

RADIAN

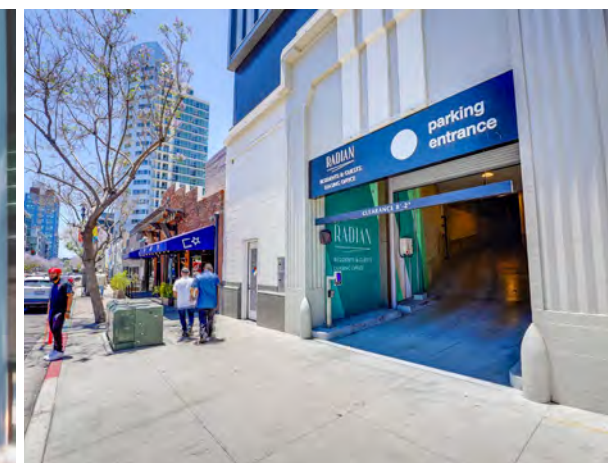
ANCHOR STREETFRONT RETAIL
901 G St, San Diego, CA 92101

FOR LEASE | ±36,000 SF

UPG URBAN
PROPERTY
GROUP est. 1989

GM REALTY
ADVISORS, LLC

SITUATED IN HEART OF THE EAST VILLAGE BALLPARK DISTRICT,
A THRIVING DOWNTOWN NEIGHBORHOOD WITH SUBSTANTIAL RECENT GROWTH.



THE PROPERTY.

ADDRESS 901 G Street
San Diego, CA 92101

RETAIL SIZE ±36,000 SF

TIMING Available Now

PARKING 42 designated parking spaces with direct access to the building. Additional on-street parking is available, and a new surface parking lot is scheduled to open soon directly across from the main entrance on 10th Ave.



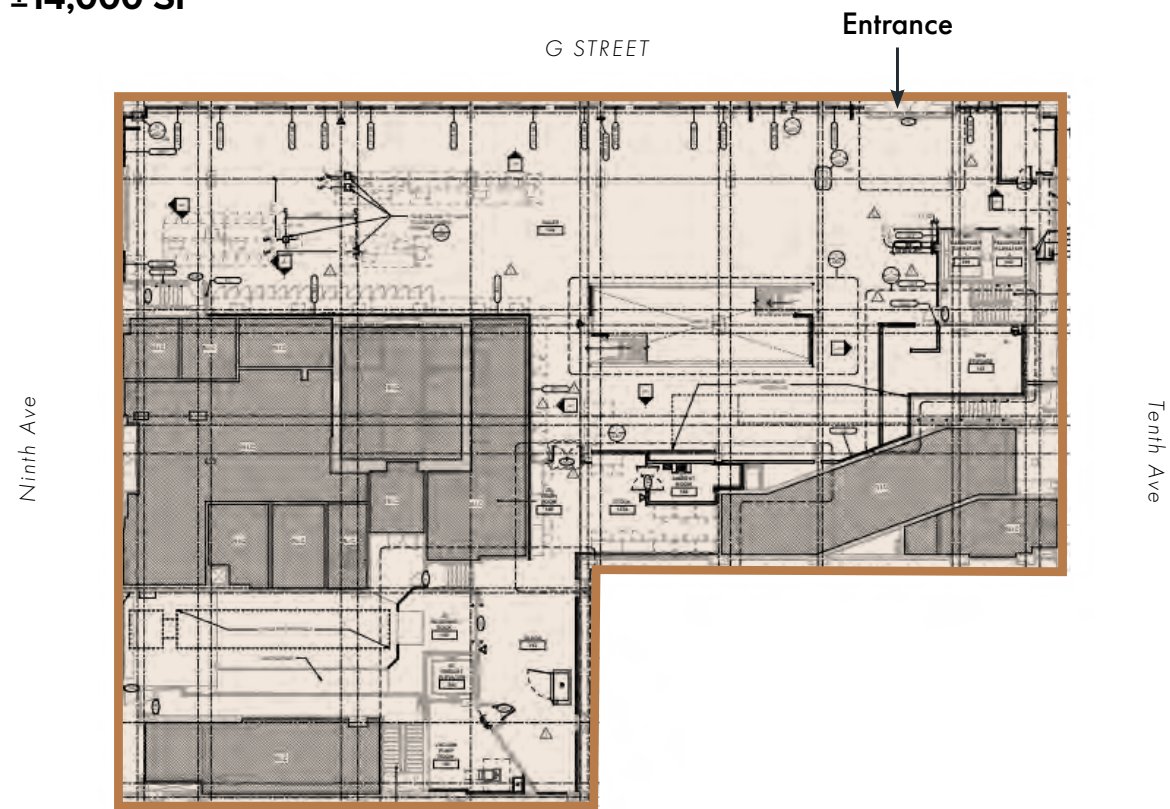
HIGHLIGHTS.

