

East Villages most vibrant corridor.

Across from Gallagher Square.

High foot traffic area, locals and tourists.

# 2nd Gen. Restaurant Opportunity

For Lease & Available Now  $\pm 1,810$  SF Plus Patio



910 J Street - between 9th and 10th Ave. in the Ballpark District



# 910 J Street

Downtown San Diego in the Ballpark Distict



**Ball Park District**  
Location



**Available Now**  
Timing



**1,810 SF + Patio**  
Size

Built-Out Second Gen. Restaurant Space

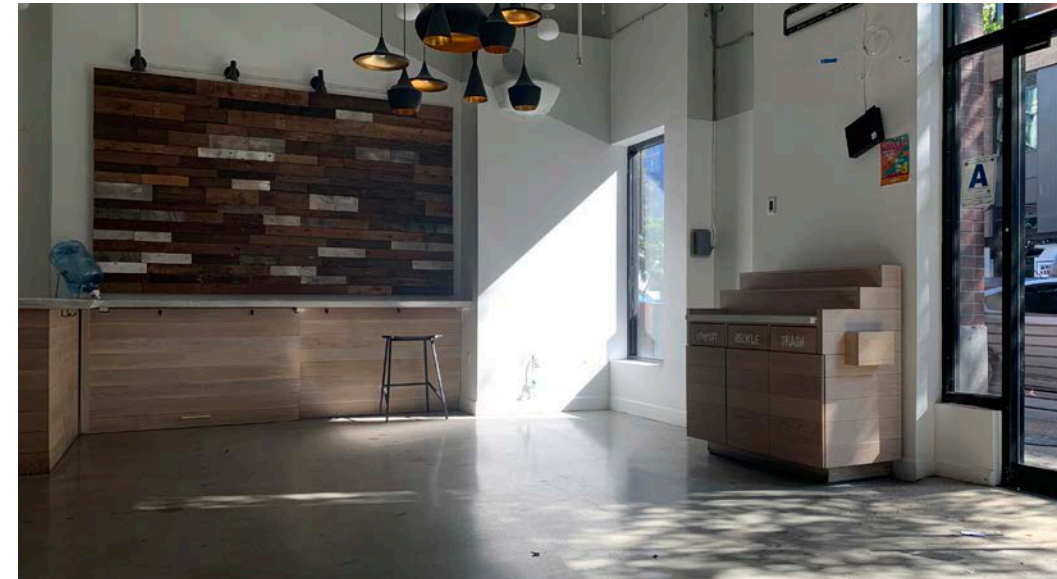
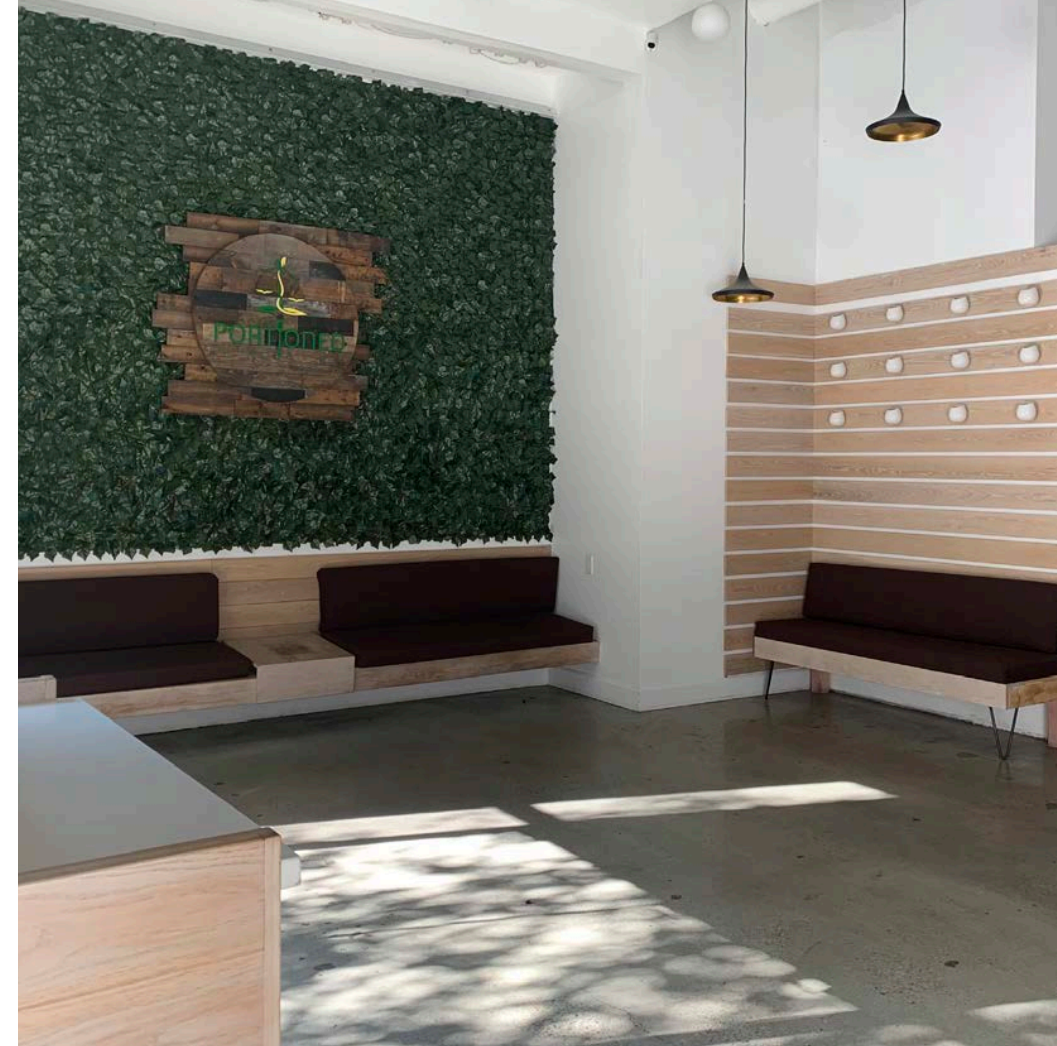
Fronting J Street

