

1202 MARKET ST SAN DIEGO



FOR SALE/FOR LEASE

LOT SIZE ± 14,537 SF

DO NOT DISTURB TENANT



URBAN
COMMERCIAL REAL ESTATE

**FLOCKE &
AVOYER**

Commercial Real Estate

1202 MARKET ST

SAN DIEGO, CA 92101

Rent: \$2.50 SF / MO NNN "as-is"
Lease Term: 5 year minimum
Lot Size: ±14,537 SF
Building Size: ±14,367 SF

Sale: Owner prefers to lease, but will consider a sale – ask listing agent for details

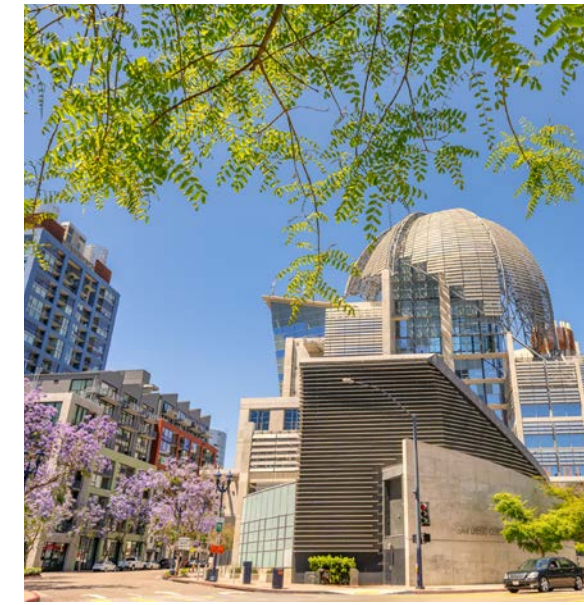
APN: 535-146-03-00

Zoning: CCPD-R

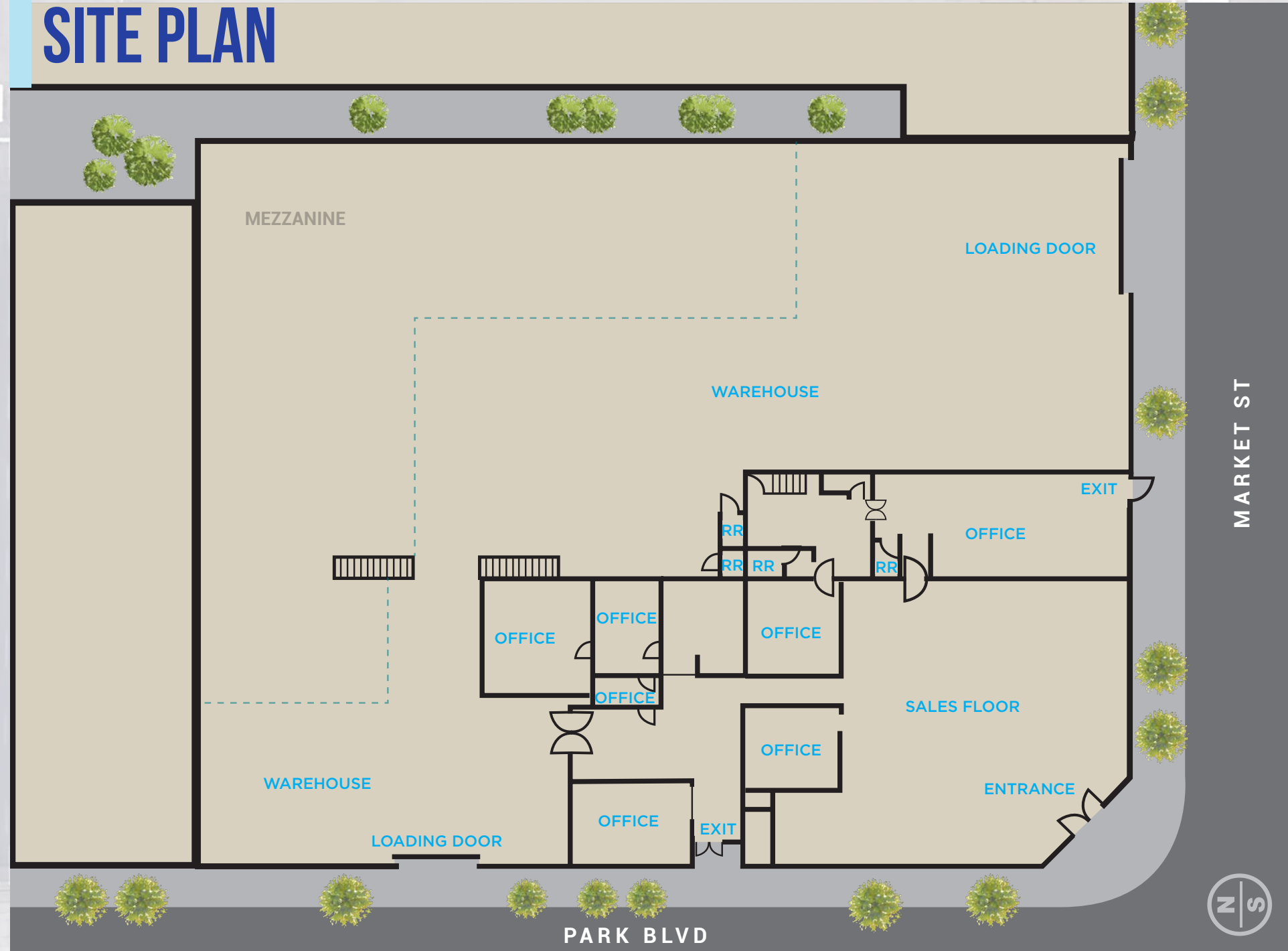
Traffic: At the high-visibility corner of Park Blvd & Market St (±15,447 CPD) in East Village

