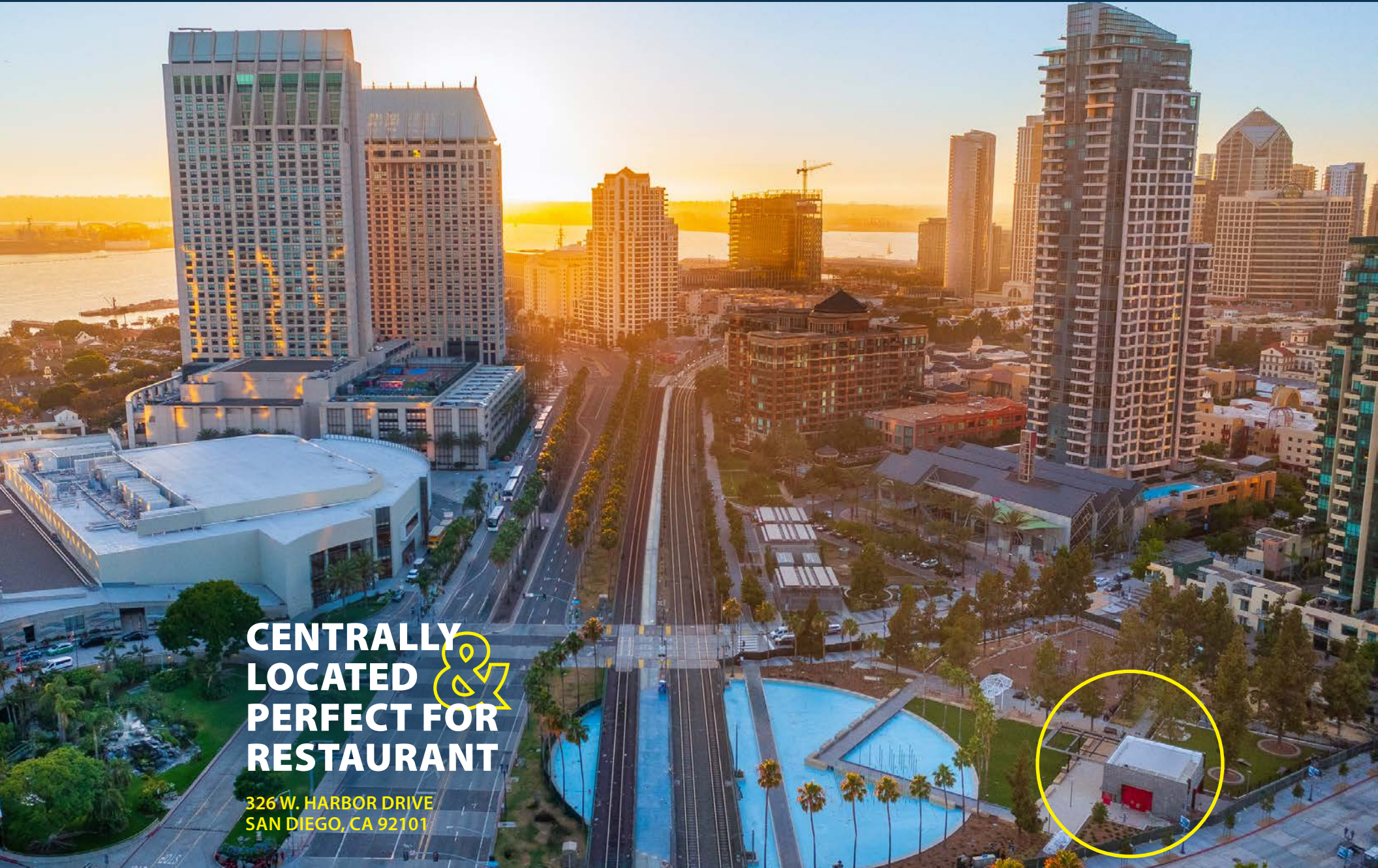


# FOR LEASE $\pm$ 691 SF $\pm$ 1,365 SF OUTDOOR PATIO SPACE

PREMIER LOCATION FACING THE CIVIC POND, CHILDREN'S MUSEUM, CONVENTION CENTER, NEW DOG PARK AND CHILDREN'S PLAYGROUND.

