

# FOR LEASE: Second Generation Spaces Fronting Petco Park



JOINING PARK 12

JOIN THE AWESOME  
LINEUP AT PARK 12.



BE fit // MODERN PILATES



OCEANS



**BASIC**  
BAR / PIZZA

Limited Availability Remains.

PURE  
SALON & SPA

DOWNTOWN  
SAN DIEGO  
PARTNERSHIP



CVS  
pharmacy

SEV



# PARK 12

RETAIL  
THE COLLECTION

# The city at your doorstep.

Ideally located across from Petco Park, Park 12 is downtown San Diego's newest destination for retail & restaurant needs with approximately 45,000 SF of retail space. Positioned below 718 residential units, the project includes a 12,000 SF open-air plaza that connects each side of the development and has plenty of available on-site parking, making it a place for people to gather.

Encompassing 3.5 acres, Park 12 is bound by Park Blvd., 12th Street and Imperial Avenue at the convergence of the Gaslamp, Ballpark District, and the East Village.

Imperial Ave

Park Blvd

## For Leasing Information:

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— Park 12 Tenants

# A Collection Of Modern Retail



Available

 2nd. Gen. Restaurant



Basic Bar/Pizza

 Pizza Restaurant



Panini Kabob Grill

 Mediterranean Restaurant



Choi's

 Korean Restaurant



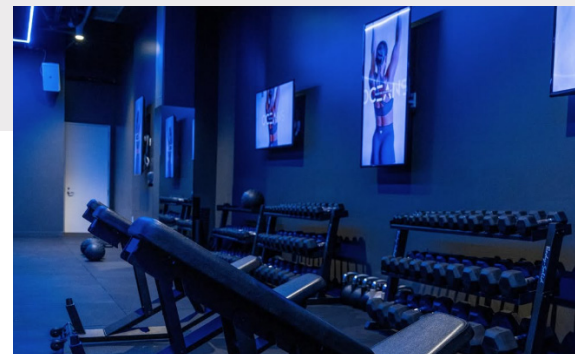
Be Fit Pilates

 Pilates Studio



Sev Laser

 Medical Spa



Blue Oceans Club

 Fitness Studio



East Village Brewing

 Brewery



Achilles Coffee

 Café



CVS

 Retail Store & Pharmacy



Pure Salon and Spa

 Salon







# The Project

±44,000 SF  
OF RESTAURANT  
& RETAIL SPACE

5 Signature Restaurant & 11  
Iconic Retail Spaces

±718  
RESIDENTIAL UNITS  
*Luxury & Affordable*

±73,000 SF  
OF COMMON AREA  
*Plazas, Courtyards,  
Roof Decks*

±860  
PARKING STALLS  
*3/1000 Retail Dedicated  
Parking*

# Site Plan



\*This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

RESTAURANT SPACES	SF	CEILING HEIGHT
<b>LEASED</b> Basic Bar / Pizza 2 levels	±4,590 Mezzanine: ±870	±20' 2" Mezz height: ±9'
<b>LEASED</b> Choi's Korean	±4,321 Patio: ±1,166	±13' 9" - 14' 9"
<b>3</b> Restaurant Available	±3,254 Patio: ±825	±13' 5"
<b>LEASED</b> Panini Kabob Grill	±4,494 Patio: ±1,345	±17' 7" - 18' 3"
<b>LEASED</b> East Village Brewing	±2,458 Patio: ±627	14' 3"

RETAIL SPACES	SF	CEILING HEIGHTS
<b>LEASED</b> Achilles Coffee Roasters	±1,280	±19' 4"
<b>LEASED</b> Sev Laser	±1,608	±19' 4"
<b>LEASED</b> Be Fit Pilates	±2,318	±19' 4"
<b>4</b> Retail Available	±1,311	±18' 4"
<b>LEASED</b>	±1,782	±22' 3"
<b>LEASED</b> CVS	±4,363	±24' 3"
<b>LEASED</b> Pure Salon and Spa	±5,155	±13' 5" - 18' 4"
<b>10 11</b> Retail Available	±3,634	±18' 6" - 19' 2"
<b>LEASED</b> Blue Oceans Club	±2,980	±16' 1"



