

# 525 OLIVE

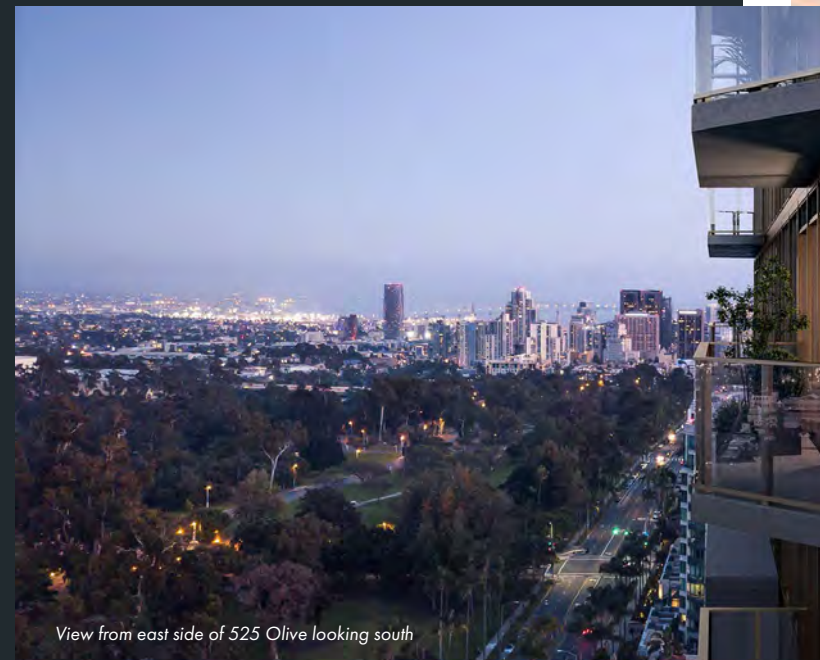
**Retail | Office | Restaurant**

For Lease  
Bankers Hill



# The Project

525 Olive is rising above Balboa Park and will be the highest residential address in the city, with unparalleled views spanning every horizon. These stunning perspectives are matched by equally impressive interiors and amenities, with bespoke design and curated spaces by architect Joseph Wong and the renowned studio of Jules Wilson. All of this, in a parkside setting that gives you doorstep access to Balboa Park with downtown San Diego just a few blocks away.



View from east side of 525 Olive looking south



Adjacent to Balboa Park, Old Globe, short stroll to Uptown & Hillcrest and just minutes to Downtown, Gaslamp Quarter, and Little Italy.

## Highlights

- > Retail/office/restaurant opportunity in one of San Diego's most coveted and densely populated uptown urban neighborhoods
- > Suite provides an abundance of natural light
- > Courtyard access
- > Situated below 204 apartment homes
- > Great freeway access to Hwy 163, Interstate 5 & Interstate 8
- > Transit oriented area - served by many bus lines and bike paths

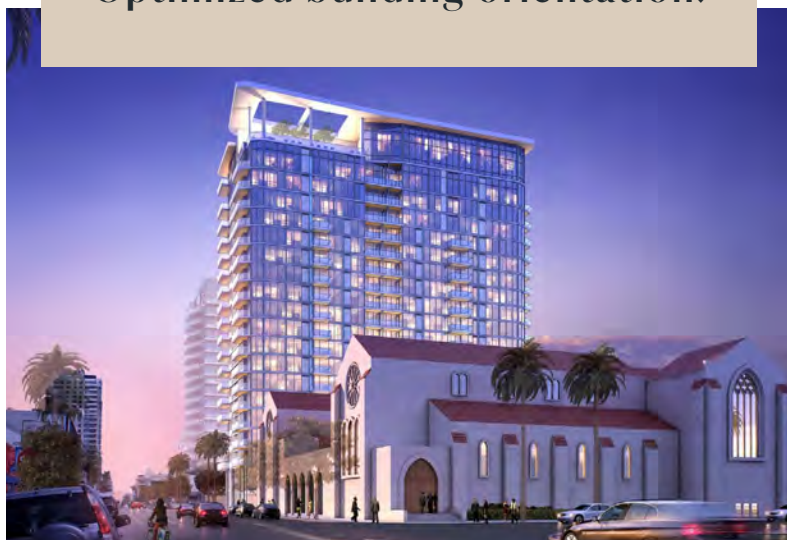
Courtyard between 525 Olive & St. Paul's