**CENTRALLY  
LOCATED &  
PERFECT FOR  
RESTAURANT**

326 W. HARBOR DRIVE  
SAN DIEGO, CA 92101





# THINK BIG **YET** CARE ABOUT THE DETAILS

Troutman said that a trellis will cover the patio leading out to a grassy lawn. The trellis will be made of slats that can be rotated to provide more effective shading as the sun moves.

*“We’re really trying to **make the building** kind of spread out and **connect to** the surrounding **activities** and almost **create** an expanded **space for the restaurant**,” Troutman said.*

<https://www.sdbj.com/real-estate/construction/downtown-childrens-park-getting-9m-makeover/>

Premier location facing the Civic Pond, Children’s Museum, Convention Center, new dog park and children’s playground.





# AMAZING LOCATION

# CENTRALLY LOCATED

## Property Highlights

326 W. Harbor Drive, San Diego, CA 92101

→ Located at 1st Avenue and Island Avenue

→ ± 691 SF retail space

→ ± 1,365 SF of patio space

→ 2 restrooms on-site

**Park features:** New Children's playground, game and fitness area, off Leash dog park, new walkway over Civic Pond, on-site security 6am -10pm

→ Close proximity to Convention Center MTS Station and Martin Luther King Promenade.

→ 3000 residential units within 2 blocks of the park.



