

# FOR LEASE/SALE CORNER RETAIL/ OFFICE LOCATION

## MARINA DISTRICT

±5,000 SF ground floor for lease or sale.  
Frontage on West Market St. & Front St.



Pinnacle Museum Tower →

The New Children's Museum ↓

The New Children's Park ↓

↓ ± 5,000 SF\*

↓ Horton Campus

## FOR LEASE/SALE CORNER RETAIL/OFFICE LOCATION IN THE HEART OF DOWNTOWN

### Property Highlights

This space is **± 5,000 SF** on the ground floor with frontage on West Market Street and Front Street. At the base of 178 luxury condos, this commercial space is a **rare opportunity** in downtown **with parking**.

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 **URBAN  
STRATEGIES GROUP**  
FLOCKE & AVOYER COMMERCIAL REAL ESTATE



# 2,915 RESIDENTIAL UNITS (APPROX. 4,900 RESIDENTS)

Within 3 Blocks and ±373 Units  
Under Construction / In Planning

## Exceptional Downtown Location

- Located in Downtown San Diego in the **affluent Marina District**
- Surrounded by nearly 4,000 **high profile** urban homes
- **Two blocks** from the Waterfront and Ralph's grocery, 3 blocks from the Convention Center and the new Horton Campus and only one block from a Trolley Station
- **Three blocks** from Seaport Village and The Headquarters with tenants Seasons 52, Cheesecake Factory, Eddie V's, and Puesto
- Other **area tenants include** Richard Walker's Pancake House, The Lion's Share, The New Children's Museum, LION Coffee, Nutrition Zone, Mak Cleaners, Postal Annex, Kansas City Barbeque and Morton's Steakhouse
- **Walking distance** to the Gaslamp District, East Village and Little Italy



## NEIGHBORHOOD BY THE NUMBERS

<b>10M+</b> ANNUAL VISITORS TO THE GASLAMP QUARTER	<b>862,408</b> ANNUAL ATTENDEES AT THE CONVENTION CENTER
<b>232K+</b> ANNUAL VISITORS TO THE CHILDRENS MUSEUM	<b>\$724.1 M</b> VISITORS SPENDING FROM CONVENTIONS
<b>500,000</b> TOTAL SF OF RESTAURANT / RETAIL IN THE GASLAMP	<b>108</b> EVENTS HELD AT THE CONVENTION CENTER
<b>81,237</b> TOTAL DAYTIME POPULATION OF DOWNTOWN	<b>38,039</b> TOTAL POPULATION OF DOWNTOWN
<b>12,576</b> HOTEL ROOMS DOWNTOWN	<b>11M</b> TOTAL OFFICE SF DOWNTOWN
<b>6,280</b> TOTAL NUMBER OF BUSINESS	<b>2.4M</b> PETCO PARK ANNUAL ATTENDEES

\*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.