- Fully constructed, ready-to-merchandise retail space
- Rare opportunity for single tenant occupancy, ideal for creating a destination hotspot
- Prominently positioned in Downtown with the potential for full block branding
- Ample parking on a full floor with direct access to the space
- Situated beneath 241 residential units, offering a built-in customer base
- Thoughtfully designed layout featuring a loading dock, high ceilings, and spacious interiors
- Over 15,000 residential units within 0.5mi and over 5,000 additional units proposed
- Just minutes away from Little Italy, Balboa Park, and the Gaslamp Quarter
- Convenient regional access via southbound 10th, northbound 11th, and eastbound G St, facilitating ease of access to and from Downtown

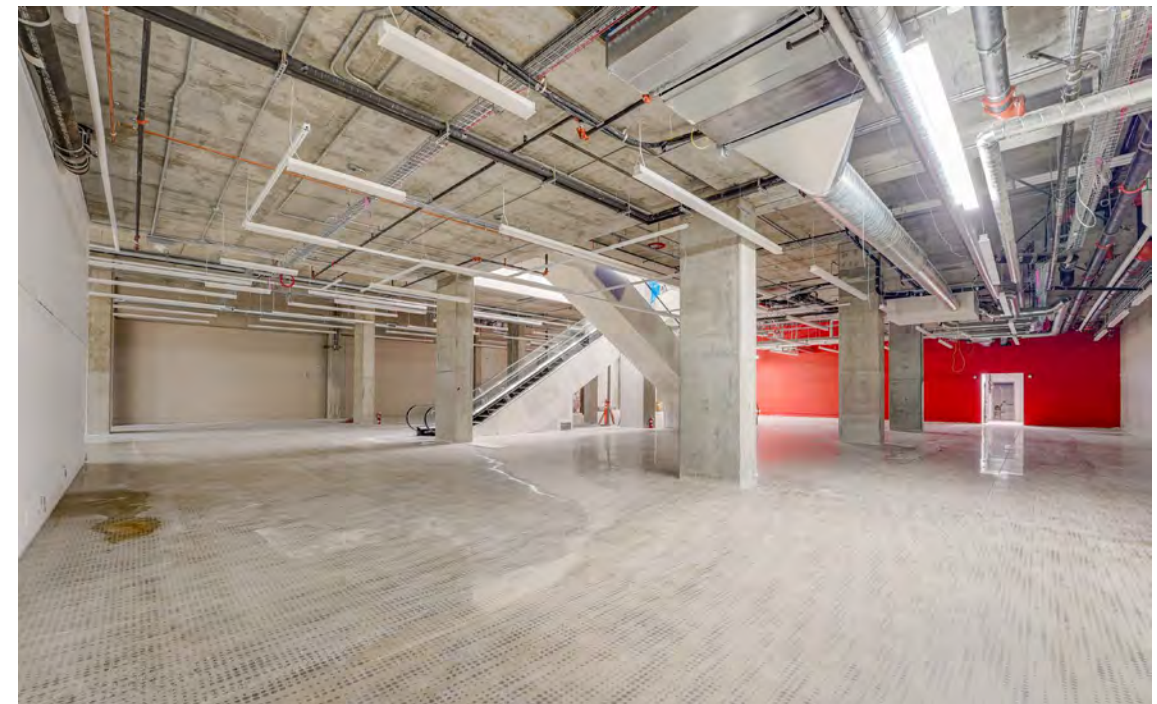
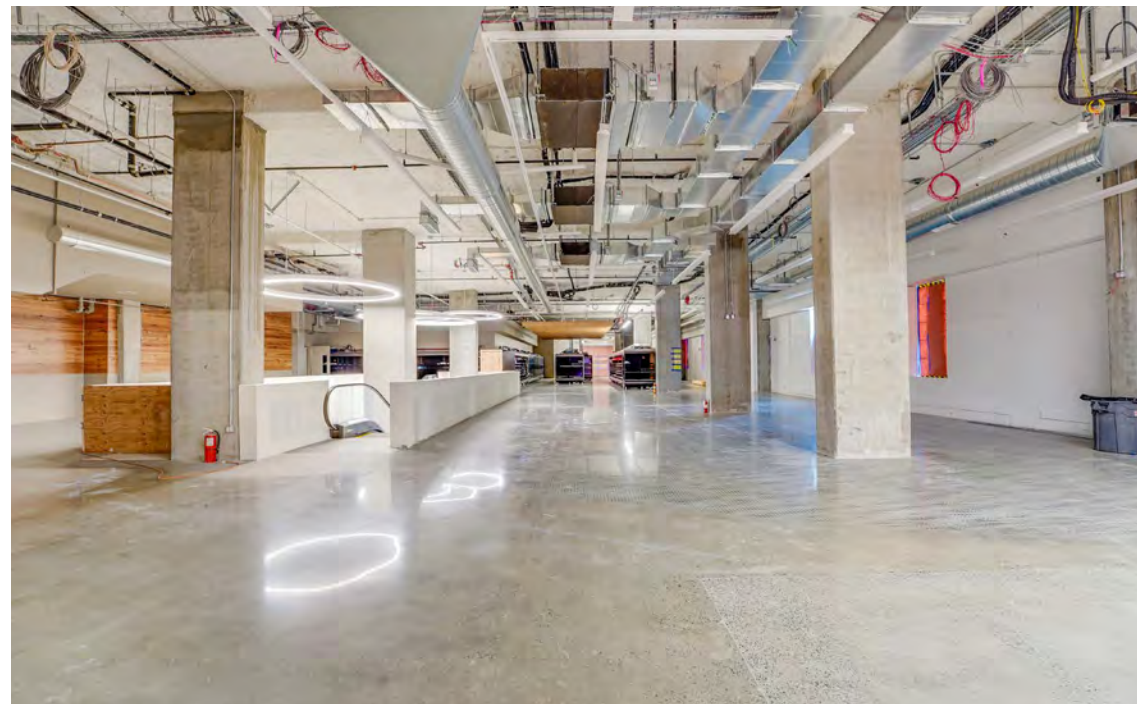
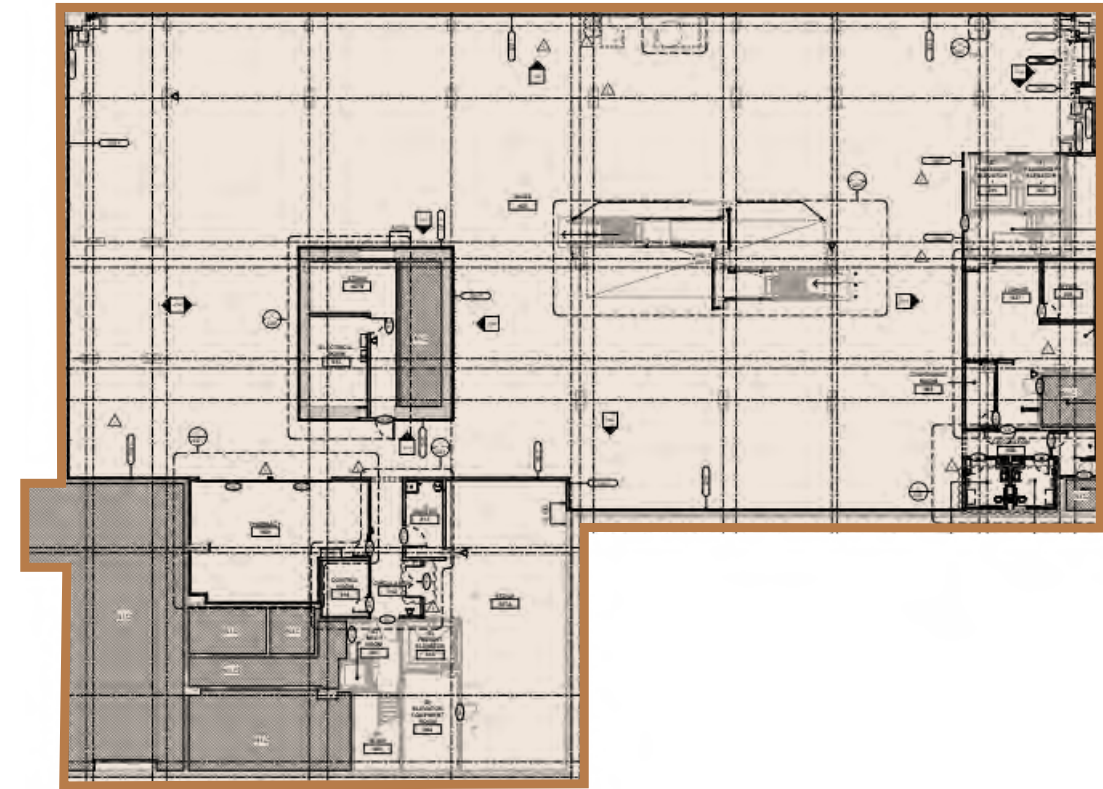
SITE PLAN.

