

±2,734 SF For Lease *2nd Gen. Prime Corner Retail /* *Fitness Space*

Other Availabilities:

Prime Corner Retail/Office Space ±3,617 SF (divisible)

2nd Gen. Cafe Space ±556 SF



One-of-a Kind Site in East Village

Situated below and fronting over 1,300 luxury residential units (Pinnacle & Shift)

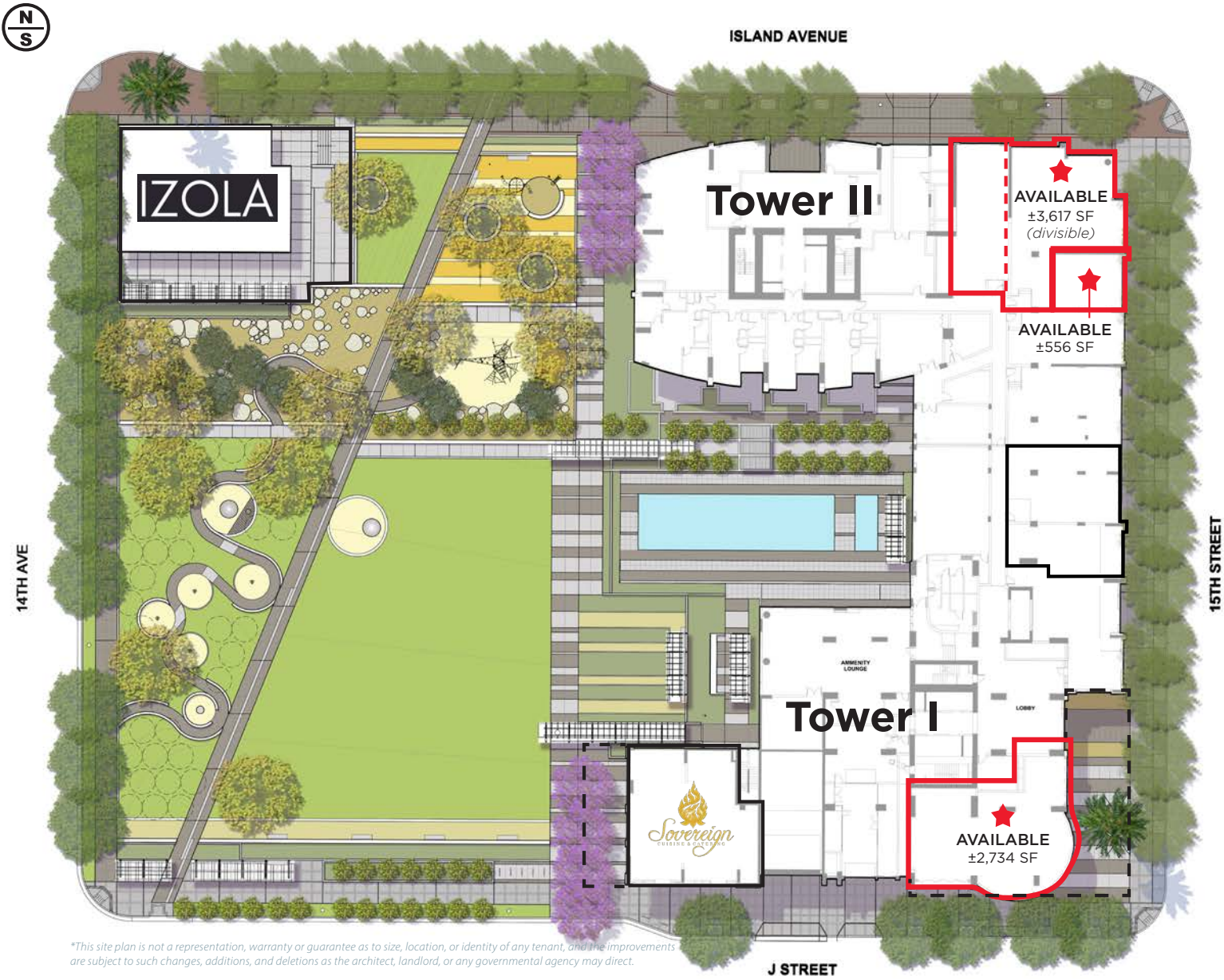
One-of-a-kind site next to 60,000 SF Fault Line Park, which includes a children’s playground, open green space with dog park, and public seating

