

# FOR LEASE: Second Generation Spaces Fronting Petco Park



JOINING PARK 12

JOIN THE AWESOME  
LINEUP AT PARK 12.

Limited Availability Remains.



**PARK**  
RETAIL **12**  
THE COLLECTION

# The city at your doorstep.

Ideally located across from Petco Park, Park 12 is downtown San Diego's newest destination for retail & restaurant needs with approximately 45,000 SF of retail space. Positioned below 718 residential units, the project includes a 12,000 SF open-air plaza that connects each side of the development and has plenty of available on-site parking, making it a place for people to gather.

Encompassing 3.5 acres, Park 12 is bound by Park Blvd., 12th Street and Imperial Avenue at the convergence of the Gaslamp, Ballpark District, and the East Village.

Imperial Ave

Park Blvd

## For Leasing Information:

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— Park 12 Tenants

# A Collection Of Modern Retail




Basic Bar/Pizza

 Pizza Restaurant



Panini Kabob Grill

 Mediterranean Restaurant



Pure Salon and Spa

 Salon



Choi's

 Korean Restaurant



Be Fit Pilates

 Pilates Studio




Sev Laser

 Medical Spa



F45 Training

 Fitness Studio




East Village Brewing

 Brewery



Carmelita's Kitchen

 Mexican Restaurant



Achilles Coffee