901 G ST

STREET LEVEL
±14,000 SF



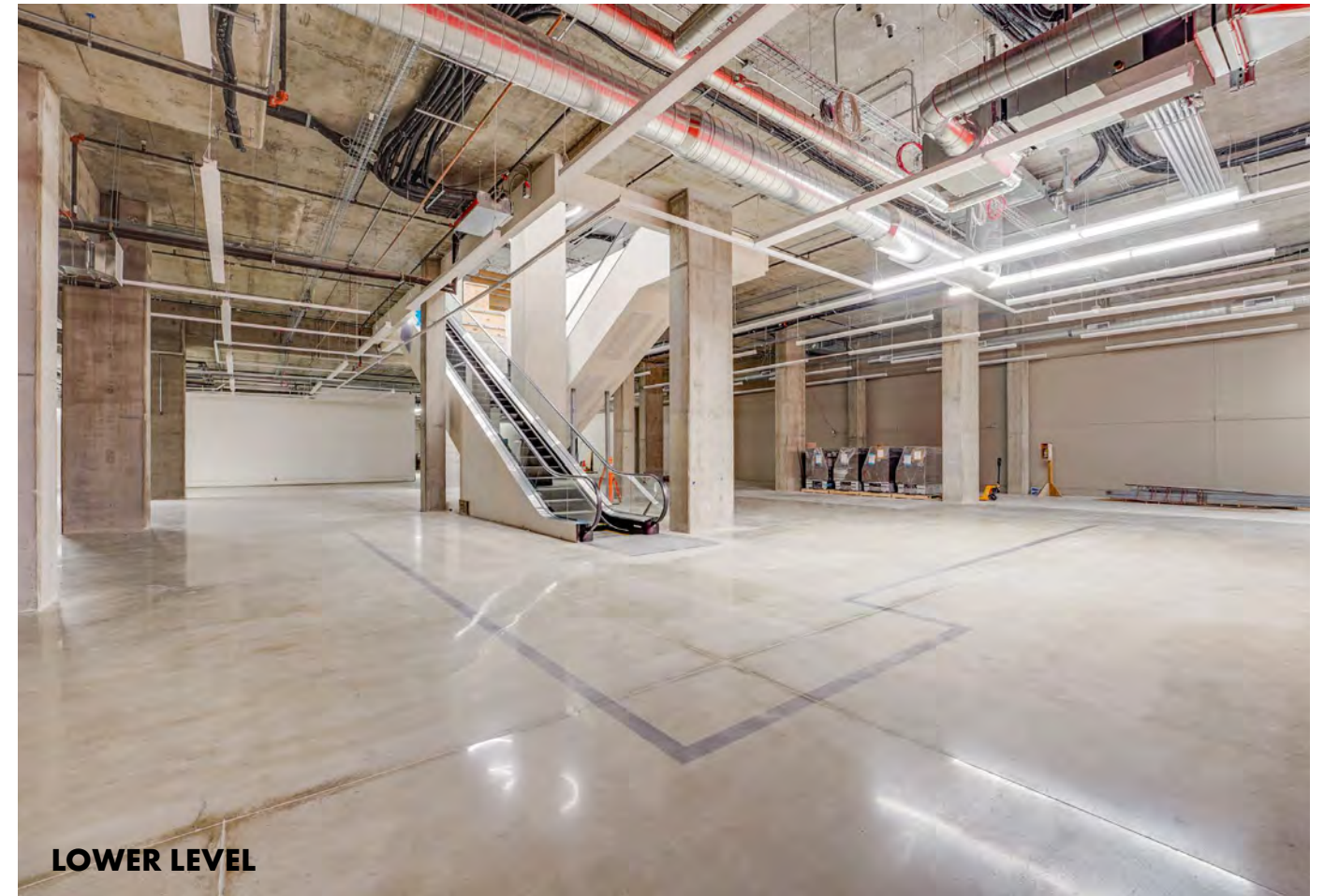
