



631
B STREET



Second Generation Restaurant/Cafe/Retail Space

Downtown San Diego | ±750-1,500 SF

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UPG **URBAN**
PROPERTY
GROUP est. 1989

america's finest city

waterfront
park

courthouse

631
B STREET

san diego
city college

campus
at horton

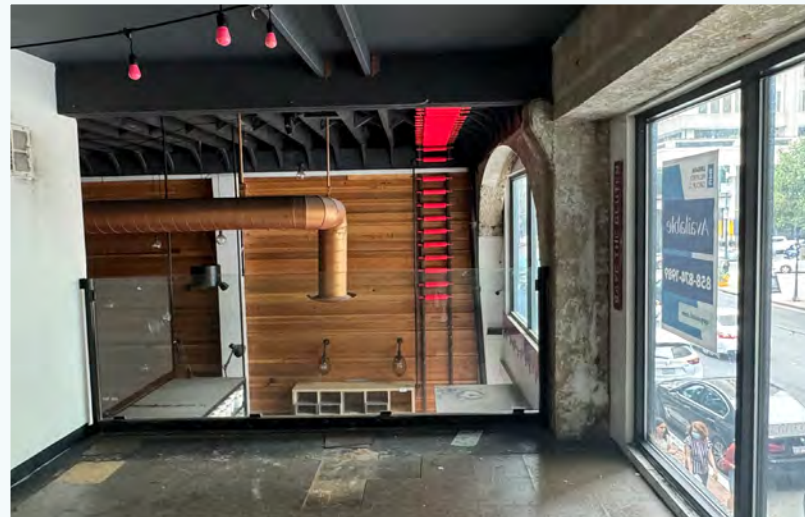
radd

the
headquarters

children's
park

seaport village

convention center



Previous food establishment with grease interceptor, hood, and standard food service improvements

condition

Centrally Located in Downtown – Great location for food operators to take advantage of the surrounding workforce population

prominent location

Co-tenancy with Swami’s Cafe, The Taco Stand, Old Gallery Cafe, Valentie’s Mexican Food, and 7 Cafe

synergistic tenants

Game changers include Campus at Horton and RaDD, bringing over 8,000 jobs

significant increase in development

California’s second largest city with over 3.2 million residents; average household income of \$100,000 in a one mile radius

trade area demographics

Downtown features San Diego’s most popular attractions including Petco Park, Convention Center, Seaport Village, Waterfront Park, and the Embarcadero

the neighborhood

Short walk to Gaslamp, Campus at Horton, City Offices, and UCSD’s Downtown Campus

