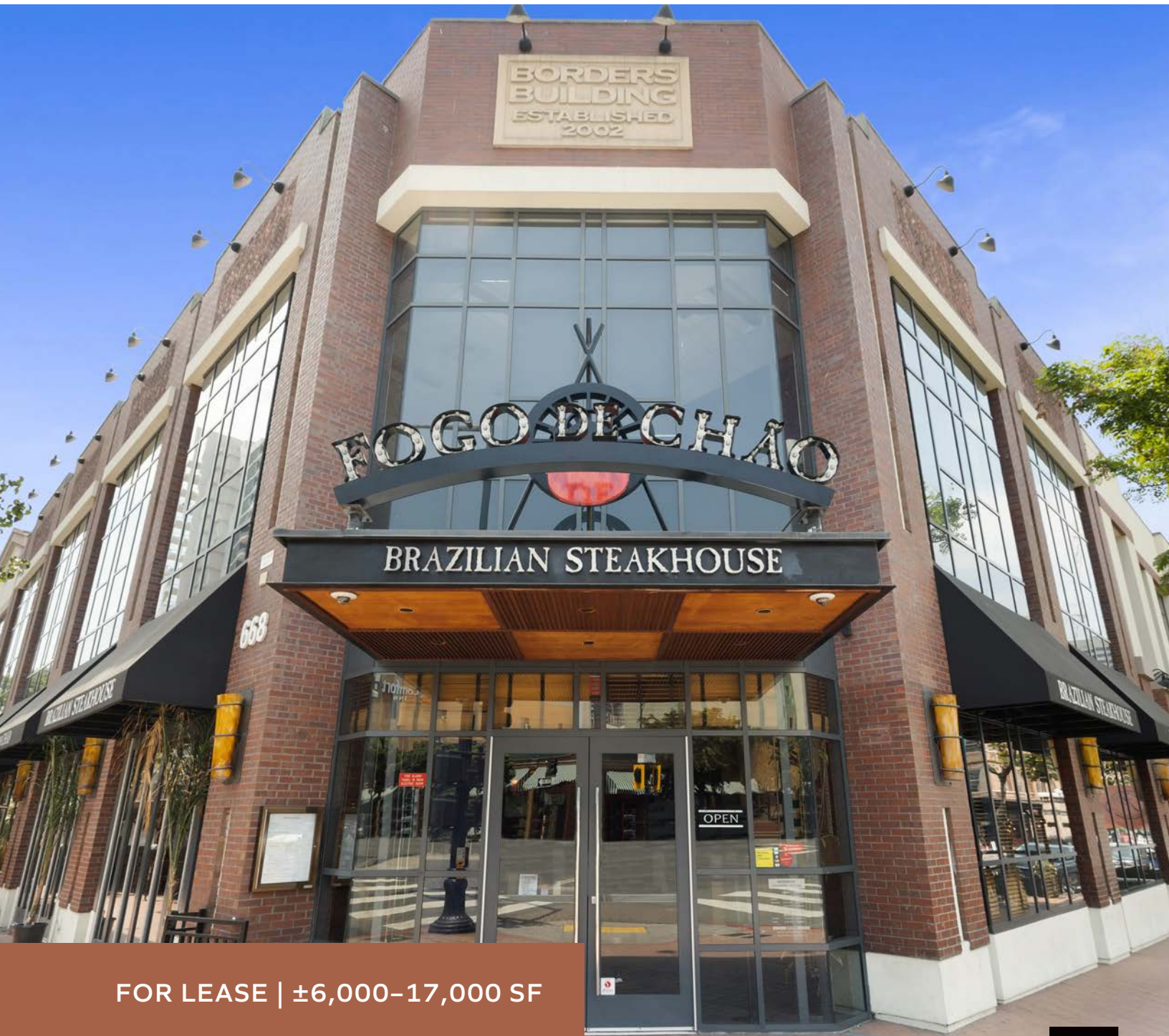


COMMANDING RETAIL CORNER WITH HIGH VISIBILITY AVAILABLE

THE BORDERS BUILDING

668 SIXTH AVE, SAN DIEGO, CA 92101



FOR LEASE | ±6,000-17,000 SF

THE PROPERTY.



