



RESTAURANT, RETAIL  
& CREATIVE OFFICE  
330 13<sup>TH</sup> STREET

**FLOCKE &  
AVOYER**  
Commercial Real Estate





RESTAURANT,  
RETAIL &  
CREATIVE  
OFFICE



ESTIMATED COMPLETION DATE: SUMMER 2019

**FOR RETAIL LEASING**

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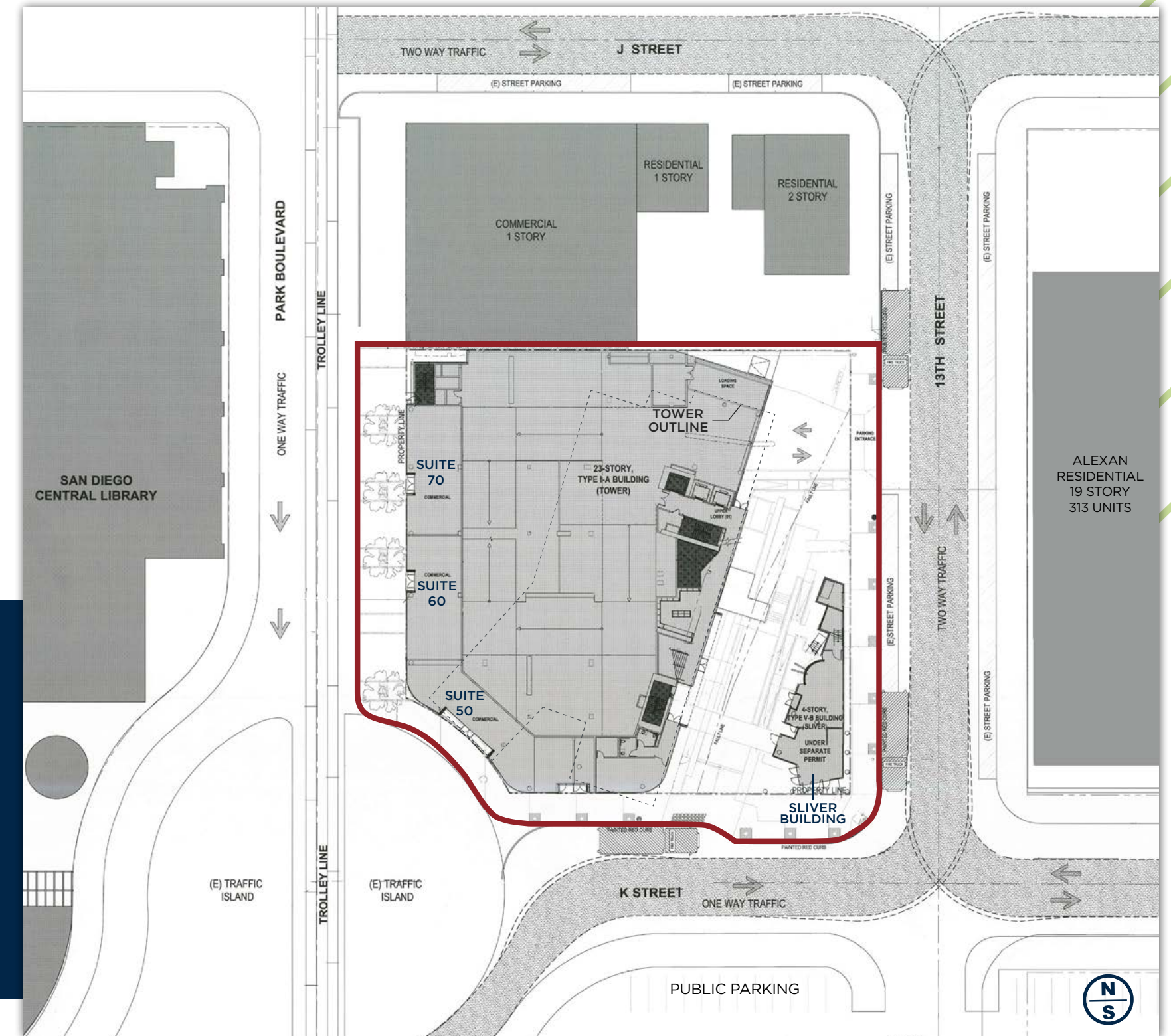
# PROJECT OVERVIEW

- K1 is a 23-story luxury apartment tower with 220 units.
- Adjacent to K1 is the “Sliver Building” a 3-story adjoining building that includes 2 residential units located above a ground floor restaurant space.
- Overall the project contains two restaurant opportunities and two retail / creative office spaces.
- Located on the block bound by 13<sup>th</sup> & Park Blvd., and J & K Streets.
- Adjacent to the San Diego Public Library and 3-blocks from Petco Park.