Just blocks from Petco Park, the Gaslamp Quarter, and the San Diego Central Library

Co-tenants include Sovereign Thai and Izola Bakery

Located in the thriving East Village community along 15th Street between J Street & Island Avenue

Easy access to the 5, 94, and 163 freeways



*2nd Gen. Cafe
& Fitness/
Retail Available*

*1st Gen. Office,
Space Available*

SPACE 1 - OFFICE/RETAIL
±3,617 SF (divisible) corner
retail space, ±80 ft. of frontage
along Island Avenue, ±44 ft. of
frontage along 15th Street

SPACE 2 - CAFE
±556 SF restaurant space
with large patio

SPACE 3 - FITNESS/RETAIL
±2,734 SF retail space
available for lease

*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.



Join These Co-Tenants at Pinnacle at the Park



1. IZOLA
Making croissants and sourdough with love from real ingredients – butter from Normandy, organic milk, free-range eggs – bake them fresh all day and serve them to you hot from the oven. Simple.

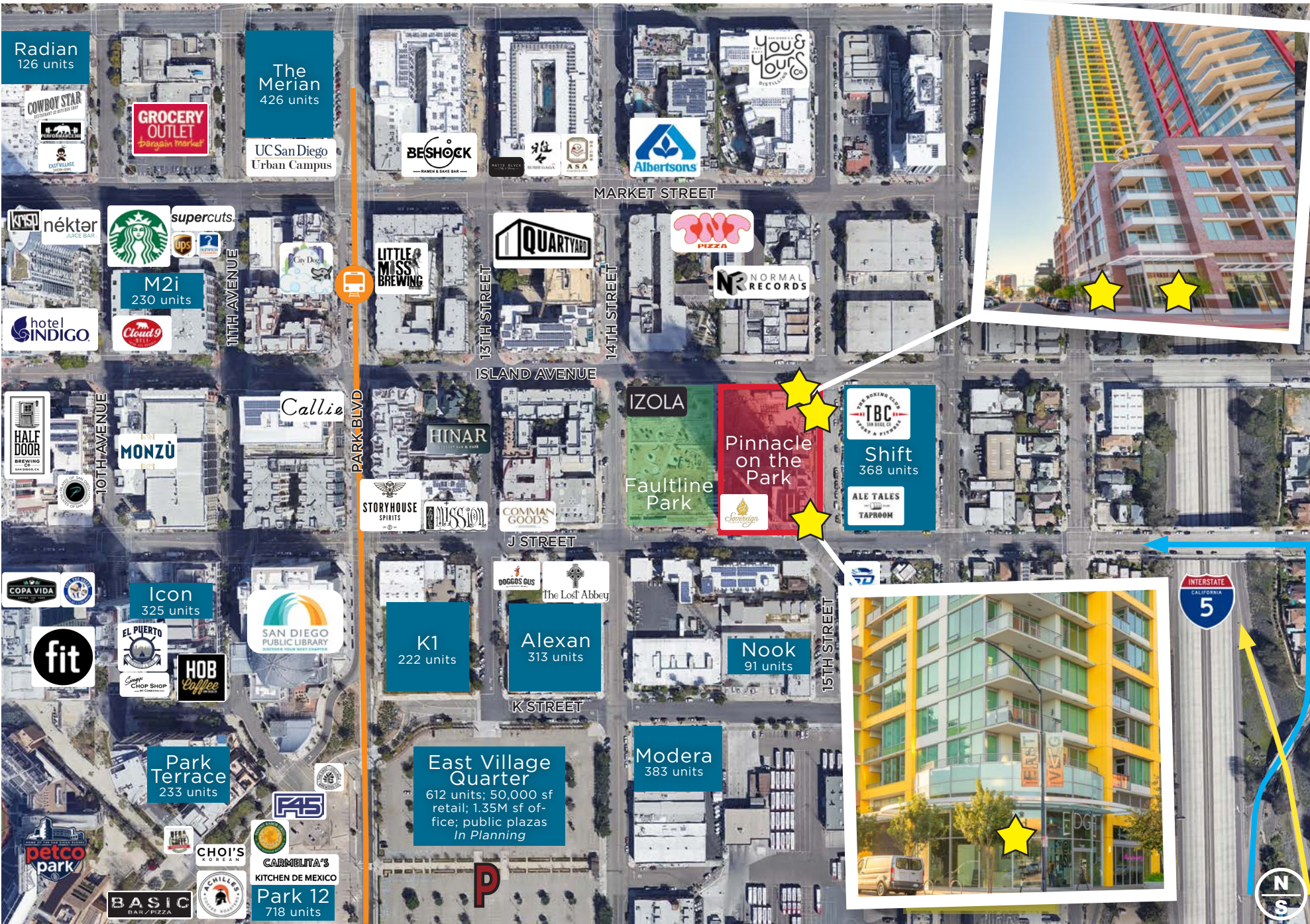
2. SOVEREIGN
Bringing the love for Isaan cuisine from Thailand to San Diego, using produce and meat from local farms and seafood from the fishermen just a few blocks away.