**100%  
URBAN &  
100%  
HEART**

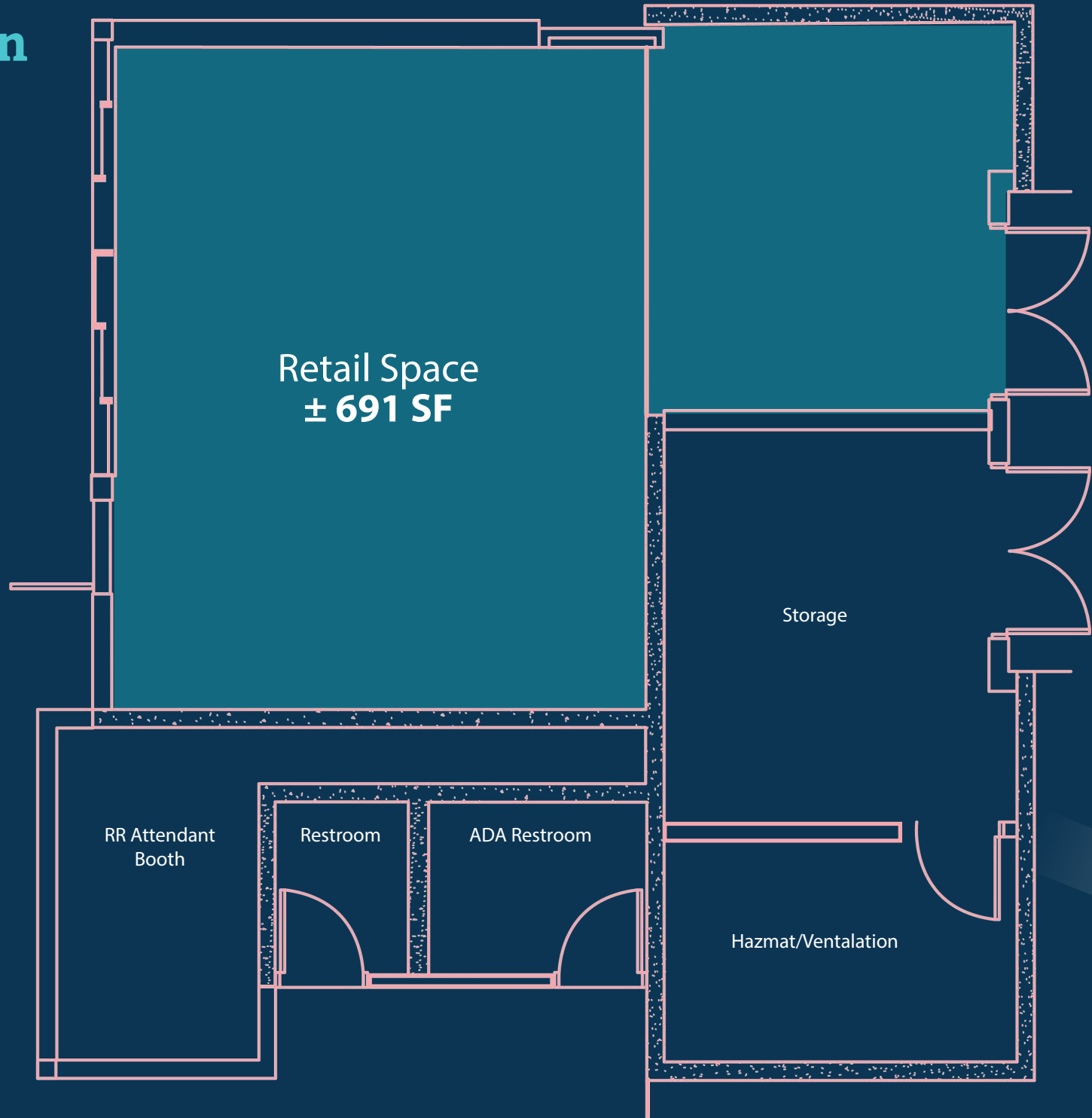




# Site Plan

**CENTRALLY  
LOCATED  
&  
PERFECT FOR  
RESTAURANT**

\*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.



Community Outdoor Space

Water Feature

MKK Promenade

ISLAND AVE.

FRONT ST.

