

1970 COLUMBIA ST

PORTA

D'Alitalia

RETAIL



**CHARMING LITTLE ITALY
SPACE FOR LEASE**

RETAIL/OFFICE | ±1,000 SF

UPG URBAN
PROPERTY
GROUP est. 1989

THE Property

1970 COLUMBIA ST
Address

±1,000 SF
Size

RETAIL/OFFICE
Space Type

JANUARY 1, 2025
Timing

\$3.75, NNN
Lease Rate

Rare small space in Little Italy, one of
Downtown's most desired neighborhoods

The Plans

Highly visible location and
signage opportunity

Visibility & Signage

Space features a private office, restroom, hard
wood flooring, and a long inviting entryway

Space Features

Immediate access to I-5 and blocks from
numerous Little Italy Hot Spots

Ease of Access

Potential on-site and ample street parking

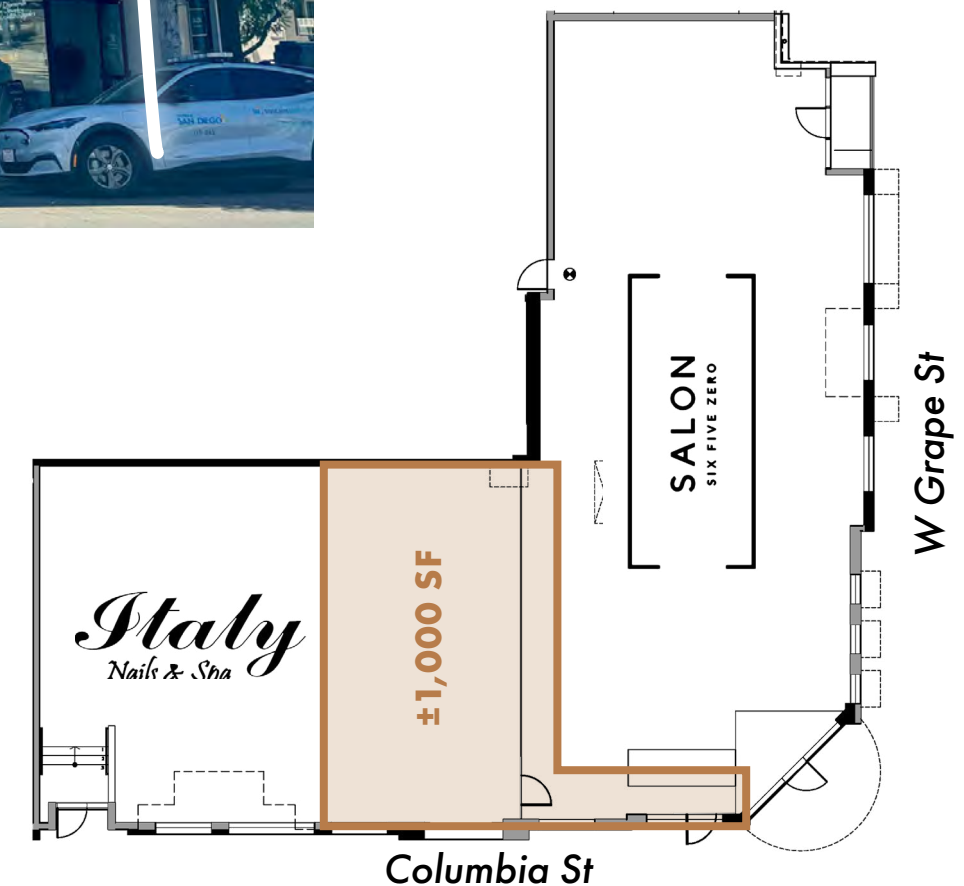
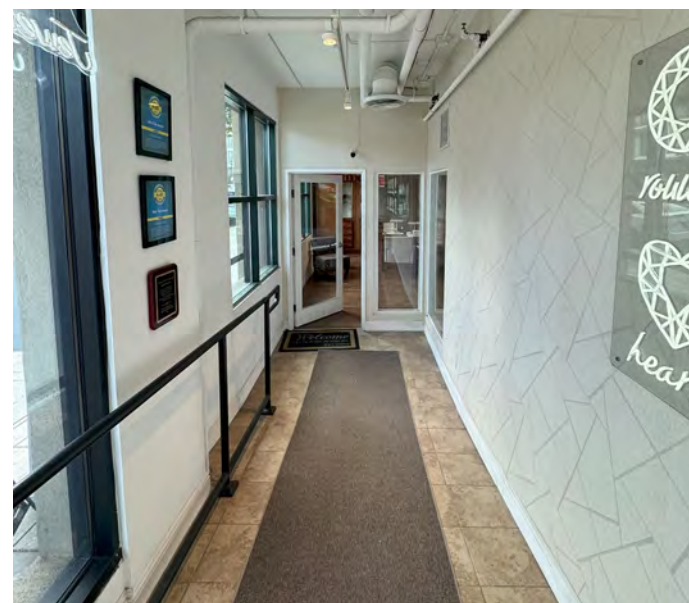
Parking

