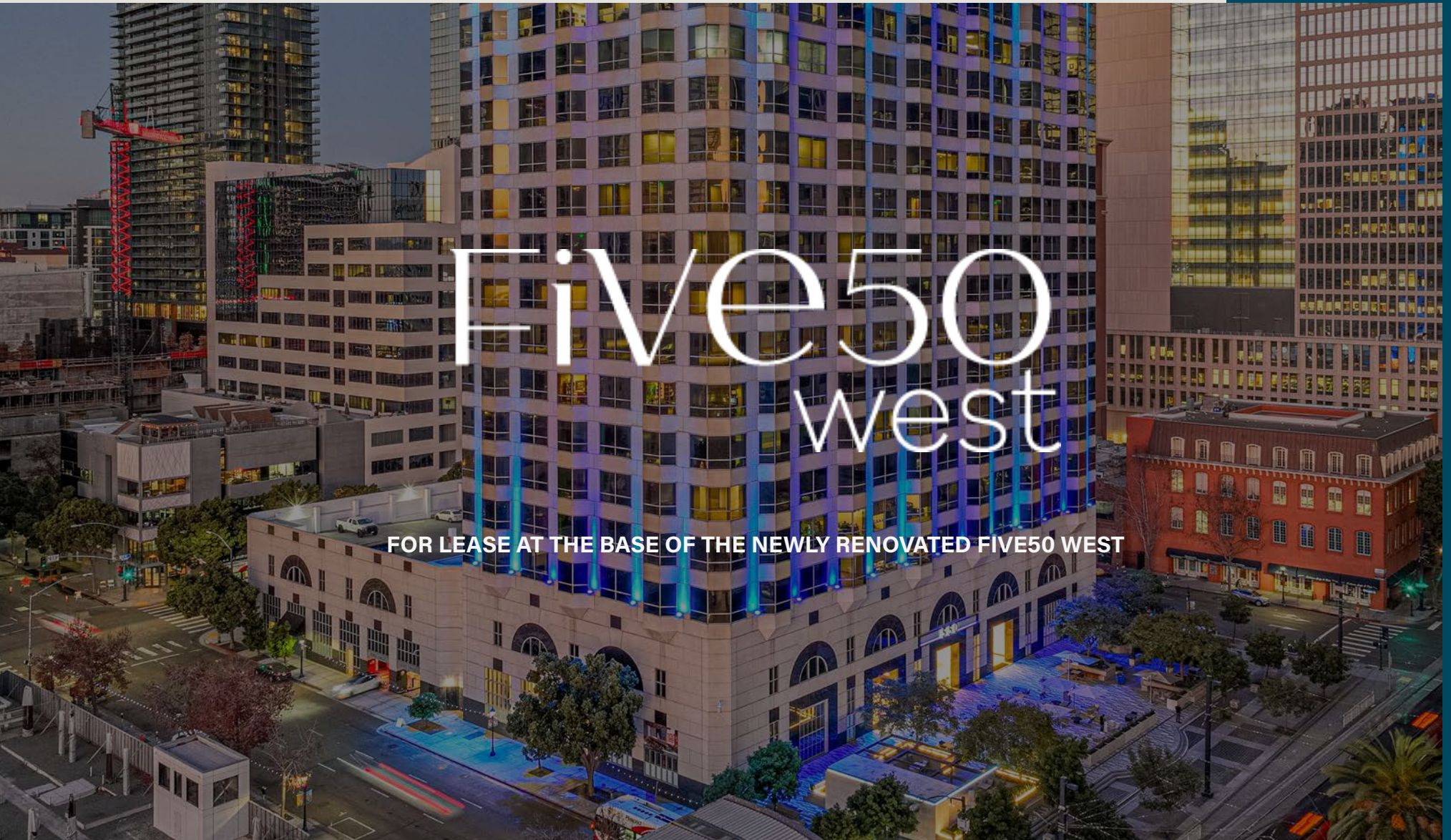


For Lease One Block South of Little Italy



Prime Retail/Restaurant Opportunities

CORNER & IN-LINE AVAILABILITIES 482 - 3,428 SF



20

Stories

+14K

SF Retail

+363K

SF Office

688

Underground
Parking Spots



858 874 1989
upgsocal.com

FOR LEASING DETAILS

Pasquale Ioele
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FiVe50
west

Experience Redefined.