Nestled in the heart of a city undergoing an exciting transformation, The Borders Building stands as a focal point of downtown San Diego's ongoing urban renaissance. Ideally located amidst the vibrant revival of the area, this building offers proximity to significant landmarks and developments that have reshaped the cityscape. With the redevelopment of Horton Plaza, the cultural resurgence of Little Italy, and the new Rady Shell Amphitheater, the area is busy with year-round activity. Additionally, The Border Building benefits from its proximity to Petco Park, home of the Padres, and the San Diego Convention Center, which attracts over 800,000 visitors annually, adding to the locale's dynamic environment.

Downtown San Diego has evolved into a bustling hub of commerce and culture, positioned between the expansive Balboa Park and the picturesque San Diego Bay. This district has catalyzed its growth, making downtown an attractive setting for both business and leisure. Surrounded by an array of dining, shopping, and entertainment options, The Border Building is a cornerstone in a district celebrated for its innovative developments and rich community life.

HIGHLIGHTS



High Foot Traffic: Downtown San Diego is a bustling hub with high foot traffic, **boosted by tourists, local professionals, and residents.** The presence of major attractions like Petco Park, the San Diego Convention Center, and the historic Gaslamp Quarter ensures a steady stream of potential customers.



Growing Residential Population: The residential population in downtown San Diego has been increasing, with more people choosing to live where they work and play. More than **37,000 people** reside in downtown San Diego.



Proximity to Major Venues: The proximity to significant venues like the **San Diego Convention Center**, which hosts around 100 events a year, offers businesses a regular influx of visitors. San Diego Padres host around 81 home games during the regular season. **Petco Park** hosts more than 100 events annually. The **Rady Shell** hosts over 20 events with the **San Diego Symphony** and more than 50 additional events throughout the year.



Tourism Hotspot: With over **35 million visitors annually** to the city, and a significant number flocking to downtown, businesses benefit from the extensive exposure to tourists looking to experience local dining and shopping.

VENUES & ATTRACTIONS



RESTAURANTS



HOTELS



THE NEIGHBORHOOD.

DOWNTOWN // SAN DIEGO, CALIFORNIA

LOCATION OVERVIEW.