 Café



CVS

 Retail Store & Pharmacy





# The Project

**±44,000 SF**  
OF RESTAURANT  
& RETAIL SPACE

5 Signature Restaurant & 11  
Iconic Retail Spaces

**±718**  
RESIDENTIAL UNITS

Luxury & Affordable

**±73,000 SF**  
OF COMMON AREA

Plazas, Courtyards,  
Roof Decks

**±860**  
PARKING STALLS

3/1000 Retail Dedicated  
Parking

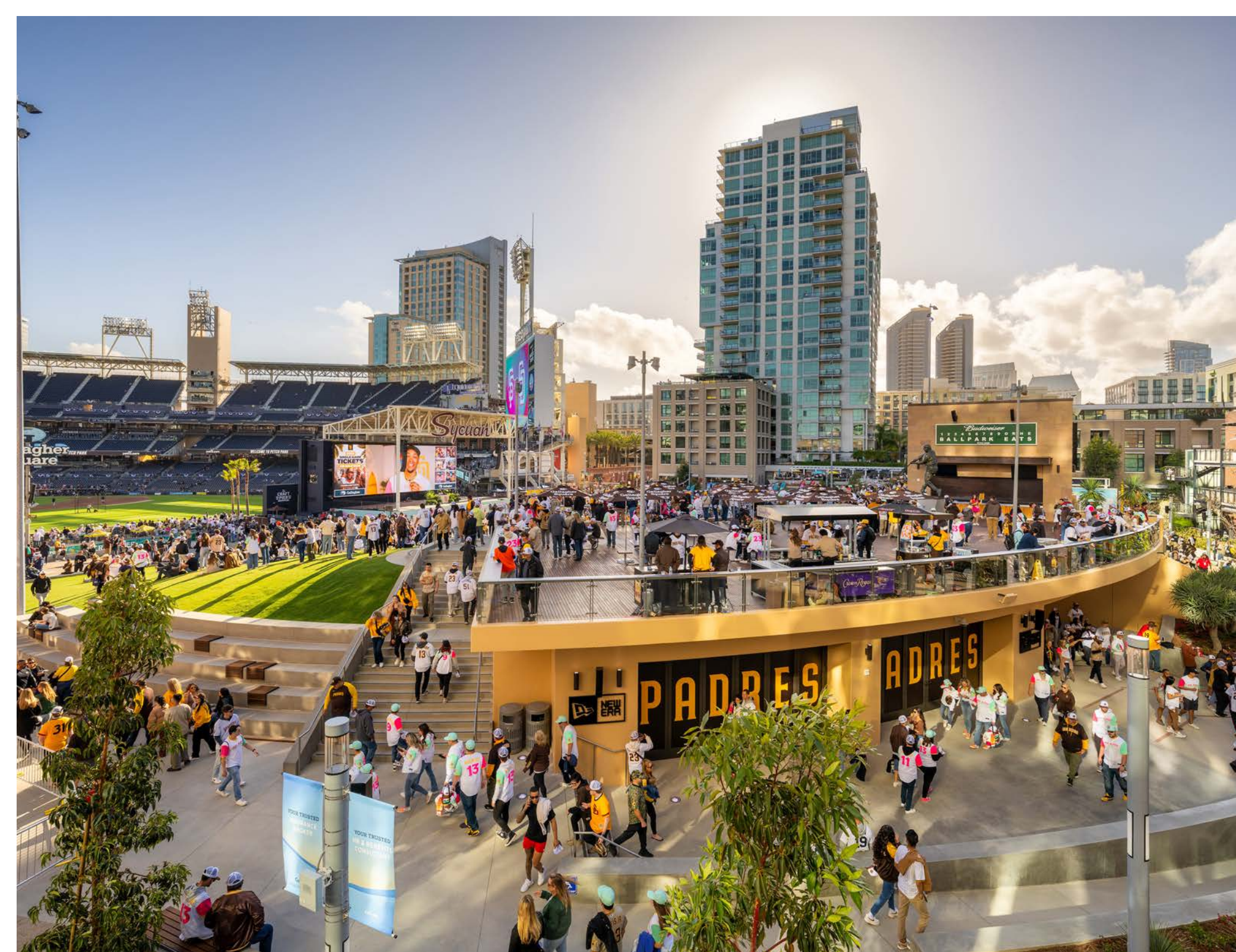
# Site Plan



RESTAURANT SPACES	SF	CEILING HEIGHT
LEASED Basic Bar/Pizza 2 levels	±4,590 Mezzanine: ±870	±20' 2" Mezz height: ±9'
LEASED Choi's Korean	±4,321 Patio: ±1,166	±13' 9" - 14' 9"
LEASED Carmelita's Kitchen de Mexico	±3,254 Patio: ±825	±13' 5"
LEASED Panini Kabob Grill	±4,494 Patio: ±1,345	±17' 7" - 18' 3"
LEASED East Village Brewing	±2,458 Patio: ±627	14' 3"

RETAIL SPACES	SF	CEILING HEIGHTS
LEASED Achilles Coffee Roasters	±1,280	±19' 4"
LEASED Sev Laser	±1,608	±19' 4"
LEASED Be Fit Pilates	±2,318	±19' 4"
Retail Available	±1,311	±18' 4"
Retail Available	±1,782	±22' 3"
LEASED CVS	±4,363	±24' 3"
LEASED Pure Salon and Spa	±5,155	±13' 5" - 18' 4"
Retail Available	±3,634	±18' 6" - 19' 2"
LEASED F45 Fitness	±2,110	±16' 1"
Retail Available	±870	±16' 2"

\*This site plan, artistic rendering and/or other graphics 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.