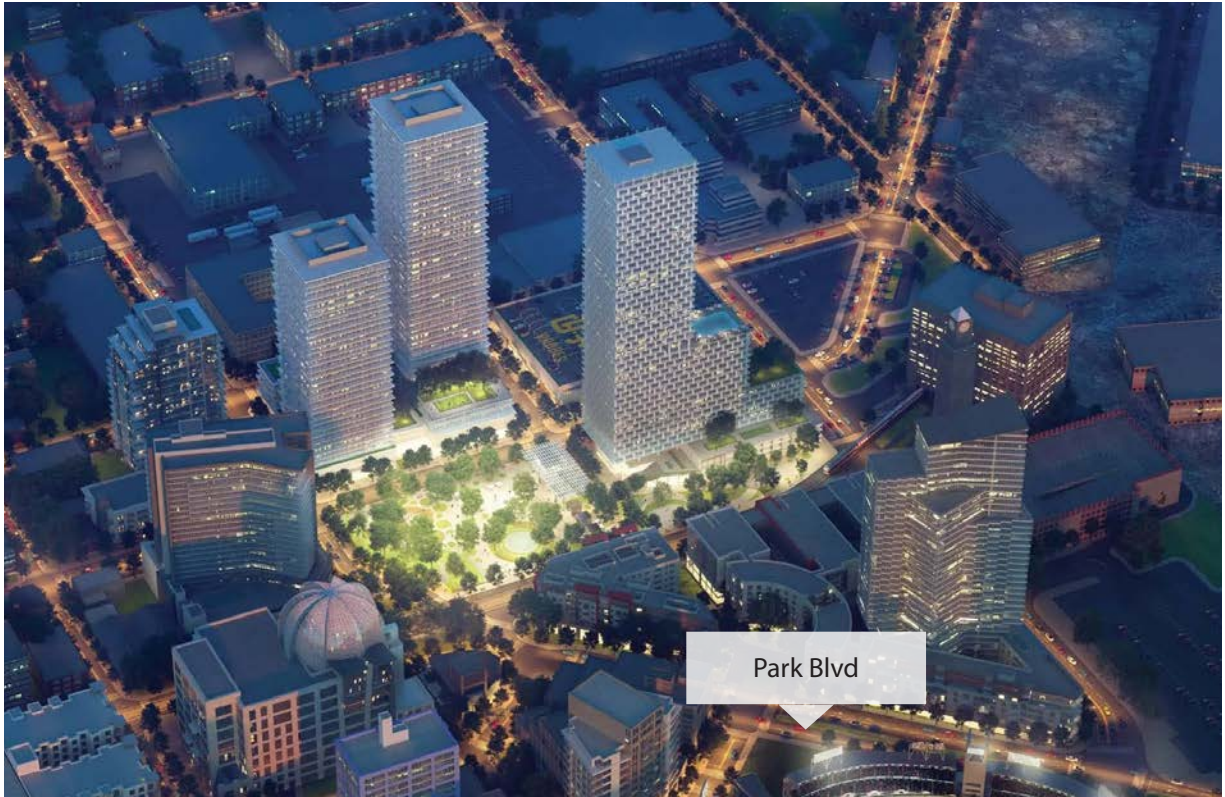




THE TRANSFORMATIVE DEVELOPMENT IN PLANNING BY PADRES & TISHMAN SPEYER  
CURRENTLY PADRES TAILGATE PARK -

# East Village Quarter

At 5.25 acres in total, this neighboring project will make a huge impact on downtown culture.