Designed with wellness and accessibility in mind, this vibrant office destination offers seamless indoor-outdoor spaces, a welcoming courtyard built for connection, and convenient trolley access. The new expansive outdoor area features an open-air café with comfortable seating and inviting gathering spots—perfect for collaborating with colleagues or relaxing after a workout.

Looking for the ideal location for your next restaurant? Enjoy prime exposure with both indoor and outdoor seating options in a dynamic, community-focused setting.



Highlights



Retail / Restaurant Spaces For Lease

- Ground-floor location
- Large patios fronting C Street
- Space feed into lobby for synergy & seamless flow between users
- Ideal F&B user to accommodate businesses within the tower as well as other Core Columbia office tenants for lunch and after-work meetups
- High ceilings

What You Get

- Enhanced lobby, dining and outdoor amenities
- Walking distance to San Diego Bay, County and Federal Courthouses, City Administration Building and retail amenities
- On-site property management and 24/7 security
- Above standard parking Ratio 2.0/1,000 with EV charging stations
- Immediately adjacent to the Santa Fe Depot (Amtrak, Coaster & Trolley)
- 98 Walk Score

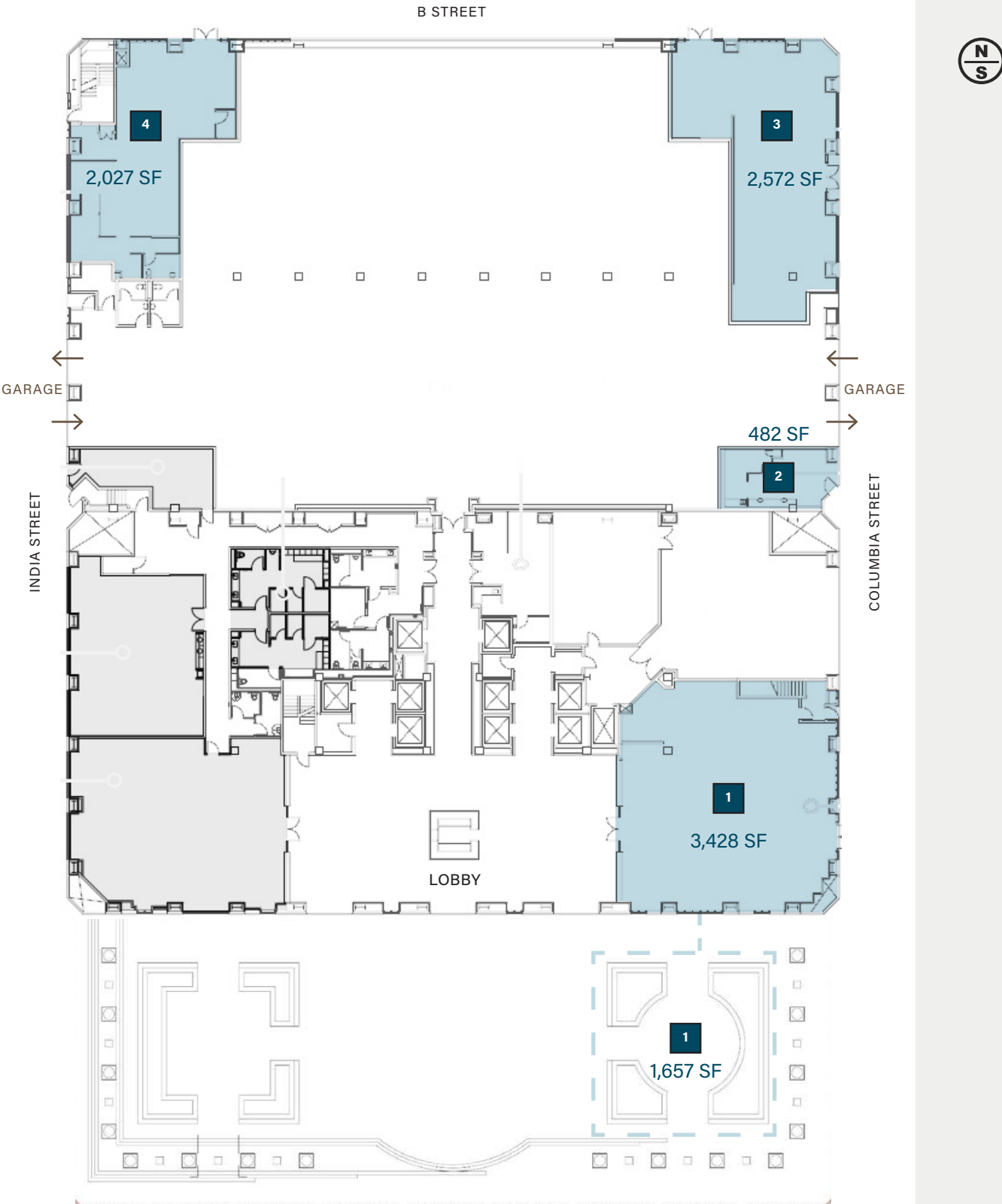


550 West C Street
San Diego, CA 92101

Site Plan

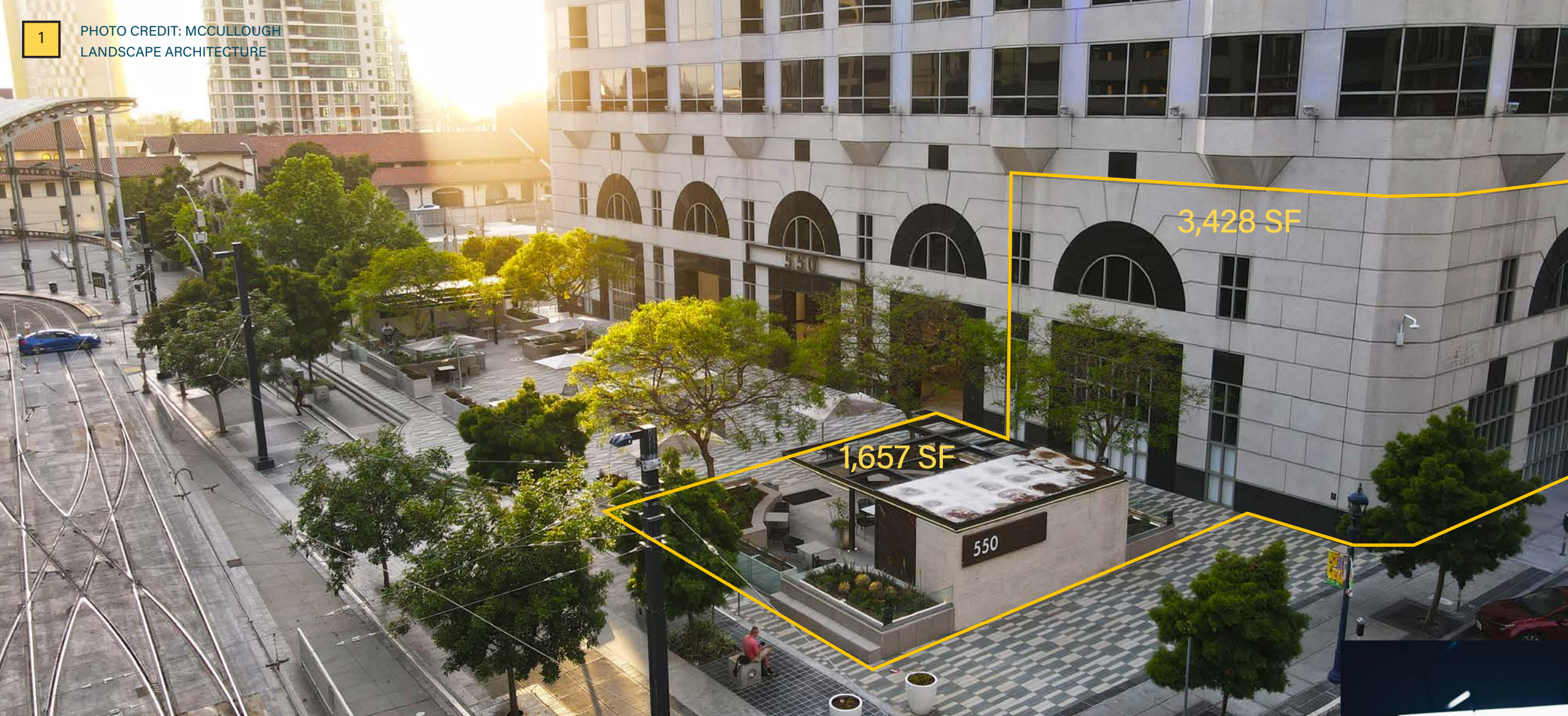
LEVEL ONE - GROUND FLOOR

- (1) STE 101, 3,428 SF, IDEAL F&B - CORNER, ENTRANCE ADJACENT LOBBY ON C ST/COLUMBIA ST FACING 1,657 SF DEDICATED PATIO SPACE WITH BUILT-OUT CAFE BAR, GREAT MORNING AND AFTERNOON SUN
- (2) STE 140, 482 SF - PREP AREA/STORAGE IN-LINE FRONTING COLUMBIA ST
- (3) STE 170, 2,572 SF, IDEAL RETAIL/FITNESS - CORNER STREET LEVEL ENTRANCE ON COLUMBIA ST/B STREET
- (4) STE 160, 2,027 SF, IDEAL RETAIL/FITNESS - CORNER STREET LEVEL ENTRANCE ON B ST/INDIA ST



1

PHOTO CREDIT: MCCULLOUGH
LANDSCAPE ARCHITECTURE



FiVe50
west

The Property

LIKE A MAGNETIC PULL, FIVE50 WEST'S IRRESISTIBLE ENERGY SITS AT THE HEART OF A DENSE BUSINESS/RESIDENTIAL AND HIGH-TRAFFIC AREA — CREATING A VIBRANT HUB THAT WILL DRAW NEW BUSINESS AND FUEL CONTINUED GROWTH ALL AROUND ITS PERIMETER.

THIS PROPERTY IS ADJACENT AMERICA PLAZA AND 1 BLOCK FROM THE SANTA FE DEPOT



4



2



3

(1) FOR LEASE 3,428 SF + 1,657 SF PATIO WITH BUILT-OUT CAFE KISOK. INTERIOR SHELL. HIGH CEILINGS.

(2) STREET LEVEL, OUTDOOR BUILDING AMENITY LOBBY VIEW

(3) BUILDING AMENITY, OUTDOOR SEATING, CORNER OF INDIA STREET AND C STREET