# Coveted Ballpark District

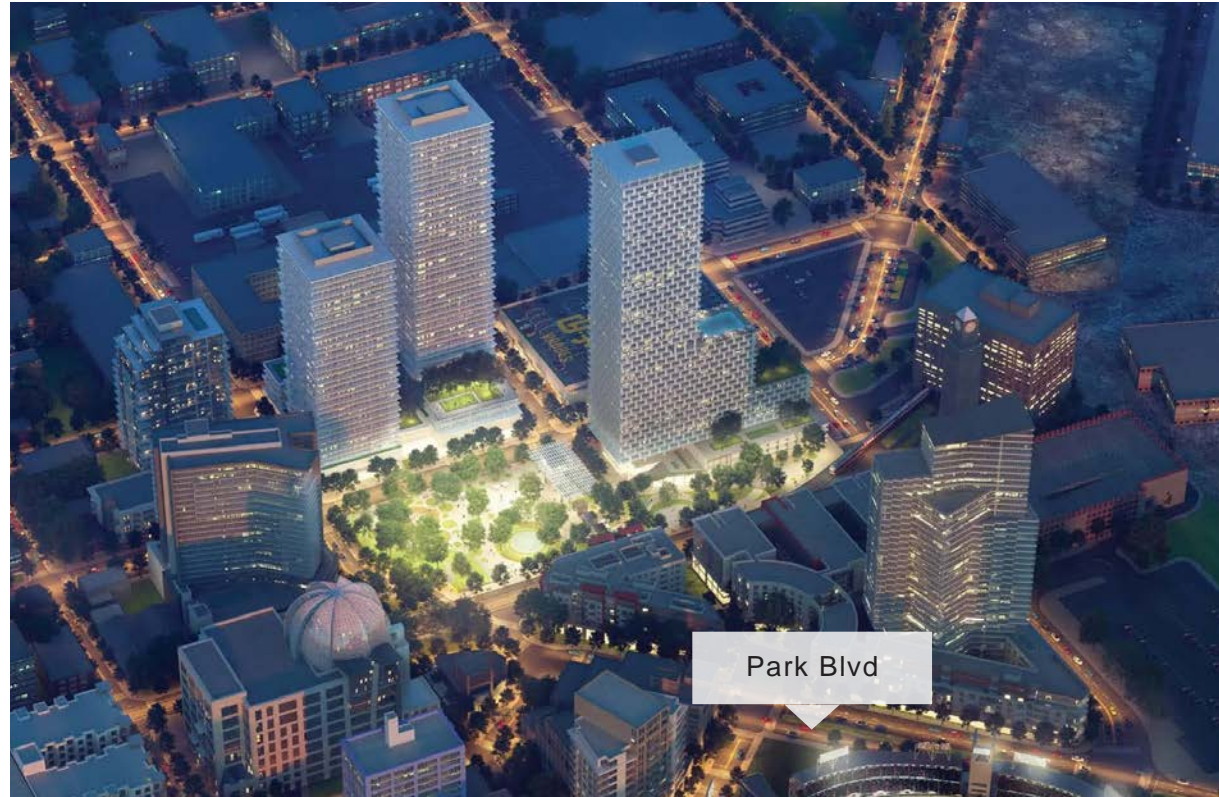
## Aerial Map



THE TRANSFORMATIVE DEVELOPMENT IN PLANNING BY PADRES & TISHMAN SPEYER  
 CURRENTLY PADRES TAILGATE PARK -

# East Village Quarter

At 5.25 acres in total, this neighboring project will make a huge impact on downtown culture.