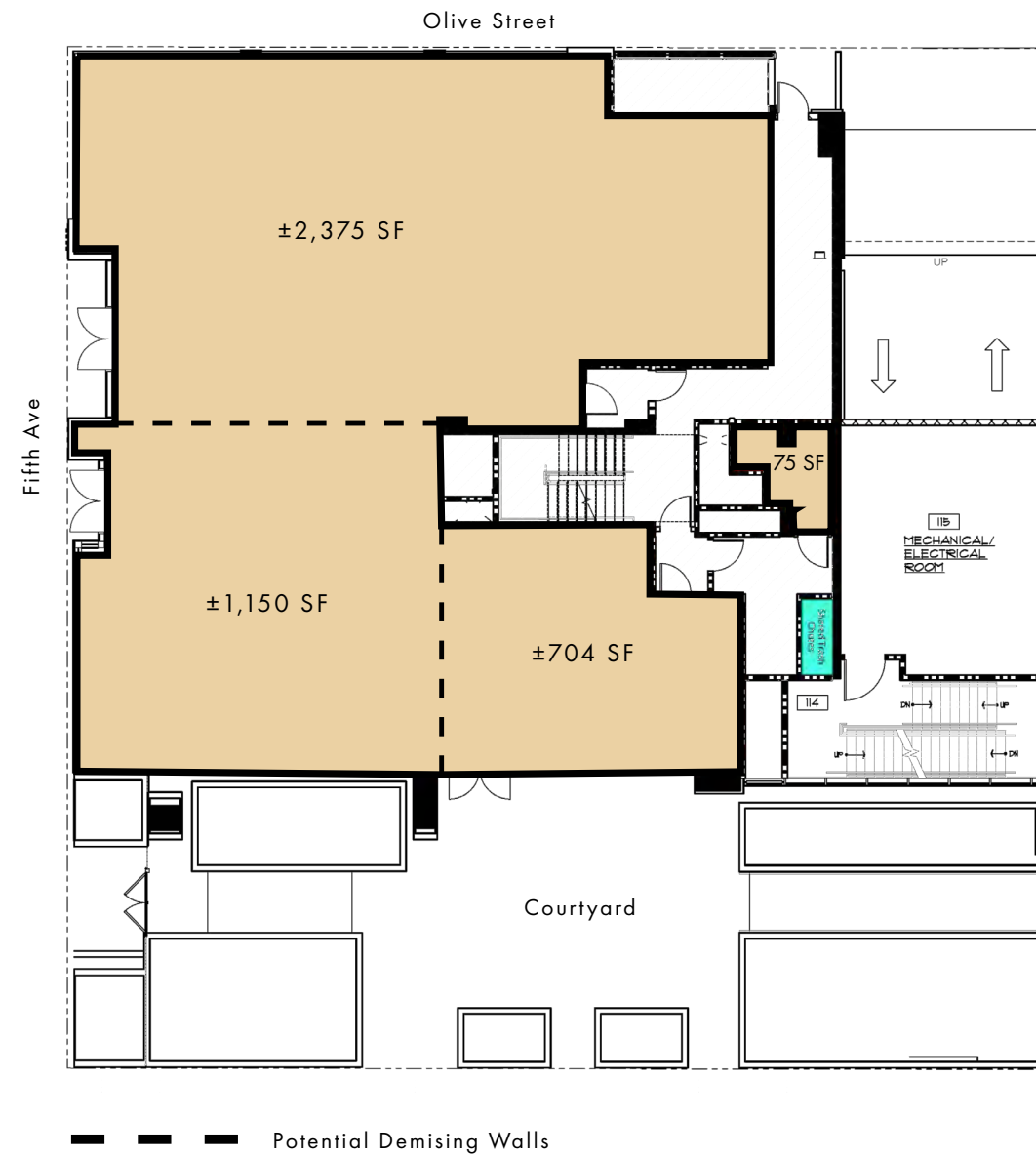
St. Paul's



Optimized building orientation.