Located in a rapidly developing area - over
5,000 units proposed and under construction

In the Path of Development

Neighbors include Lala, Cloak & Petal, Bolt
Brewery, Barbusa, Born & Raised & more!

Synergetic Neighbors



THE Location

Once home to San Diego's flourishing tuna fishing industry and generations of Italian families who made their living on the sea, Little Italy is now a lively neighborhood with cozy patio cafés, international restaurants, craft brew stops, urban wineries, art galleries, sophisticated shops, boutique hotels, and the festive Piazza della Famiglia. Additionally, the area has a Walkscore of 99 out of 100 and is 0.7 miles to the Santa Fe Depot Station.



THE Neighbors

- | | | |
|-------------------------------|-----------------------------|-----------------------------|
| 1. MOE Coffee | 16. Bobboi Gelato | 31. Underbelly |
| 2. Wolfie's Carousel Bar | 17. Bun & Patti | 32. Civico 1845 |
| 3. Camino Riviera | 18. Zinqué | 33. Ristorante Illando |
| 4. James Coffee Co. | 19. Mona Lisa Italian Foods | 34. Filippi's Pizza Grotto |
| 5. Nolita Hall | 20. Starbucks | 35. Morning Glory |
| 6. Ballast Point Brewing | 21. Holy Paleta | 36. Little Italy Food Hall |
| 7. RakiRaki Ramen & Tsukemen | 22. Kettner Exchange | 37. Salt & Straw |
| 8. The Yasai: Vegan Japanese | 23. Waterfront Bar & Grill | 38. Davanti Enoteca |
| 9. Bottlecraft | 24. Bolt Brewery | 39. Ironside Fish & Oyster |
| 10. Bird Rock Coffee Roasters | 25. Cloak and Petal | 40. Buon Appetito |
| 11. The Crack Shack | 26. Harumama Noodles + Buns | 41. Lofty Coffee |
| 12. Juniper & Ivy | 27. Barbusa | 42. Queenstown Public House |
| 13. Herb & Wood | 28. Born and Raised | 43. Allegro |
| 14. Vino Carta | 29. Bencotto | 44. Isola Pizza Bar |
| 15. Pali Wine Co. | 30. Monello | 45. False Idol |



LITTLE Italy

Little Italy is a charming neighborhood in downtown San Diego, known for its cultural heritage and culinary scene. With colorful streets, boutique shops, art galleries, and restaurants serving Italian cuisine, Little Italy also hosts a weekly farmers market and annual events such as the Little Italy Fest and the Art Walk.

Little Italy's culinary scene is a major draw for visitors, offering a variety of Italian delicacies from popular restaurants like Davanti Enoteca and Civico 1845. The neighborhood is also home to trendy bars and breweries like Ballast Point Brewing and Kettner Exchange, making it a destination for foodies and beer lovers alike. Little Italy's laid-back atmosphere and delicious food make it a must-visit neighborhood in San Diego.