1,800  
RESIDENTIAL  
UNITS

50K  
SF RETAIL

1,200  
SPACE PARKING  
STRUCTURE

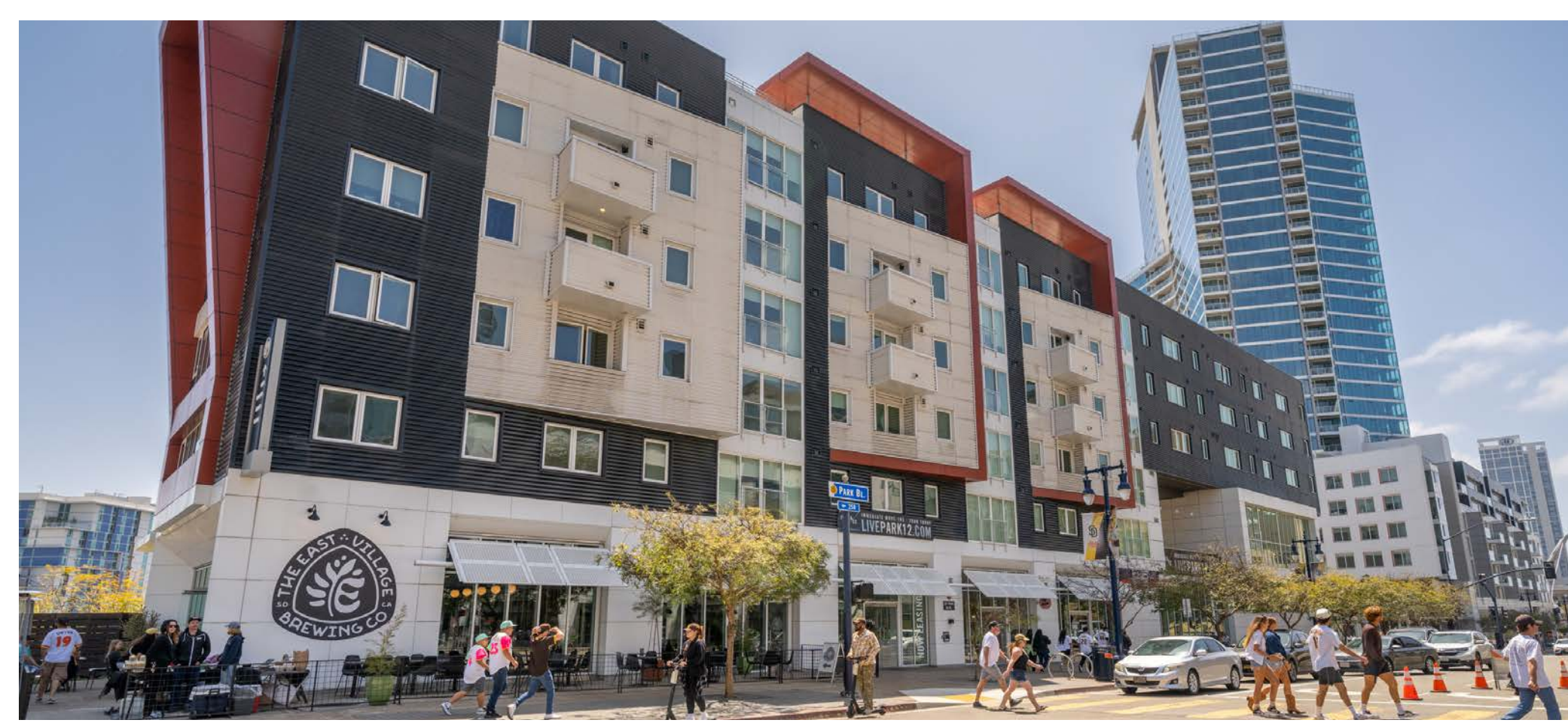
1.3-Acre  
PUBLIC PARK



Original development agreement stipulates construction must start no later than **July 2024**



Aerial Map



THE PROJECT IS HIGHLIGHTED BY A 12,000 SF OPEN-AIR PLAZA LEADING DIRECTLY INTO PETCO PARK'S MAIN GATE, CREATING AN INVITING ATMOSPHERE FOR VISITORS TO EAT, PLAY AND STAY.



- BASIC BAR / PIZZA
- NOBU
- Low & Mickey's FAMOUS STEAKS Classic SEAFOOD
- COWBOY STAR RESTAURANT AND BUTCHER SHOP
- WILD DOVE boutique
- BLENDS
- BESHOCK RAMEN & SAKE BAR
- PUNCH BOWL SOCIAL EAT · DRINK · SOCIAL
- MISSION CONSCIENTIOUS CUISINE
- OLD HARBOR DISTILLING CO.
- BUB's THE BALLPARK
- UNION KITCHEN & TAP
- COPA VIDA COFFEE · TEA · FOOD · LIPS
- WATER GRILL
- THE FOODIE ITALIAN CUISINE
- BREAKFAST REPUBLIC CALIFORNIA
- NEIGHBORHOOD CALIFORNIA ESTABLISHMENT
- fit
- MISSION BREWERY
- FLOYD'S BARBERSHOP
- CITY TACOS
- you & yours CO. DISTILLING
- LO LAF TACOS · COCKTAILS
- THE BLIND BURRO
- HALF DOOR BREWING CO. SAN DIEGO, CA

# Aerial Use Map

Park 12's ideal location in the Ballpark District pulls from a variety of neighboring uses, with an abundance of residential units, office, and hotel rooms within blocks of the site.