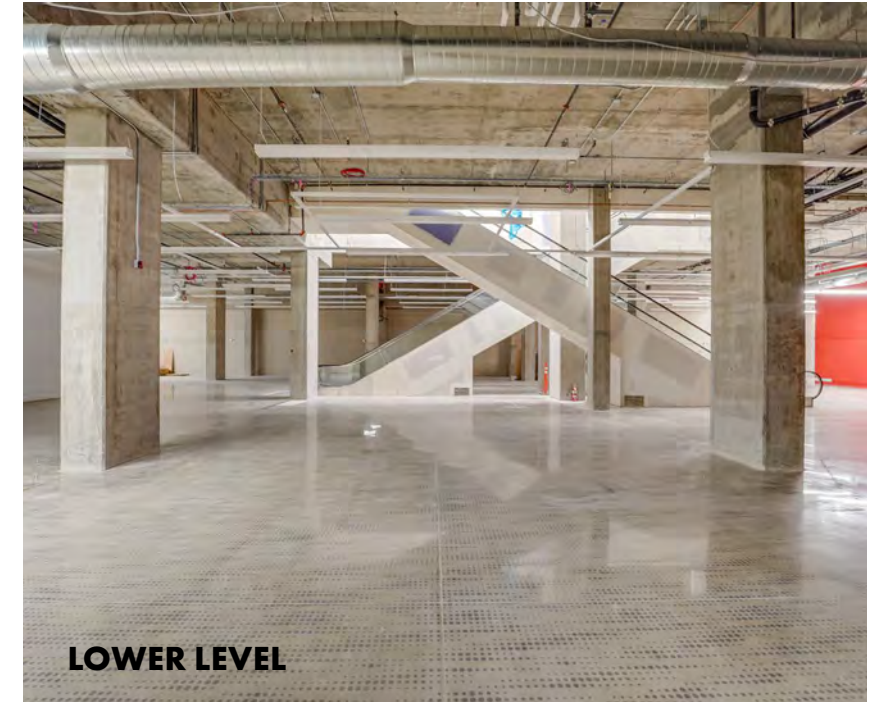
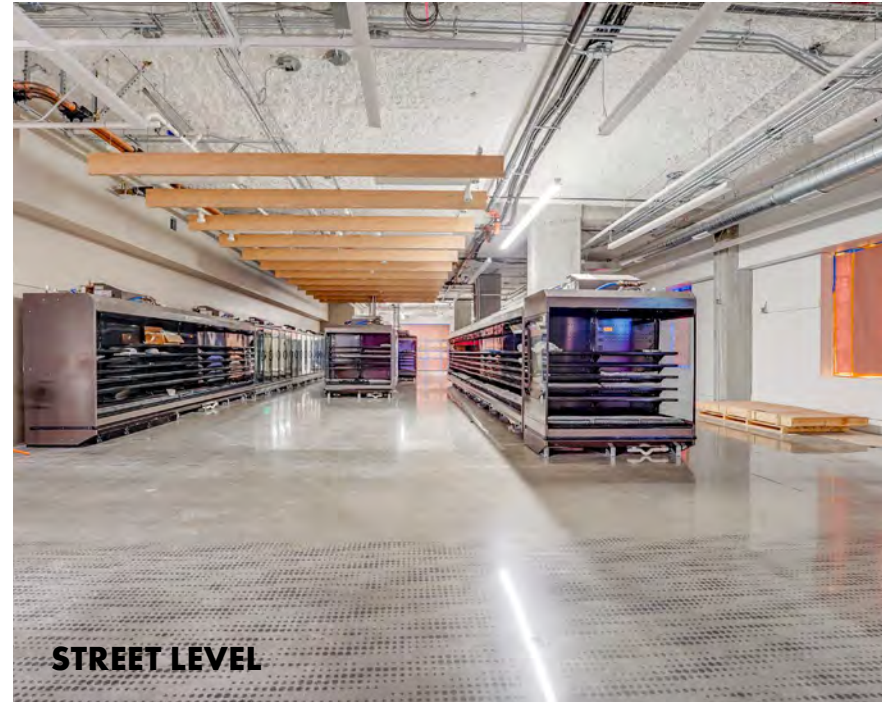
LOWER LEVEL
±22,000 SF