One Block from PETCO Park

Co-tenants: Far Corner Pizza, Cafe de l'Opera, Pilates of San Diego, Half Door Brewing Co., 7-Eleven

At the Base of Diamond Terrace Condominiums with 113 Units

Adjacent to Copa Vida, Nick the Greek, Gallagher Square and Fit Athletic



For Leasing iDetails

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**UPG** **URBAN**  
PROPERTY  
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### 98 Walker's Paradise

Daily errands do not require a car.



### 81 Excellent Transit

Transit is convenient for most trips.



### 89 Very Bikeable

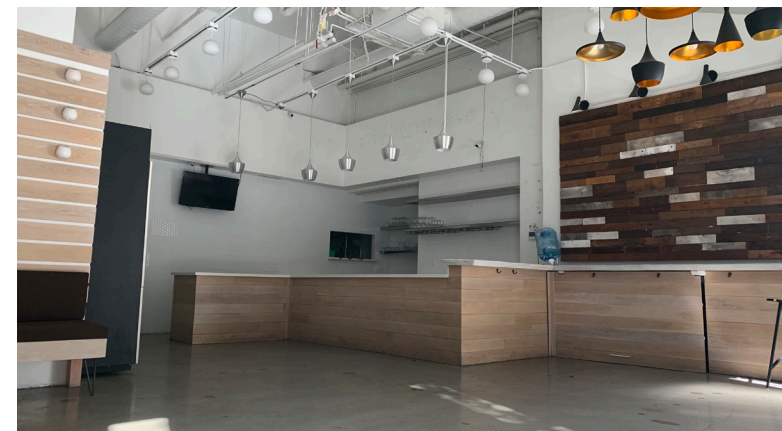
Biking is convenient for most trips.

[www.walkscore.com](http://www.walkscore.com)

## Floor Plan



\*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.