- ADDRESS:** 668 Sixth Ave, San Diego, CA 92101

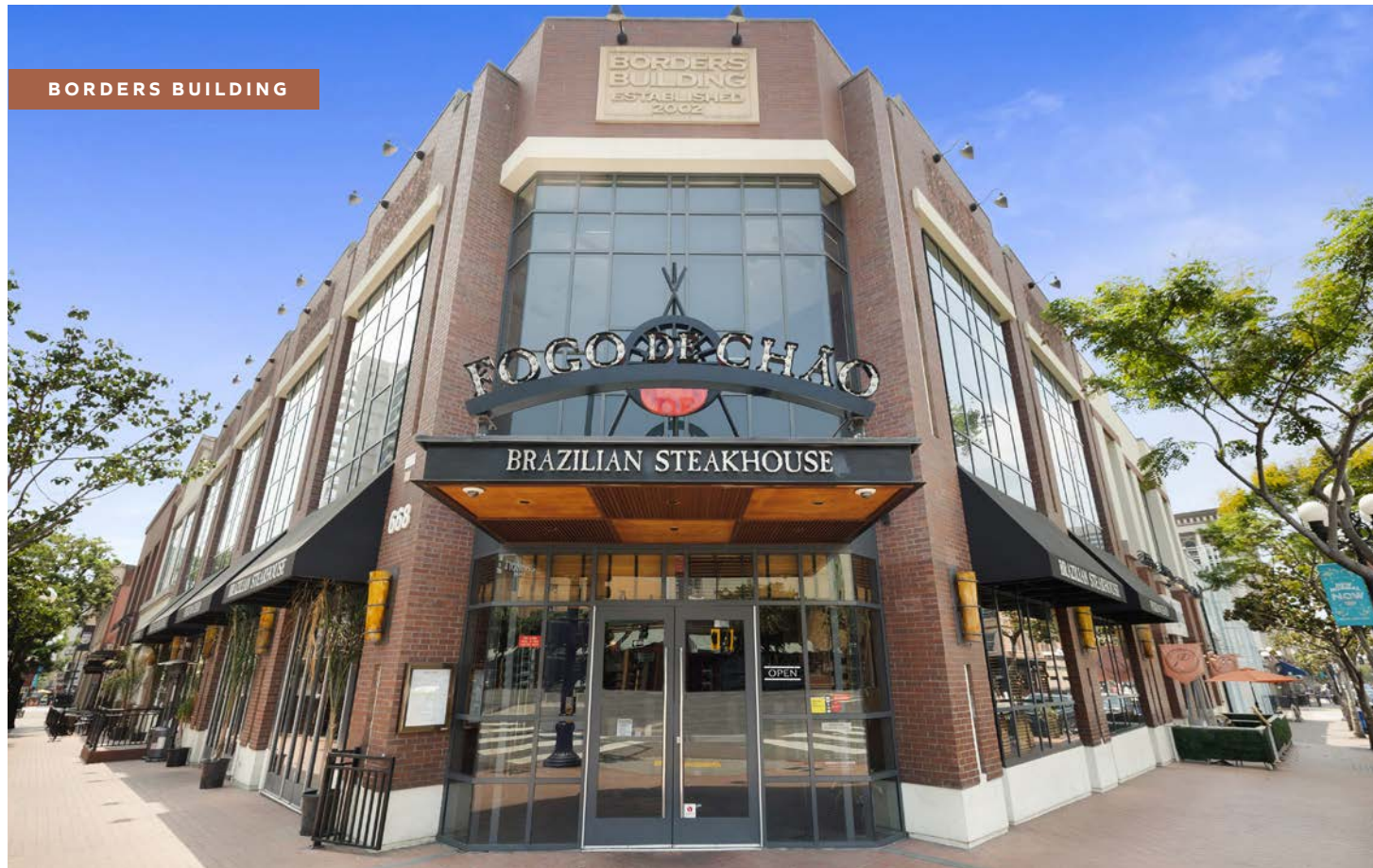
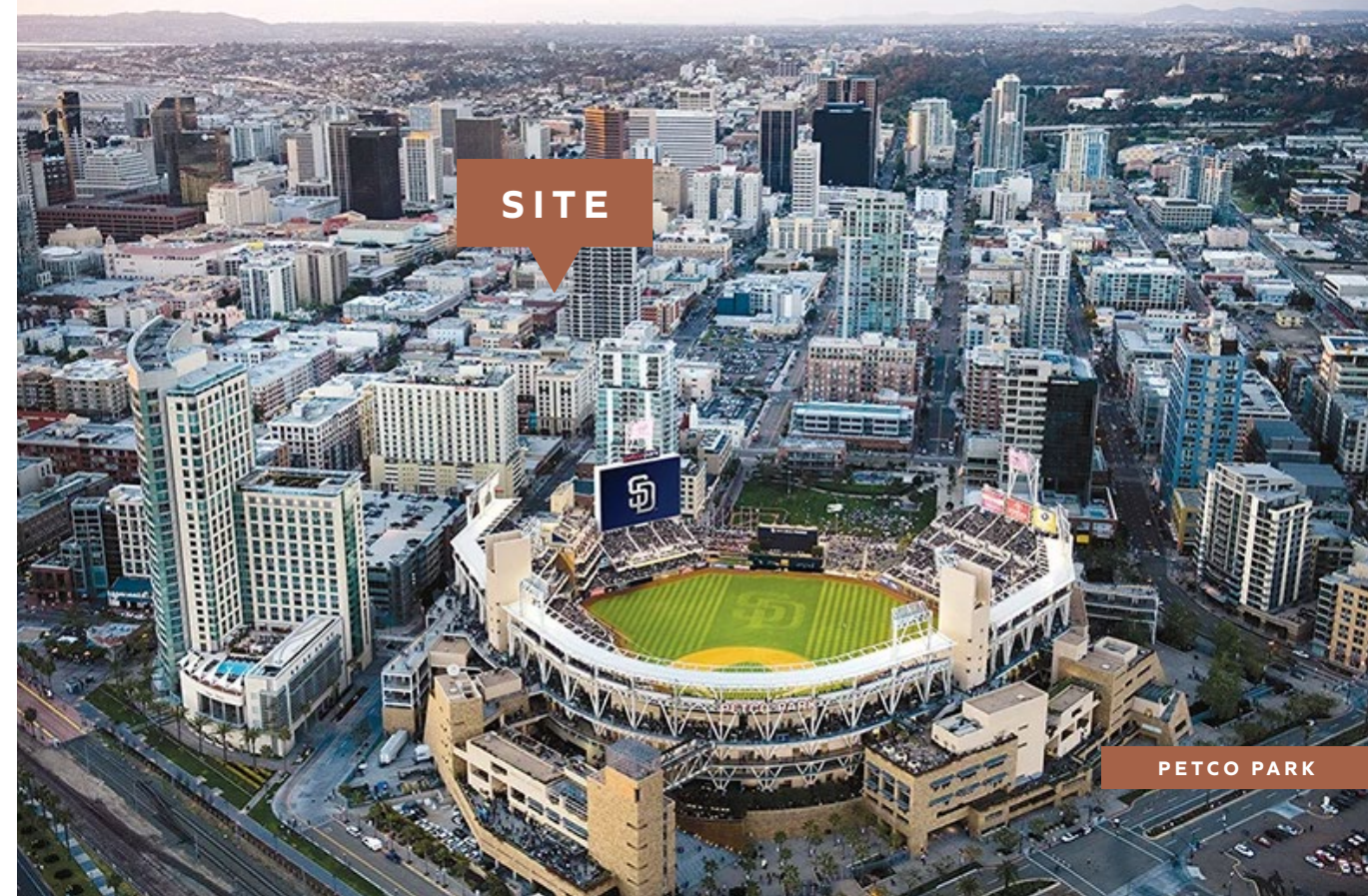
- SIZE:**
 - 1st Floor: +/- 2,000 SF
 - 2nd Floor: +/- 15,000 SF
 - Total: +/- 17,000 SF
 - *Can be demised into +/-6,000-17,000 SF