1,800  
RESIDENTIAL  
UNITS

50K  
SF RETAIL

1,200  
SPACE PARKING  
STRUCTURE

1.3-Acre  
PUBLIC PARK

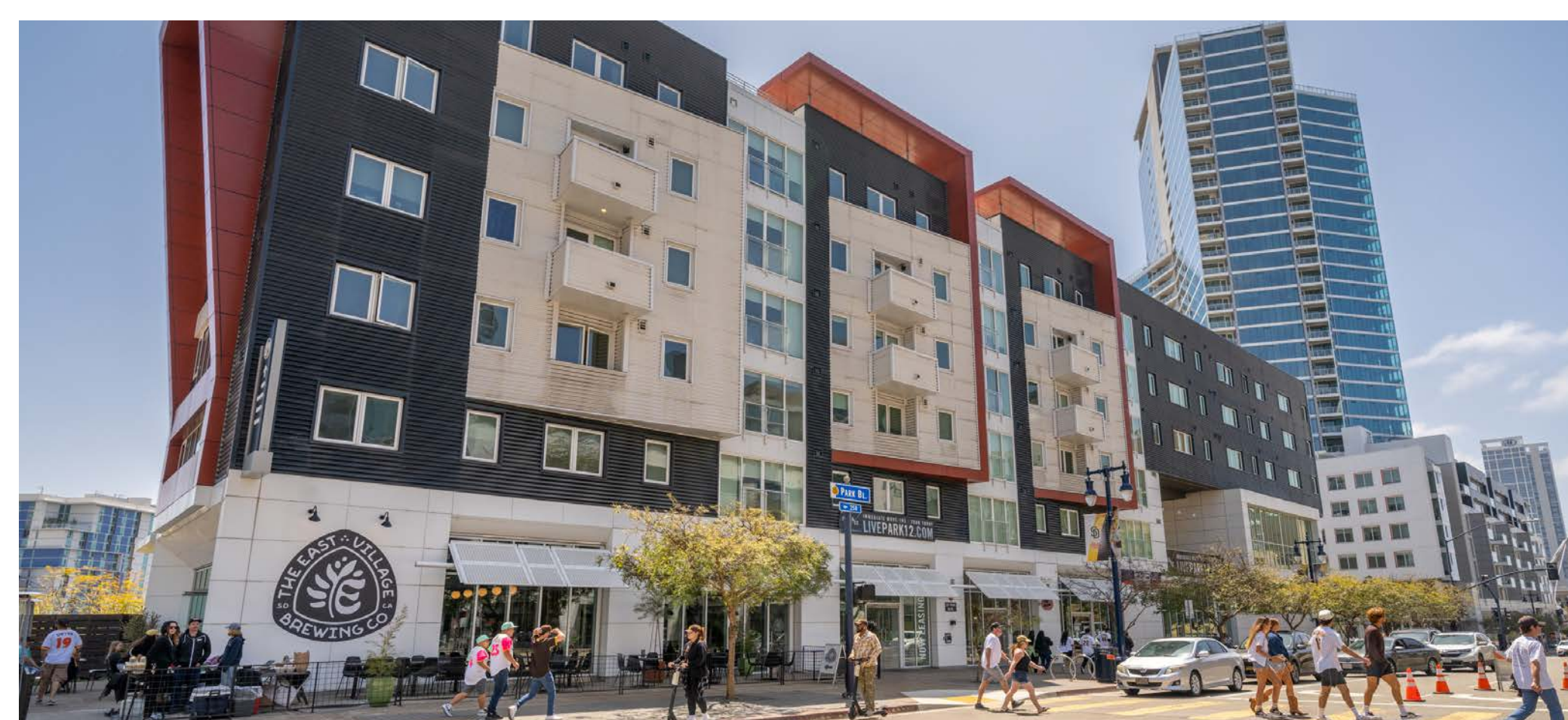
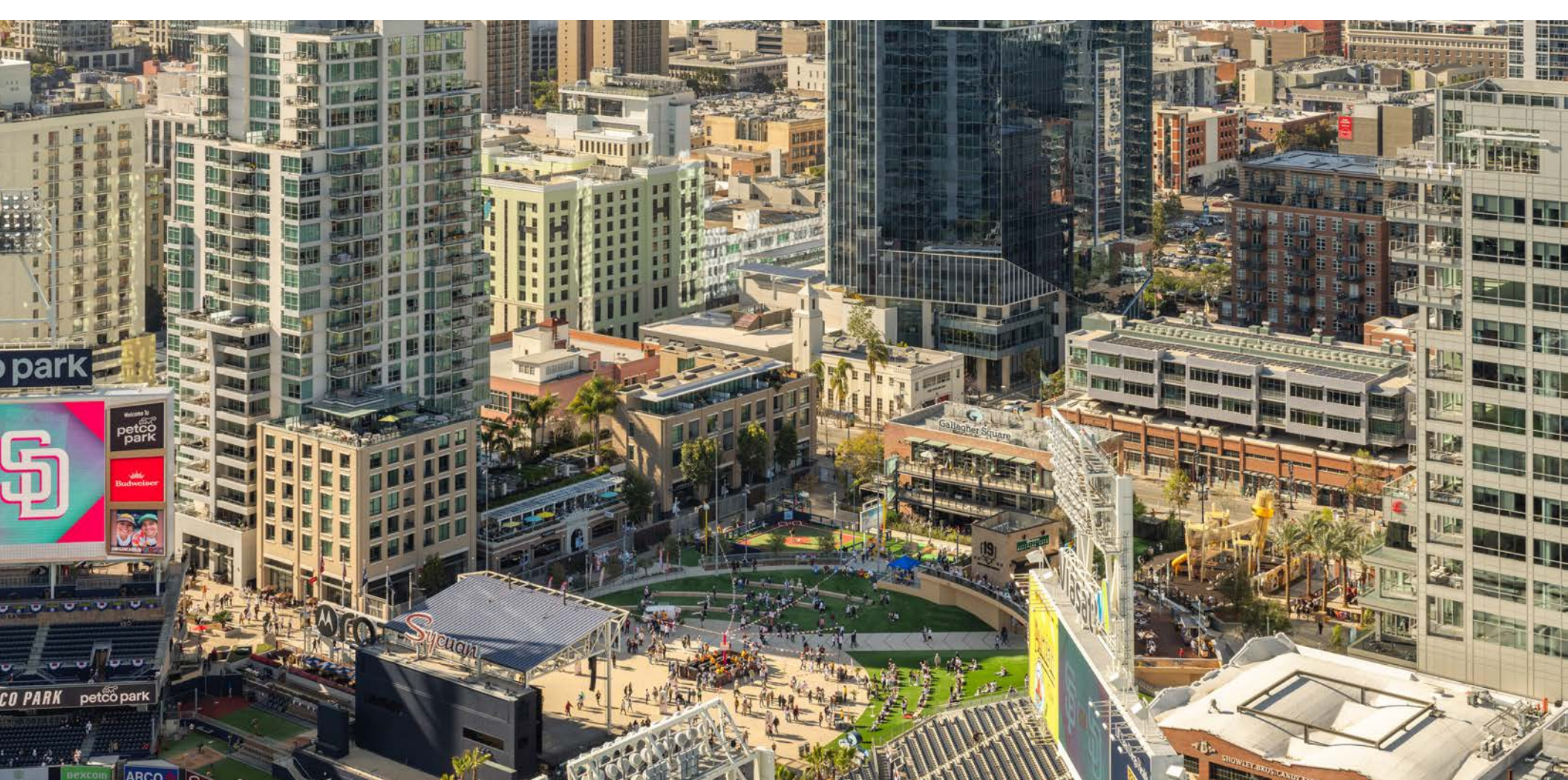


