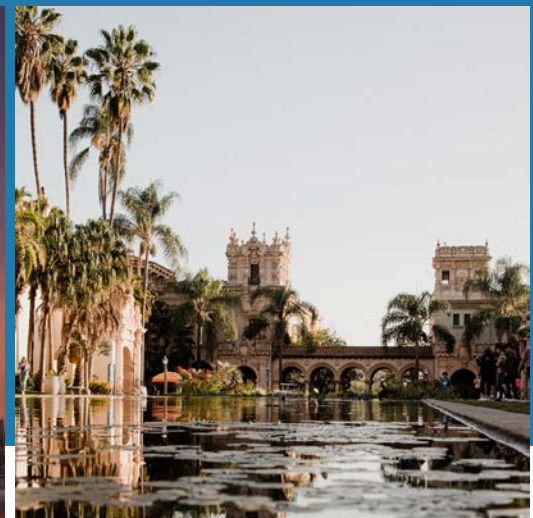




URBAN
PROPERTY
GROUP EST. 1989

ICONIC CORNER LOCATION, BANKERS HILL



MANCHESTER FINANCIAL

2550 5TH AVE., STE 100, SAN DIEGO, CA 92103

2ND GEN. CORNER SPACE AVAILABLE
OFFICE/RETAIL/SERVICE FOR LEASE ± 3,270 SF

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Highlights

01. Prominent corner office/retail/service opportunity in Bankers Hill with limited vacancy in the neighborhood
02. Prime visibility and signage opportunity
03. Ample night and weekend parking
04. Modern, urban building design
05. Located on main thoroughfare between Balboa Park to I-5
06. Exposure to approx. 125,000 daytime workers and over 92,000 residents within a two mile radius
07. One of San Diego's most desired walkable neighborhoods with a dense population
08. Exposure to adjacent neighborhoods including Little Italy, Balboa Park, Hillcrest, Mission Hills, and Downtown
09. Area tenants include: Kinme Omakase, Talitha Coffee Roasters, The Corner Draft House, Cucina Urbana, The Market Place, Orange Theory Fitness and more



±3,270 SF
Available Space



Retail/Office/Service
Space Use



2550 5th Ave, Ste 100
Address



On-Site
430 On-site Covered Parking

Located in the desirable Bankers Hill neighborhood next to Balboa Park and near Downtown San Diego, this 13-story, 162,000-square-foot office tower is a local landmark.

Built in 1965 by San Diego businessman John Alessio, the iconic building is best known as the home of the celebrated rooftop restaurant Mister A's. The property offers commercial office suites, street-level retail, and a variety of amenities.