**±8,904**

RESIDENTIAL UNITS

with **±1,906** units under construction / in planning

**±968,273**

SF OF OFFICE

with **±1.35M** SF under construction / in planning

**±2,744**

HOTEL ROOMS

with **±2,450** rooms under construction / in planning

*Numbers based on map below.*



- Hotels
- Notable Office Buildings
- Multi-Family Residential / Mixed Use
- School / Non-Profit/ Government
- Under Construction / In Planning



## Join the Neighborhood

As a mixed-use development that brings together unrivaled access, entertainment, city living, modern homes, and striking architecture, Park 12 is a defining address for downtown San Diego.





## Petco Park

- Home of the San Diego Padres
- 2.2M annual attendees to Padres games
- 81 Padres home games
- Named best MLB stadium by USA Today (2022)
- 300 private and public events annually
- Petco Park visitors spend \$70M annually in Downtown Stadium



## San Diego Central Library

- ±497,650 SF
- Nine stories
- 320-seat auditorium
- e3 Civic High - Charter High School with 460 students
- More than 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)



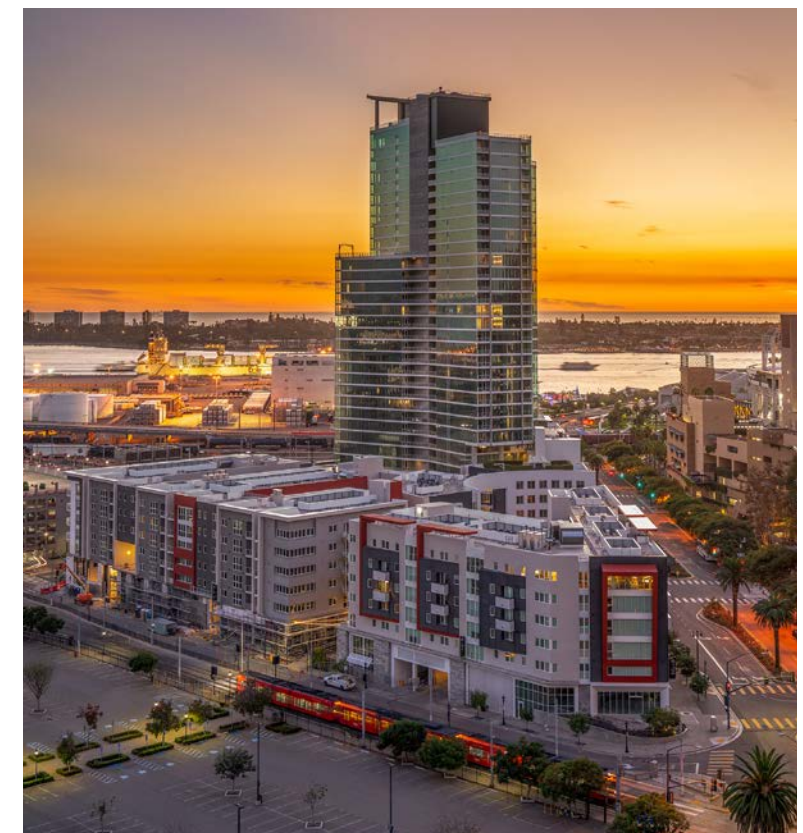
San Diego Comic-Con hosts large-scale events at Petco Park & the neighboring parking lots.