Access: Easy access to I-5 (±199,597 CPD), State Route 94 (±140,005 CPD)

Frontage: 110' on Market Street



SITE 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
PUBLIC
LIBRARY

PETCO
PARK

SAN DIEGO
CONVENTION
CENTER

FUTURE
UCSD
URBAN
CAMPUS
±66,000 SF

MIXED-USE
DEVELOPMENT
±4,500 SF RESTAURANT
±1,600 SF & ±1,400 SF RETAIL
426 UNIT RESIDENTIAL TOWER

1202
MARKET ST

13TH ST

11TH AVE

PARK BLVD

MARKET ST

EAST VILLAGE

DOWNTOWN SAN DIEGO'S LARGEST NEIGHBORHOOD

HOTELS • NIGHTLIFE • RESTAURANTS • SHOPPING

Encompassing 130 blocks, East Village is bursting with life via its rooftop bars, cafes, boutique shops, galleries, live music venues, luxury hotels and restaurants.

WALKER'S PARADISE



SCORE
98
*WalkScore.com

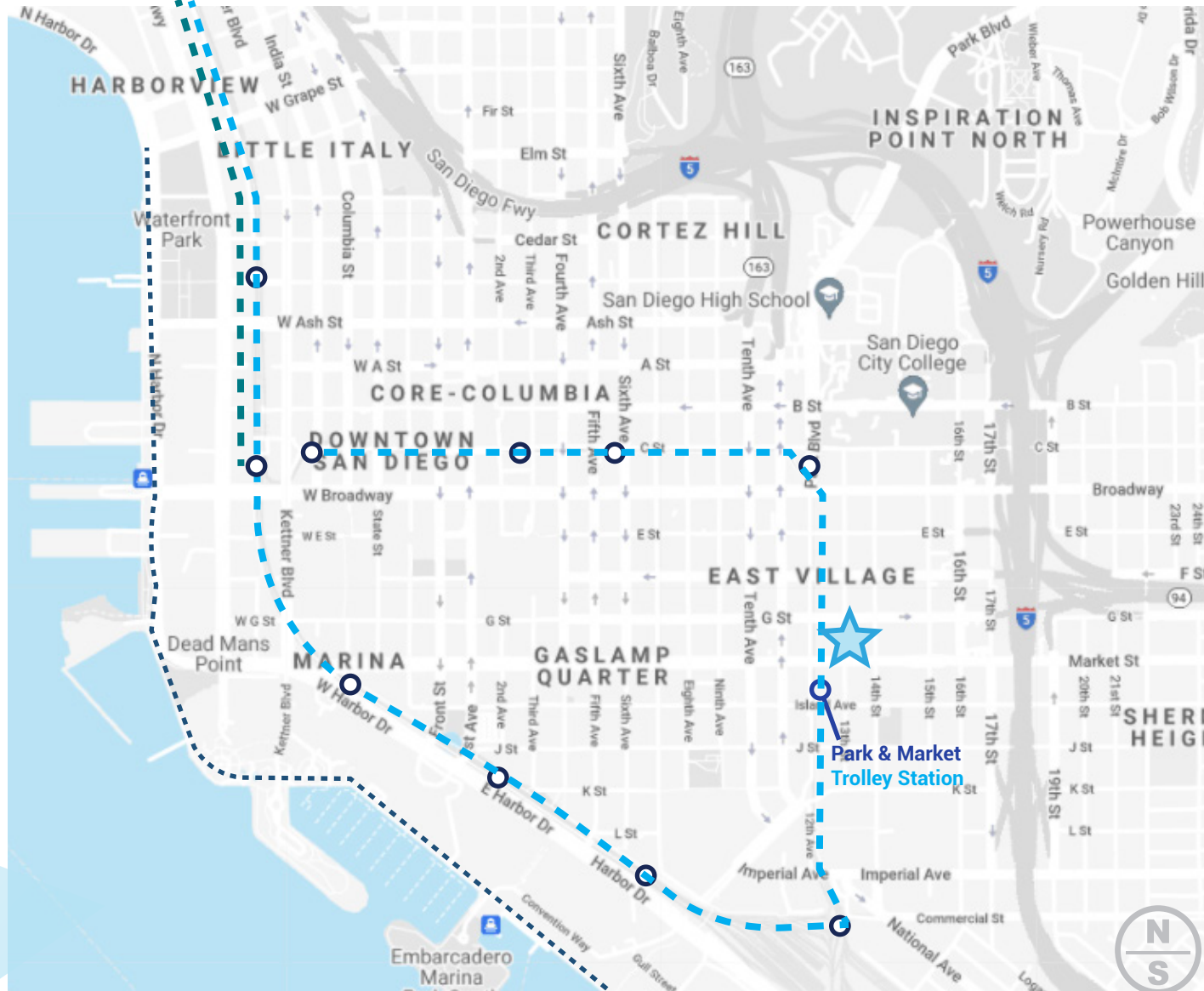
DOWNTOWN TRANSIT MAP

- MTS/San Diego Trolley (Orange Line)
- - - Coaster/Amtrak Line
- Walking Path

EXCELLENT TRANSIT



SCORE
82
WalkScore.com



EXCELLENT TRANSIT

LOCATED ACROSS THE STREET FROM THE
PARK & MARKET TROLLEY STATION



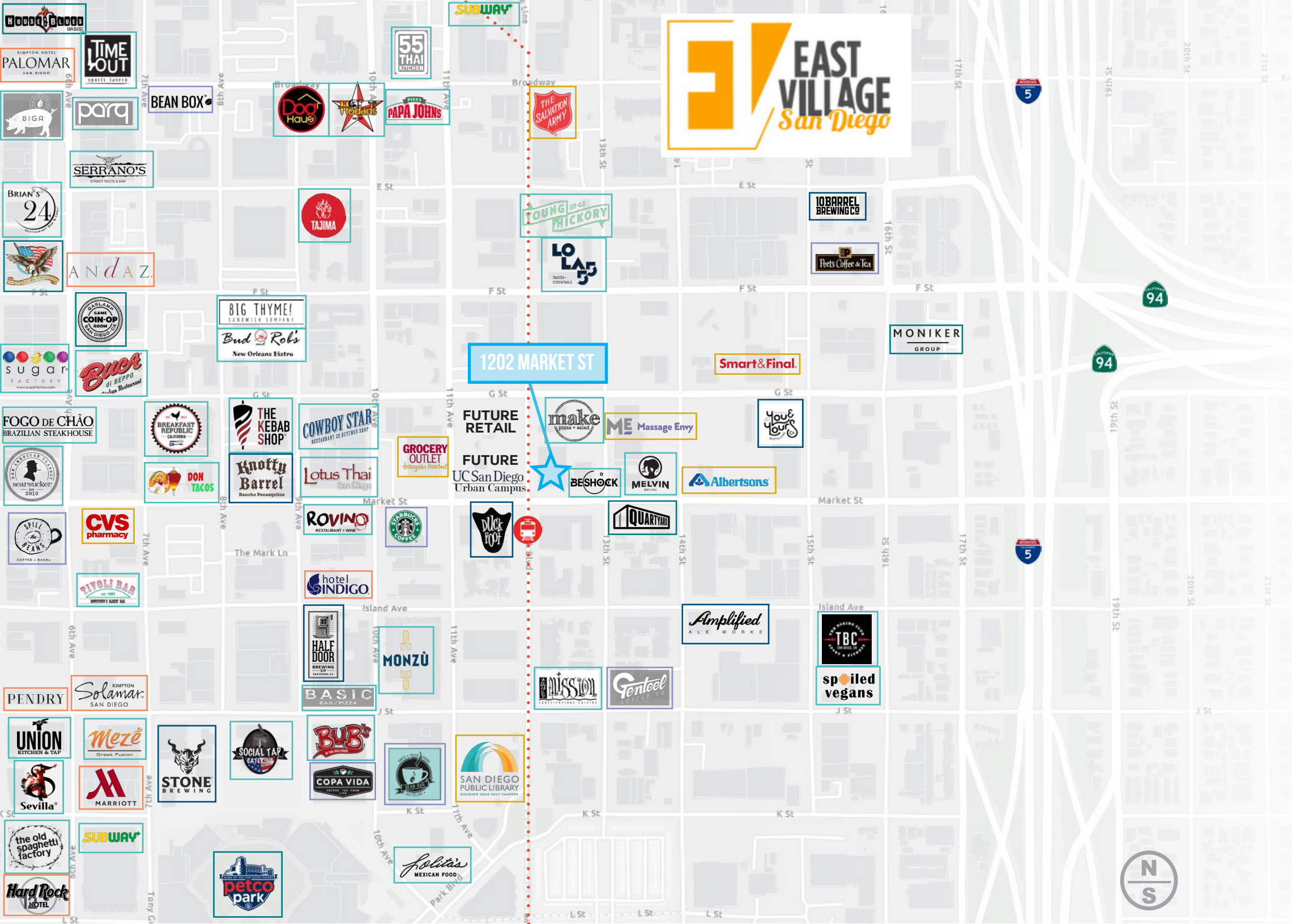
SAN DIEGO TROLLEY
FY19 annual ridership:
37,294,000



CENTRAL LOCATION

1202
MARKET ST





EAST VILLAGE San Diego

1202 MARKET ST

RESTAURANTS

- Basic Pizza
- Beshock Ramen
- Big Thyme Sandwich Company
- BIGA
- Breakfast Republic
- Bub's At The Ballpark
- Buca Di Beppo
- Bud & Rob's New Orleans Bistro
- Cowboy Star
- Dog Haus
- Don TJ Tacos
- Fogo De Chao
- Hodad's
- Kebab Shop
- Knotty Barrel
- Lola 55
- Lolita's Mexican Food
- Make Pizza & Salad
- Mezze Greek Fusion
- Monzu Fresh Pasta
- Papa John's
- Parq Restaurant
- Rovino The Foodery
- Searsucker
- Serrano's Street Tacos & Bar
- Sevilla
- Social Tap
- Spoiled Vegans
- Subway
- Sugar Factory
- Tajima
- The Mission
- The Old Spaghetti Factory
- Time Out Tavern
- Tivoli Bar & Grill
- Union Kitchen & Tap
- Young Hickory