Half city block development bounded by Fourth Ave, Third Ave, & Hawthorn

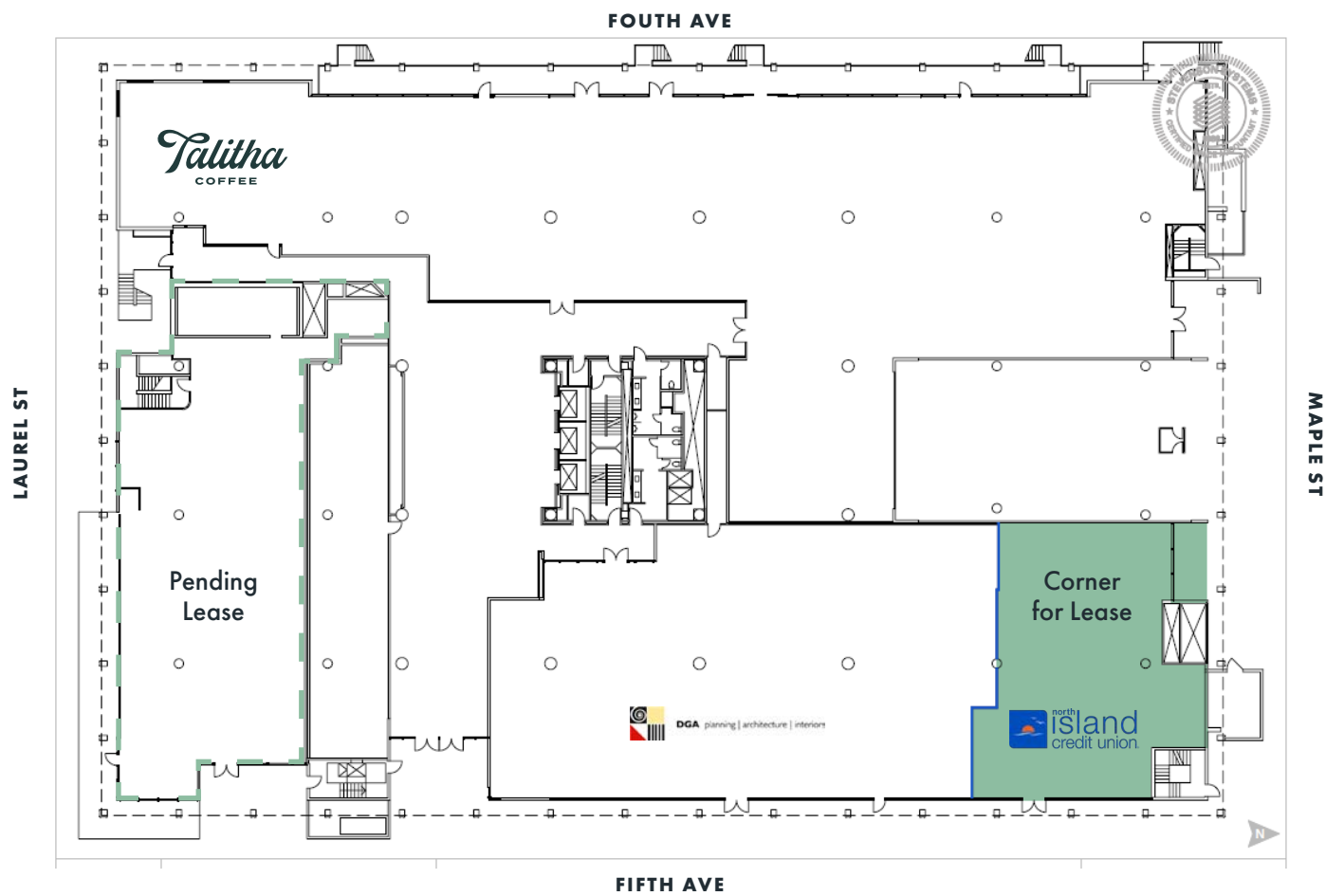
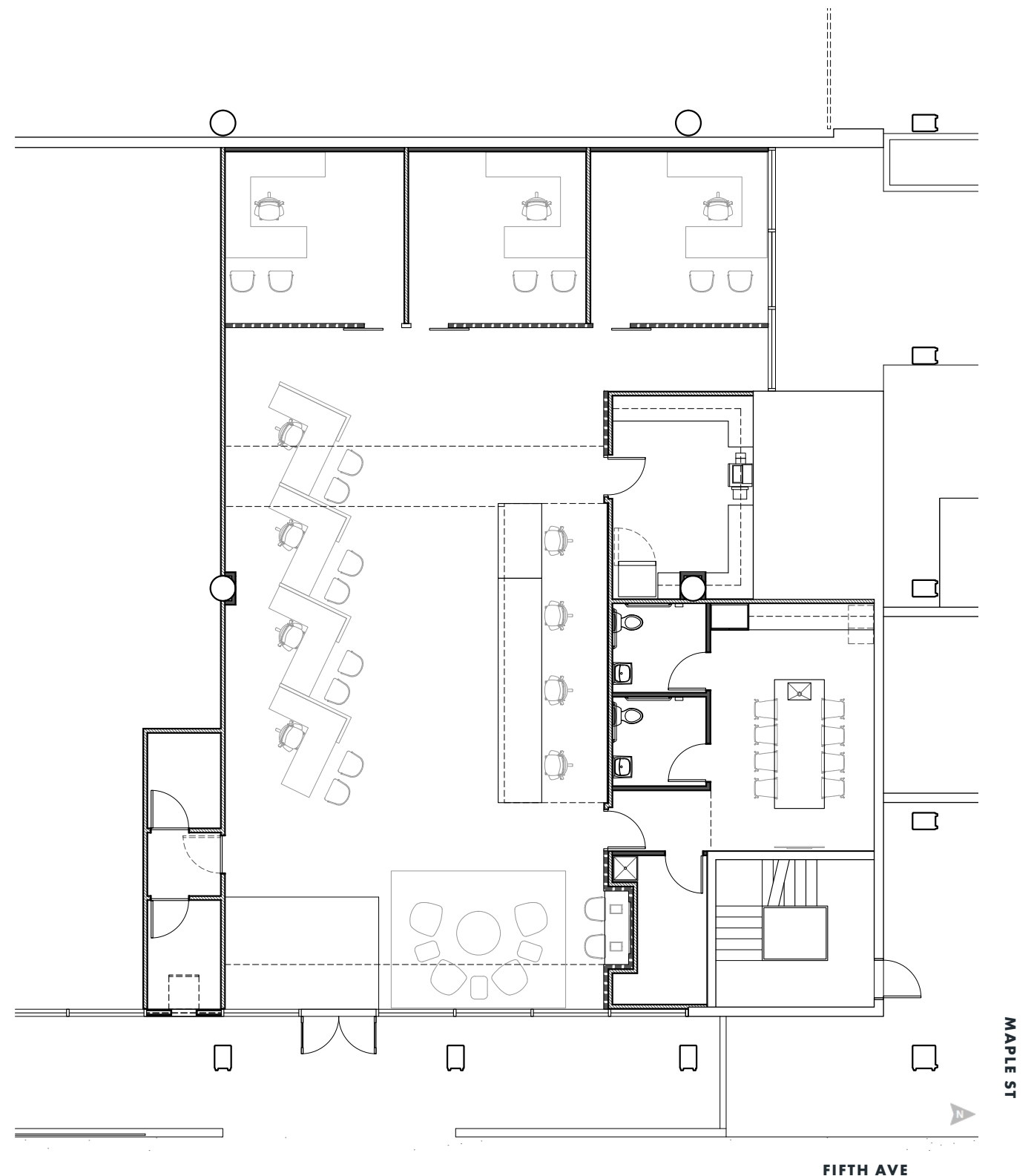
150,000 SF project including luxury residences, offices, and commercial