(4) STREET LEVEL CORNER OF INDIA STREET AND C STREET, OUTDOOR BUILDING AMENITY



550 West C Street
San Diego, CA 92101

Office

5 - 20TH FLOOR, RECENT MAKEOVER
1,442 SF - 22,468 SF

Amenities

CONFERENCE ROOM, ON-SITE PROPERTY
MANAGER, 24/7 SECURITY, EV CHARGING
STATIONS, WALKABILITY

F&B/Retail Opportunities

428 SF - 3,428 SF

Outdoor Space

BLENDED SOCIAL INTERACTIONS,
SEATING, TELEVISION, CAFE



Bordered by the ocean and Interstate-5,
Downtown San Diego is a thriving city
center bustling with exciting attractions,
restaurants and entertainment.

FiVe50
west

Five50 West carefully relates to its
downtown urban surroundings by
addressing and improving the public
right-of-way, previously compromised by
improperly planted mature trees causing
trip hazards.

The renovated streetscape features
healthy, vibrant street trees supported
by proper planting infrastructure,
reflecting a thoughtful response to the
urban environment and enhancing the
pedestrian experience.

The Mix



JOIN THESE TENANTS



550 WEST C STREET HAS A WALK SCORE OF 98
ACCORDING TO WALKSCORE.COM,
550 WEST C STREET IS A "WALKER'S PARADISE"

98
WALKER'S
PARADISE



Demographics

*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.

