

Ground Floor Retail/Creative Office For Lease

# 2421 INDIA STREET



±599 - 1,390 SF

# THE PROPERTY

Ground floor creative office/  
retail space in Little Italy – San  
Diego's most dynamic neighborhood  
blending coastal charm, culinary  
energy, and a true community feel.

**Address :** 2421 India St, San Diego, CA 92101

**Space Type :** Retail/Creative Office

**Available Space :** ±599 - 1,390 SF

**Timing :** Available Now

**Lease Rate :** \$5,500/Mo. + Utilities

01

Highly visible space located near the corner of India St and Laurel St

02

Space features expansive windows, polished concrete floors, roll-up door, and artistically crafted concrete walls made to mitigate noise

03

The space is part of a stunning, one-of-a-kind building designed and developed by award-winning architect and developer Lloyd Russell

04

Known as R3, the building has been featured in numerous national publications and recognized with multiple architectural awards

05

Little Italy is a vibrant hub for trendy restaurants, craft breweries, and lively nightlife

06

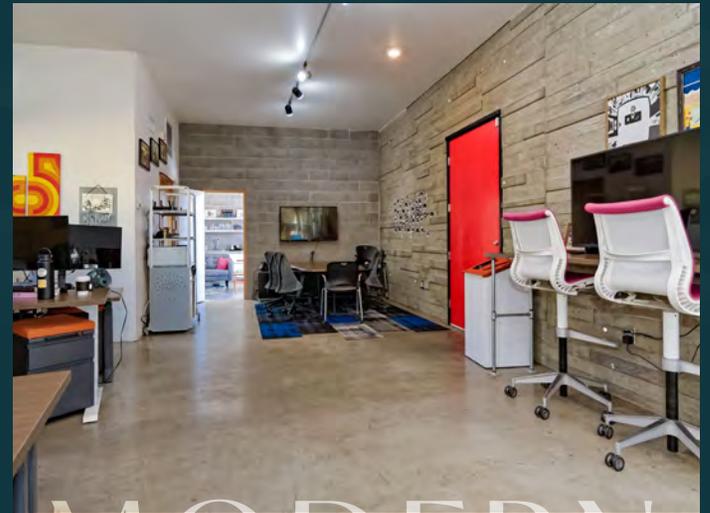
Join an impressive lineup of local favorites, award-winning eateries, and curated retailers including Nolita Hall, Bird Rock Coffee, The Crack Shack, Bottlecraft, Herb & Wood, and many more

07

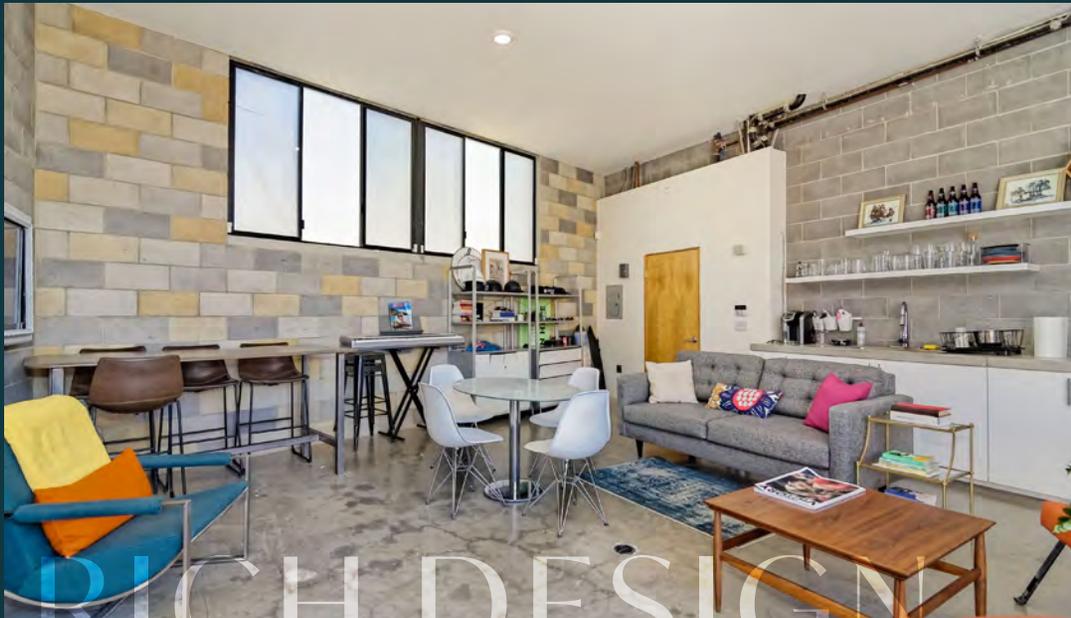
Within the immediate vicinity to I-5, Santa Fe Depot, the Core Business District, and Waterfront Park