## For Lease:

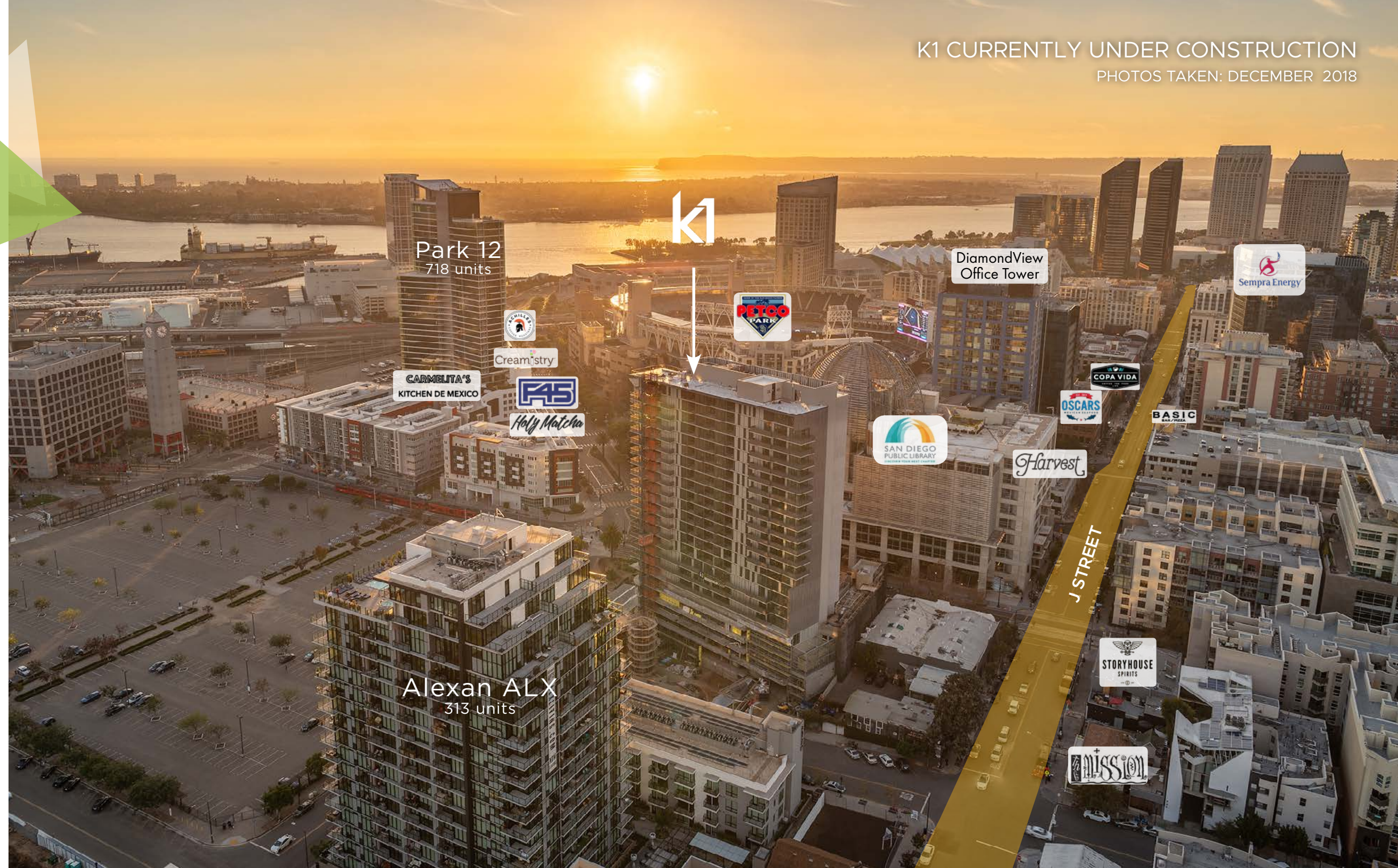
- Sliver Building: ±2,537 SF restaurant space.  
±1,350 SF patio.  
*- located at the base of the Sliver Building.*
- Suite 50: ±1,730 SF restaurant space.
- Suite 60: ±1,392 SF retail / creative office space.
- Suite 70: ±1,344 SF retail / creative office space.



