



FOR LEASE

1633 MARKET ST.

WAREHOUSE
* SPACE



±10,000 SF WITH ±5,000 SF OUTDOOR SPACE

Rare freestanding
corner warehouse
opportunity in Downtown
San Diego

UPG **URBAN**
PROPERTY
GROUP est. 1989





FOR LEASE $\pm 10,000$ SF WAREHOUSE PLUS $\pm 5,000$ SF OUTDOOR SPACE

LOCATION

This prime location offers immediate proximity to Downtown San Diego and is strategically positioned near the I-5 & 94 on- and off-ramps allows for easy access and decreased drive times to larger population density.

HIGHLIGHTS

- Available Now
- Rare freestanding corner warehouse/office
- 4 overhead doors
- 24' ceiling height
- Market Street is a major corridor with a daily traffic count of over 14,200 cars per day
- Fantastic visibility, signage, and ability to brand entire building



LEASING DETAILS

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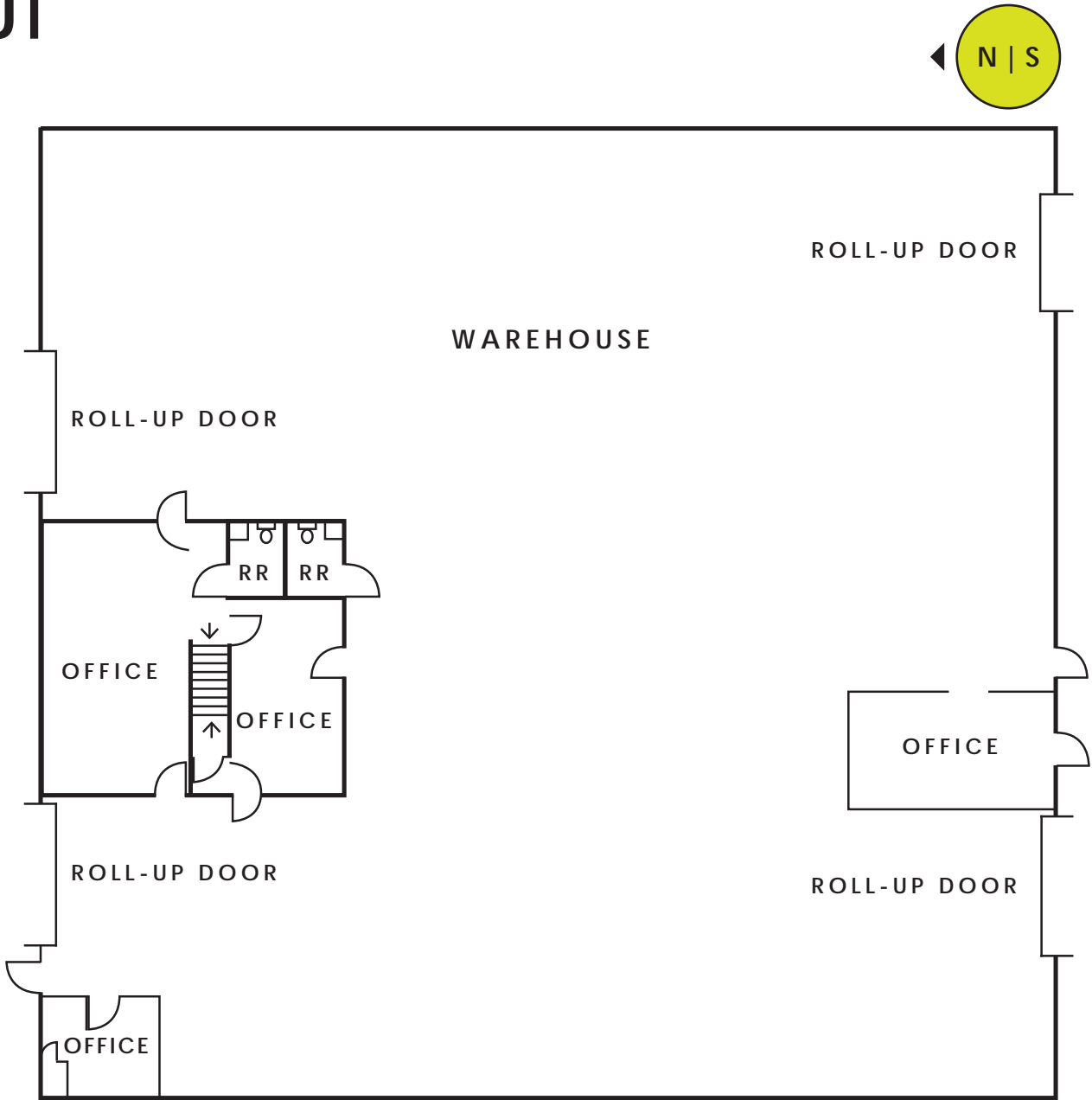