# San Diego Convention Center By The Numbers



**736,000+**  
San Diego Convention center has over 736,000+ visitors from around the world  
[visitsandiego.org](https://visitsandiego.org)

**\$1.4 B.**  
Total value of the event to the San Diego economy, directly and indirectly  
[visitsandiego.org](https://visitsandiego.org)

**\$164.1 M.**  
Comic-Con International regional impact generated with 135,000 attendees  
[visitsandiego.org](https://visitsandiego.org)



## Convention Center - Highlights...

\$30+ Million Supporting core City services such as road repair and public safety

\$74.2M - TwitchCon regional impact generated with 30,000 attendees

\$800+ Million spending at restaurants, hotels, attractions, and more

\$66.7M - Society for Neuroscience regional impact generated with 24,327 attendees



## Padres complete a \$20M Makeover of Petco Park's Gallagher Square

**3,314,593**

In 2024, the Padres drew 3,314,593 fans at Petco Park over 80 games.  
[sportsbusinessjournal.com](https://sportsbusinessjournal.com)

**41,066**

Padres have had 56 sellouts in 2024 and ranks fourth in average attendance (41,066).  
[sportsbusinessjournal.com](https://sportsbusinessjournal.com)



Situated in Downtown's East Village/Ballpark Neighborhood



Walking distance to San Diego Central Library, the Convention Center and the historic Gaslamp Quarter



## Neighborhood Highlights



Convenient access to the I-5, 94 and 163 freeways



\$70 Million Amount Petco Park Visitors spend annually in the Downtown Stadium



More than 7,700 residential units and an additional 1,500 units under construction within 4 blocks



East Village (EV) Events Include: EV Block Party, Taste of EV, EV Holiday Market



East Village Green, San Diego's largest downtown neighborhood. In construction. Est. completion fall 2025



Area Tenants

Partial List

BASIC  
BAR / PIZZA

PUNCH BOWL  
SOCIAL  
EAT · DRINK · SOCIAL

LOWE'S  
FAMOUS STEAKS · SEAFOOD

WILD DOVE  
boutique

QUARTYARD

UNION  
KITCHEN & TAP

SUSHI GAGA

TOM'S  
WATCH BAR

F45

BESHOCK  
— RAMEN & SAKE BAR —

NOBU

MISSION  
CRAFT COCKTAILS · CUISINE

COWBOY STAR  
RESTAURANT & BUTCHER SHOP

BLENDS

BUBBLES  
@ THE BALLPARK

WATER GRILL

ASA

PURE  
SALON & SPA

THE EAST VILLAGE  
BREWING CO.