- FRONTAGE:** 168' on Sixth Ave and 85' on G St

- CEILING HEIGHT:** 16'6"

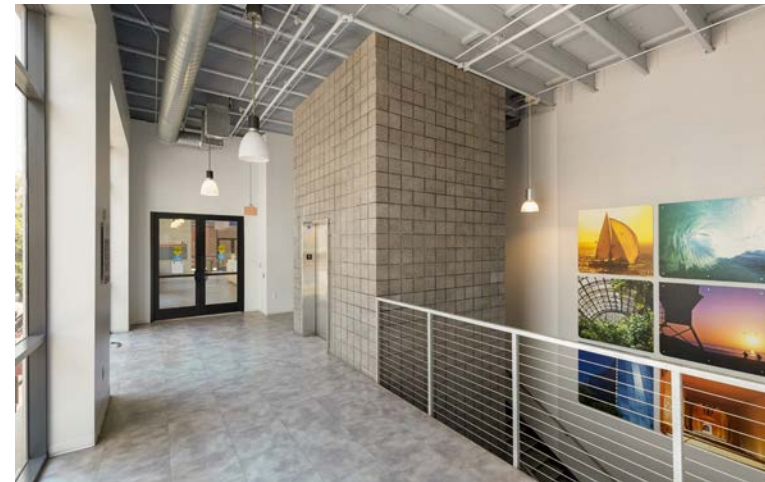
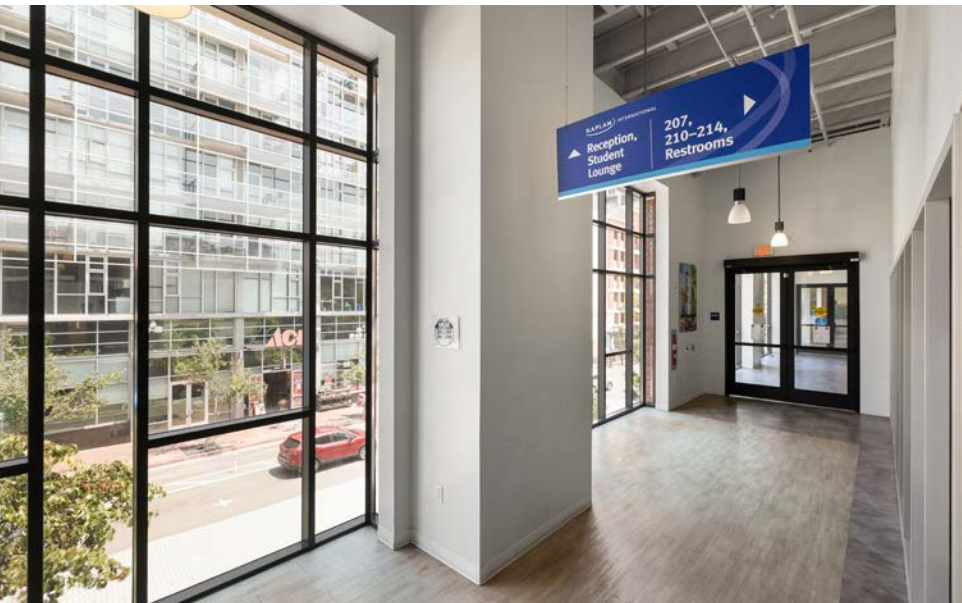
- ELEVATOR(S):** 2 Elevators