FUTURE DEVELOPMENT DOWNTOWN

- 2,081 Residential Units Under Construction
- 2,502 Residential Units in the Pipeline
- 502 Hotel Rooms Under Construction
- 1,636 Hotel Rooms in the Pipeline

OFFICE

- 700K SF Office Under Construction
- 59,800K SF Office in the Pipeline

	1 MILE	3 MILES	5 MILES
POPULATION	46,867	194,812	491,236
HHI	\$140,512	\$142,455	\$132,676
DAYTIME POP.	89,588	204,991	420,953
MEDIAN AGE	41	38	36

37,000 Residents Downtown	4.67M Total SF of Office Space within Four Blocks	13,818 Hotel Rooms Downtown
87,655 Daytime Population Downtown	35.1M Annual Visitors to San Diego	\$11.6B Annual Visitor Spending in San Diego



Forbes Magazine ranked San Diego as a top 10 city for Millennials and Little Italy as the most Millennial-friendly neighborhood in the city.

Lifestyle Destination

WHERE LOCALS AND VISITORS COME TOGETHER.



BROADWAY PIER

cruisethewest.com/sandiego.htm

792K ANNUAL FERRY + CRUISE PASSENGERS

17TH Largest Metropolitan Area in the United States

HOMEPORTED LINES: Holland America Line, Disney Cruise Line, and Carnival Cruise Line