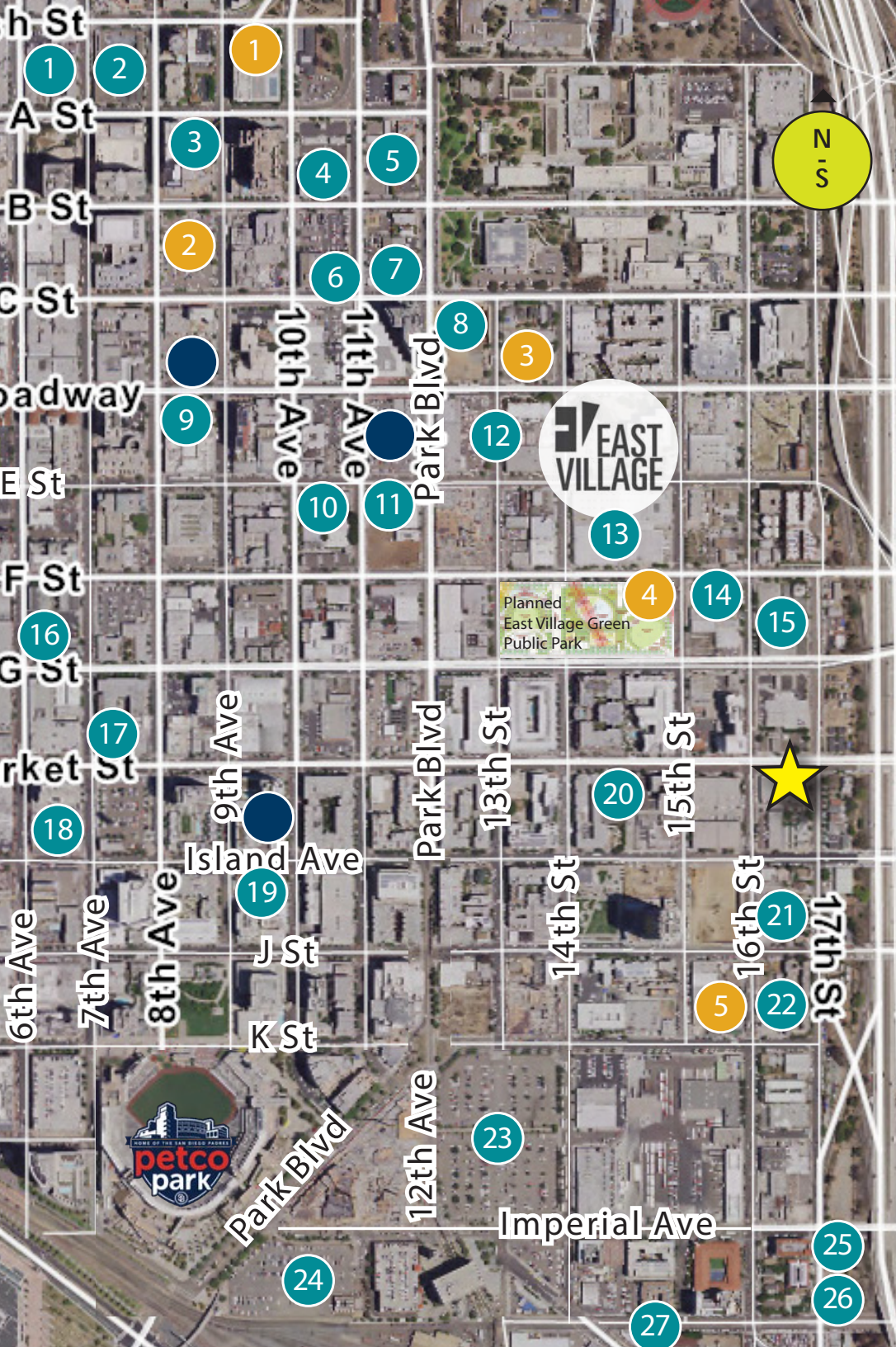
A LITTLE BIT ABOUT 1633 MARKET ST.