NEIGHBORHOOD HIGHLIGHTS



AREA TENANTS



Legend

- Hotels
- Office
- Multi-Family Residential
- School / Nonprofit / Government
- Under Construction / In Planning

*Within 4 blocks,
there are more
than...*

**7,700 RESIDENTIAL UNITS & AN
ADDITIONAL ±1,500 UNITS UNDER
CONSTRUCTION / IN PLANNING**



DEMOGRAPHICS

Average HHI*

1 MILE	2 MILES	3 MILES
\$90,912	\$98,162	\$101,504



Population

1 MILE	2 MILES	3 MILES
50,032	112,204	202,500



Daytime Population

1 MILE	2 MILES	3 MILES
67,183	140,008	198,623



*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.

DOWNTOWNBY THE NUMBERS

SAN DIEGO CONVENTION CENTER
ANNUAL ATTENDEES

±862,408

±724.1M in direct attendee spending;
±108 annual events;
Largest event: Comic-Con (135,000 attendees)

SAN DIEGO CENTRAL LIBRARY
ANNUAL VISITORS

±1 Million

±497,650 SF, Nine stories;
320-seat auditorium;
e3 Civic High-Charter High School w/ 460 students

SAN DIEGO TROLLEY LINES
ANNUAL PASSENGERS

±40 Million

12th & Imperial Station is Top 3 busiest
stations in San Diego; Extension line to
La Jolla now open

PETCO PARK
ANNUAL ATTENDEES

±2.4 Million

Home of the San Diego Padres; \$70M spent
annually in the stadium; 300 private & public e
vents annually

Walking Distance to these high-traffic Downtown destinations

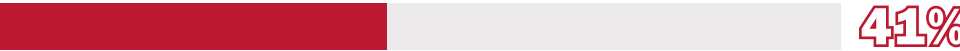
RESIDENTS THAT DINE OUT MORE THAN TWICE PER WEEK



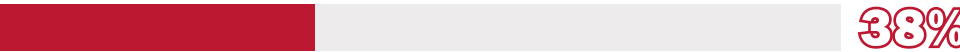
RESIDENTS EXERCISE AT LEAST THREE TIMES A WEEK



RESIDENTS ARE MILLENNIALS



RESIDENTS HAVE PETS, 73% OF THOSE ARE DOGS



RECENTLY
COMPLETED

APPROXIMATELY:

5,252
RESIDENTIAL UNITS

214,632 SF
RETAIL

2,417,160 SF
OFFICE

626
HOTEL ROOMS

66,000 SF
UCSD EXTENSION

UNDER CONSTRUCTION

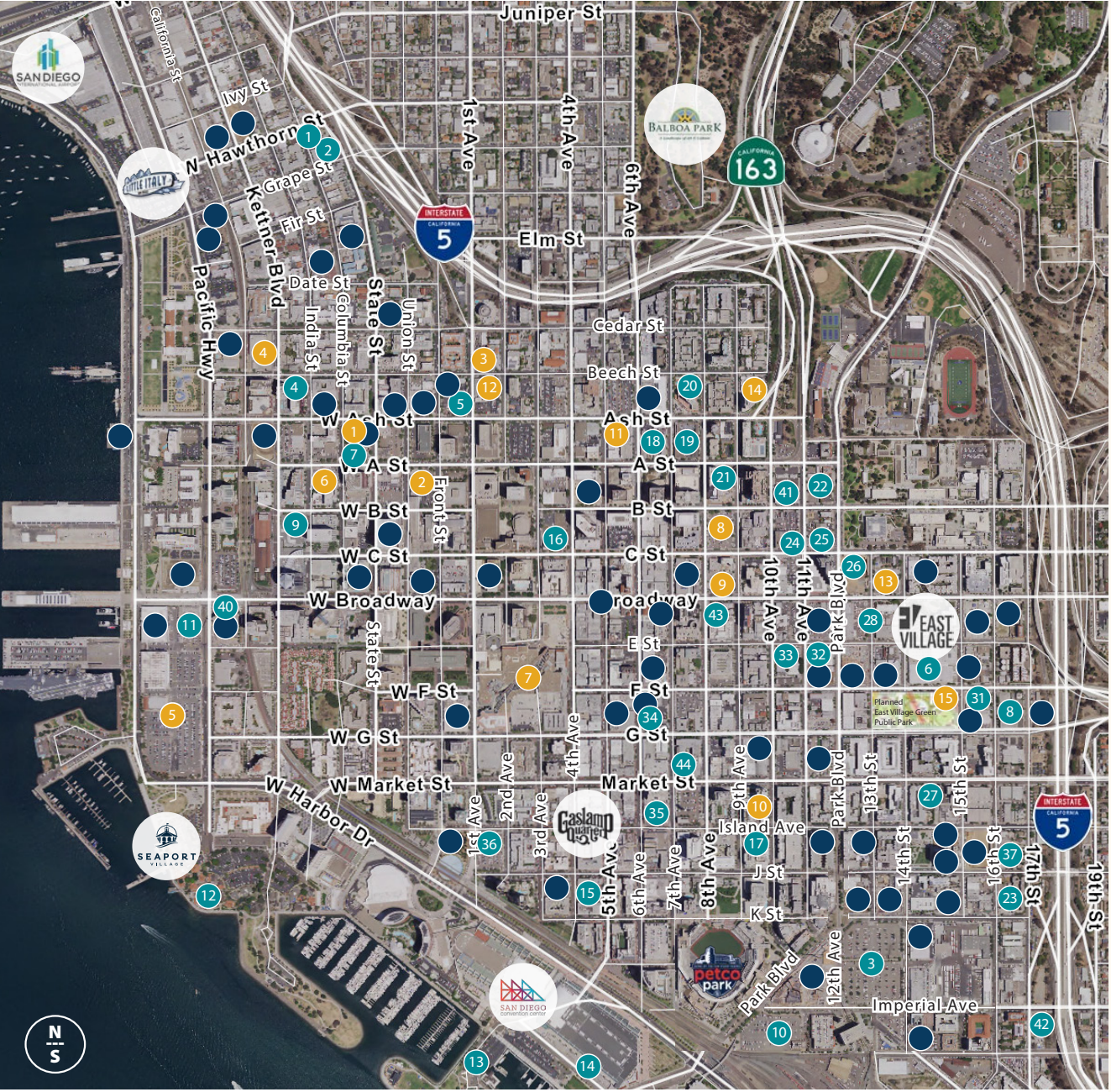
Approximately:
• 3,264 residential units
• 541,641 SF retail
• 2,550,000 SF office
• 147 hotel rooms

PIPELINE

Approximately:
• 10,986 residential units
• 701,238 SF retail
• 3,033,518 SF office
• 7,068 hotel rooms
• East Village Green Acre Public Park
• Convention Center Expansion