LITTLE ITALY MERCADO *farmers market*

6

City Blocks

200+

Vendors

15,000+

Visitors Every Saturday



India St



Kettner Exchange



Morning Glory

AT 48-SQUARE BLOCKS,
SAN DIEGO'S LITTLE ITALY
IS *the largest* IN THE U.S.

70+

Eateries

120,000

Annual Art Walk Attendees

99

Walk Score



THERE'S SO MUCH TO DISCOVER IN
Little Italy.

DOWNTOWN

San Diego

Downtown is a regional employment center, a public transportation hotspot and the number one space for innovation firms and startup growth in the region. It's an urban core that ignites the economic engine of greater San Diego.

As the national trend to trade in your car for a short walk to work and consistent connectivity to amenities increases, Downtown continues to see growth. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy.

With San Diego's largest employers having offices in Downtown, it allows employees to walk, bike, take public transportation, or drive only a few minutes to work.



DOWNTOWN'S Employers

The city's tech scene is putting San Diego on a fast track toward new heights of success. These tech companies in downtown San Diego making it all happen.

- ClickUp
- Houzz
- Measurable
- Shield AI
- Procore Technologies
- Mitek Systems
- SOCi
- Classy
- GoFormz
- Flowmon Networks
- Jungo
- Certify
- Reflexion Health
- Mirum Agency



32.3M
Annual Visitors



1.3B
Consumer Spending



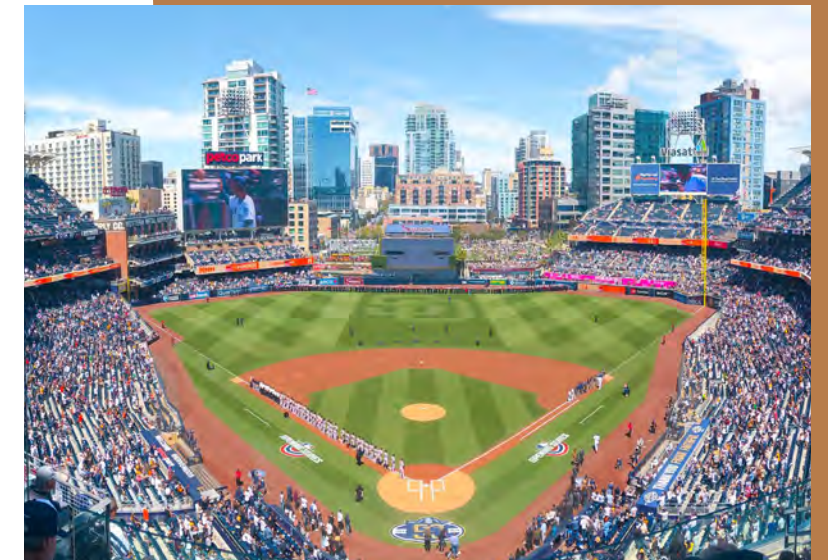
20M
San Diego International
Airport Passengers



550,862
Convention Center Attendees



2.9M
Padres Attendance



1970 COLUMBIA ST
PORTA
D'Alia
 RETAIL

SAN DIEGO INTERNATIONAL AIRPORT
 (42 M PASSENGERS PER YEAR)

BALBOA PARK
 (4.7 M ANNUAL VISITORS)

WATERFRONT PARK

6 MINS
 to San Diego International Airport

1 MIN
 to I-5

0.5 MI
 to Little Italy Transit Center

0.8 MI
 to Santa Fe Depot

PORT OF SAN DIEGO
 (300,000 annual passengers)

Bankers Hill

Little Italy

PORTSIDE PIER

El Cortez

NAVY PIER

Columbia

RADD
 (1.7 M SF)

Core

USS MIDWAY MUSEUM

Marina

CAMPUS AT HORTON
 (10 CITY BLOCKS, 1 MILLION SF)

East Village

Seaport Village

Gaslamp

PETCO PARK
 (2.9M ANNUAL VISITORS)

CONVENTION CENTER
 (650,000 ANNUAL ATTENDEES)

Trolley Lines

- - - - -
- - - - -
- - - - -

● Trolley Stops



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PORTA

D'Alitalia



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