Original development agreement stipulates construction must start no later than July 2024

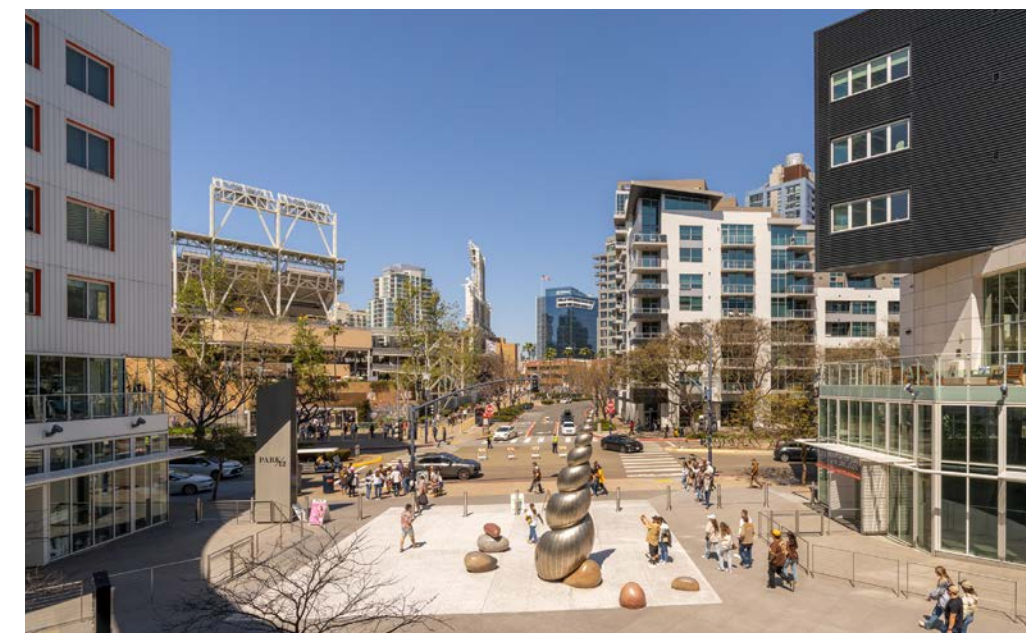


Aerial Map





## Area Tenants – Partial List



THE PROJECT IS HIGHLIGHTED BY A  
12,000 SF OPEN-AIR PLAZA LEADING  
DIRECTLY INTO PETCO PARK'S  
MAIN GATE, CREATING AN INVITING  
ATMOSPHERE FOR VISITORS TO  
EAT, PLAY AND STAY.



# Aerial Use Map

Park 12's ideal location in the Ballpark District pulls from a variety of neighboring uses, with an abundance of residential units, office, and hotel rooms within blocks of the site.