THE BLOOD BOARD

BREAKFAST  
REPUBLIC  
— CALIFORNIA —

NEIGHBORHOOD  
— THE CALIFORNIA ESTABLISHMENT —

fit

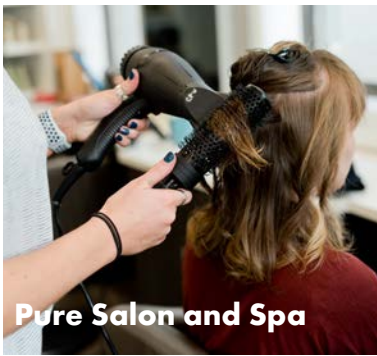
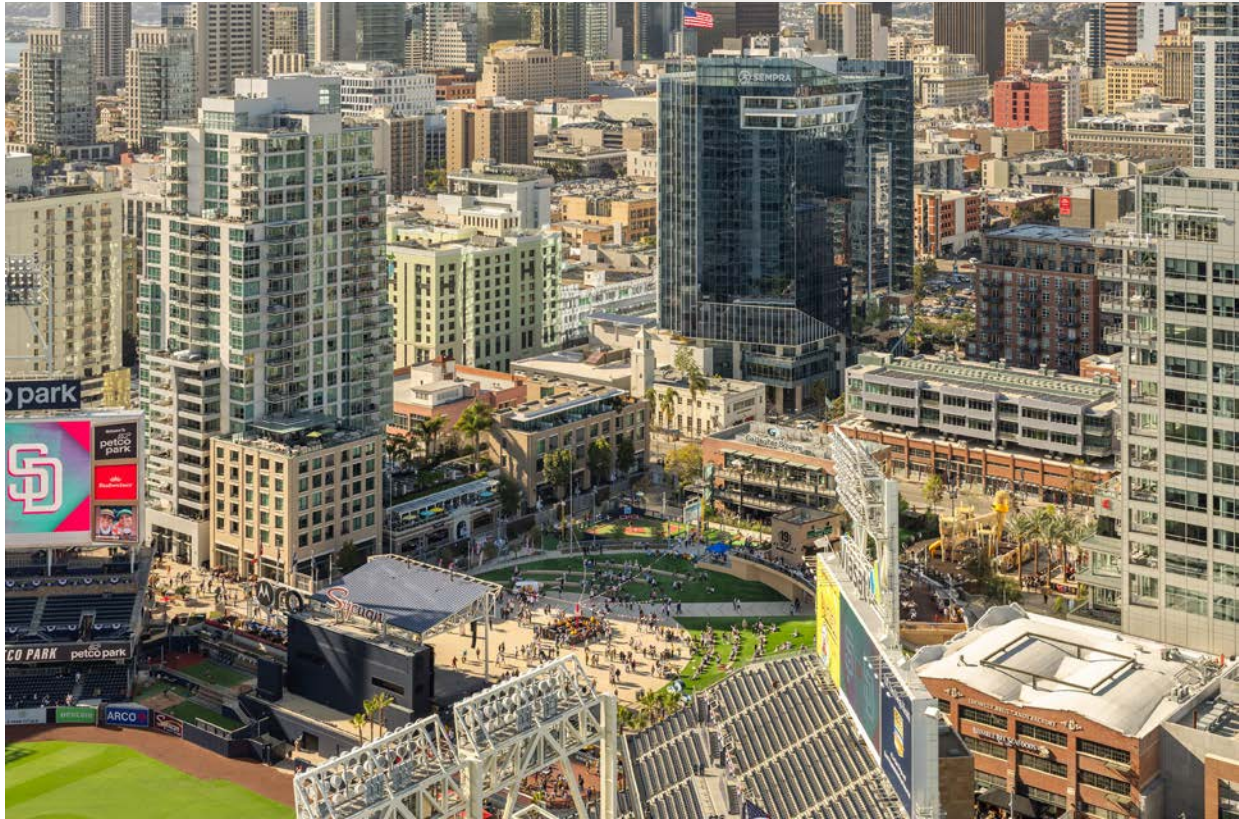
IZOLA

HALF DOOR  
BREWING CO.  
SAN DIEGO, CA

CHOI'S  
KOREAN

THE GEEK  
— CRAFT BEER & OTS —

ACHILLES  
COFFEE ROASTERS



Interstate & Trolley Connections

A new connectivity is in process between Park Blvd & Harbor dr. when this opens vehicularly, park blvd will be booming with even more traffic.

±40M Annual Trolley Passengers

12th & Imperial is the Top 3rd busiest stations in San Diego. Extension line to La Jolla completed.





Historic Gaslamp Quarter

10M annual visitors  
500,000 SF of restaurant & retail  
12,576 hotel rooms downtown  
Multiple annual Gaslamp events such as Comic Con International, Taste of Gaslamp, Gaslamp Mardi Gras & San Diego Monster Bash



San Diego Central Library

±497,650 SF  
Nine stories  
320-seat auditorium  
Over 1 million annual visitors