UNIQUE



MODERN



RICH DESIGN.



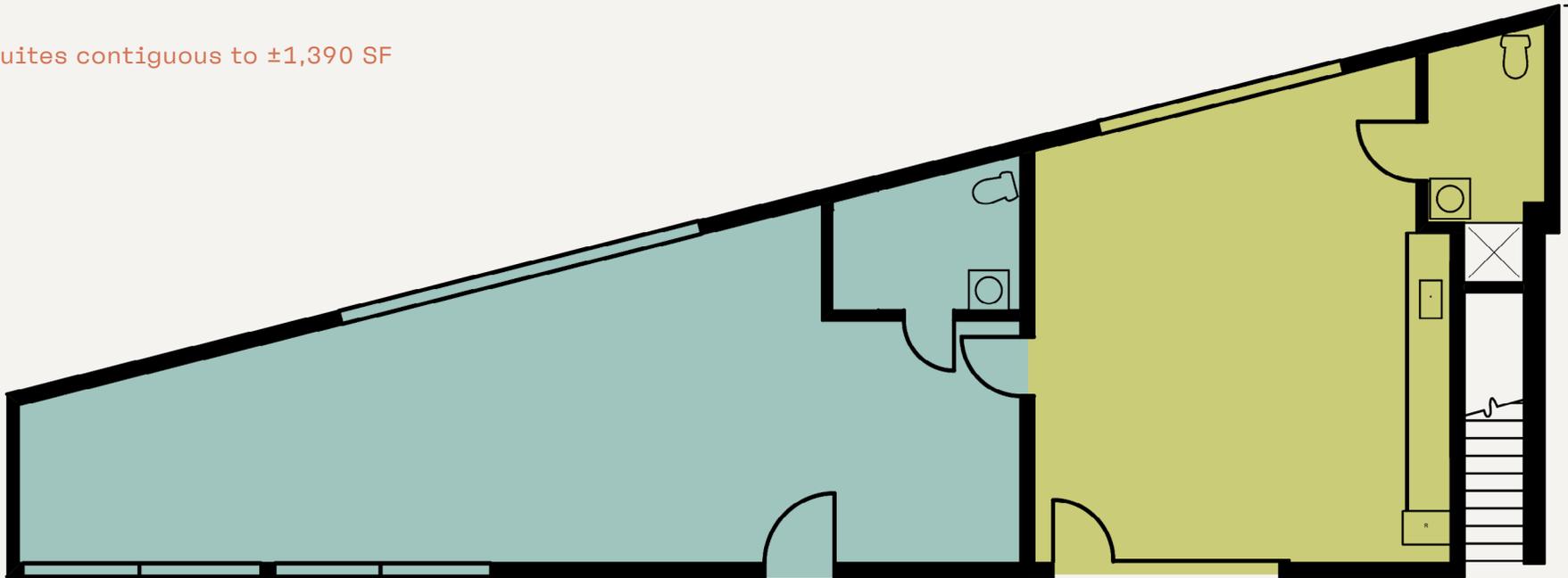
# THE PLANS



±791 SF

±599 SF

Suites contiguous to ±1,390 SF

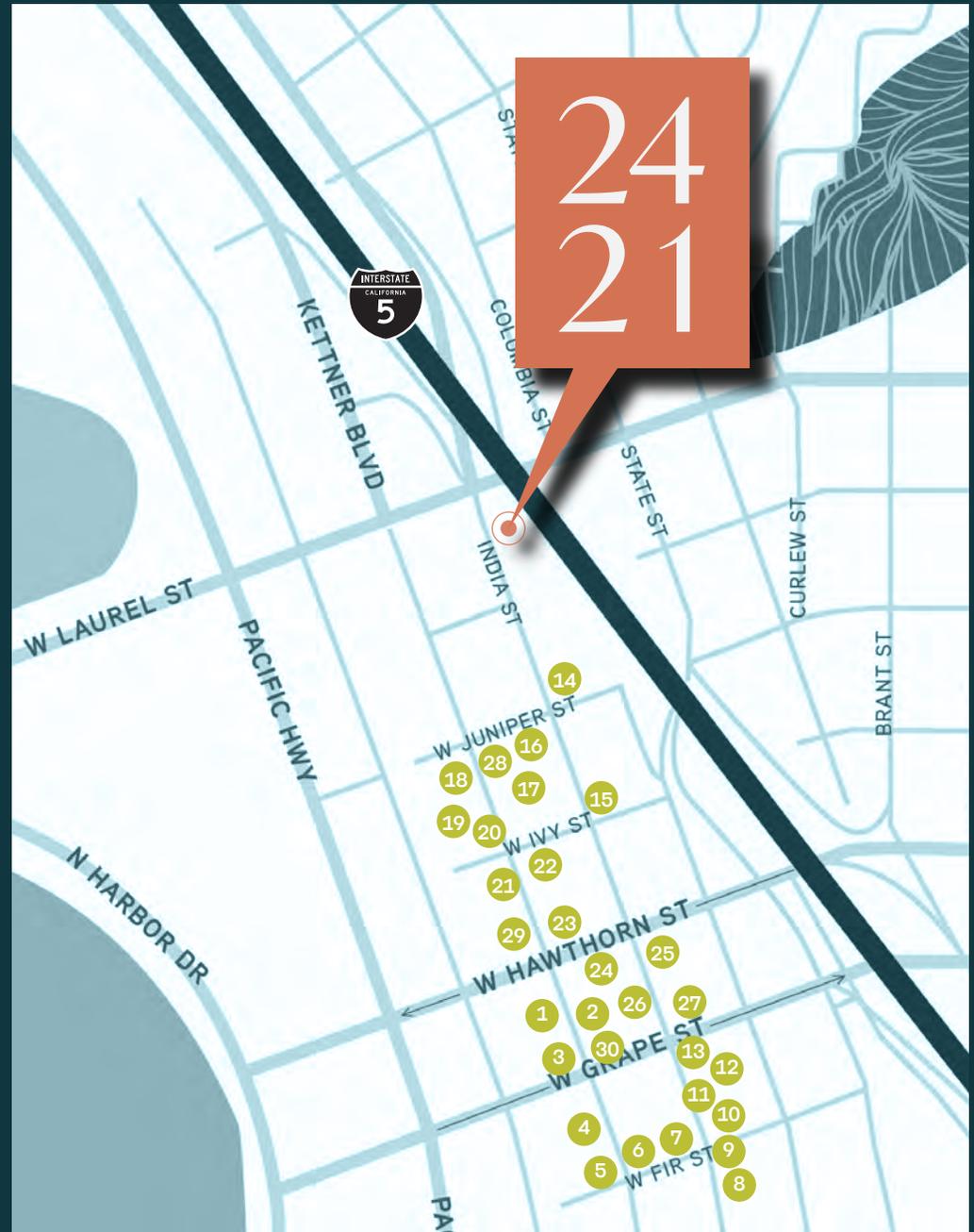


India Street

# THE ENERGY

There's so much to discover.

- |                          |                     |
|--------------------------|---------------------|
| 1 Waterfront Bar & Grill | 16 The Yasai        |
| 2 Devil's Dozen          | 17 Bottlecraft      |
| 3 RoVino                 | 18 The Crack Shack  |
| 4 Barra Oliba            | 19 Juniper and Ivy  |
| 5 Roman Wolves           | 20 Herb & Wood      |
| 6 Underbelly             | 21 Postino          |
| 7 Bencotto               | 22 Bobboi Gelato    |
| 8 Filippi's Pizza Grotto | 23 Brisa            |
| 9 Civico 1845            | 24 Prendi E Vai     |
| 10 Born & Raised         | 25 Mona Lisa        |
| 11 Barbusa               | 26 Holy Paleta      |
| 12 LaLa                  | 27 3 Punk Ales      |
| 13 Cloak & Petal         | 28 Bird Rock Coffee |
| 14 Nolita Hall           | 29 Slice House      |
| 15 Ballast Point Brewing | 30 Kettner Exchange |



# LITTLE ITALY

In the heart of where you want to be.