11,300

HOMES WITHIN 3/4 MILE
WALKING DISTANCE

333,200

HOMES WITHIN 5 MILE
BIKING DISTANCE

1 MILLION

MILLENNIAL'S LIVE IN
SAN DIEGO

5 MINUTES

DRIVE TIME TO THE
SAN DIEGO AIRPORT

13,818

HOTEL ROOMS
DOWNTOWN

11M

TOTAL OFFICE SF
DOWNTOWN

35.1M

VISITORS PER YEAR
IN SAN DIEGO

±81,000

EMPLOYEES
DOWNTOWN

1.5 MILLION

USS MIDWAY MUSEUM ANNUAL VISITORS

450,000

CRUISE SHIP TERMINALS ANNUAL PASSENGERS

4 MILLION

SEAPORT VILLAGE ANNUAL VISITORS

870,000

CONVENTION CENTER ANNUAL ATTENDANCE

222,000

MARITIME MUSEUM ANNUAL VISITORS

300,000

WATERFRONT PARK ANNUAL VISITORS, MULTIPLE
EVENTS FROM WEEKLY FARMERS MARKETS TO
FESTIVALS

28,464

HARBOR DRIVE CARS PER DAY

20,998

PACIFIC HWY CARS PER DAY

12.6M

ANNUAL PASSENGERS AT AIRPORT

BY THE NUMBERS



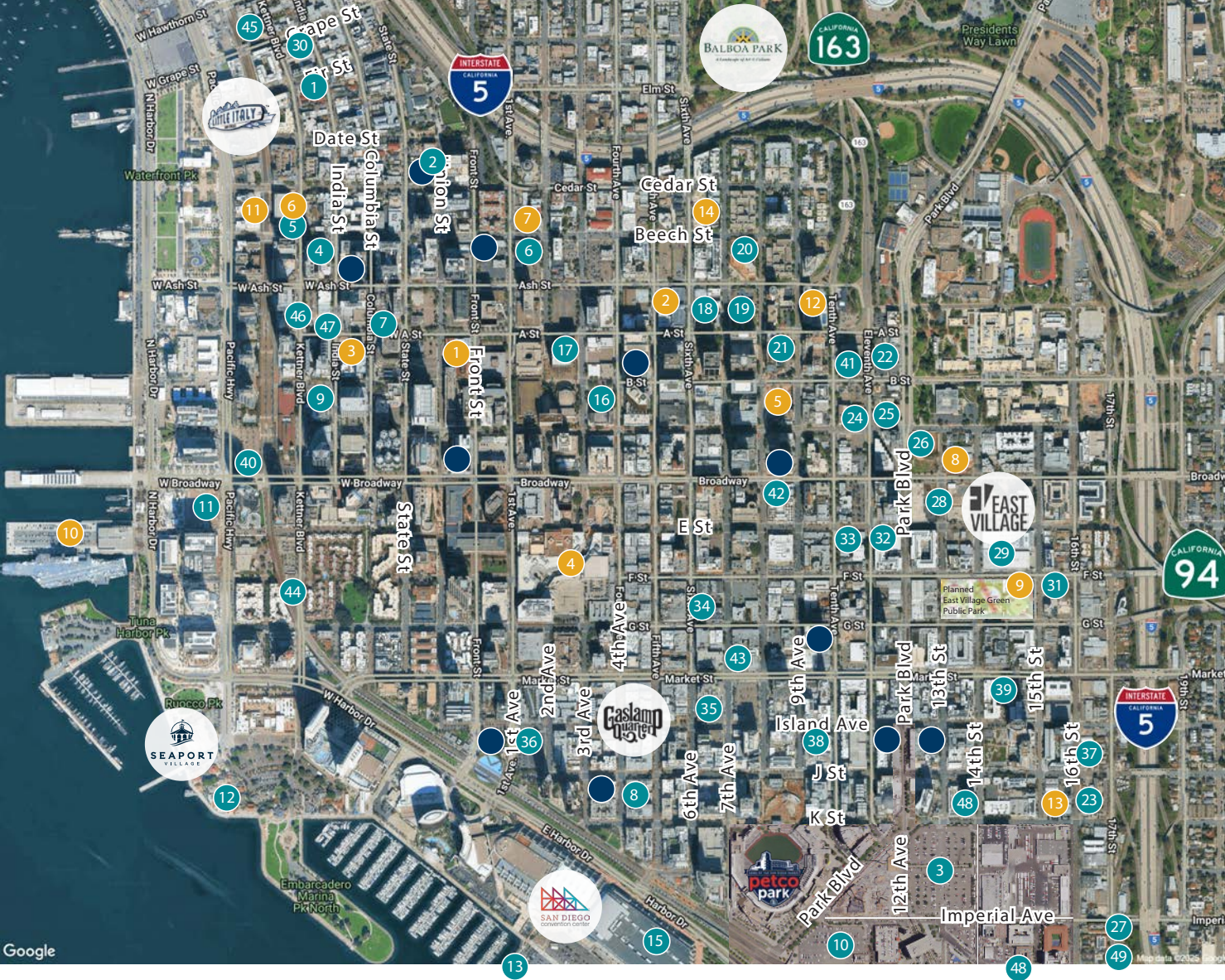
1 BLOCK

AWAY FROM SANTA FE DE-
POT/AMTRAK STATION FOR
A 3 HR TRAIN RIDE TO LA



2 BLOCKS

AWAY FROM CRUISE SHIP TERMINAL OR BROADWAY PIER FOR A 15 MINUTE
FERRY RIDE TO CORONADO ISLAND



Downtown San Diego Development Pipeline Q4 2025

Under Construction Approx:

- 2,502 Residential Units
- 360,286 SF Retail
- 700,000 SF Office
- 502 hotel Rooms
- East Village Green Acre Public Park
- Freedom Park at Navy Pier

Pipeline Approx:

- 2,081 Residential Units
- 93,209 SF Retail
- 59,800 SF Office
- 1,636 Hotel Rooms
- Convention Center Expansion

Recently Completed Approx:

- 1,894 Residential Units
- 203,700 SF Retail
- 1,121,100 SF Office
- 390 Hotel Rooms
- 66,000 SF UCSD Extension
- IQHQ 1.7M SF BioTech / Retail

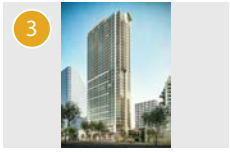
Under Construction



**Holland Partners;
The Torrey**
450 units; 49,500 sf retail



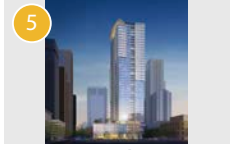
**Vandervel Hotels, LLC;
Tru/Home2 Hotel**
271 rooms