FOR LEASE

PHOTOS.

901 G ST



CITYWIDE CONNECTIVITY.

The San Diego Trolley has been creating new opportunities for people for over 40 years. And now, it is linking the most dynamic communities in San Diego together with opportunities for jobs, education, healthcare, shopping, and entertainment. Originally the San Diego Trolley was known as the South Line due to the connection it provided between the US and Mexico border and Downtown San Diego. The San Diego Trolley was an immediate success in providing hundreds of thousands of trips for locals and visitors alike. The South Line linked the economies of the cross border populations and quickly expanded to reach new destinations.

Blue Line Trolley service has expanded from Santa Fe Depot downtown to the University City community, serving major activity centers such as Old Town, UC San Diego, and Westfield University Towne Centre. The Mid-Coast extension has proven to be a popular route, with the UC San Diego Blue Line seeing a 73% increase in ridership with over 53,000 trip since its opening in 2021.

The Mid-Coast Trolley will expand transportation capacity in the corridor to accommodate existing and future travel demand. Population along the corridor is predicted to increase by 19% by 2030, while employment is predicted to increase by 12%.

99

Walker's Paradise

91

Biker's Paradise

81

Excellent Transit

Little Italy	1.2mi / 10 min bike
Bankers Hill	1 mi / 10 min bike
Golden Hill	1 mi / 10 min bike
Marina	0.6 mi / 5 min bike
Cortez Hill	0.5 mi / 5 min bike
Sherman Heights	0.9 mi / 7 min bike
I-5	0.5 mi / 2 min drive

*distance / time from place to site



In late 2023, MTS secured \$284 million aimed at enhancing and expanding transit infrastructure. Anticipate notable improvements in bus stop services, enhanced frequency, and various other transit projects slated for implementation throughout 2024.

The San Diego Association of Governments has approved a budget amendment of \$1.2 billion for 2024, allocating funds for over 30 projects within the next five years. This includes enhancing public transit in heavily-trafficked corridors across San Diego's urban core, with changes expected in areas like Old Town, the Midway District, Liberty Station, and Loma Portal.

THE LOCALE.