# K1 LOCATION

Strategically located in the East Village / Ballpark District with an abundance of surrounding development and a dense residential population. Adjacent to the San Diego Central Library with Over 1M annual visitors and close proximity to Petco Park with 2.4M annual visitors.





K1 CURRENTLY UNDER CONSTRUCTION  
PHOTOS TAKEN: DECEMBER 2018

Park 12  
718 units

K1

DiamondView  
Office Tower



CARMELITA'S  
KITCHEN DE MEXICO



Holy Matcha



Harvest

BASIC

J STREET

Alexan ALX  
313 units



## AREA TENANTS



Holy Matcha



Harvest



Amplified  
ALE WORKS

BASIC  
BAR / PIZZA



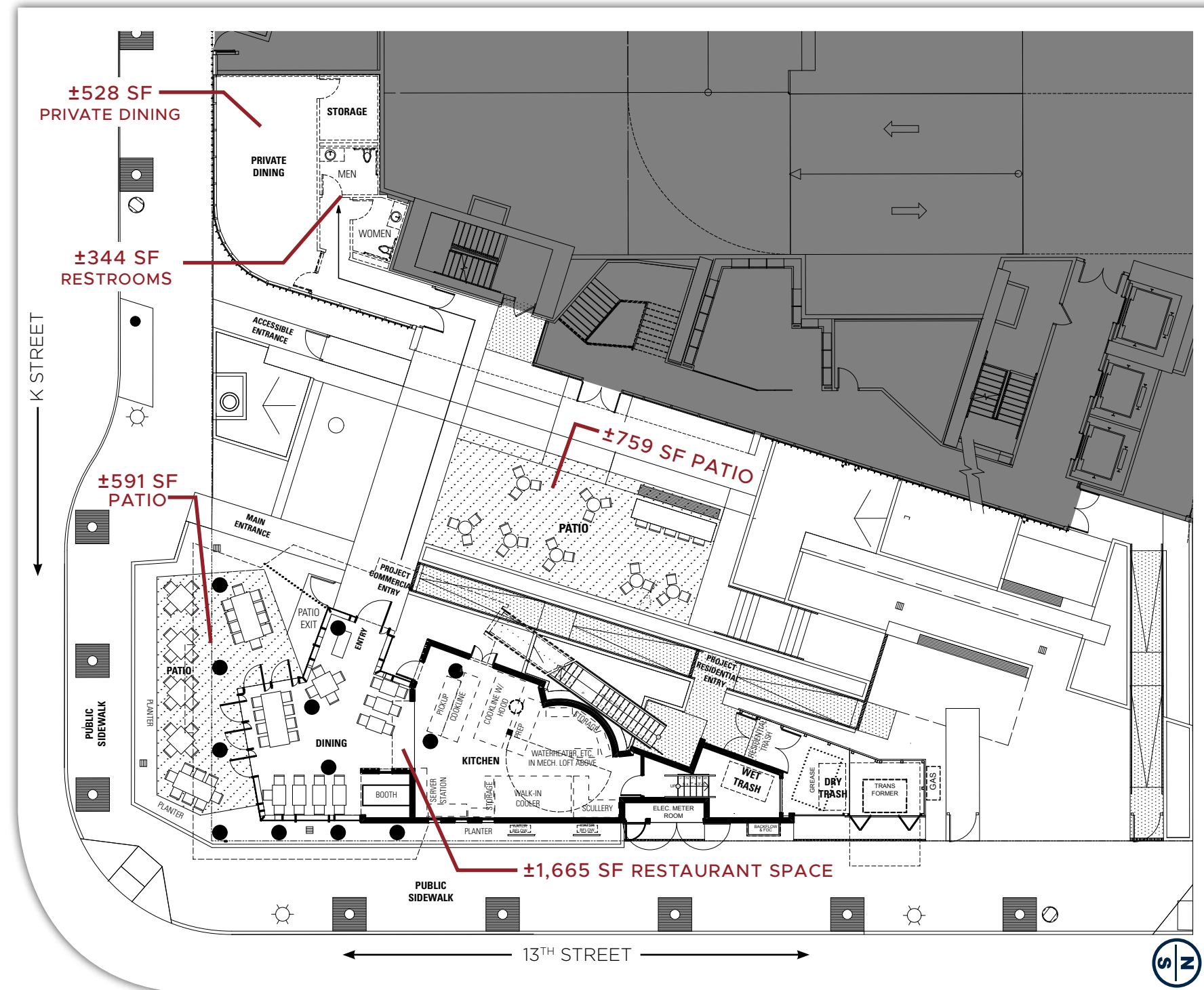
BESHOCK

Creamistry



**SLIVER BUILDING**

- ±1,665 SF restaurant space + ±528 SF of private dining + ±344 SF restrooms.
- ±591 & ±759 SF patios.
- ±20ft ceiling height.
- On the corner of 13<sup>th</sup> & K Streets.
- Located below two penthouse suites.