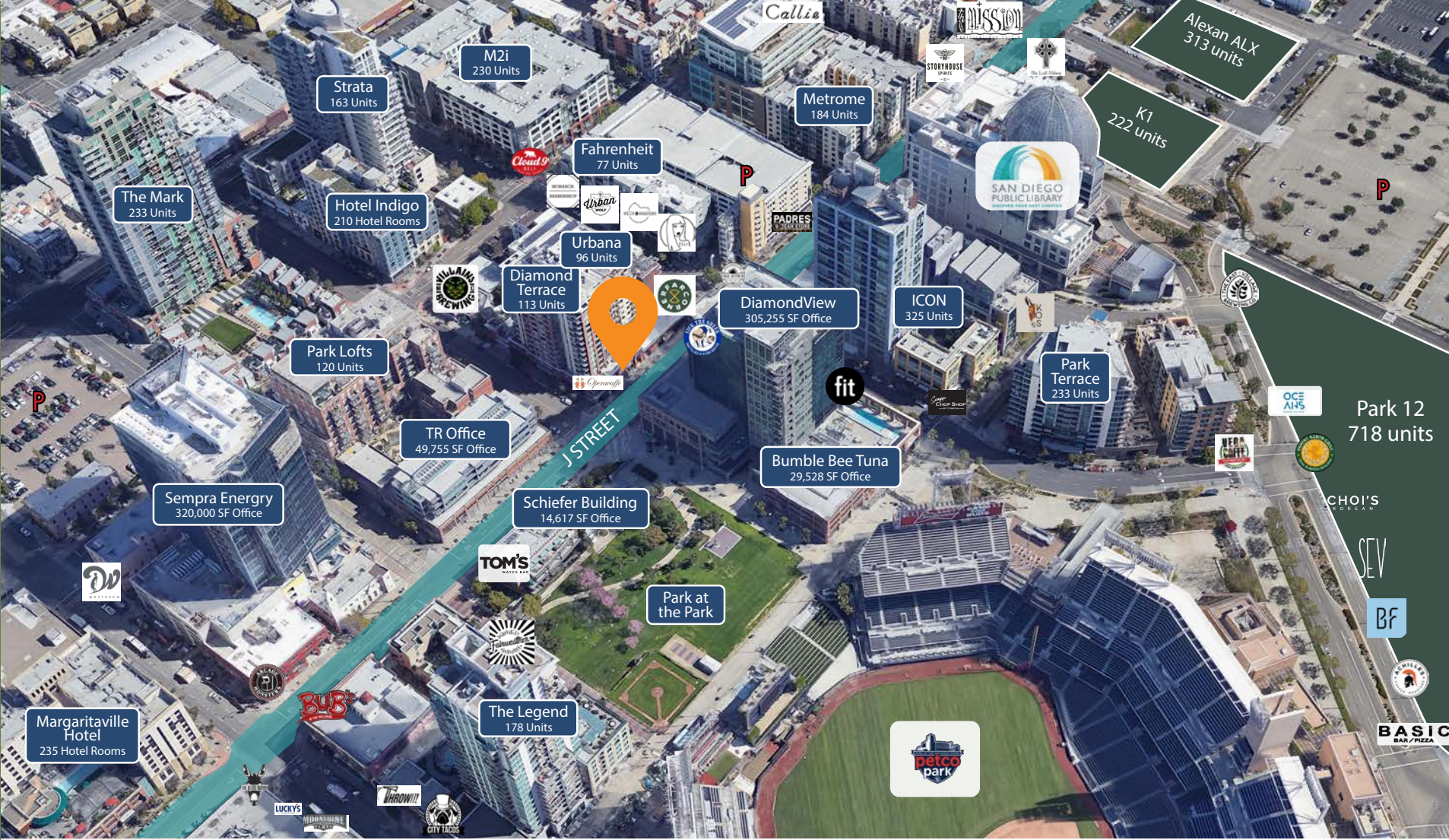
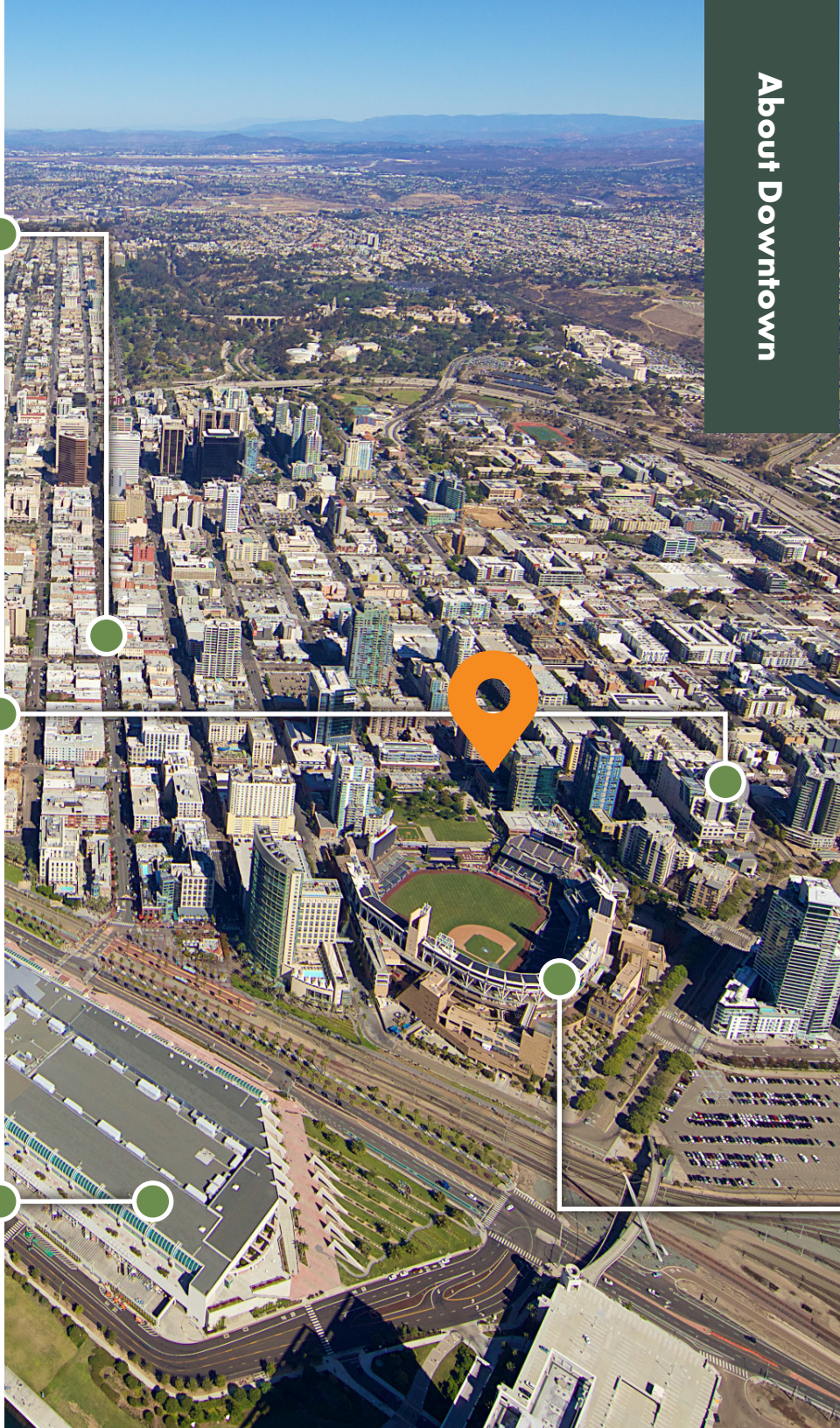