901 G ST



DEMOGRAPHICS

Within 3 miles



179,485

Population



\$2.7B

Total Specified Consumer Spending



85,013

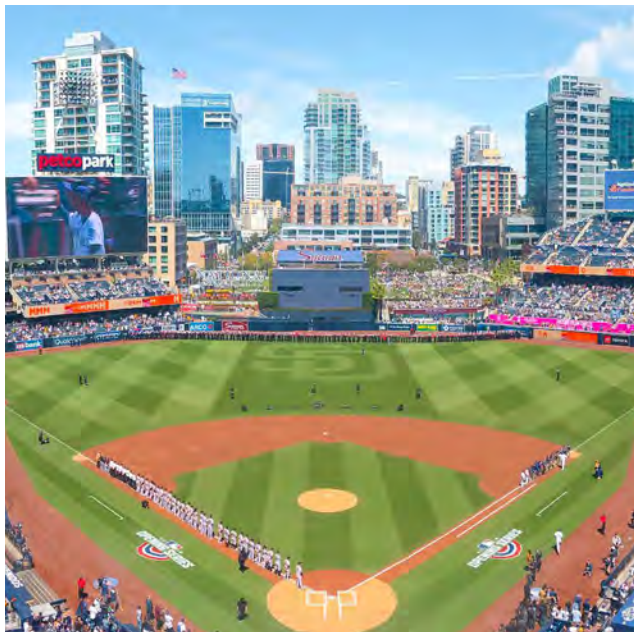
Total Households



\$103,633

Average Household Income

EAST VILLAGE.



When the Central Library, Ballpark Village and Petco Park came about, a new vibrancy, focus and excitement emerged downtown. The East Village neighborhood is expected to enjoy the greatest growth in the years to come with the addition of thousands of homes and new office/retail space. Radian's prime location provides effortless convenient access to key employment centers, transportation hubs, and entertainment venues, making it an ideal destination for both residents, visitors and shoppers. East Village, with Radian as its marquee residential venue, combines the best of urban living with the relaxed coastal charm of San Diego, making it a highly desirable place to call home live, work, shop, eat, be entertained or just hang out.