*\*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.*

**SLIVER BUILDING  
SITE PLAN**

SLIVER BUILDING  
↓



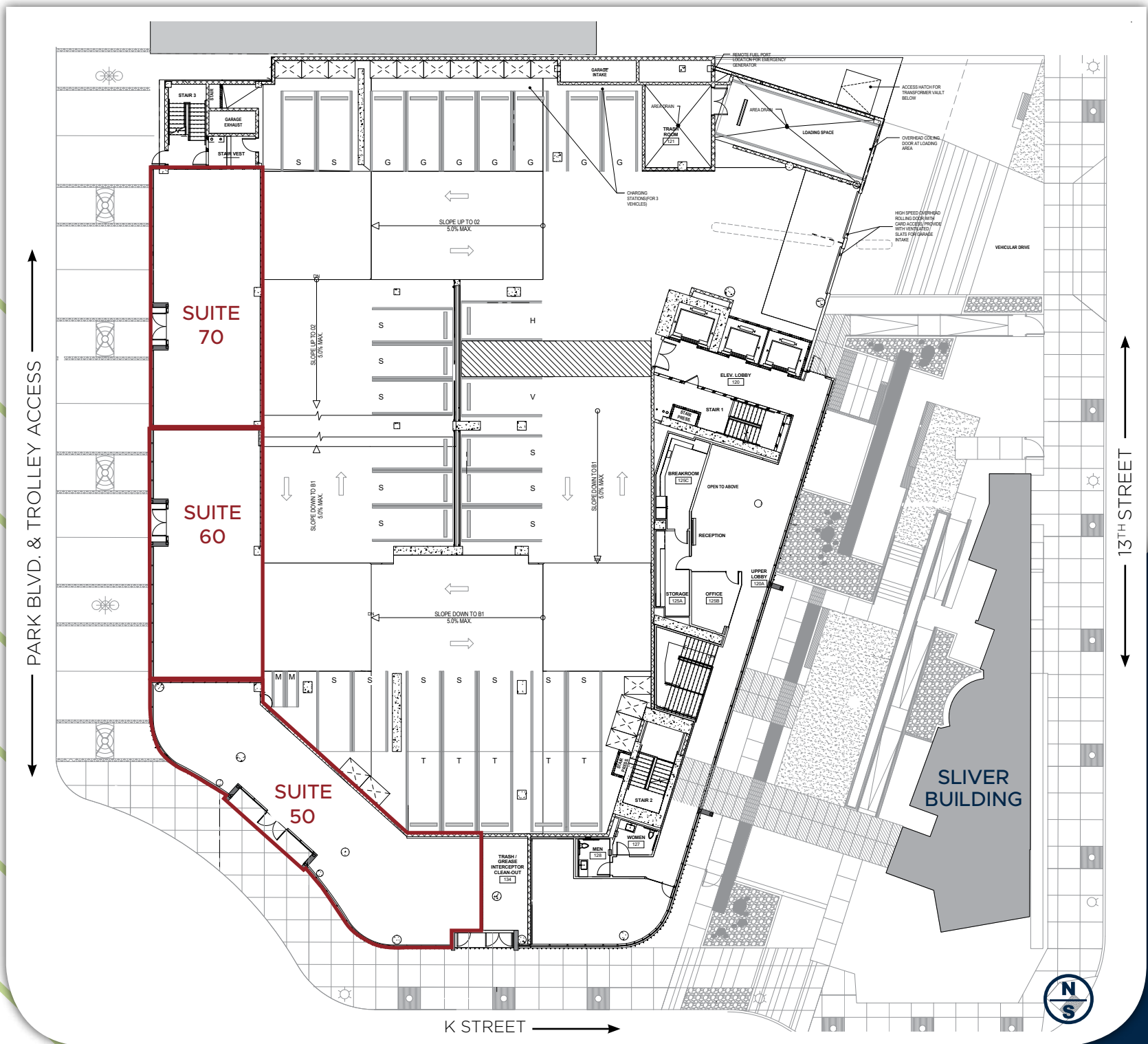


# K1 RETAIL

3 retail, restaurant or creative office opportunities:

- Suite 50:**
  - ±1,730 SF restaurant space.
  - Corner of Park Blvd & K Street.
  - ±13'-17' ceiling heights.
- Suite 60:**