- CO-TENANTS:** Fogo de Chao, Mina, and Parfait Paris

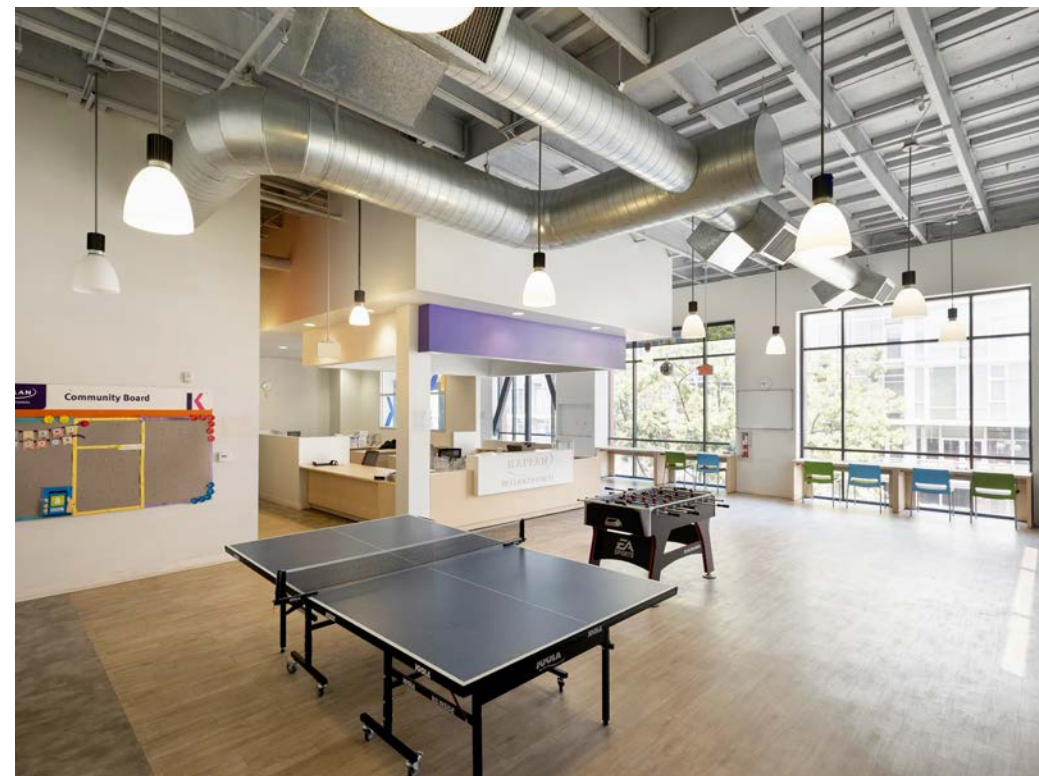


INTERIOR SPACE.