convenient proximity



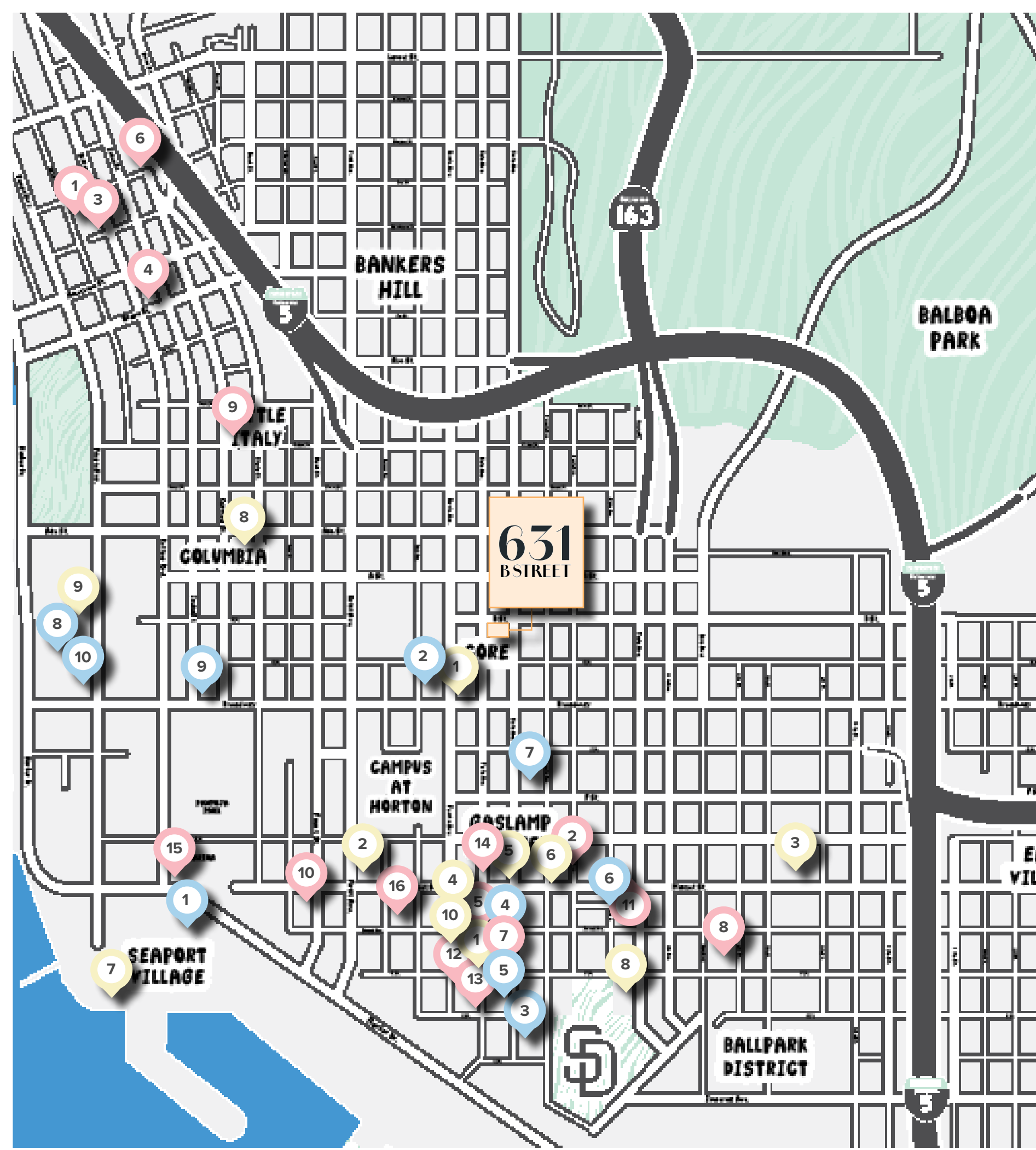
631 B Street
address



±750-1,500 SF
available space



Restaurant/Cafe
current buildout



RESTAURANTS

- | | |
|------------------------------|---|
| 1. Herb & Wood | 9. Pappalecco |
| 2. Noble Experiment | 10. Richard Walker's Pancake House |
| 3. Juniper & Ivy | 11. Cowboy Star Restaurant and Butcher Shop |
| 4. Kettner Exchange | 12. The Huntress |
| 5. Lionfish | 13. Lumi |
| 6. Nolita Hall | 14. Bang Bang |
| 7. Provisional Kitchen | 15. The Lion's Share |
| 8. The Mission/ East Village | 16. Cafe 222 |

RETAIL

- | | |
|------------------|----------------------------|
| 1. CVS | 6. Wild Dove Botique |
| 2. Ralphs | 7. Urban Girl |
| 3. Alberstons | 8. Fit Athletic Club & Gym |
| 4. Sole Concepts | 9. Elevate Training |
| 5. Vans | 10. Quiksilver |

HOTELS

- | | |
|---------------------------|---|
| 1. Manchester Grand Hyatt | 6. Hotel Indigo |
| 2. The US Grant | 7. Andaz |
| 3. OMNI | 8. Springhill Suites Downtown/ Bayfront |
| 4. The Pendry | 9. The Guild |
| 5. Hard Rock | 10. InterContinental |