  - ±1,392 SF retail / creative office space.
  - Fronting Park Blvd.
  - ±20' ceiling heights.
- Suite 70:**
  - ±1,344 SF retail / creative office space.
  - Fronting Park Blvd.
  - ±17' ceiling heights.

Located below K1 apartment tower with 220 units.



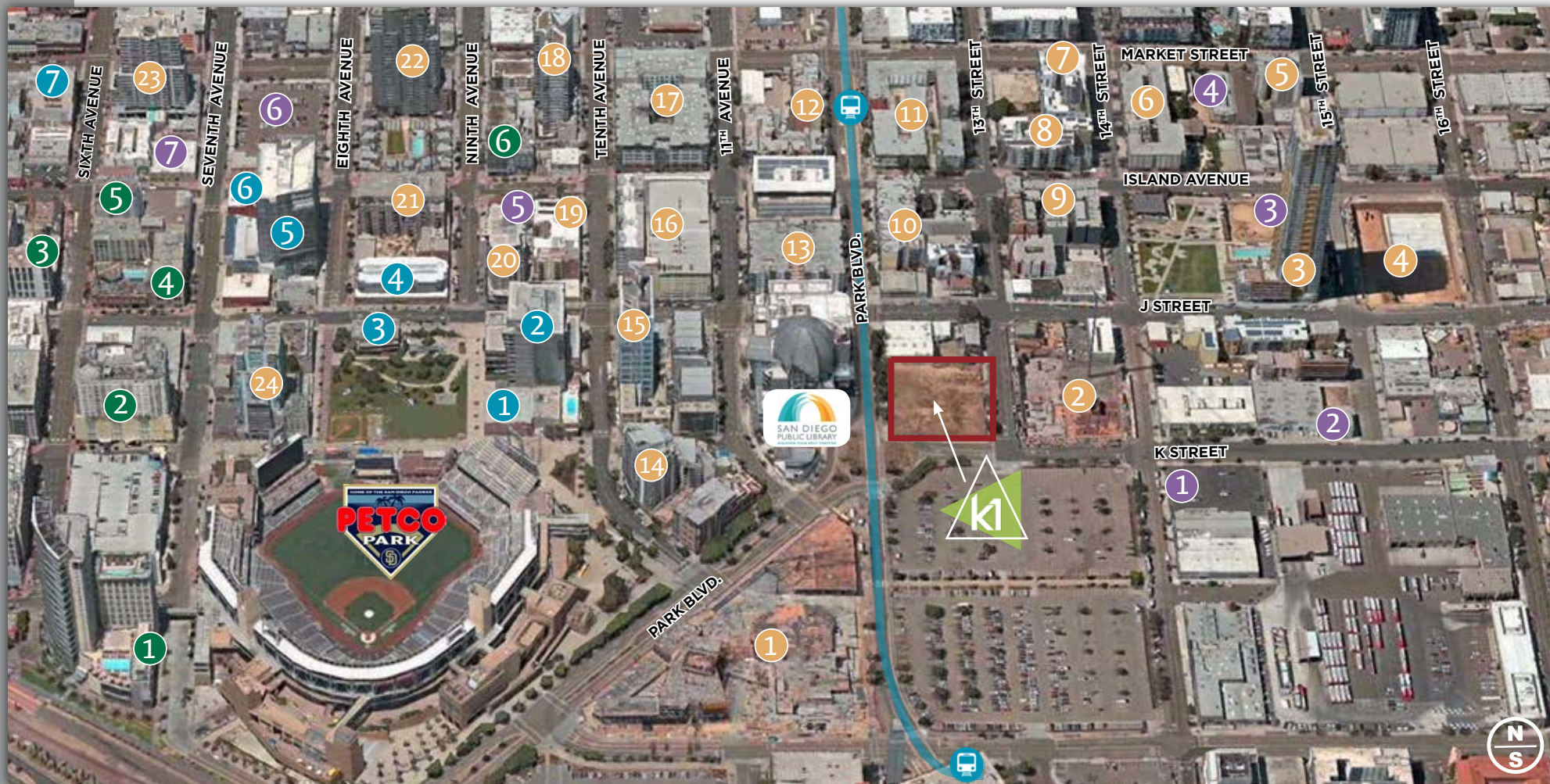
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## NEIGHBORHOOD HIGHLIGHTS