THE BORDERS BUILDING
668 Sixth Ave, San Diego, CA



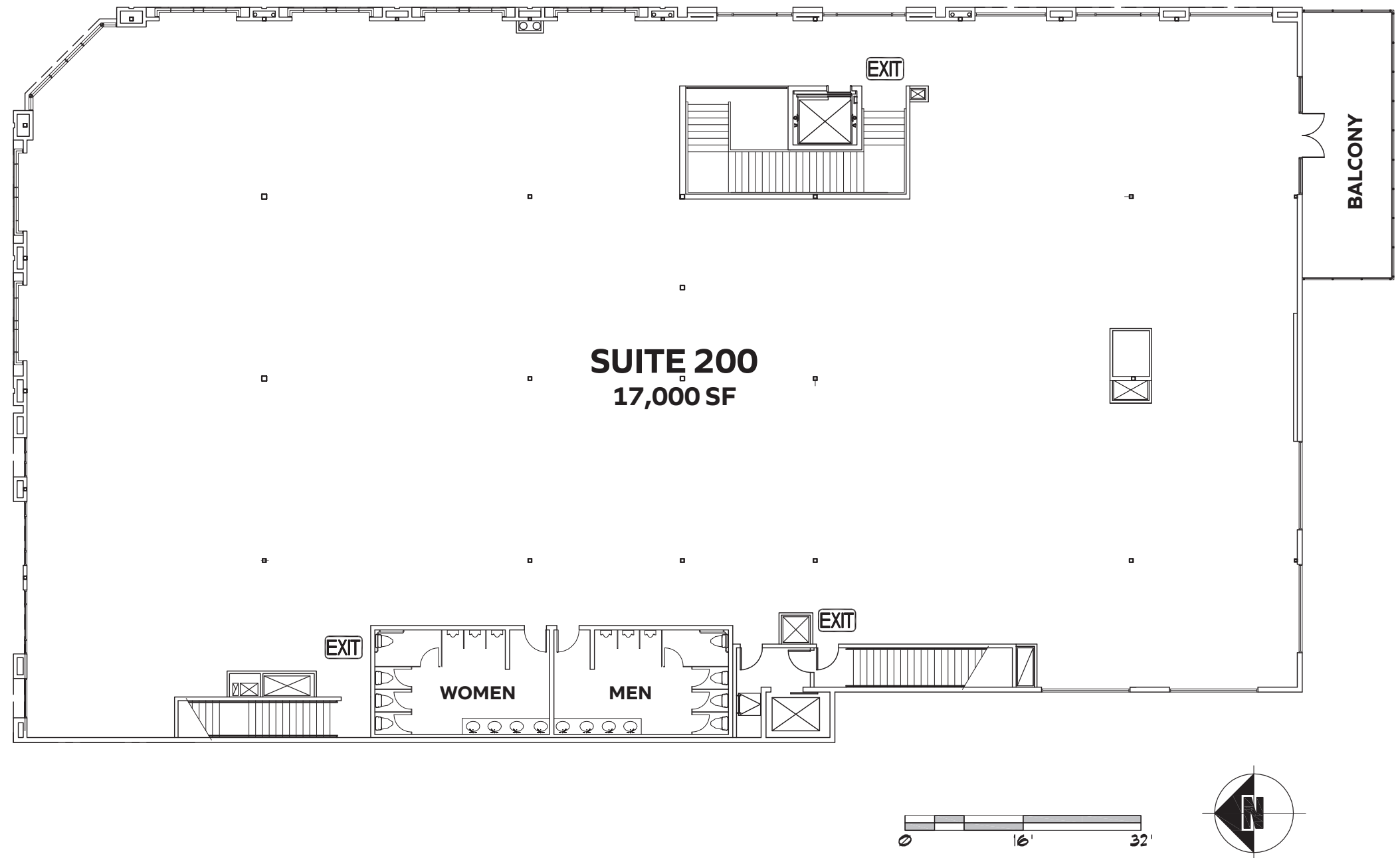
DOWNTOWN SAN DIEGO



FLOOR PLAN.