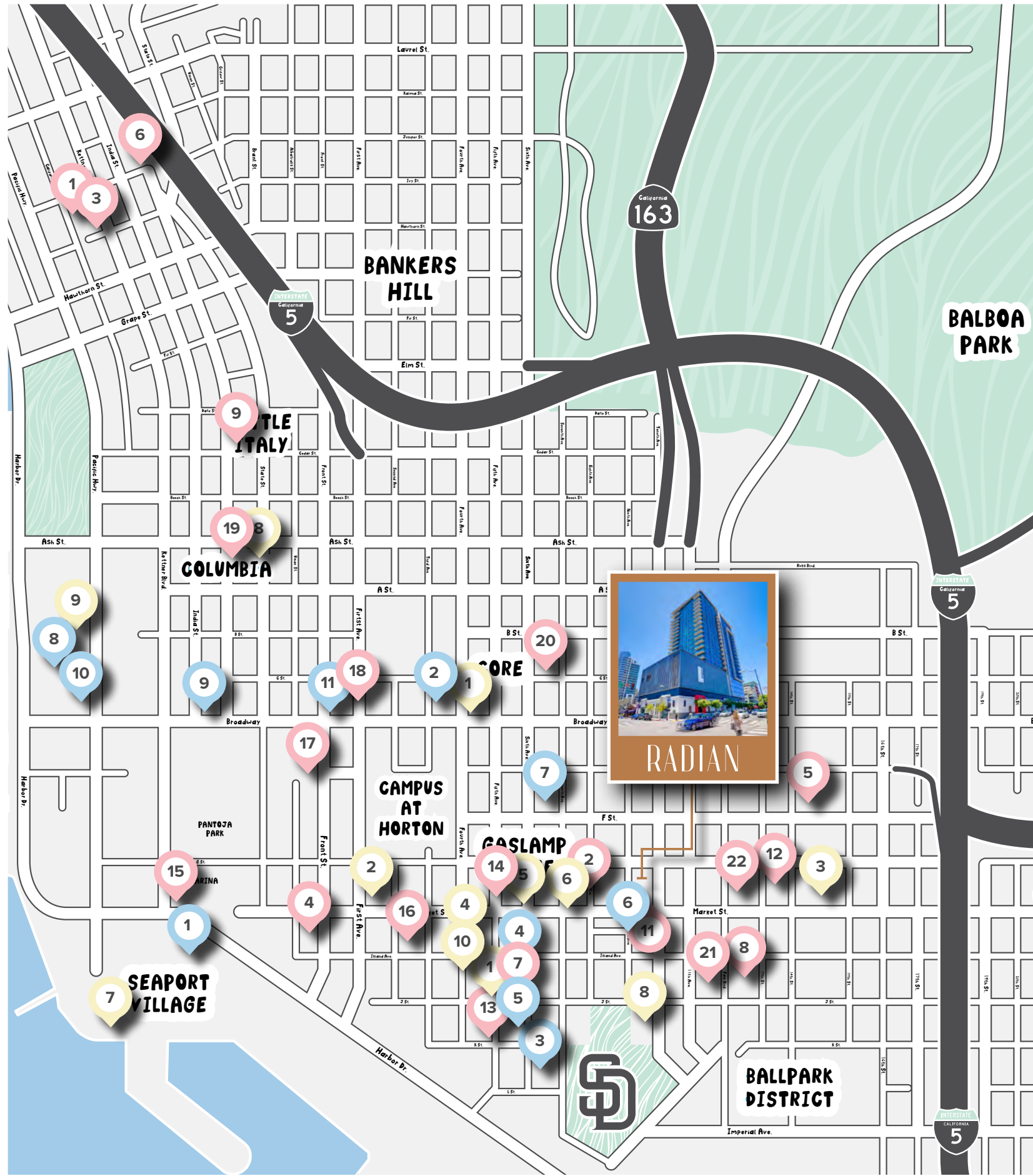


East Village continues to attract forward-thinking development to the downtown market. This neighborhood has become a hotspot location for the workforce of downtown's emerging industries. In East Village, five developments are currently under construction, with a total of approximately 1,500 residential units, 135 hotel rooms, and 31,500 SF of retail. East Village is expected to enjoy continued urban development and the steady growth of new businesses, drawing in locals from throughout downtown and neighboring communities.

The planned growth of downtown will only boost its popularity among desirable American cities to live, work & play.

Forbes





FOR LEASE

YOUR NEIGHBORS.

RESTAURANTS

- | | |
|------------------------------------|-----------------------------------|
| 1. Herb & Wood | 12. Kamon Craft Cocktail Bar |
| 2. Noble Experiment | 13. Lumi |
| 3. Juniper & Ivy | 14. Fogo de Chao |
| 4. Kettner Exchange | 15. The Lion's Share |
| 5. Punch Bowl Social | 16. Cafe 222 |
| 6. Nolita Hall | 17. Salvatore's Cucina and Lounge |
| 7. Provisional Kitchen | 18. Tender Greens |
| 8. The Mission/ East Village | 19. Watercolors |
| 9. Pappalecco | 20. Corner Kitchen Pizzeria |
| 10. Richard Walker's Pancake House | 21. Callie |
| 11. Cowboy Star | 22. BESHOCK |

RETAIL

- | | |
|---------------|----------------------------|
| 1. CVS | 6. Wild Dove Boutique |
| 2. Ralphs | 7. Urban Girl |
| 3. Albertsons | 8. Fit Athletic Club & Gym |
| 4. Quiksilver | 9. Elevate Training |
| 5. Vans | |

HOTELS

- | | |
|---------------------------|---|
| 1. Manchester Grand Hyatt | 7. Andaz |
| 2. The US Grant | 8. Springhill Suites Downtown/ Bayfront |
| 3. OMNI | 9. The Guild |
| 4. The Pendry | 10. InterContinental |
| 5. Hard Rock | 11. The Sofia |
| 6. Hotel Indigo | |

RADIAN

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