- Located in Downtown's East Village / Ballpark District.
- Walking distance to Petco Park, San Diego Central Library, Thomas Jefferson School of Law & the San Diego Convention Center.
- Approximately 2,570 existing residential units and 2,253 units under construction within 3 blocks of project.
- 3 Blocks for UCSD's new ±66,000 SF extension facility at the Park & Market project which also contains 426 units.
- Join The Mission, Basic, Oscars Mexican Seafood, Copa Vida, Harvest, Fit Athletic Club and many others.



**RESIDENTIAL**

- 1. Park 12 | 718 units
- 2. Alexan | 313 units
- 3. Pinnacle on the Park Phase 1 | 484 units
- 4. Shift | 368 units
- 5. Element | 65 units
- 6. Potiker Senior Living | 200 units
- 7. Alpha Square | 203 units
- 8. Parkside Terrace | 77 units
- 9. Entrada Apartments | 172 units
- 10. Park Boulevard East | 104 units
- 11. Island Village | 281 units
- 12. Park Boulevard West | 117 units
- 13. Metrome | 184 units
- 14. Park Terrace | 233
- 15. ICON | 325 units
- 16. Fahrenheit | 77 units
- 17. M2i | 230 units

- 18. Strata | 163 units
- 19. Urbana Apartments | 96 units
- 20. Diamond Terrace | 113 units
- 21. ParkLofts | 129 units
- 22. The Mark | 244 units
- 23. Alta | 176 units
- 24. The Legend | 178 units

**OFFICE**

- 1. Bumble Bee Foods | 29,528 SF
- 2. DiamondView | 305,255 SF
- 3. Schiefer Building | 14,617 SF
- 4. Underground Elephant | 47,040 SF
- 5. Sempra Energy | 320,000 SF
- 6. Pack Lofts | 20,000 SF
- 7. Steele Lofts | 25,000 SF

**HOTEL**

- 1. Omni | 511 rooms
- 2. Marriott Gaslamp Quarter | 306 rooms
- 3. Pendry Hotel | 317 rooms
- 4. Hotel Solamar | 232 rooms
- 5. Courtyard by Marriott | 90 rooms
- 6. Hotel indigo | 210 rooms

**UNDER CONSTRUCTION / PIPELINE**

- 1. Modera | 383 units
- 2. Nook East Village | 91 units
- 3. Pinnacle on the Park Phase 2 | 476 units
- 4. Bahia View | 95 units
- 5. 9th & Island Hotel by Hilton | 132 rooms
- 6. 7th & Market | 160 rooms; 205 units; 156,000 SF office
- 7. 7th & Island Hotel by Hilton | 324 rooms

**DEMOGRAPHICS**

- 38,039 | Total population of Downtown San Diego.
- 81,237 | Total jobs located Downtown.
- ±34.9M | Visitors to San Diego.
- ±40M | Annual trolley passengers (12th & Imperial = Top 3 busiest station in San Diego).
- ±2.4M | Petco Park annual attendees.
- 11M | Total Downtown office square footage.
- \$10.4B | Visitors spent around San Diego.