Premier mixed-use development in San Diego, with a influx of young professionals and emerging businesses

Ideal location in Bankers Hill, adjacent to Balboa park, the nation's largest urban cultural park

Located at the gateway to Balboa Park, which contains 17 major museums and the world-famous San Diego Zoo with more than 12M visitors per year

Floor Plan | Ground Floor | ±3,270 SF



MODERN & HISTORIC DESIGN

SEAMLESSLY INTEGRATED
into the urban fabric of the city.



Coronado Bridge



LITTLE ITALY
SAN DIEGO

Park Laurel
(150 Units)



MISTER A's



urbanspine



MNEMONIC
COFFEE



Balboa Park is a 1,200-acre (490 ha) historic urban cultural park in San Diego, California. Balboa Park gets approximately 14 million visitors come to the park each year and is one block away.

Within 3 mile radius

219,762
2024 population

212,392
Daytime employment



MR. A'S
American Restaurant



CUCINA URBANA
Italian Restaurant



ORANGETHEORY FITNESS
Fitness



PURE PROJECT
Brewery



EXTRAORDINARY DESSERTS
Desserts



AZUKI SUSHI
Sushi

In the path of DEVELOPMENT

Neighboring Developments

APOLLO
70 Units

5TH & JUNIPER
142 Units

SIXTH & PALM
145 Units

BRODERICK
260 Units

5TH & BROOKS
129 Units

Within 0.5 miles of site

3

Proposed Developments

San Diego anticipates a wave of proposed developments, signaling a new era of growth and opportunity.