New Children's Playground



Off Leash Dog Park



±1,365 SF Patio Space



±1,365 SF Patio Space

±691 SF Space for Lease





# NEIGHBORHOOD BY THE NUMBERS

**10M+**

ANNUAL VISITORS TO THE  
GASLAMP QUARTER

**232K+**

ANNUAL VISITORS TO  
THE CHILDRENS MUSEUM

**500,000**

TOTAL SF OF RESTAURANT / RETAIL IN  
THE GASLAMP

**12,576**

HOTEL ROOMS DOWNTOWN

**81,237**

TOTAL DAYTIME POPULATION OF  
DOWNTOWN

**862,408**

ANNUAL ATTENDEES AT THE  
CONVENTION CENTER

**\$724.1 M**

VISITORS SPENDING FROM  
CONVENTIONS

**108**

EVENTS HELD AT THE CONVENTION CENTER

**11M**

TOTAL OFFICE SF DOWNTOWN

**38,039**

TOTAL POPULATION OF DOWNTOWN

**2.4M**

PETCO PARK ANNUAL ATTENDEES



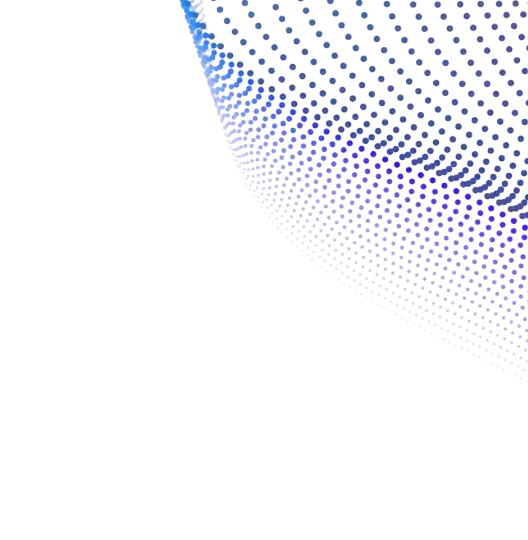
PETCO PARK



TROLLEY



DOG PARK



CHINESE HISTORICAL MUSEUM



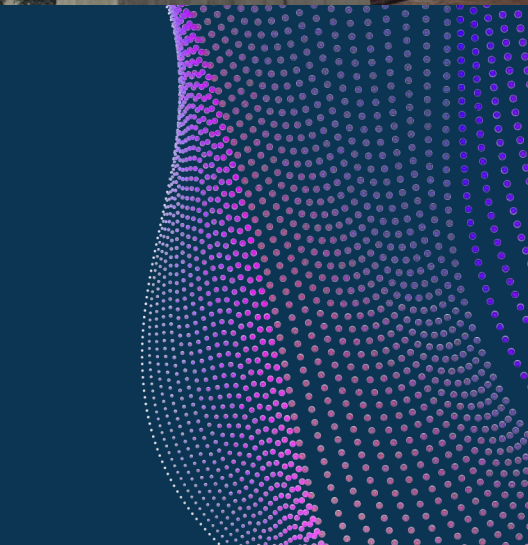
THE CHILDRENS MUSEUM



CONVENTION CENTER



SD SYMPHONY - RADY SHELL



GASLAMP



GASLAMP DINING/NIGHTLIFE



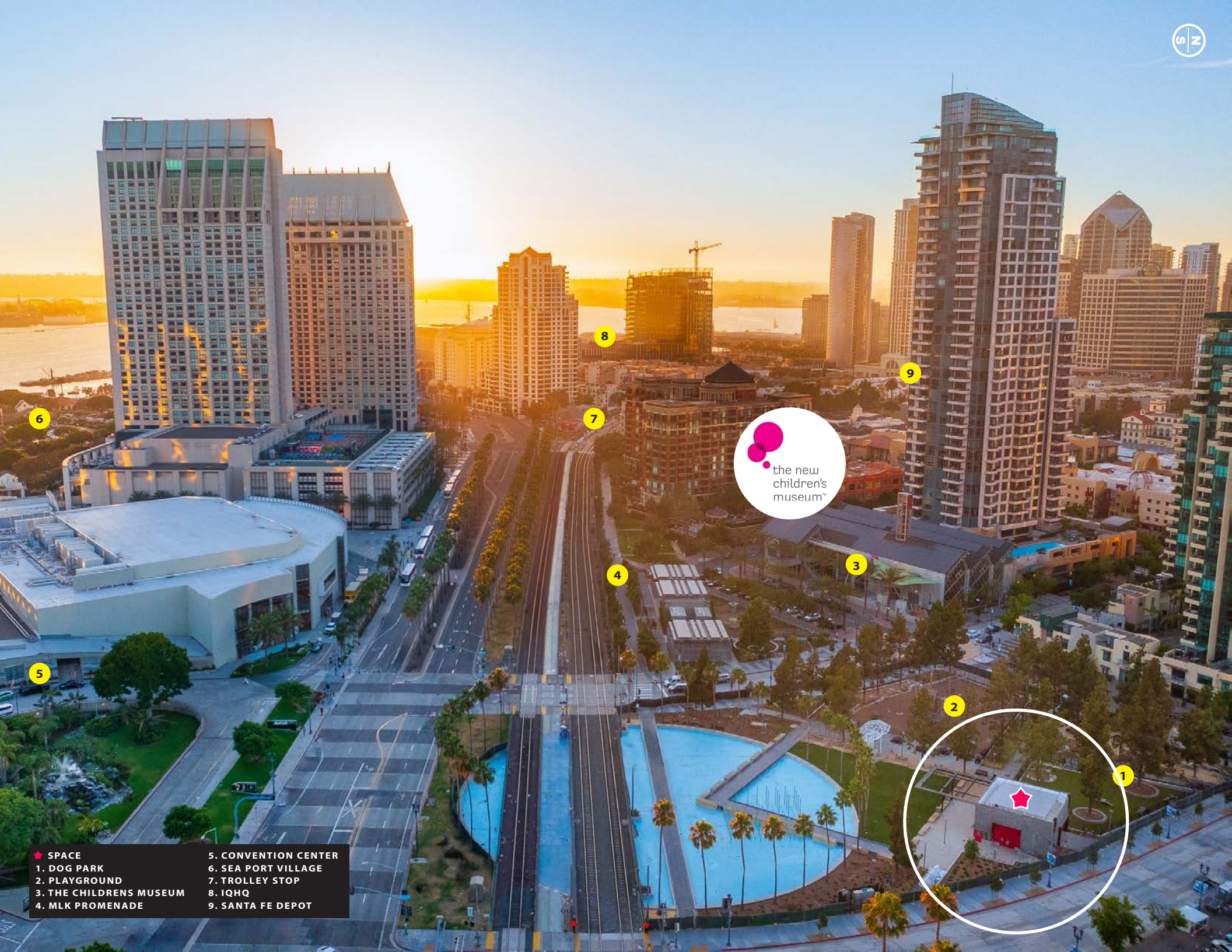
SEAPORT VILLAGE



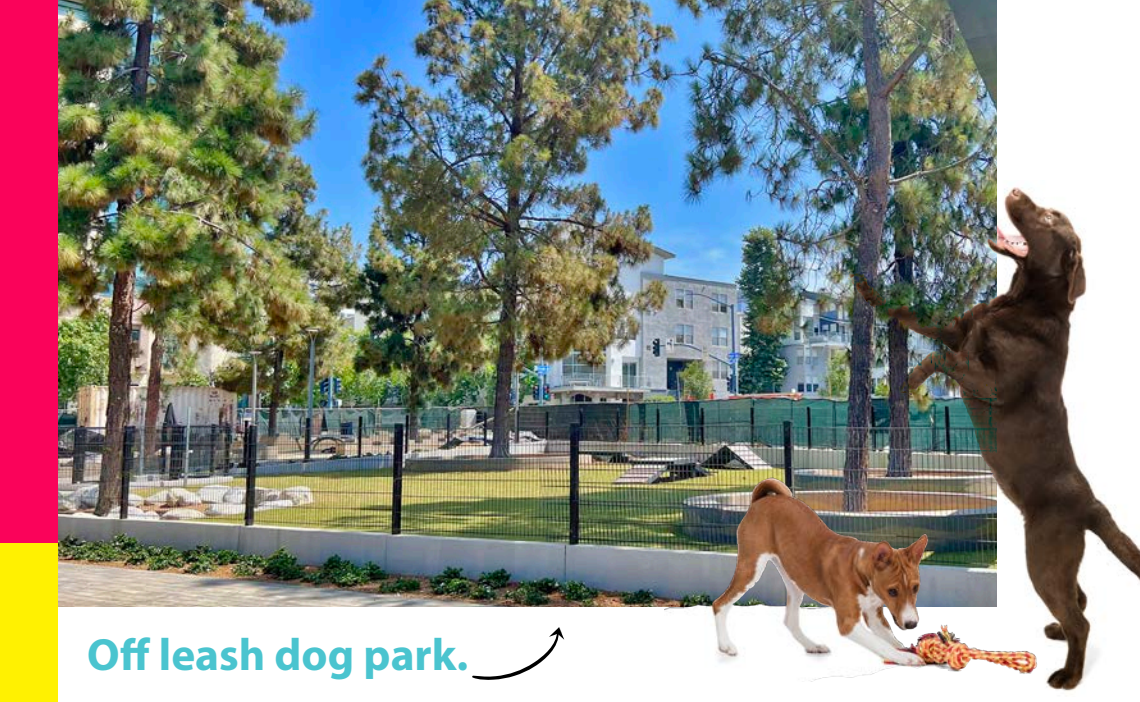
HORTON CAMPUS

\*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.





- ★ SPACE
- 1. DOG PARK
- 2. PLAYGROUND
- 3. THE CHILDRENS MUSEUM
- 4. MLK PROMENADE
- 5. CONVENTION CENTER
- 6. SEA PORT VILLAGE
- 7. TROLLEY STOP
- 8. IQHQ
- 9. SANTA FE DEPOT



Off leash dog park.



New children's playground.

