	39	36

Little Italy is characterized by its excellent dining, abundant outdoor spaces, and upscale neighborhoods where residents enjoy a high standard of living. Whether walking along the bay front, going to a concert or exploring one of the many restaurants dining in-style, this coastal paradise promises an unforgettable experience to residents and tourists alike.

Key drivers that make Little Italy an attractive market for both restaurants and retailers include its strong economy, affluent customer base, and steady stream of tourists. The neighborhoods' strong sense of community and support for local businesses further support its appeal.



LITTLE ITALY SAN DIEGO

TOTAL SF OF LITTLE ITALY
RESTAURANT / RETAIL

516,089

HOTEL ROOMS IN
LITTLE ITALY

1,285

BY THE NUMBERS

TOTAL DAY.POP. OF
LITTLE ITALY

3,950

RESIDENTIAL UNITS
IN LITTLE ITALY

3,099



DISCOVER DOWNTOWN

Downtown is the region's leading employment hub, transit center, and home for innovation and startup growth — powering greater San Diego's economy. As more people choose walkable, connected urban living, Downtown continues to thrive. With many of the city's largest employers based here, getting to work is easy by foot, bike, transit, or a short drive.



2.9M
PADRES ATTENDANCE

\$164.1 Million
COMIC-CON
INTERNATIONAL
REGIONAL IMPACT
GENERATED WITH
135,000 ATTENDEES
visitsandiego.org



32.3M

ANNUAL VISITORS



\$14.3B

CONSUMER
SPENDING



25.24M

SD INT'L AIRPORT
PASSENGERS



663,000

CONVENTION CENTER
ATTENDEES

DOWNTOWN'S EMPLOYERS

Downtown is a regional employment center, a public transportation hotspot and the number one space for innovation firms and startup growth in the region. It's an urban core that ignites the economic engine of greater San Diego. As the national trend to trade in your car for a short walk to work and consistent connectivity to amenities increases, Downtown continues to see growth. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy. With San Diego's largest employers having offices in Downtown, it allows employees to walk, bike, take public transportation, or drive only a few minutes to work.





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