ENTERTAINMENT

- American Comedy Co.
- Coin-Op Game Room
- House of Blues
- Moniker Warehouse
- Petco Park
- Quartyard

BREWERIES & DISTILLERIES

- 10 Barrel Brewing
- Amplified Ale Works
- Duck Foot Brewing
- Half Door Brewing Co
- Knotty Barrel
- Melvin Brewing
- Stone Brewing
- You & Yours Distilling Co

COFFEE SHOPS

- Bean Bar
- Copa Vida
- Genteel Coffee Co
- Peet's Coffee & Tea
- Spill the Beans
- Starbucks
- The Bean Box

IN THE CENTER OF A VIBRANT CULTURAL HUB

HOTELS

- Andaz
- Hard Rock
- Hotel Indigo
- Kimpton Palomar
- Kimpton Solamar
- Marriott
- Pendry

SHOPPING & SERVICES

- Albertson's
- CVS
- Grocery Outlet
- Massage Envy
- San Diego Public Library
- Smart & Final
- The Salvation Army

PUBLIC TRANSPORTATION

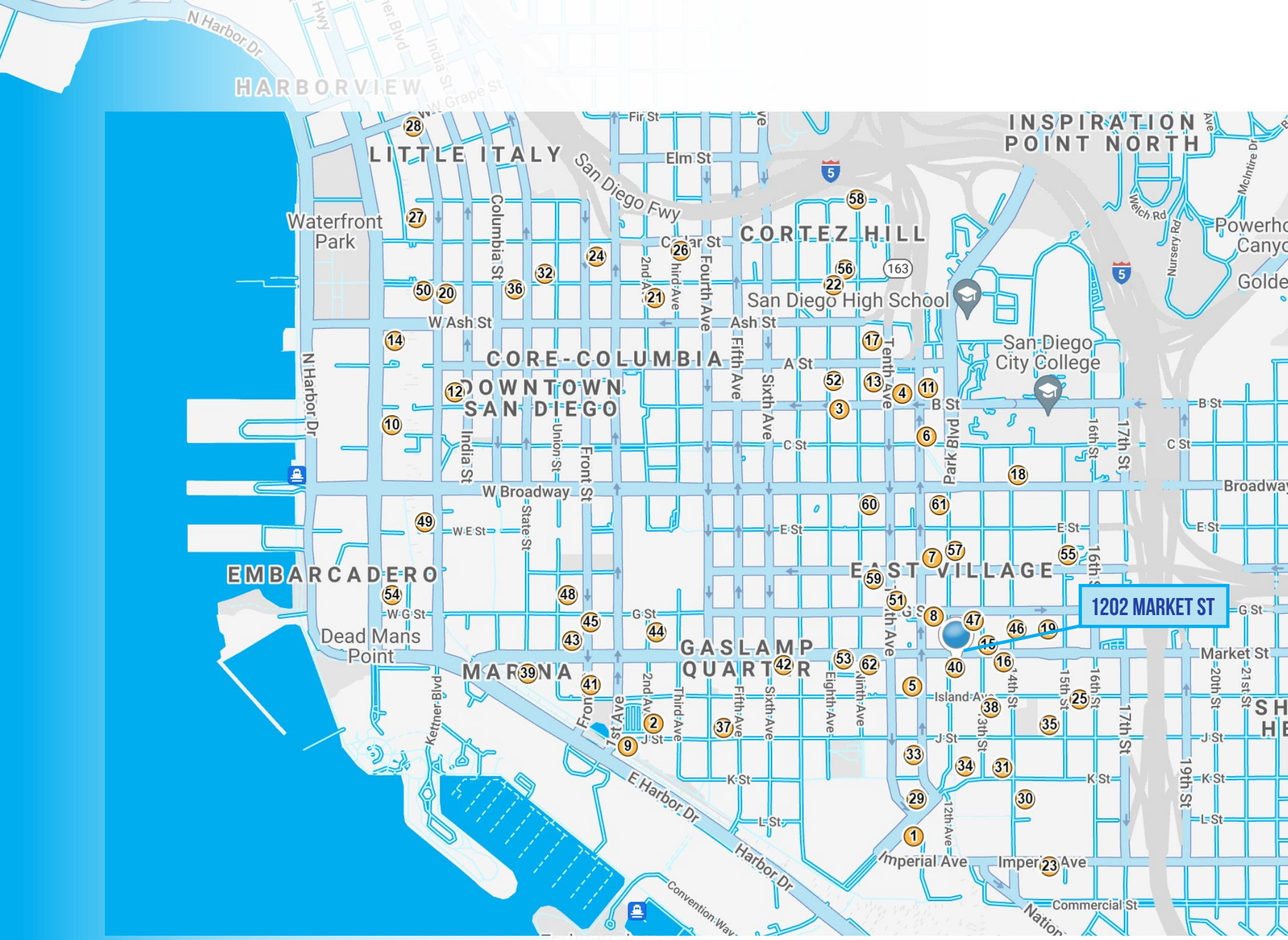
- San Diego Trolley

IN THE CENTER OF A BOOMING RESIDENTIAL AREA

DOWNTOWN MULTI-FAMILY PROPERTIES

 coming soon

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> 1 13th & Market 2 600 Front St. Apartments 3 AVA Cortez Hill 4 Acqua Vista Condominiums 5 Alexan ALX 6 Allegro Towers 7 Aloft on Cortez Hill 8 Alpha Square 9 Alta 10 Ariel Apartments 11 Bayside At The Embarcadero 12 Broadstone Little Italy 13 Camden Tuscany 14 Cathedral Plaza 15 Celadon 16 Cisterra 17 CityFront Terrace 18 Discovery 19 EV Lofts 20 Electra 21 Entrada | <ul style="list-style-type: none"> 22 F11 Apartments 23 Form 15 24 Gaslamp City Square 25 Harbor Club 26 Harborview 27 Horizons 28 IDEA1 29 Icon 30 Island Village 31 K1 Apartments 32 La Vita 33 Luther Tower 34 M2i 35 Makers Quarter 36 Market St. Square 37 Market St. Village Apartments 38 Meridian 39 Metrome 40 Modera by Mill Creek 41 Pacific Heights by Pinnacle International 42 Palero | <ul style="list-style-type: none"> 43 Park & C by Pinnacle