

F11

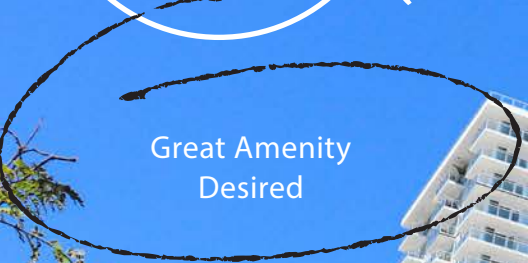
RESTAURANT / RETAIL SPACE FOR LEASE (East Village)

NOW OPEN:

Orangetheory
FITNESS

YOGA BOX

Great Amenity
Desired



**FLOCKE &
AVOYER**

Commercial Real Estate

F11 NOW OPEN!



OPEN NOW!

**YOGA
BOX**



1110 F STREET • AT THE CORNER
OF 11TH AVENUE & F STREET

For Leasing Information

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www.flockeavoyer.com • *Disclaimers

Property Highlights

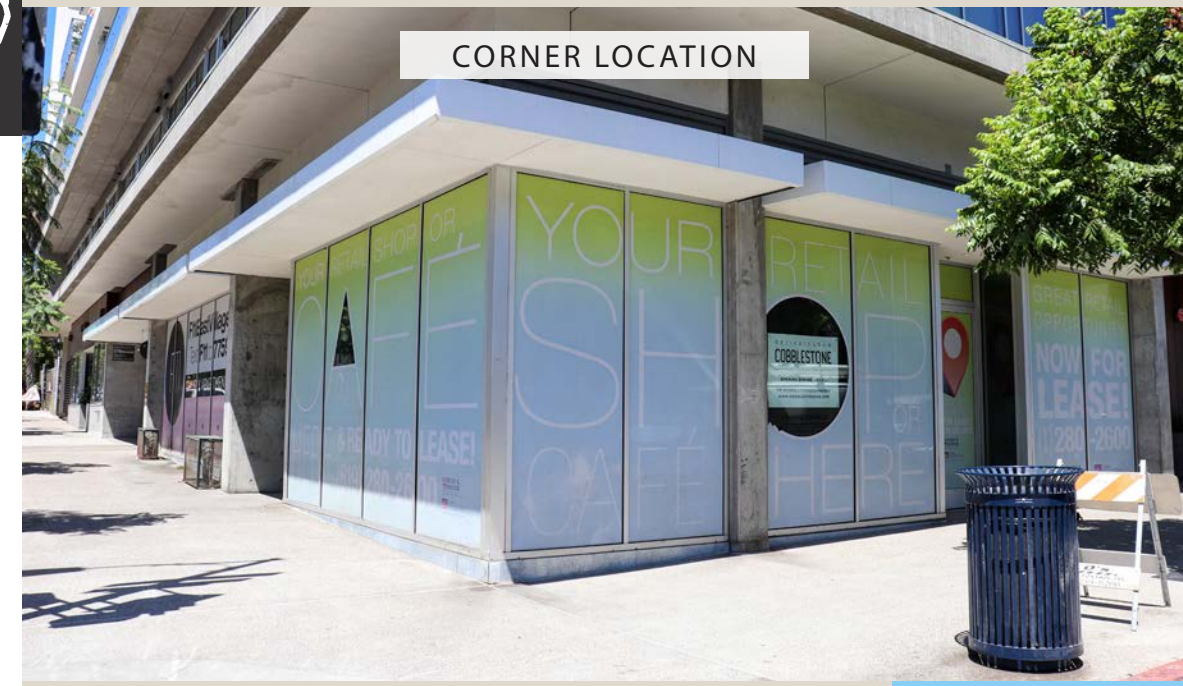
- ±1,677 SF restaurant / retail space
- Co-tenancy with Orangetheory Fitness and Yoga Box
- Ideal location for juice bar / health food concept
- Frontage on F Street (22,275 Cars Per Day) between 11th Avenue & Park Blvd
- Located at the base of a 99-unit luxury apartment project
- One block from the newly completed 66,000 SF UCSD expansion campus
- Adjacent to San Diego Trolley lines, with a coastal extension line to La Jolla just completed
- Two blocks from the planned East Village Green Park
- Area tenants include LOLA 55, Tajima Ramen, the IDEA1 project, Urban Discovery Academy, Cowboy Star, BESHOCK Ramen, Pokez, and many more

GREAT EXPOSURE ALONG F STREET,
THE 94 FREEWAY CONNECTOR, AND
EASY ACCESS TO THE 5 AND 163
FREEWAY THROUGH 11TH AVENUE



F11

Site Plan | ±1,677 SF



*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.

Area Tenants



Demographics

F11 is strategically located at F Street (94 West off-ramp) & 11th Avenue (163 North on-ramp), providing exceptional exposure.

	1 MILE	3 MILES	5 MILES
POPULATION	53,476	211,014	526,479
HOUSEHOLD INCOME	\$101,539	\$101,661	\$92,884
DAYTIME POPULATION	91,394	207,385	441,921
MEDIAN AGE	35.7	35.6	34.4

37,000 <i>Residents in downtown</i>	87,655 <i>Daytime population downtown</i>	13,827 <i>Hotel rooms downtown</i>
3.3M <i>Population of San Diego County</i>	35.1M <i>Annual visitors to San Diego</i>	40M <i>Annual passengers on San Diego Trolley lines</i>

*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.

**MORE THAN
4,327 UNITS**
Within A Few
Blocks



Area Use Map



- Hotels
- Notable Office Buildings
- Multi-Family Residential
- School / Nonprofit / Government
- Under Construction / In Planning

LEGEND



Contact Us

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