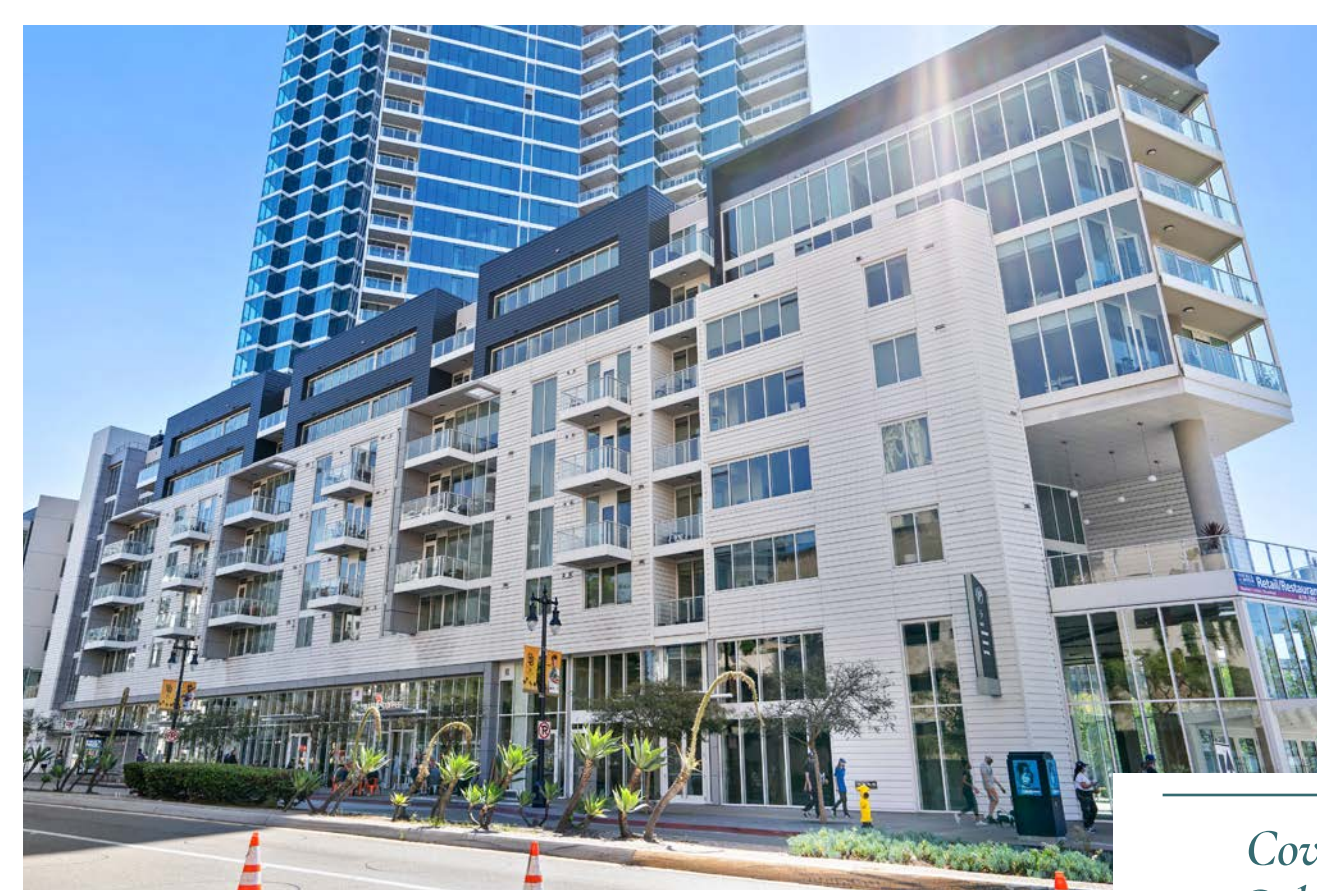
# Interstate & Trolley Connections

**A NEW CONNECTIVITY IS IN PROCESS BETWEEN PARK BLVD & HARBOR DR. WHEN THIS OPENS VEHICULARLY, PARK BLVD WILL BE BOOMING WITH EVEN MORE TRAFFIC.**

## ABOUT PARK BLVD AT-GRADE CROSSING:

- ▶ The project is funded & planned for
- ▶ Includes vehicular crossing across 6 railroad tracks, new landscaping, and new traffic signal improvements to connect Harbor Drive & Park Blvd