**Pinnacle International;
Columbia & A Tower**
220 units; 234 rooms



**Stockdale Capital Partners;
Campus at Horton**
300,000 sf retail; 700,000 sf office
Est. Completion: Q1 2025



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



**Holland Partners;
Kettner Crossing Phase 1**
64 units



**Greystar; Ancora
1st & Beech**
227 units



**Harrington Heights;
13th & Broadway**
273 units; 1,600 sf retail



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



Freedom Park at Navy Pier
10-acre park; nature garden, memorials
and monuments, play structures, seating
and shading, and interpretive signage.



Cedar Street Apartments
138 units



**Jacaranda on 9th
Apartments**
88 units



Riaz Capital
259 units



**Kindred
BRIDGE Housing**
126 units; 4,186 sq. ft. retail

Pipeline



**Liberty National;
Columbia & Hawthorne**
22 rooms; 33 units; 4,000 sf retail



**Liberty National;
State & Grape**
56 rooms; 92 units



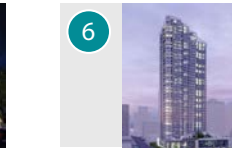
**Tishman Speyer & Padres;
East Village Quarter**
1,800 units; 50,000 sf retail



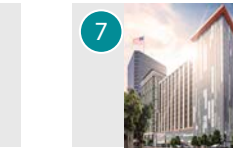
**Forge Land Company;
India & Beech**
337 units; 2,500 sf retail



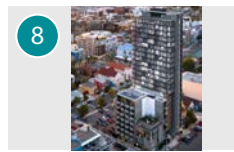
Essex; Citiplace Front & Ash
147 units



**Liberty National
First & Beech**
433 units



TR Legacy Holdings; 499 West Ash
336 units; 284 rooms; 25,000
sf retail; 10,000 sf office



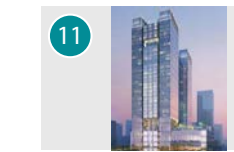
**Jman Tower LLC; Air Rights
Twoer**
81 units



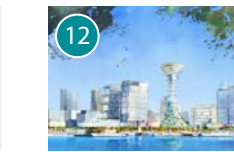
**Crown Invest LLC;
Two America Plaza**
51 units; 300 rooms; 11,700 sf retail



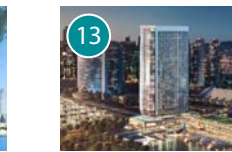
JMI; The Landing
793 units; 120,000 sf retail;
683,000 sf office



**Manchester Financial
Group; Manchester Hotel**
1,161 rooms; 1.9-acre plaza



1HWY1; Seaport San Diego
2,058 rooms; 242,000 sf retail;
145,000 sf office



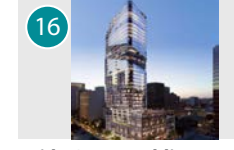
**Robert Green Company;
5th Avenue Landing**
1,396 rooms



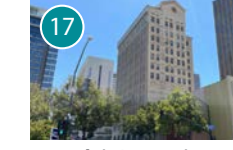
Convention Center; Phase 3 Exp.
Exhibit halls, meeting rooms,
ballrooms, rooftop park



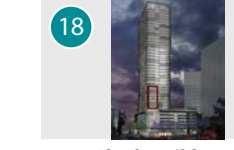
**Robert Green Company;
4th & J Hotel**
240 rooms; 24,000 sf retail



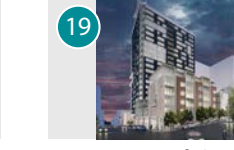
**Lida Group Holdings, Inc;
The Theatre House**
301 rooms; 59,800 sf office



Floit Properties, Inc.
183 units; 4,182 sf retail



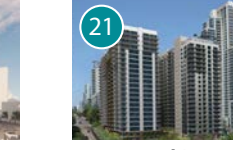
**Ghods Builders;
6th & A**
389 units; 7,000 sf retail