RECENTLY COMPLETED

1. AC Hotel	147 Rooms
2. The Helm	78 Rooms
3. Radian	241 Units
4. Simone Little Italy	395 Units

UNDER CONSTRUCTION

1. 1st & Beech	220 Units
2. 800 Broadway	389 Units
3. 8th & B	389 Units
4. Broadway Towers	344 Units
5. Columbia & A	159 Units
6. Cortez Hill Apartments	88 Units
7. Harrington Heights	273 Units
8. Horton Campus	1 M SF
9. Jefferson Makers Quarter	368 Units
10. K Elevate Hotel	135 Rooms
11. Kettner Crossing	64 Units
12. The Lindley	362 Units; 60 Rooms
13. RaDD	1.7 M SF
14. The Torrey	450 Units
15. WEST	431 Units

UNDER REVIEW

1. 1st & Island	211 Units
2. 4th & B	301 Rooms
3. 4th & J	240 Rooms
4. 10th & B	542 Units
5. 1304 India	233 Rooms
6. 1460 India	328 Units
7. Air Rights Tower	73 Units
8. Broadway Suites	317 Rooms
9. Cedar Street	110 Units
10. Citizen M	302 Rooms
11. Columbia & Hawthorn	124 Units
12. Essex Addition	42 Rooms
13. Logan Yards	900 Units
14. Manchester Pacific	1161 Rooms
15. Pacific Heights	492 Units
16. Park & Broadway	325 Units
17. Two America Plaza	48 Units; 300 Rooms

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The planned growth of Downtown will only boost its popularity among desirable American cities to live, work & play.

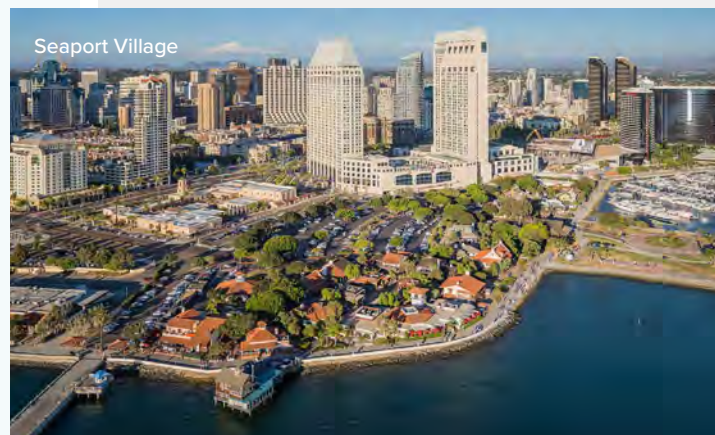
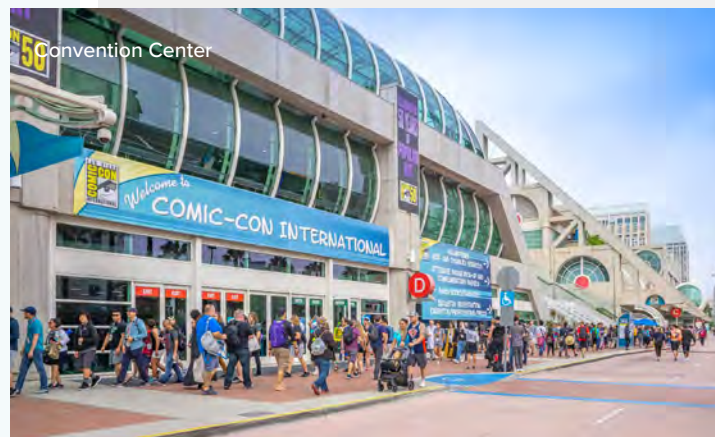
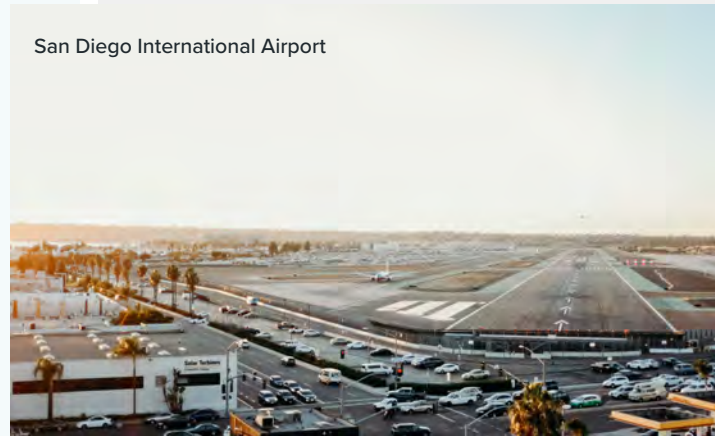
Forbes

San Diego is becoming Southern California's coolest city.