DOWNTOWN SAN DIEGO DEVELOPMENT PIPELINE

Development Pipeline - Q2 2024



UNDER CONSTRUCTION

- 1

**Toll Brothers;
The Lindley**
422 units; 12,000 sf retail
Est. Completion: Late 2024
- 2

**Holland Partners;
The Torrey**
431 units; 57,500 sf retail
Est. Completion: Mid 2026
- 3

Greystar; 1st & Beech
220 units
- 4

**Holland Partners;
Cedar & Kettner**
359 units; 5,000 sf retail
- 5

**IQHQ; Research and
Development District**
130,000 sf retail; 1.6M sf
office Est. Completion:
Spring 2024
- 6

**Pinnacle International;
Columbia & A Tower**
128 units; 290 rooms
- 7

**Stockdale Capital Partners;
Campus at Horton**
300,000 sf retail; 700,000 sf
office Est. Completion: Q1 2024
- 8

Bosa; 8th & B
514 units; 9,000 sf retail;
5-acre public park
Est. Completion: TBD
- 9

**Ghods Builders;
800 Broadway**
384 units; 22,000 sf retail
Est. Completion: Oct. 2023
- 10

**K Elevate 10th Street
Property, LLC; Elevate
Hotel**
135 rooms
- 11

**Vanderval Hotels, LLC;
Fifth & Ash Suites**
271 rooms
- 12

**Liberty National
First & Beech**
433 units
- 13

**Harrington Heights;
13th & Broadway**
273 units; 3,200 sf retail
- 14

**Cortez Hill Apartments
Beech & 9th Ave**
88 units
- 15

**East Village Green
Public Park**
4.1-acre public park
including: a children's
playground; dog park;
community center; public
green space; 180-space
underground parking
Est. Completion:
Spring 2025