±8,904

RESIDENTIAL UNITS

with ±1,906 units under construction / in planning

±968,273

SF OF OFFICE

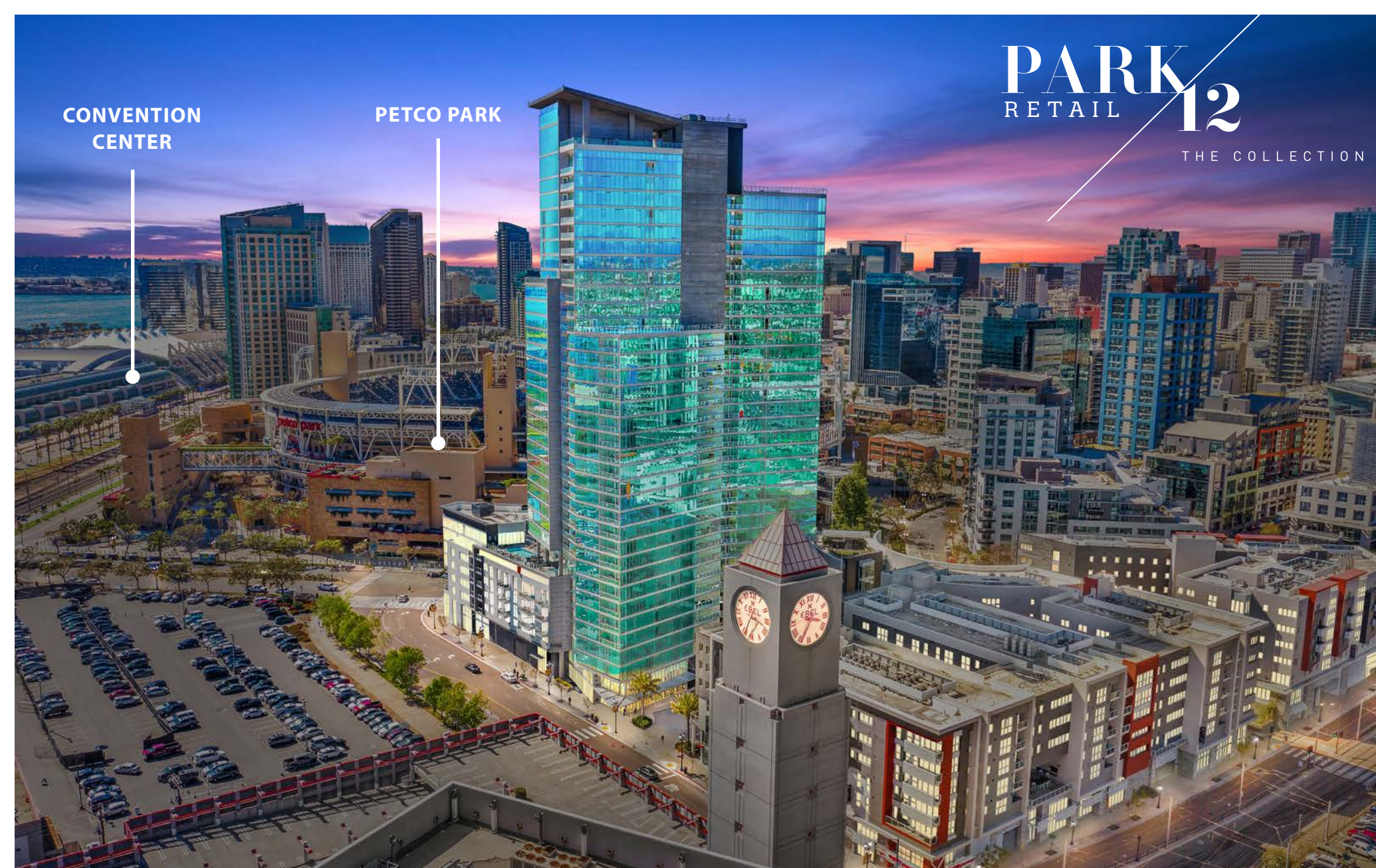
with ±1.35M SF under construction / in planning

±2,744

HOTEL ROOMS

with ±2,450 rooms under construction / in planning

Numbers based on map below.



## Join the Neighborhood

As a mixed-use development that brings together unrivaled access, entertainment, city living, modern homes, and striking architecture, Park 12 is a defining address for downtown San Diego.





## Petco Park

- Home of the San Diego Padres
- 2.2M annual attendees to Padres games
- 81 Padres home games
- Named best MLB stadium by USA Today (2022)
- 300 private and public events annually
- Petco Park visitors spend \$70M annually in Downtown Stadium



## San Diego Central Library

- ±497,650 SF
- Nine stories
- 320-seat auditorium
- e3 Civic High - Charter High School with 460 students
- More than 1 million annual visitors





# San Diego Convention Center

- ±2,600,000 SF
- 108 annual events held
- ±862,408 individual attendees
- ±\$724.1M direct attendee spending
- Largest event: Comic-Con International (135,000 attendees)



San Diego Comic-Con hosts large-scale events at Petco Park & the neighboring parking lots.