7

Developments Under Construction

Construction is underway for the latest developments reshaping San Diego's landscape.

Within 1 mile of the site

The Growth

Residential Development is expected to continue along the Fourth, Fifth and Sixth avenue corridors with an extended mix of high-rise and mid-rise buildings. It is expected that the single family neighborhoods and areas along canyons will stay substantially the same. The intention is for residential unit development incentives to be focused on increasing affordable housing; so it will be a major component of new development in the next 20 years.

It is estimated that by 2037, self-driving cars will become common, and a lot of people will not have private cars due to services like Uber and car share "co-ops". This will lessen the need for existing parking lots which could be turned into residential units or even park space, with a potential expansion of additional light rails and streetcars in the immediate area. An increase in bicycles and walking will result in substantially improved pedestrian amenities, potentially becoming the main focus of future planning in this area.

Source: Leo Wilson, a Bankers Hill resident and chair of Uptown Planners and the Metro San Diego Community Development Corp.

The Numbers

14,159
Residential Units

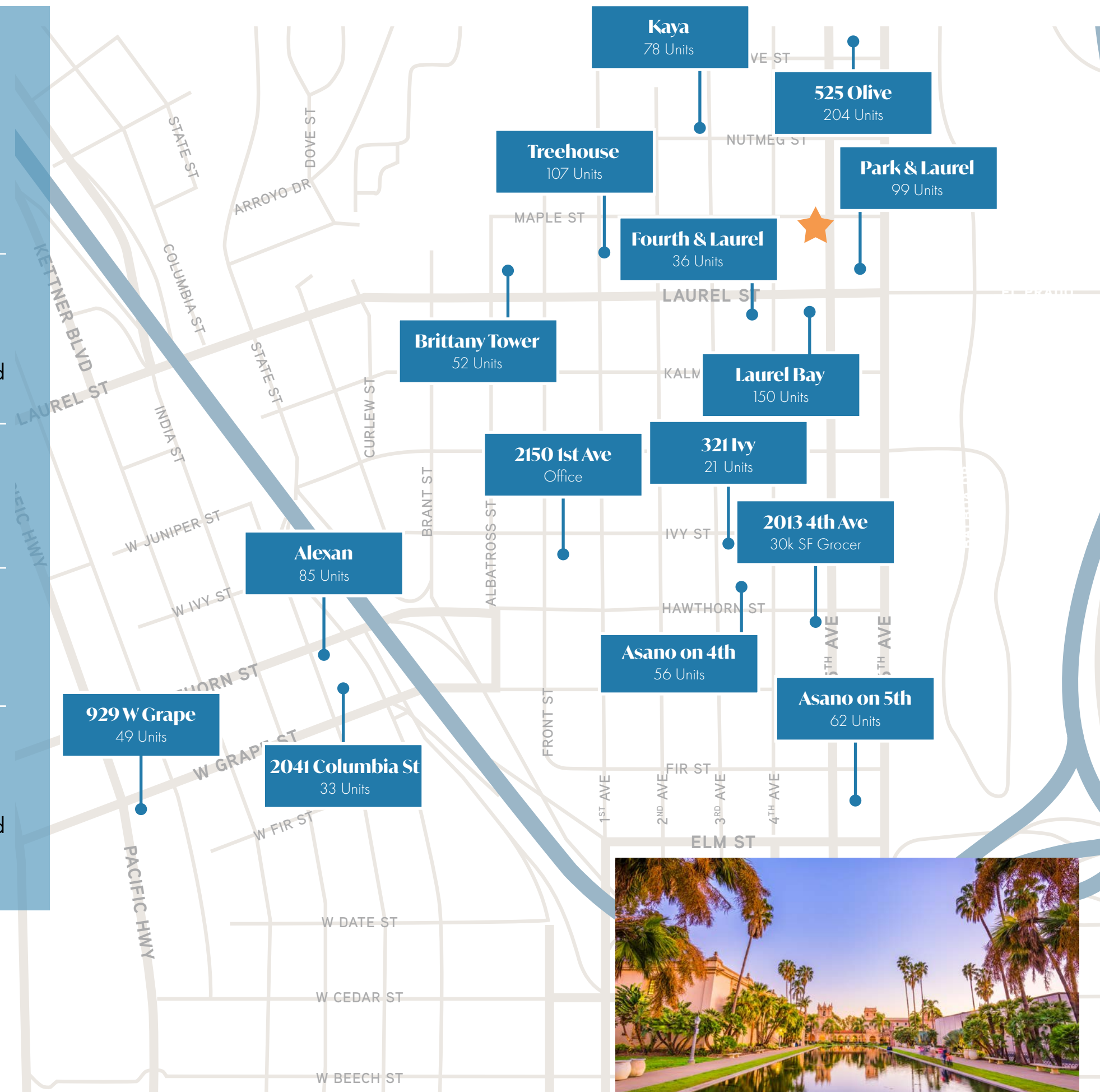
5,267
Residential Units Under Construction & Proposed