## Floor Plan



## Details

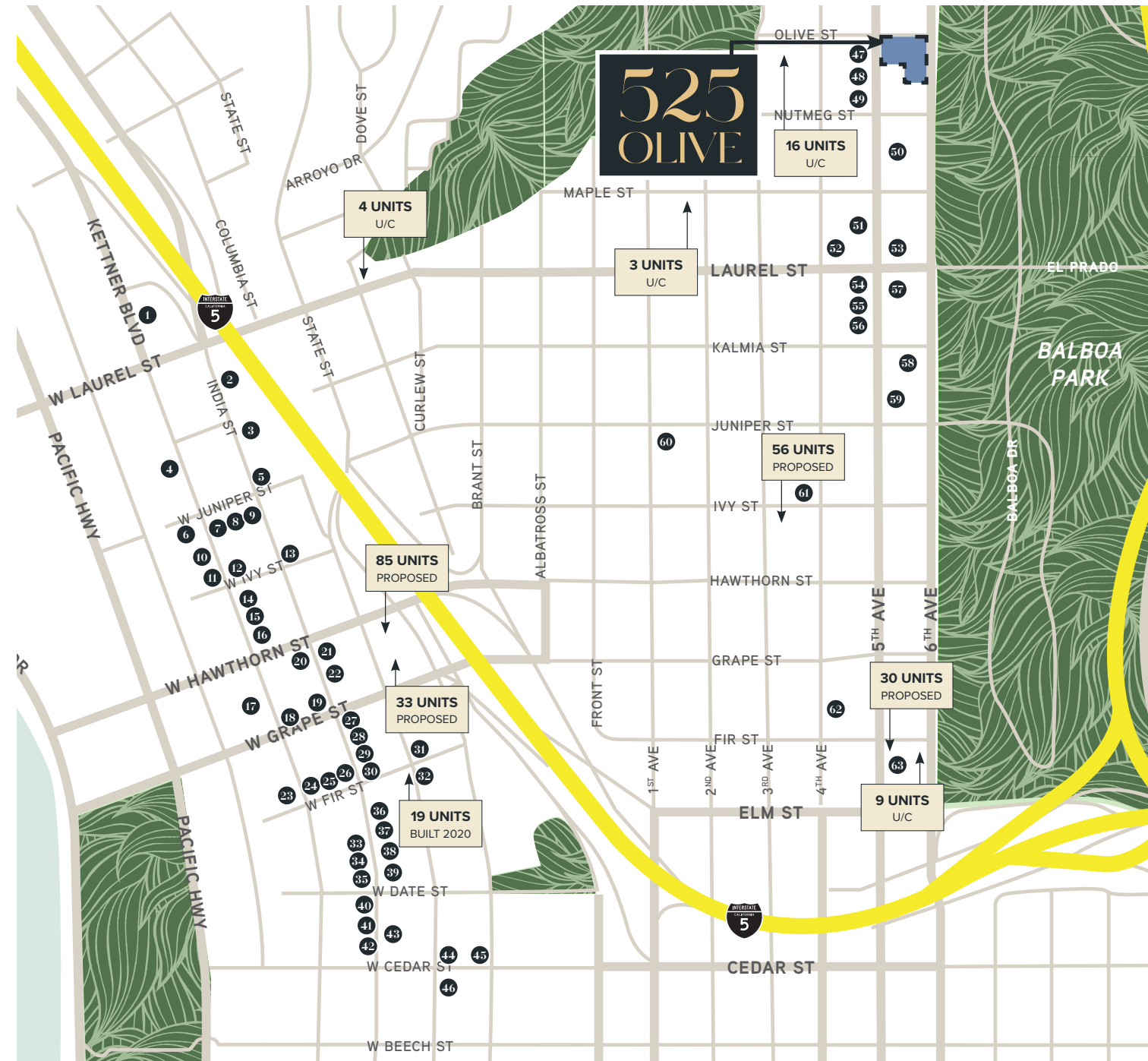
- > 2765 Fifth Ave, San Diego, CA
- > ± 704 - 4,304 SF
- > Vanilla Shell
- > On-site parking

These stunning perspectives are matched by equally impressive interiors, with bespoke design and curated spaces.



## Your Neighbors

- |                            |                            |
|----------------------------|----------------------------|
| 1 The Casbah               | 33 Juicecrafters           |
| 2 El Camino                | 34 Caffè Italia            |
| 3 James Coffee Co          | 35 Napizza                 |
| 4 Loading Dock             | 36 Filippi's Pizza Grotto  |
| 5 Nolita Hall              | 37 Mimmo's Italian Village |
| 6 Crack Shack              | 38 Cafe Zuccherò           |
| 7 Bird Rock Coffee         | 39 Little Italy Food Hall  |
| 8 RakiRaki Ramen           | 40 Salt & Straw            |
| 9 Bottlecraft              | 41 Prepkitchen             |
| 10 Juniper & Ivy           | 42 Ironside Fish & Oyster  |
| 11 Herb & Wood             | 43 Buon Appetito           |
| 12 Carruth Wine Cellars    | 44 Lofty                   |
| 13 Ballast Point           | 45 Pappalecco              |
| 14 Bobboi Gelato           | 46 Queenstown Public House |
| 15 Zinque                  | 47 Hane Sushi              |
| 16 SuperNatural Sandwiches | 48 Parc Bistro-Braserie    |
| 17 Waterfront bar & Grill  | 49 Barrio Star             |
| 18 Kettner Exchange        | 50 The Market Place        |
| 19 Shake Shack             | 51 Mister A's              |
| 20 Starbucks               | 52 WestBean                |
| 21 Mona Lisa               | 53 Hachi Ramen             |
| 22 Mikellar                | 54 Corner Drafthouse       |
| 23 Cafe Gratitude          | 55 Starbucks               |
| 24 Underbelly              | 56 Pie Craft               |
| 25 Monello                 | 57 Cucina Urbana           |
| 26 Bencotto                | 58 Imperial House          |
| 27 Bolt Brewery            | 59 Azuki Sushi             |
| 28 Cloak & Petal           | 60 Hob Nob                 |
| 29 Barbusa                 | 61 Banker's Hill           |
| 30 Born & Raised           | 62 Wet Stone               |
| 31 Harumama                | 63 The Balboa              |
| 32 Glass Door              |                            |



## Nearby Tenants





**UPG** **URBAN**  
**PROPERTY**  
**GROUP** est. 1989

**UPGSOCAL.COM**  
**858 874 1989**

# 525 OLIVE

**BILL SHRADER**  
bill@upgsocal.com  
Lic. No. 01033317

**SERENA PATTERSON**  
serena@upgsocal.com  
Lic. No. 01721040