*FOR
LEASE

±10,000 SF WAREHOUSE
PLUS ±5,000 SF
OUTDOOR SPACE

Class	C
Zoning	CCPD-R
Land SF	15,420 SF
Drive Ins	3 tot./14' w x 12' h
Clear Height	20'
Power	Available
Parking Spaces	Surface - 6
Fire Sprinklers	Yes





E A S T V I L L A G E

DEVELOPMENT PIPELINE

Q 4 - 2 0 2 5

- Recently Completed
- Pipeline
- Under Construction



**CA Ventures;
800 Broadway**
422 units; 5,800 sf retail



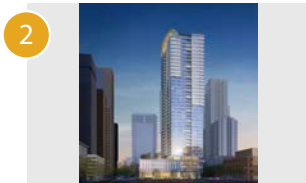
**Pinnacle International;
Broadway Tower 2**
395 units; 4,300 sf retail



**K Elevate 10th Street Property,
LLC; Elevate Hotel**
135 rooms



**Jacaranda on 9th
Apartments**
88 units



Bosa; 8th & B
398 units; 9,400 sf retail;
.5-acre public park



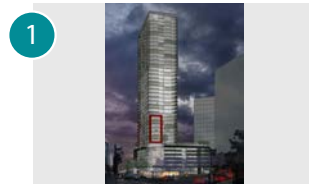
**Chelsea Investment Co.;
13th & Broadway**
273 units; 1,600 sf retail



East Village Green Public Park
4.1-acre public park including: a children's playground; dog park; community center; public green space; 180-space underground parking



Riaz Capital
259 units



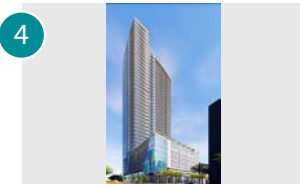
**Ghods Builders;
6th & A**
389 units; 7,000 sf retail



XJD; 7th & A
281 units; 9,000 sf retail



**Wood Partners;
The Rey Phase II**
459 units



**Liberty National;
10th & B**
542 units; 4,200 sf retail



**Pinnacle International;
Pacific Heights**
492 units; 6,500 sf retail



**Liberty National;
1060 C Street**
72 units; 1,150 sf retail



**Pinnacle International;
Park & C**
444 units; 10,933 sf retail



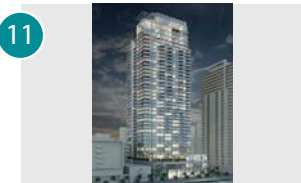
**Liberty National;
Park and Broadway**
613 units; 18,850 sf retail



**Reef Point Hospitality LLC;
Broadway Suites**
317 rooms



**Capexco Funds;
10th & E**
365 units; 2,600 sf retail



**Pinnacle International;
11th & E**
462 units; 6,000 sf retail



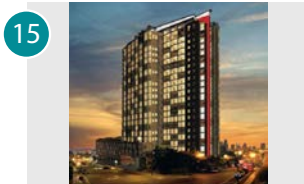
**Kilroy Realty;
Kilroy East Village**
840,000 sf office with retail



Navarra Properties; SuperBlock
4,905 sf retail; 550,000 sf office



Foulger-Pratt; Block F
405 units; 19,000 sf retail;
48,518 sf office



**SD Mega Block LLC;
Lucia nel Cielo**
424 units; 3,000 sf retail



**J Street Hospitality;
Motto by Hilton**
180 rooms; 2,500 sf retail



**San Diego Gaslamp Properties
LLC; Citizen M Hotel**
302 rooms



**J Street Hospitality; Tapestry &
Homewood Suites by Hilton**
324 rooms



**J Street Hospitality; Hampton Inn
by Hilton**
132 rooms



**Bahia View Condominiums;
Bahia View**
95 units; 6,600 sf retail



**Cast Development;
The Fellow**
129 units; 1,000 sf retail



Fabric Investments; Creativo
13 units; 1,000 sf retail;
2,000 sf office



**Tishman Speyer & Padres; East
Village Quarter**
1,800 units; 50,000 sf retail



JMI; The Landing
793 units; 120,000 sf retail;
683,000 sf office



1707 Imperial; Zonevest LLC
113 units



17th & Commercial
109 units



Mirka Tower
318 units

1 6 3 3 M A R K E T S T .



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