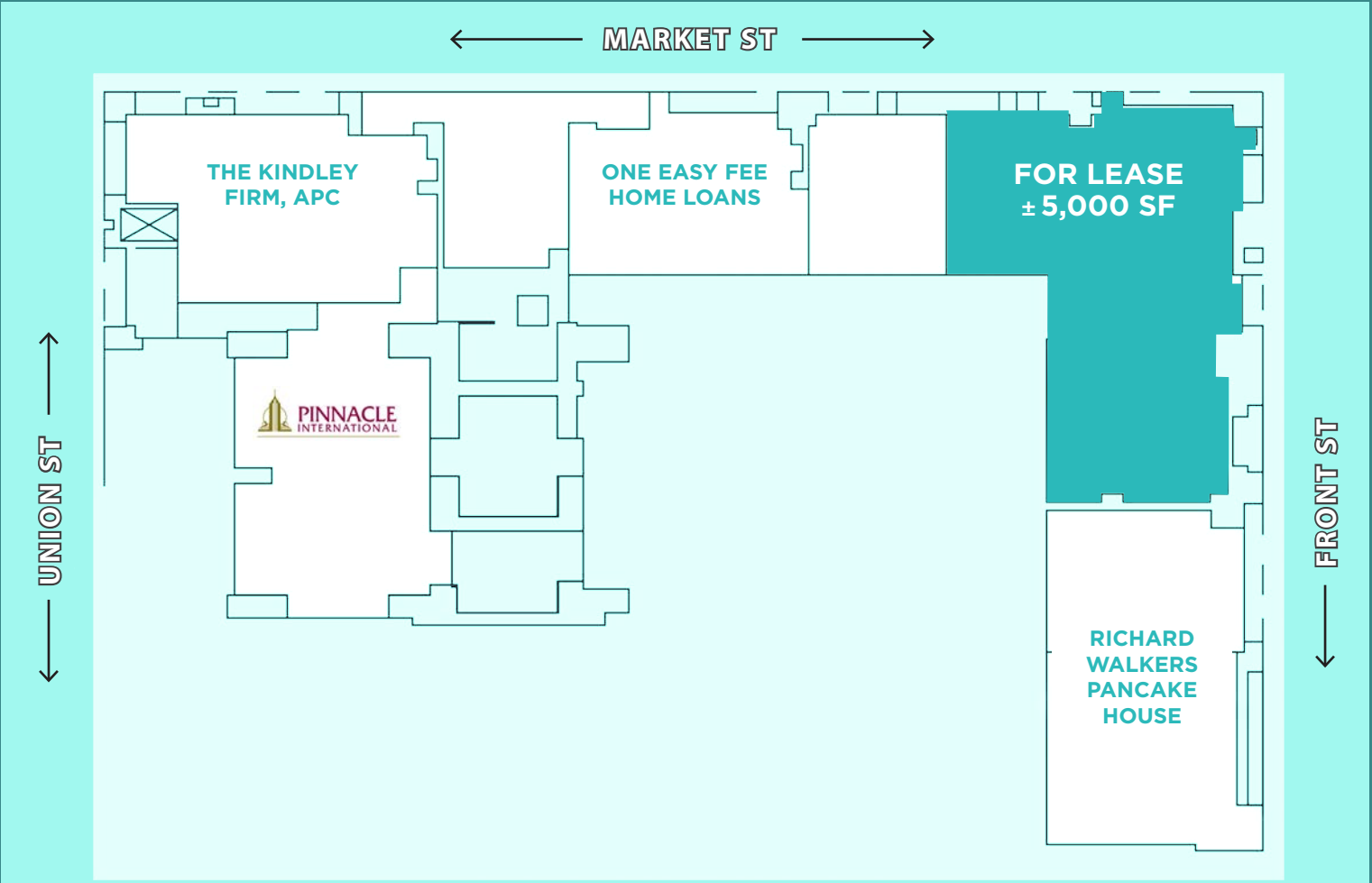
# AMAZING LOCATION AND CENTRALLY LOCATED

This second generation space is exceptionally accessible  
and is a short walk to the trolley, MTS, and more.

## Know Your Neighbors



# SITE PLAN



# NEIGHBORHOOD AMENITIES



## DOWNTOWN EVENTS

- TASTE OF GASLAMP
- GASLAMP MARDI GRAS
- SAN DIEGO SHAMROCK
- SAN DIEGO COMIC CON INTERNATIONAL
- SAN DIEGO HALF MARATHON
- SAN DIEGO MONSTER BASH
- GASLAMP HOLIDAY PET PARADE
- POINSETTIA BOWL
- AND MORE!



### 1 | San Diego Tourism

35 million visited San Diego and spent over \$10.8 billion  
4 million visit Seaport Village  
5 million visit the San Diego Zoo  
1.05 million visit the USS Midway Museum  
600,000 Ferry passengers across the bay to Coronado  
244,535 cruise passengers annually



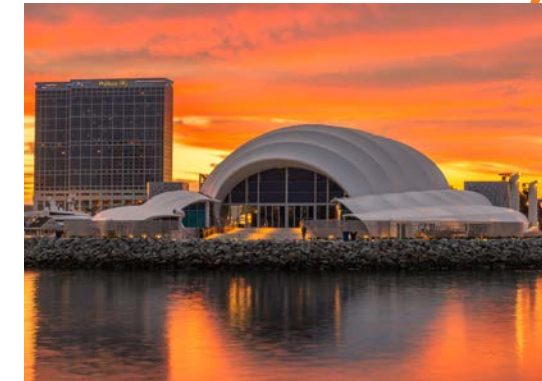
### 3 | Convention Center

\$46 million attendee retail expenditures  
\$85 million attendee restaurant/bar expenditures  
\$1.1 billion economic impact  
\$255 million attendee lodging expenditures



### 2 | Freedom Park *Under Construction*

10-acre park  
Nature garden  
Memorials and monuments  
Play structures, seating and shading  
Interpretive signage



### 3 | Attractions

Historic Gaslamp Quarter	House of Blues
Embarcadero/Broadway Pier	Seaport Village
San Diego Civic Center	Waterfront Park
Horton	USS Midway
Balboa Theatre	Rady Shell

## IDEALLY LOCATED

The Marina District is a vibrant and bustling location in Downtown San Diego with dense daytime population in San Diego County.



