

**FOR LEASE**

The Julia

333 C Street, San Diego, CA 92101



# Ground Floor Retail **for Lease**

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## SPACE AVAILABLE

±2,633 SF

## LEASE RATES

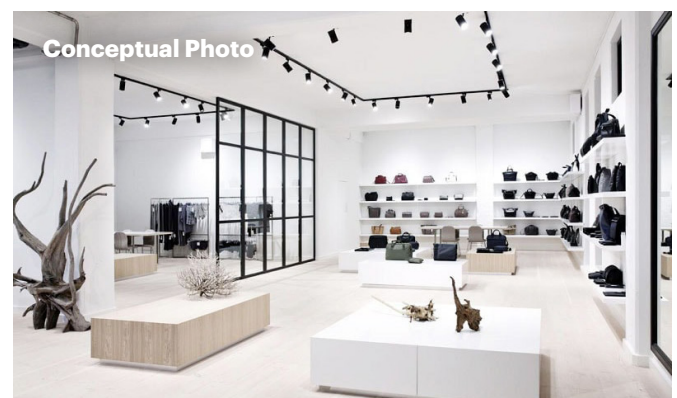
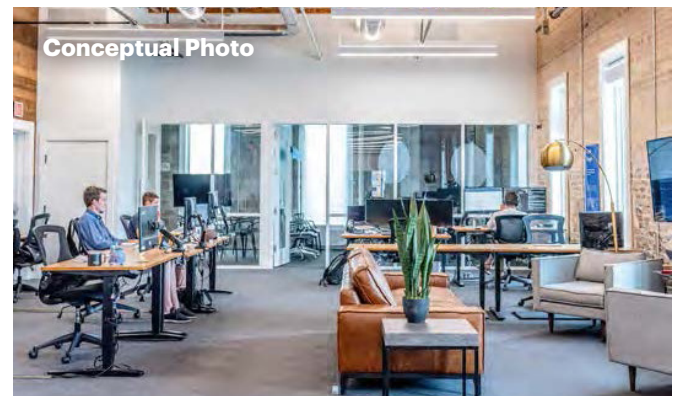
\$2.25 PSF, MG

## SPACE USE

Office/Retail

## PROPERTY HIGHLIGHTS

- Ground floor office/retail space located in the heart of Downtown San Diego
- Tremendous linear frontage on C St (between 3rd and 4th Ave) with highly visible exterior signage opportunity
- Adjacent to the US Grant Hotel, one of San Diego's timeless hotels featuring 270 guest rooms



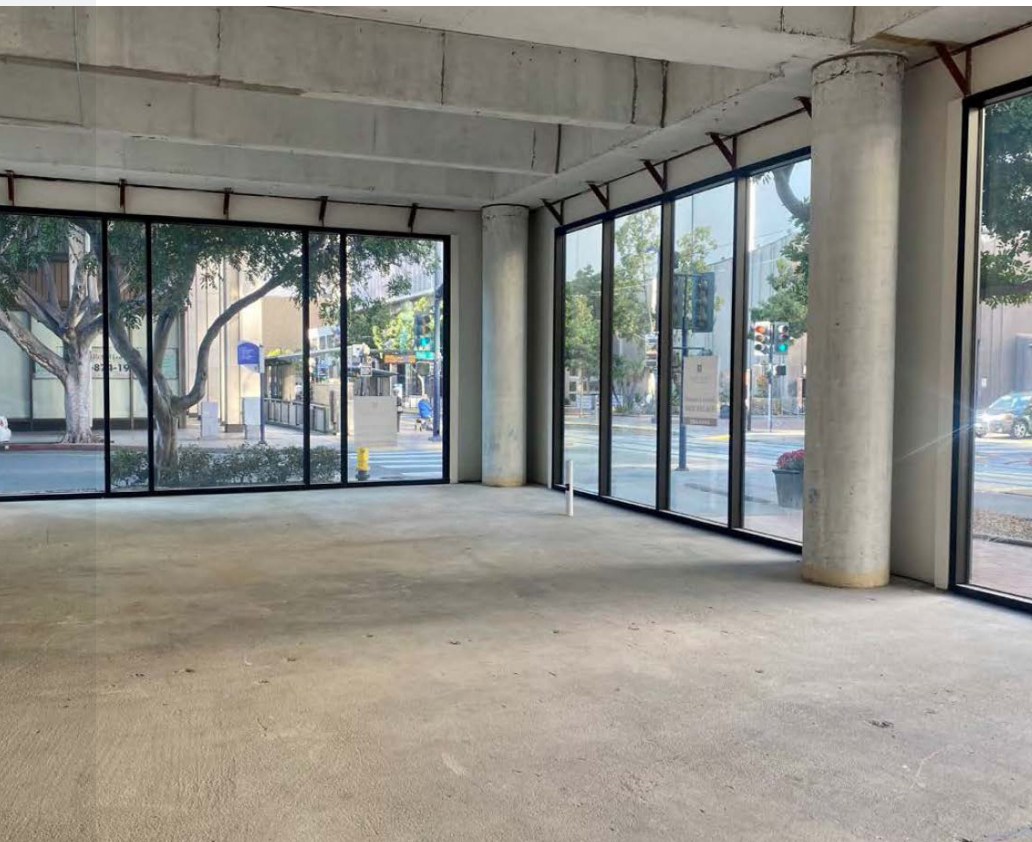
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## PHOTOS