San Diego Convention Center

±2,600,000 SF  
108 annual events held  
±862,408 individual attendees  
±\$724.1M direct attendee spending  
Largest event: Comic-Con International (135,000 attendees)



About Downtown



Area Location

Petco Park Stadium

Home of the San Diego Padres  
2.4M annual attendees  
81 Padres home games  
300 private and public events annually  
Petco Park visitors spend \$70M annually in Downtown Stadium



**130**  
Tech & Innovation Startups

**38K**  
Population of Downtown San Diego

**91%**  
Projected population growth by 2050

**81,237**  
Total jobs located Downtown

*\*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.*



San Diego Facts

**3.3M**  
Population of San Diego County

**34.9M**  
Annual visitors to San Diego

**\$10.4B**  
Annual air passengers at San Diego  
International Airport

**20.6M**  
Visitor spending around San Diego



**60%**  
Residents that are between  
the ages of 25 - 54



**85%**  
Residents that exercise at least  
three times per week



**50%**  
Residents that have pets,  
73% of those are dogs



**88%**  
Residents that dine out more  
than twice per week

Although it serves as a hub for over 4,000 businesses and a variety of tourist amenities, Downtown is also a place people call home. Since 2000 the population has grown by 97%, with projections showing increasing numbers.



**1.2 Miles**  
world-class museums,  
gardens, attractions,  
performances & the Zoo



**0.9 Miles**  
waterfront shopping  
and dining



**11 Minute Walk**  
the San Diego  
Convention Center and  
home of ComicCon



**15 Minute Walk**  
outdoor concerts  
and events



**11 Minutes**  
and all freeway, visitors arrive  
or depart from San Diego



**10 Minutes**  
where you can go  
get wild.



**FOR MORE INFORMATION**

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