PIPELINE

- 1

**Liberty National;
Columbia & Hawthorne**
22 rooms; 33 units;
4,000 sf retail
- 2

**Liberty National;
State & Grape**
56 rooms; 92 units
- 3

**Tishman Speyer &
Padres; East Village
Quarter**
1,800 units;
50,000 sf retail
- 4

**Forge Land Company;
India & Beech**
337 units; 3,000 sf retail
- 5

**Essex; Citiplace Front
& Ash**
147 units
- 6

**Navarra Properties;
SuperBlock**
4,905 sf retail;
550,000 sf office
- 7

**TR Legacy Holdings;
499 West Ash**
336 units; 284 rooms;
25,000 sf retail;
10,000 sf office
- 8

**SD Mega Block LLC;
Lucia nel Cielo**
424 units; 3,000 sf retail
- 9

**Crown Invest LLC;
Two America Plaza**
49 units; 301 rooms;
25,000 sf retail
- 10

JMI; The Landing
793 units; 120,000 sf
retail; 683,000 sf office
- 11

**Manchester Financial
Group; Manchester
Hotel**
1,035 rooms; 1.9-acre
plaza
- 12

**1HWY1; Seaport San
Diego**
2,058 rooms; 242,000 sf
retail; 145,000 sf office
- 13

**Robert Green Company;
5th Avenue Landing**
1,396 rooms
- 14

**Convention Center;
Phase 3 Expansion**
Exhibit halls, meeting
rooms, ballrooms,
rooftop park
- 15

**Robert Green Company;
4th & J Hotel**
241 rooms; 5,000 sf retail
- 16

**Lida Group Holdings,
Inc; The Theatre House**
304 rooms; 58,00 sf
office
- 17

**J Street Hospitality;
Hampton Inn by Hilton**
132 rooms
- 18

**Ghods Builders;
6th & A**
389 units; 7,000 sf retail
- 19

XJD; 7th & A
281 units; 9,000 sf retail
- 20

JSD2, LLC; 777 Beech
104 units
- 21

**Wood Partners;
The Rey Phase II**
459 units
- 22

**Pinnacle International;
Pacific Heights**
279 units; 2,000 sf retail
- 23

**Fabric Investments;
Creativo**
13 units; 1,000 sf retail;
2,000 sf office
- 24

**Liberty National;
1060 C Street**
72 units; 1,150 sf retail
- 25

**Pinnacle International;
Park & C**
444 units; 10,933 sf retail
- 26

**Liberty National;
Park and Broadway**
613 units; 18,850 sf retail
- 27

**Bahia View Condos;
Bahia View**
95 units; 6,600 sf retail
- 28

**Kilroy Realty;
Kilroy East Village**
840,000 sf office with
retail
- 31

**Foulger-Pratt;
Block F**
405 units; 19,000 sf retail;
48,518 sf office
- 32

**Pinnacle International;
11th & E**
462 units; 6,000 sf retail
- 33

**Capexco Funds;
10th & E**
365 units; 2,600 sf retail
- 34

**J Street Hospitality;
Motto by Hilton**
180 rooms; 2,500 sf retail
- 35

**J Street Hospitality;
Tapestry & Homewood
Suites by Hilton**
324 rooms
- 36

**Bosa; First & Island
Condos**
170 units; 22,400 sf retail
- 37

**Cast Development;
The Fellow**
129 units; 1,000 sf retail
- 40

**Bosa; Pacific &
Broadway - Parcel 1**
306 units; 15,000 sf retail
- 41

**Liberty National;
11th & B**
415 units; 8,000 sf retail
- 42

**Zonevest I LLC;
1701 Imperial**
100 units
- 43

**Reef Point Hospitality;
Broadway Suites**
317 rooms
- 44

**San Diego Gaslamp
Properties;
Citizen M Hotel**
302 rooms



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858 874 1989

ANDREW SHEMIRANI

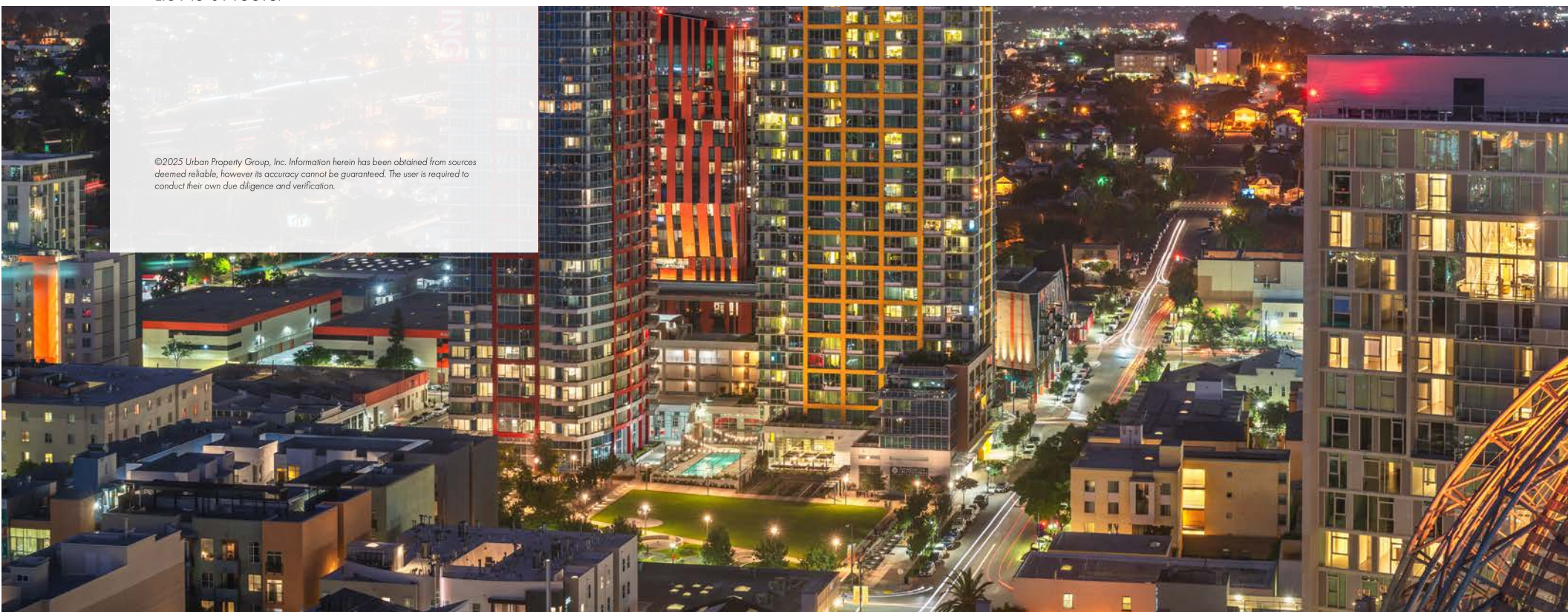
andrew@upsocal.com

Lic No 02038814

PASQUALE IOELE

pasquale@upsocal.com

Lic No 01488187



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