*Coveted  
Cultured  
Connected*  
PARK 12



# Downtown Demographics

**38K**

Population of Downtown San Diego

**81,237**

Total jobs located Downtown

**90**

Walkability Score

**130**

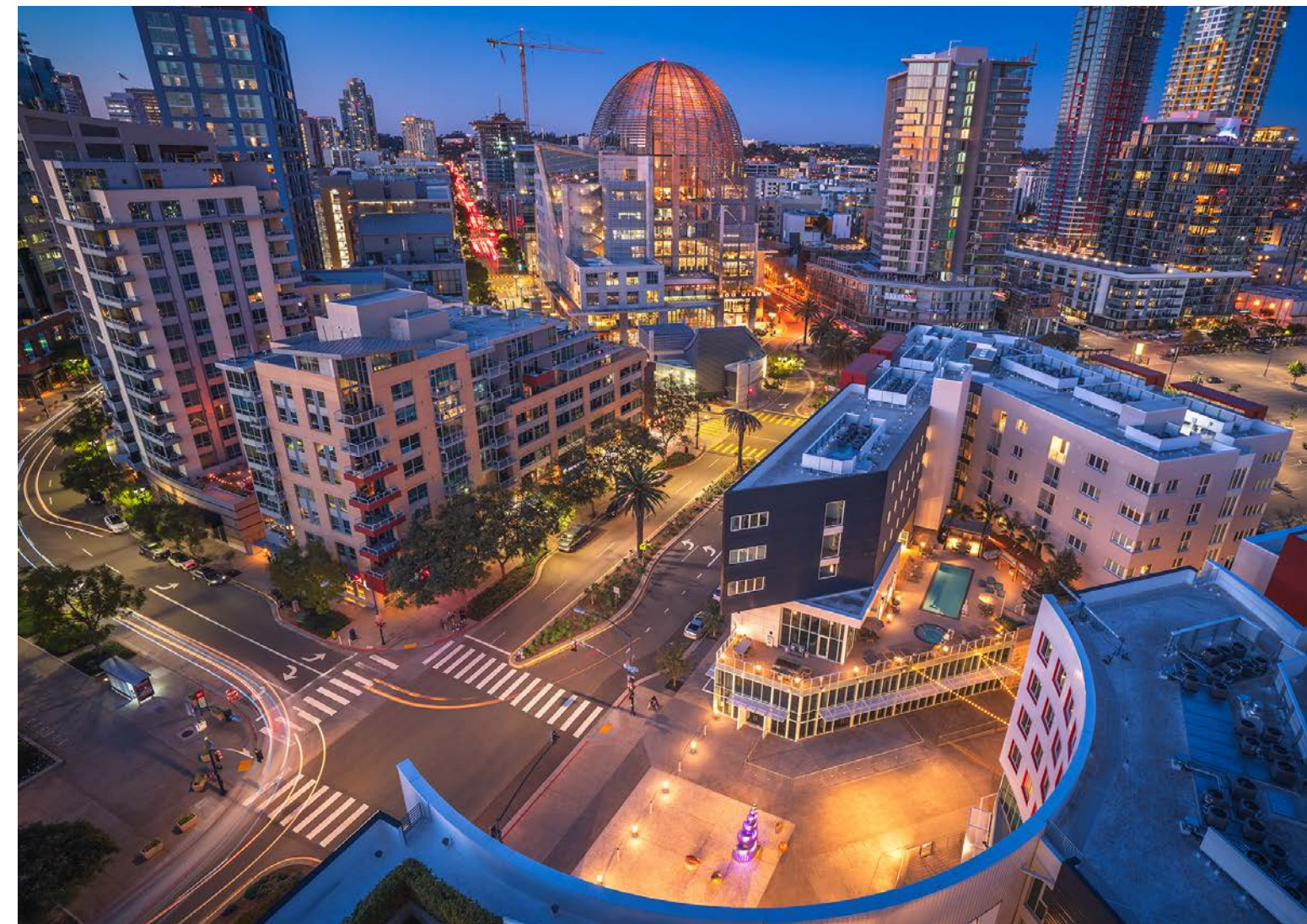
Tech & Innovation Startups

**97%**

Population growth since 2000

**91%**

Projected population growth by 2050



## SAN DIEGO FACTS

**3.3M**

Population of San Diego County

**34.9M**

Annual visitors to San Diego

**\$10.4B**

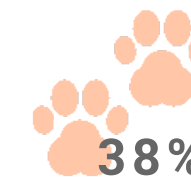