BORDERS BUILDING
668 SIXTH AVE
SUITE 200

**ENTIRE
SPACE**
.....
±17,000 SF



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

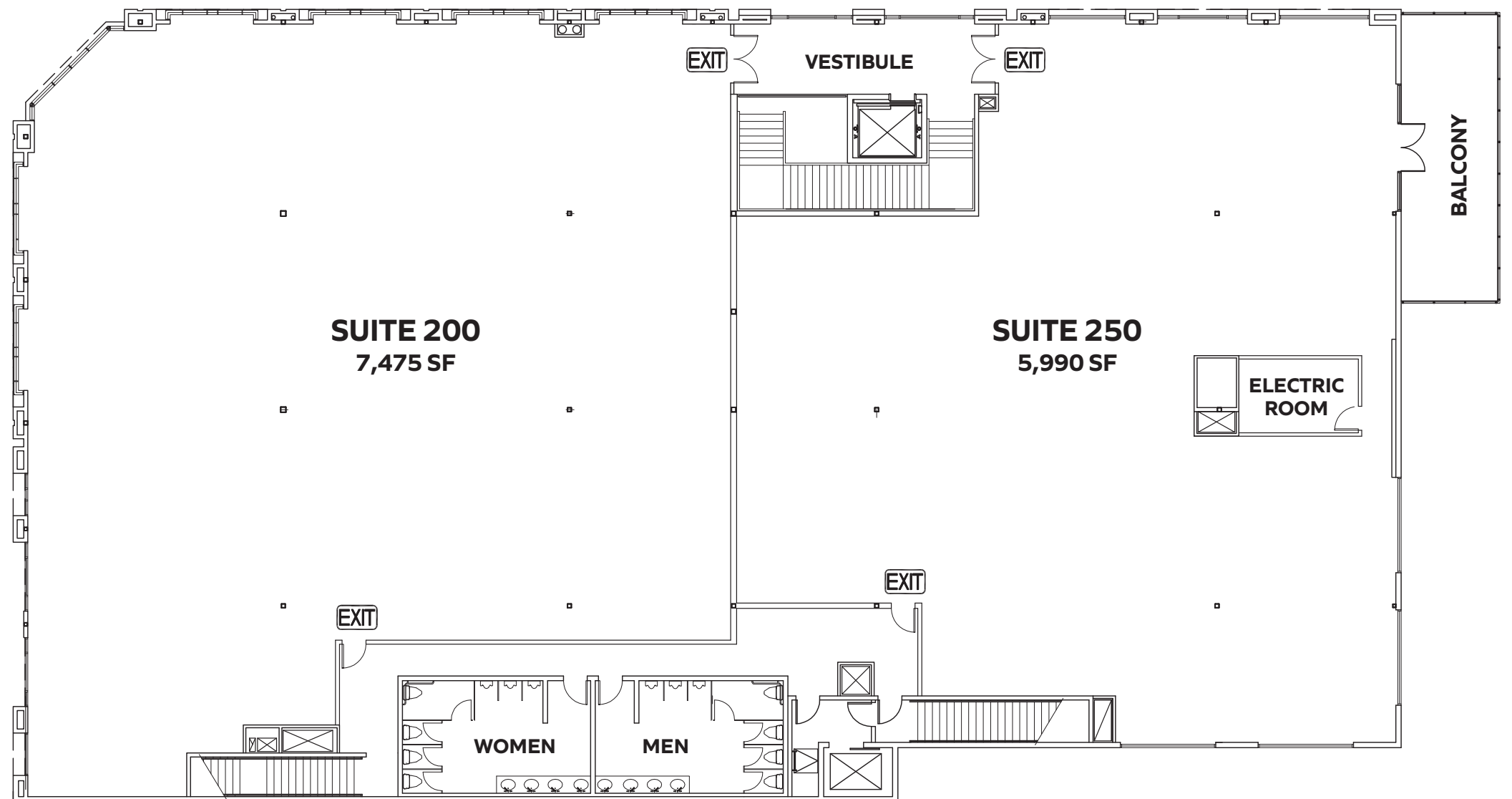
FLOOR PLAN.