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



JSD2, LLC; 777 Beech
104 units



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



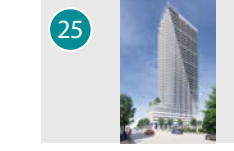
**Pinnacle International;
Pacific Heights**
492 units; 6,500 sf retail



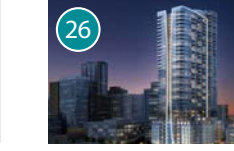
Fabric Investments; Creativo
13 units; 1,000 sf retail;
2,000 sf office



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



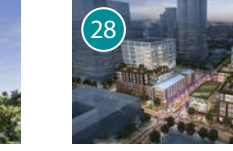
**Pinnacle International;
Park & C**
444 units; 10,933 sf retail



**Liberty National;
Park and Broadway**
352 units; 4,200 sf retail



**1707 Imperial;
Zonevest LLC**
113 units



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



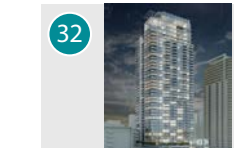
Navarra Properties; SuperBlock
4,905 sf retail; 550,000 sf office



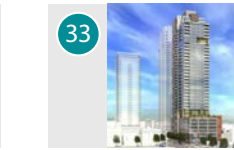
**SD Mega Block LLC;
Lucia nel Cielo**
424 units; 3,000 sf retail



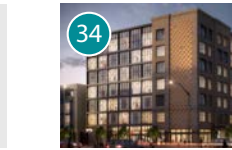
Foulger-Pratt; Block F
405 units; 19,000 sf retail;
48,518 sf office



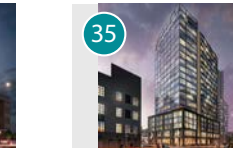
**Pinnacle International;
11th & E**
462 units; 6,000 sf retail



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



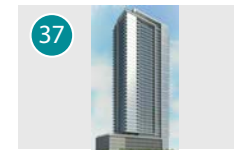
**J Street Hospitality; Motto
by Hilton**
180 rooms; 2,500 sf retail



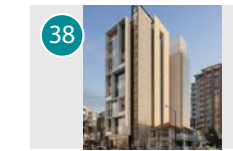
**J Street Hospitality;
Tapestry & Homewood
Suites by Hilton** 324 rooms



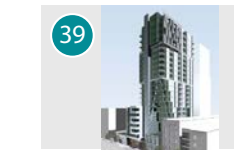
Bosa; First & Island Condos
211 units; 22,400 sf retail



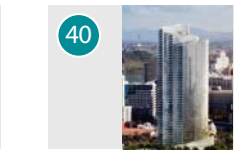
**Cast Development;
The Fellow**
129 units; 1,000 sf retail



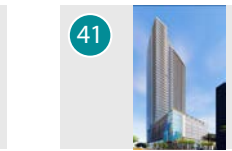
**J Street Hospitality;
Hampton Inn by Hilton**
132 rooms



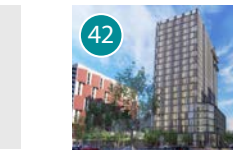
**Bahia View Condominiums;
Bahia View**
95 units; 6,600 sf retail



**Bosa; Pacific & Broadway -
Parcel 1**
306 units; 15,000 sf retail



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



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



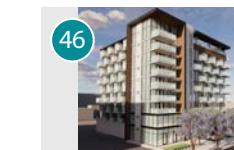
**San Diego Gaslamp Properties
LLC; Citizen M Hotel** 302 rooms



Rodney Masri; 639 Kettner
750 sf retail



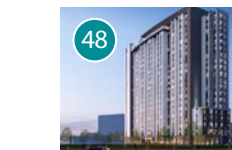
KR 2045 Pacific Highway LLC; 2045 Pacific Highway
12,000 sf retail; 275,000 sf office



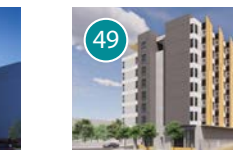
**IP Investments LLC; Cedar Street
Apartments** 134 units



Elevate Investments
233 rooms; 1,700 sf retail



Mirka Tower
318 units



17th & Commercial
109 units

FiVe50 west

For More Information

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