

# TOWER 180°

2ND GEN. CAFE SPACE  
AVAILABLE PLUS MORE

±780 FOR LEASE

JOIN THESE TENANTS:

tendergreens

  
Mendocino Farms

 BLUE BOTTLE COFFEE

 ANYTIME  
FITNESS



FOR RETAIL LEASING  
INFORMATION

Andrew Shemirani  
andrew@upgsocal.com  
Lic No 02038814

Pasquale Ioele  
pasquale@upgsocal.com  
Lic No 01488187



JOIN MENDOCINO FARMS,  
BLUE BOTTLE COFFEE, AND  
ANYTIME FITNESS



# FOR LEASE

- Retail/restaurant opportunities
- ±780 SF space 1: Fronting First Avenue
- ±1,045 SF space 2: Fronting C Street
- ±2,542 SF space 3, potentially available: Hard corner storefront fronting Broadway
- Situated below 560-key boutique hotel (coming soon)
- Co-tenancy with Blue Bottle Coffee, Mendocino Farms, and Anytime Fitness
- Approximately 23,400 cars per day on Broadway & 11,200 cars per day on 1st Avenue



# PROPERTY DETAILS

- Redevelopment of the 25-story, 325,000 SF Executive Complex
- Public on-site parking garage
- Repositioned as one of San Diego's most exclusive towers
- Adjacent to Spreckels Theatre, Sofia Hotel, Chipotle, Tender Greens and Corner Bakery







# SITE PLAN

2ND GEN CAFE SPACE AVAILABLE NOW



2ND GEN CAFE SPACE FOR LEASE



## GROUND FLOOR

BRISTOL HOTEL (NOT A PART)

GARAGE

SPACE 2  
±1,045 SF

SPACE 3  
POTENTIALLY AVAILABLE  
±2,542 SF

SPACE 1  
±780 SF

Mendocino Farms

BLUE BOTTLE COFFEE

ANYTIME FITNESS

GROUND FLOOR  
ENTRANCE & STOREFRONT

1st Avenue

Broadway

2nd Avenue









THE SOFIA HOTEL

TOWER 180°

GENSLER  
BUILDING

SPRECKELS  
THEATRE

TENDER GREENS

MENDOCINO FARMS  
sandwich market

BLUE BOTTLE  
COFFEE

ANYTIME  
FITNESS

corner  
bakery  
CAFE



## EXCEPTIONAL DOWNTOWN LOCATION

- Located in the heart of Downtown San Diego in the middle of the Broadway Corridor.
- The Broadway Corridor is a vibrant and bustling stretch of Downtown with the densest daytime population in San Diego County.
- Total daytime population in excess of 88,000.
- Within 4 blocks of site: daytime population of  $\pm 25,000$  and average HHI of \$74,760.
- Within 8 blocks of site: daytime population of  $\pm 53,686$  and average HHI of \$98,963.
- Traffic counts: Broadway  $\pm 16,700$  cars per day and 1st Avenue  $\pm 11,200$  cars per day.
- Easy access to the 5, 163 and 94 freeways.
- Walking distance to Gaslamp District and Little Italy.
- Close proximity to the USS Midway Museum, Cruise Ship Terminal, San Diego Central Courthouse, San Diego Convention Center, and Petco Park.

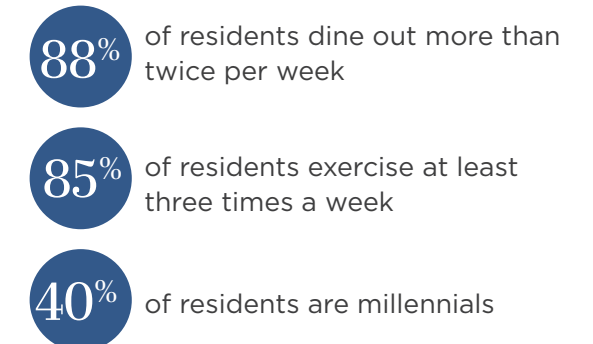




AERIAL USE MAP



DOWNTOWN RESIDENTS



SAN DIEGO TOURISM



DOWNTOWN BY THE NUMBERS



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PLUS MORE

±780 FOR LEASE



**URBAN  
PROPERTY  
GROUP** EST. 1989

upgsocal.com  
858 874 1989

**ANDREW SHEMIRANI**

andrew@upgsocal.com

Lic No 02038814

**PASQUALE IOELE**

pasquale@upgsocal.com

Lic No 01488187

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