BORDERS BUILDING
668 SIXTH AVE
TWO TENANT OPTION

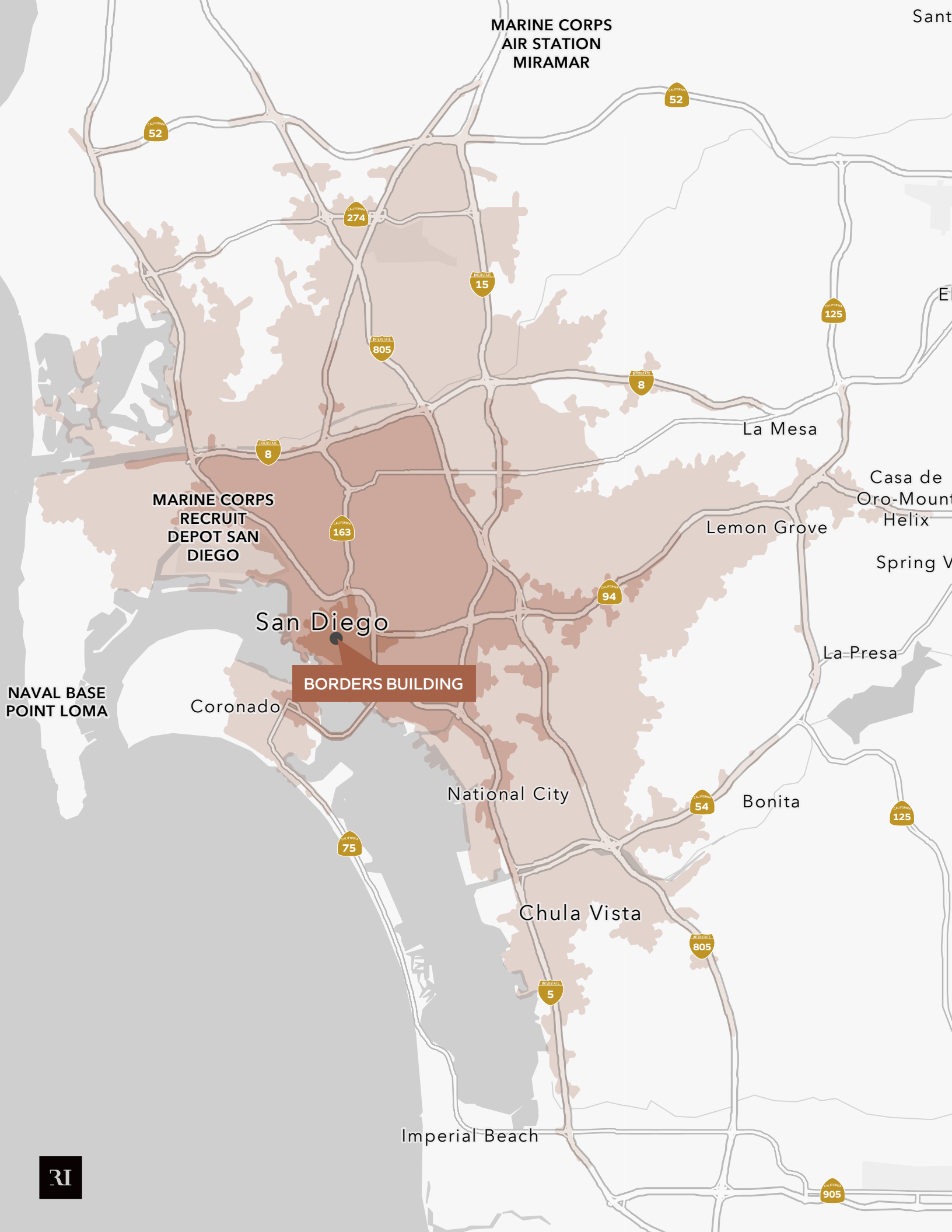
FLOOR AREA

SUITE 200: ±7,475 SF

SUITE 250: ±5,990 SF



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



AREA DEMOGRAPHICS.

DOWNTOWN // SAN DIEGO, CA

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	35,911	223,406	712,839
Average Household Income	\$122,990	\$124,449	\$136,070
Total Households	20,212	106,861	283,178
Daytime Population	67,660	336,248	873,068
Median Age	37.8	37.4	35.8

728k+

daytime employees within ten minutes

\$124K

average household income within a 10 min. drive time

\$1M+

average home value within a ten minute drive

52%

of the population in the immediate trade area has earned a bachelor's degree or higher

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

THE BORDERS BUILDING

668 SIXTH AVE,
DOWNTOWN SAN DIEGO, CA

 **RETAIL INSITE**

ALLISON CAMPBELL

858.524.3266

acampbell@retailinsite.net

BLAKE MOSER

858.523.2092

bmoser@retailinsite.net

405 S. Highway 101, Suite 150, Solana Beach, CA 92075

www.retailinsite.net | Lic #01206760

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.