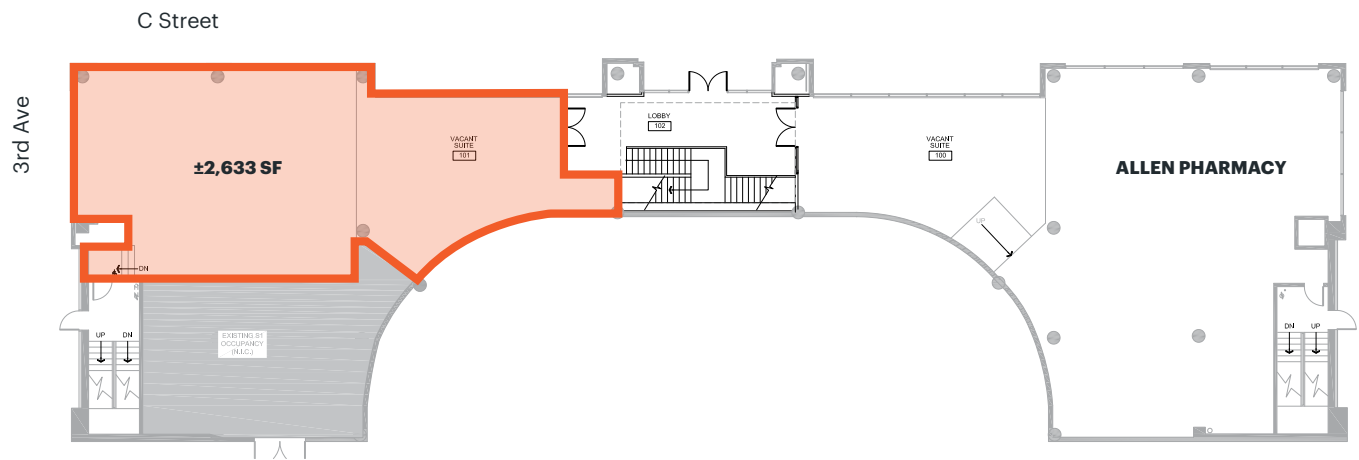
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# SITE PLAN



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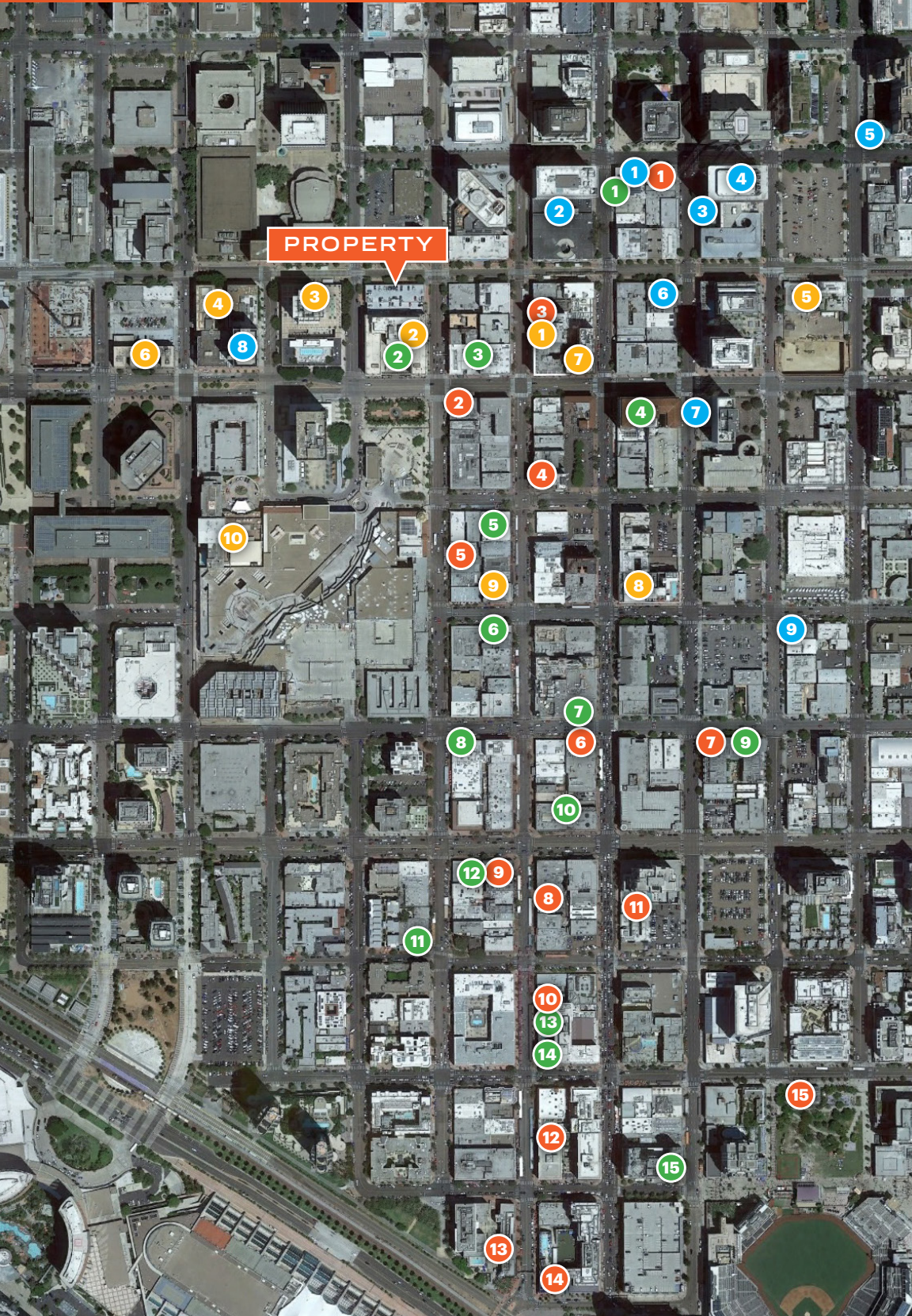
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# NEARBY AMENITIES