8,000
Hotel Rooms

13M
SF Office

836,000
SF Office Under Construction & Proposed

Within 1 mile of site



BANKERS HILL
an enhanced experience for
growing residential population





Who Lives Here

Residents are young, urban professionals primarily working in innovation industries and earning higher-than-average wages.

Downtown San Diego has an over concentration of the most in-demand talent.

Downtown's surrounding urban neighborhoods are widely viewed as a hub for arts and culture, as well as a top destination for networking, gathering, and living.

Annual Consumer Spending

\$950M
Spent on Food
& Beverage
Within 3 mi of Site

\$485M
Spent on Retail &
Entertainment
Within 3 mi of Site

CONSUMERS DRIVING the downtown evolution



CAREER BUILDING

Age 18-35

Made up of young singles with no children in the home. They are a mix of mobile renters and first-time homeowners, living in condos and single-family houses. They are beginning to save and invest while also enjoying new technology and trendy stores that cater to their age range.

CITY MIXERS

Age 30-55

Single, ethnically diverse urbanites in their 30s to 50s with no children in the home. They work in a broad spectrum of white-collar jobs. Spending reflects clothing, shoes, electronics and travel, enjoying a rich cultural experience.

CITY LIFE

Age 18-35

A combination of young professionals and students living in the nation's most density populated and expensive cities. While many are starting in white-collar professional careers, others of this highly mobile group are still finishing their degrees.

URBAN DIVERSITY

Age 46-75

Households predominantly in their 50's. These middle-income, white-collar professionals take advantage of urban life, enjoying the income and time that they have to the fullest. They spend their time on the Internet reading news and enjoy sports and movies.






31.8M
Annual Visitors to San Diego


19,696
Existing Residential Units

5,383 Units
 Under Construction & Proposed


14.3M
Existing Total Office SF

63,053 SF
 Under Construction & Proposed


64,021
Existing Hotel Rooms

1,965 Rooms
 Under Construction & Proposed

16.5
 blocks

Downtown San Diego is the West Coast's premier entertainment district

7
 major entertainment venues

- Petco Park
- SD Convention Center
- Balboa Theatre
- Horton Grand Theatre
- House of Blues
- The Rady Shell
- Jacobs Center

65k
 daytime population

San Diego's thriving urban center attracts both visitors and tourists

Downtown is home to many attractions for residents as well as those who visit from outside the area. According to a survey of San Diegans who live and visit the Downtown area, Petco Park, Seaport Village, and Little Italy are the top three attractions. Downtown also has a reputation as the premier location for nightlife activities, attracting visitors from across the county and outside the region. Yet, those living downtown are more likely to enjoy these amenities.

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

Forbes

San Diego is becoming Southern California's coolest city.

TRAVEL+LEISURE



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