International 44 Park & Market 45 Park 12 46 Park Terrace 47 Peachtree Inn 48 Pinnacle on the Park 49 Renaissance 50 Shift 51 Strata 52 Studio Fifteen 53 TREO at Kettner 54 Ten Fifty B 55 The Block 56 The Grande Santa Fe Place 57 The Heritage 58 The Lofts at 707 Tenth 59 The Mark 60 The Rey 61 Trolley Court 62 Union Square At Broadway 63 Vantage Pointe Apartments |
|---|--|---|



AREA DEMOGRAPHICS | 5 MIN DRIVETIME



TOTAL POPULATION
93,401



AVG HOUSEHOLD INCOME
\$92,859



MEDIAN HOME VALUE
\$648,348



DAYTIME POPULATION
122,316



PER CAPITA INCOME
\$44,101



BUSINESSES
10,141



ANNUAL POP GROWTH RATE
(2010-20)
2.0%



AVG HOUSEHOLD SIZE
2.0



MEDIAN AGE
34.8

**IN THE CENTER
OF SAN DIEGO'S
ECONOMIC ENGINE**





*DISCLAIMER

This Offering has been prepared by FA for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by FA, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and FA, therefore, are subject to variation. No representation is made by FA or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, FA, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and FA each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. FA is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as

so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or FA, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or FA, and (v) to return it to FA immediately upon request of FA or Owner. If you have no further interest in the Property, please return this Investment Offering forth with.

All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*Any site plans and maps contained herein 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.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

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