## RESTAURANTS

1. Donut Bar
2. Gaslamp Fish House
3. Curadero
4. Melting Pot
5. Bandar Restaurant
6. Fogo de Chao
7. Breakfast Republic
8. Rustic Root
9. El Chingon
10. Lionfish
11. The Nolen
12. Cafe Sevilla
13. Lou & Mickey's
14. Nobu
15. Social Tap

## HOTELS

1. Kimpton Hotel
2. The US Grant
3. The Westgate Hotel
4. The Bristol Hotel
5. Hotel Churchill
6. The Sofia Hotel
7. Courtyard Marriott
8. Andaz San Diego
9. The Keating Hotel
10. The Westin

## BAR & BREWPUBS

1. Stout Public House
2. Rendezvous
3. Phantom Lounge
4. Parq
5. Gaslamp Tavern
6. Atomic
7. 5th & Sky
8. Tin Roof
9. Noble Experiment
10. Side Bar
11. Fluxx
12. Prohibition
13. The Pool House
14. Fifth and Rose
15. Altitude

## COFFEE

1. Starbucks
2. 401 Brew Street
3. Coffee N' Talk
4. 7 Cafe
5. Little Owl Coffee
6. Organo Gold
7. The Bean Box
8. Blue Bottle Coffee
9. Tired Eyes Coffee

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# DOWNTOWN ACTIVATION

## PROPERTY

### RADD

**\$1.5**  
billion life science  
campus

**1.6M**  
square feet

**4,000**  
high paying jobs

### Campus at Horton

**\$1.8**  
billion annual regional  
economic activity

**2,200**  
parking spaces

**4,000**  
high paying jobs

### Convention Center

**5,000**  
square foot pavilion

**730,000**  
SF expansion of Center

**3,000**  
person occupancy

### Seaport Village

**\$1.6**  
billion project

**70**  
acres of shops and space

**13**  
eateries

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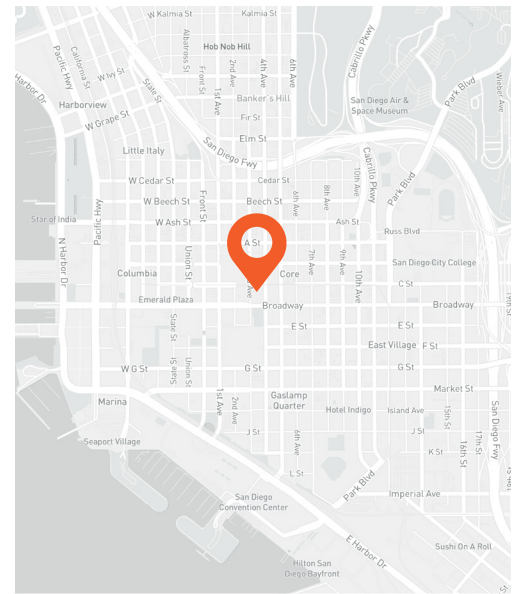
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# LOCATION



- Located on the Trolley Line, that extends to USCD and UTC - over 17 million annual riders
- One block to Campus at Horton redevelopment – the largest adaptive reuse project in the US
- Dense population with 95,000 employees and 103,000 residents

## WALKING DISTANCE

to numerous restaurants & retail

## STEPS

to Petco Park & trolley station

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# Contact Information

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