TRAVEL+LEISURE

San Diego is a shared embrace of an easy, breezy Southern California casualness.

The New York Times



Downtown San Diego

Downtown San Diego is a vibrant waterfront city that continues to emerge and evolve. After more than three decades of redevelopment activity, Downtown San Diego is nationally recognized for setting new standards in urban renewal with the active and coordinated support of organizations including Centre City Development Corporation (Civic San Diego) and the Downtown San Diego Partnership.

While Downtown has always been famous for its spectacular bay front location, it has only been during the past fifteen years that the City has aggressively worked to revitalize under-developed areas, support major entertainment attractions, expand tourism-related facilities, attract new business and encourage a strong residential population base. Since 1975, more than \$1.45 billion have been publicly invested throughout downtown and matched by \$13 billion of private equity. The results are outstanding.

Downtown San Diego today is a thriving 24-hour urban metropolis that features an eclectic and fast-growing mix of residential, office, retail, dining, and entertainment projects and transformed Downtown San Diego in a world-class destination.

population	199,989
daytime employees	172,783
avg. household income	\$104,447
walk score	100

* within 3 mi.

San Diego

The cornerstone to everything San Diego is its Mediterranean climate. The City was voted as one of the ten best climates by Farmer's Almanac and selected as one of the two best summer climates in America by The Weather Channel. San Diego's climate allows for residents to enjoy year-round outdoor recreation and provides over 70 miles of coastline for sunbathing and surfing. Home to world-class resorts, golf courses and sporting activities, enthusiasts have the luxury of year-round activity.

The San Diego region provides numerous cultural, visual and performing arts organizations that entertain and educate San Diego residents and visitors. Performing arts are hosted at premier venues such as the San Diego Civic Center, La Jolla Playhouse, San Diego Repertory/Lyceum Theatre, North County Performing Arts Center, Old Globe Theatre and other venues. San Diego is dedicated to the arts, science and history with world-class museums located within Balboa Park. With a vibrant history dating back to the 17th century, the city has evolved into a productive set of residents, venues and businesses that takes pride in being the birthplace of California.



35M

**Annual Visitors
to San Diego**

23,000+

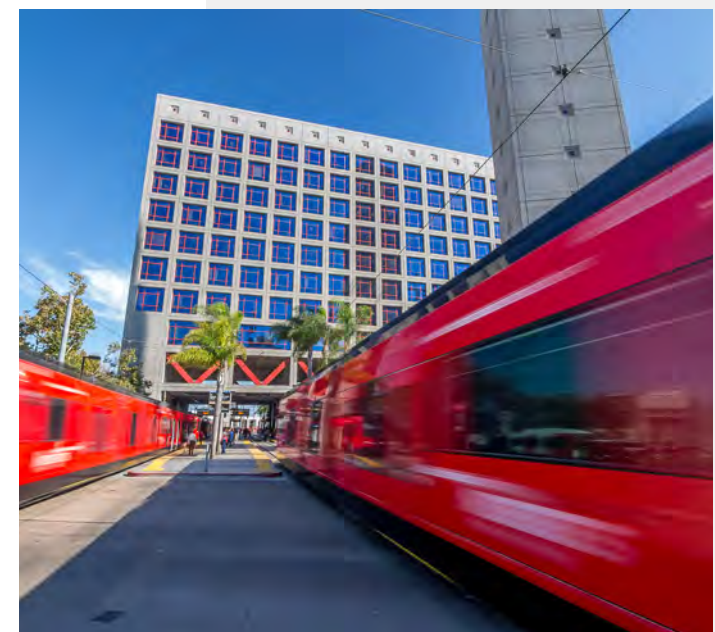
**Units Currently Under
Construction and Proposed**

\$10B

**Contribution from visitors every
year to San Diego's economy**

2nd

Largest city in California



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YOUR NAME HERE

YOUR NAME HERE



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