Located in the heart of Downtown San Diego, Little Italy is a walkable neighborhood full of culture and character. Its colorful streets are lined with independent galleries, local designer shops, and cozy cafés. The community hosts popular events like the weekly farmers market, Little Italy Fest, and the annual Art Walk, drawing both locals and visitors. With its blend of artistic flair and welcoming atmosphere, it remains one of San Diego's most cherished destinations.

TRAVEL+  
LEISURE

No. **2** in the U.S.  
among "best Little  
Italy Neighborhoods"



Lala



Nolita Hall



Morning Glory



# THE NUMBERS

One of San Diego's Most Visited Neighborhoods.

Little Italy boasts a growing residential population alongside millions of annual visitors. The area's steady influx of locals, professionals, and tourists fuels strong daytime and evening activity, supporting a thriving mix of dining, shopping, and cultural experiences.

13<sup>+</sup>  
*Events*

65<sup>+</sup>  
*Eateries*

1.5M<sup>+</sup>  
*Annual Visitors*



	1 Mile	2 Mile	3 Mile
Population (2024)	28,142	94,228	201,304
Project Population (2029)	28,350	94,883	202,165
Total Daytime Employment	36,494	140,231	208,428
Total Households	15,890	52,120	98,920
Avg. Household Income	\$117,679	\$113,229	\$109,354
Total Consumer Spending	\$508M	\$1.6B	\$3.1B

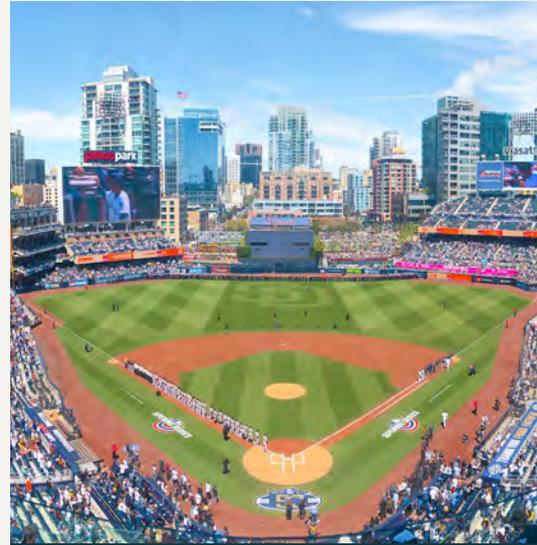
# CITY HUB

San Diego is America's Finest City!

The heartbeat of any city lies in its downtown, and San Diego is no different. Just minutes from the airport, this vibrant urban core offers a wealth of accommodations, activities, dining, and cultural attractions, all easily accessible by foot, bike, car, or public transportation. With world-class museums, waterfront dining, and a lively nightlife, downtown San Diego presents endless opportunities to experience the city's unique blend of coastal charm and urban energy.

*San Diego is becoming California's coolest city*

**TRAVEL+**  
**LEISURE**



# 5

*Venues*

Petco Park, Gallagher Square, SD Convention Center, Balboa Theater, Horton Grand Theater

# 16.5

*Blocks*

Downtown San Diego is the West Coast's premier entertainment district



# 65K

*Daytime Population*

San Diego's thriving urban center attracts both visitors and tourists

# URBAN CATALYST

Live. Work.Create.Connect

## Innovative Workforce Hub

Downtown residents are young, urban professionals primarily working in innovation industries and earning higher-than-average wages.

## Epicenter of Innovation Talent

Downtown has an over concentration of the most in demand talent.

## Where Culture and Commerce Meet

Downtown is widely viewed as a hub for arts and culture, as well as a top destination for professional networking and gathering.

#1  
in the U.S.  
among the most fun  
places to live.

#1  
U.S. City  
to launch a startup  
(Forbes)

#3  
in the world  
best city for startups  
(Global)



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*Little Italy*

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