*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.*



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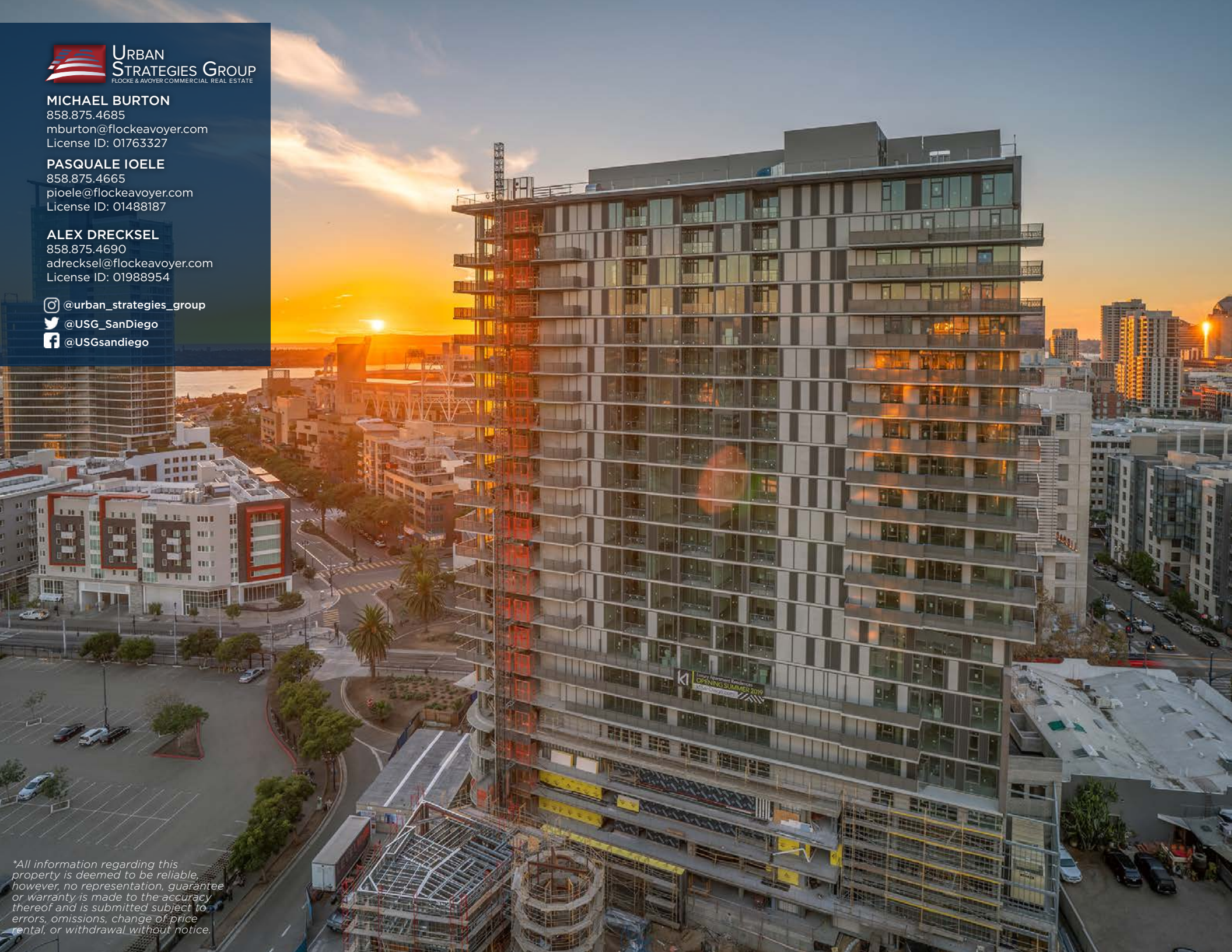
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