Visitor spending around San Diego

**20.6M**

Annual air passengers at San Diego International Airport



**88%** of residents dine out more than twice per week



**38%** of residents have pets, 73% of those are dogs



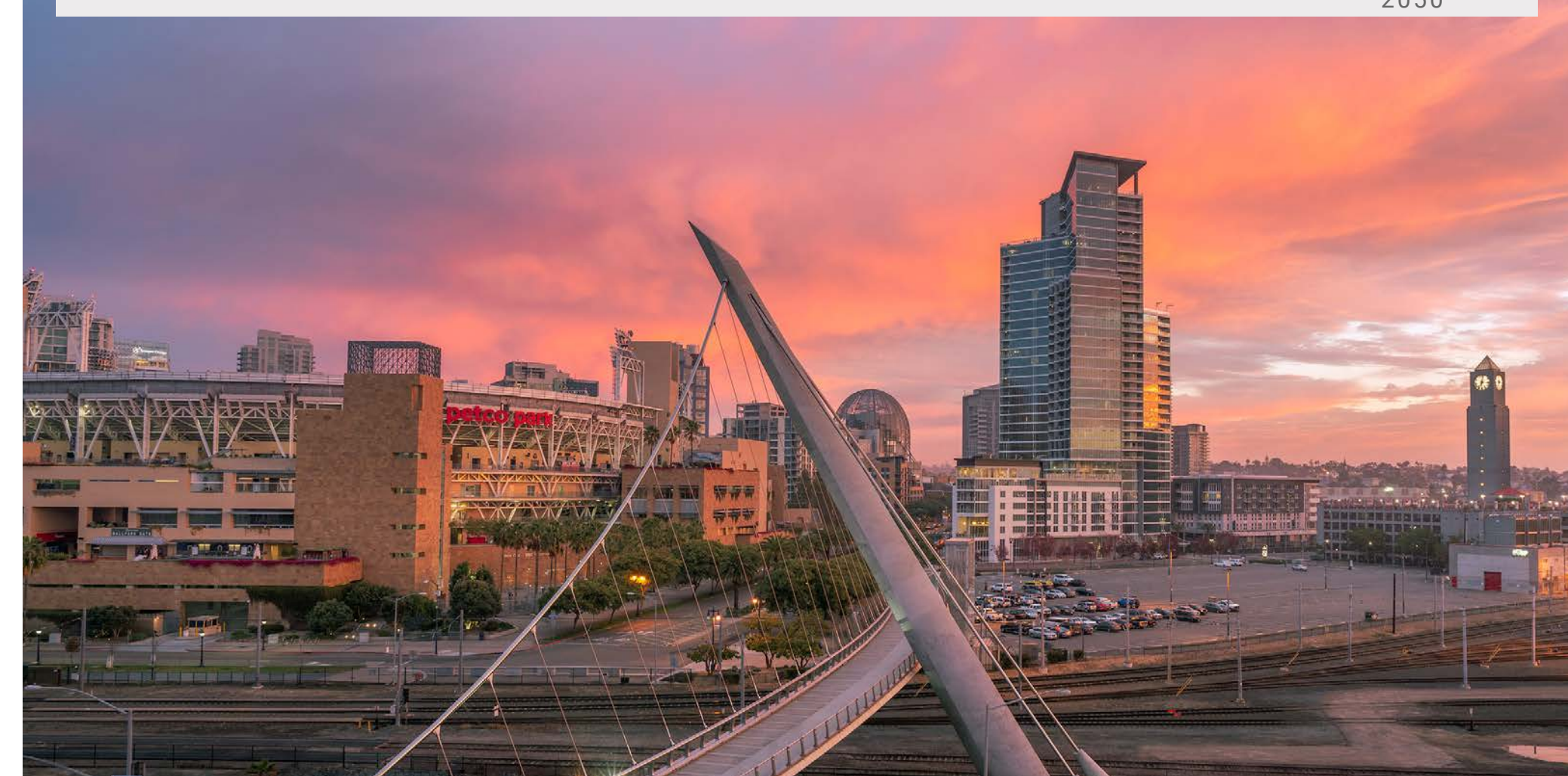
**85%** of residents exercise at least three times a week



**41%** of Downtown residents are millennial

## Know the People

\*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.



# PARK RETAIL 12

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