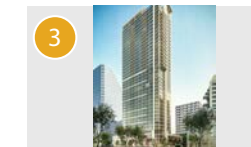
## Under Construction



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



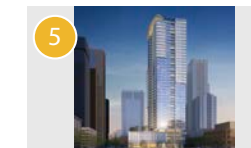
**Vandervall Hotels, LLC;  
Fifth & Ash Suites**  
271 rooms



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



**Stockdale Capital Partners;  
Campus at Horton**  
300,000 sf retail; 700,000 sf office



**Bosa; 8th & B**  
398 units; 9,400 sf retail; 5-acre public park Est. Completion: TBD



**Holland Partners; Cedar & Kettner**  
64 units



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



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



**East Village Green Public Park**  
4.1-acre public park



**Freedom Park at Navy Pier**  
10-acre park; Est. Completion: 2028



**Cedar Street Apartments**  
138 units



**Cortez Hill Apartments**  
88 units

## Pipeline



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



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



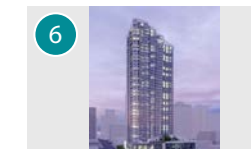
**Tishman Speyer & Padres;  
East Village Quarter**  
1,800 units; 50,000 sf retail



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



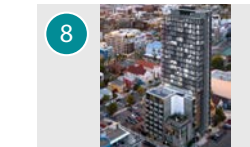
**Essex; Citiplace Front & Ash**  
147 units



**Liberty National  
First & Beech**  
433 units



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



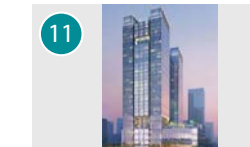
**Jman Tower LLC; Air Rights  
Twoer**  
81 units



**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



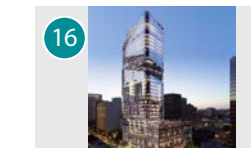
**Robert Green Company;  
5th Avenue Landing**  
1,396 rooms



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



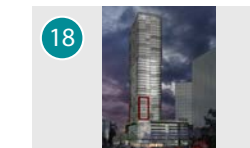
**Robert Green Company;  
4th & J Hotel**  
240 rooms; 24,000 sf retail



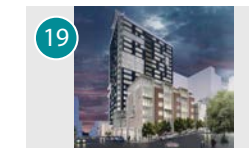
**Lida Group Holdings, Inc;  
The Theatre House**  
301 rooms; 59,800 sf office



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



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



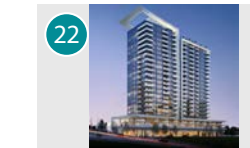
**XJD; 7th & A**  
281 units; 9,000 sf retail



**JSD2, LLC; 777 Beech**  
104 units



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



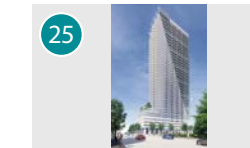
**Pinnacle International;  
Pacific Heights**  
492 units; 6,500 sf retail



**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



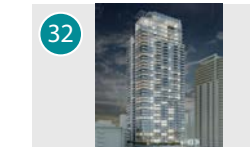
**Navarra Properties; SuperBlock**  
4,905 sf retail; 550,000 sf office



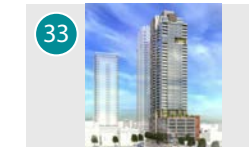
**SD Mega Block LLC;  
Lucia nel Cielo**  
424 units; 3,000 sf retail



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



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



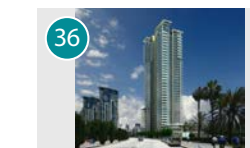
**Capexco Funds; 10th & E**  
365 units; 2,600 sf retail



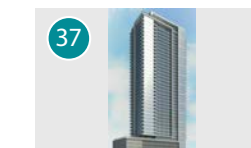
**J Street Hospitality; Motto  
by Hilton**  
180 rooms; 2,500 sf retail



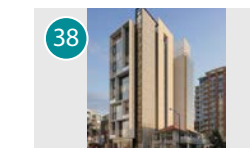
**J Street Hospitality;  
Tapestry & Homewood  
Suites by Hilton** 324 rooms



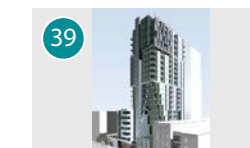
**Bosa; First & Island Condos**  
211 units; 22,400 sf retail



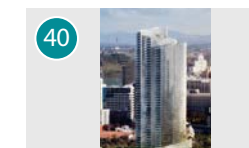
**Cast Development;  
The Fellow**  
129 units; 1,000 sf retail



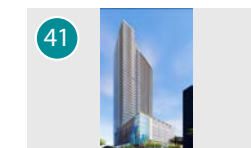
**J Street Hospitality;  
Hampton Inn by Hilton**  
132 rooms



**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



**Riaz Capital**  
259 units



**17th & Commercial**  
109 units



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