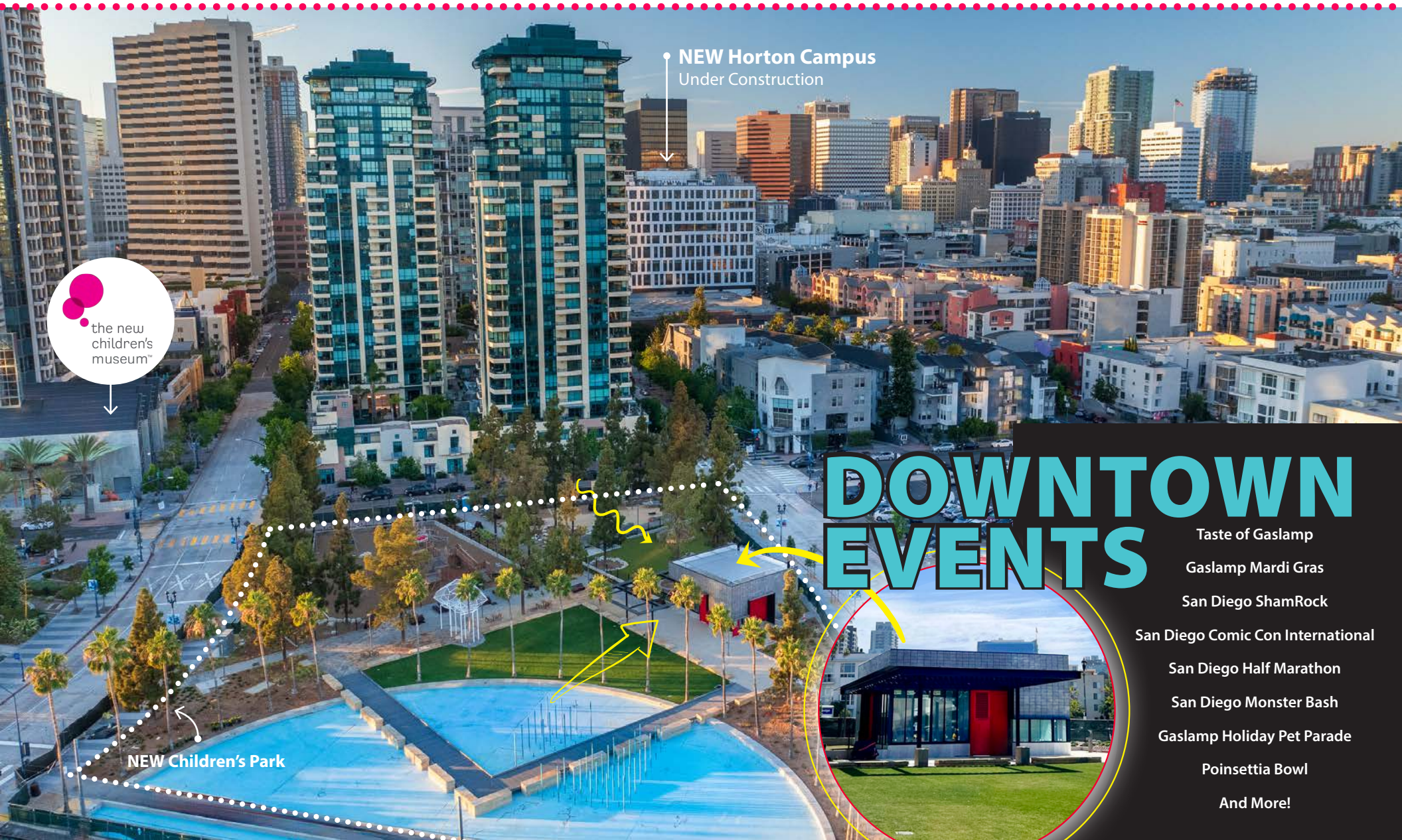


A Park Reimagined...The Downtown San Diego Partnership is looking to national trends in park activation to improve the quality of the visitor experience, decrease negative park activities, improve property values, and create a sense of community.



## Neighborhood Highlights

- Close proximity to the Convention Center, Petco Park and Seaport Village
- Three blocks from the historic Gaslamp sign
- 5 public parking structures and multiple surface lots within 4 blocks
- Adjacent to the new Children's Museum with over 232,000 annual visitors
- Walking distance from the trolley line, with 40 million annual passengers, and the California Coaster/Amtrak line



## Neighborhood Tenants





SAN DIEGO FACTS & TOURISM

±\$724.1M

San Diego Convention Center  
direct attendee spending

34.9M

Annual Visitors  
to San Diego

\$10.4B

Visitor spending around  
San Diego

2.4M

Annual attendees home of the  
Padres. \$70M spent annually in  
the stadium

DOWNTOWN FACTS

±45K

Population of Downtown  
San Diego

81,237

Total jobs located  
Downtown

91%

Projected population  
growth by 2050

96

Downtown  
Walkability Score

88%

of residents dine out more  
than twice per week

97%

Population growth  
since 2000

±18K

San Diego City College  
students

40M

Annual passengers -  
trolley lines



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AREA  
USE  
MAP  
WITHIN 4  
BLOCKS  
THERE  
ARE ...

±2,040

HOTEL ROOMS  
with ±863 rooms  
under construction / In planning

±2,915

RESIDENTIAL UNITS  
with ±373 units  
under construction / In planning

±410,821

SQUARE FEET OF OFFICE  
with ±650,000 square feet  
under construction / In planning



- Hotels
- Office
- Multi-Family / Residential
- School / Non-Profit / Government
- Under Construction / In Planning



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