## Interstate & Trolley Connections

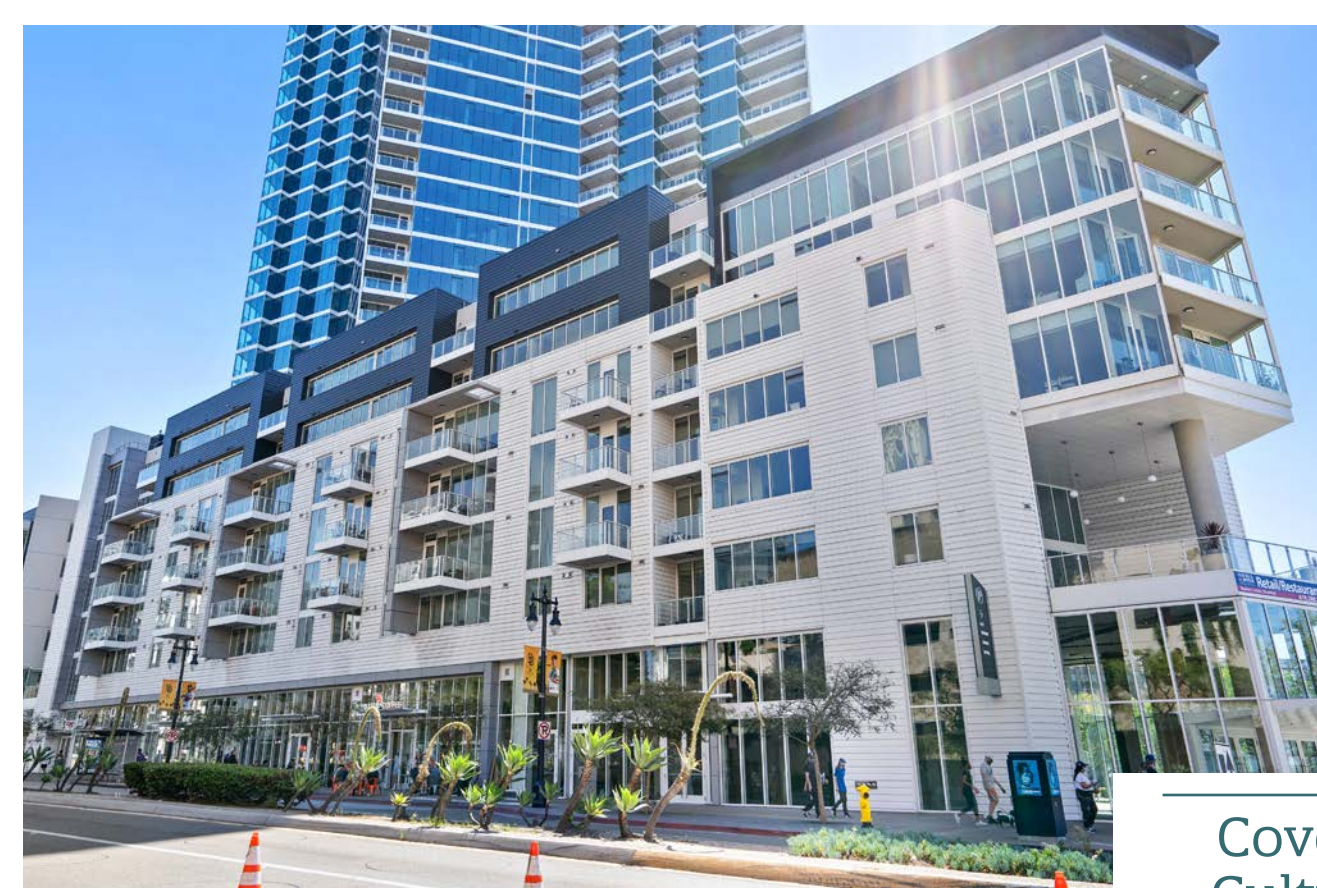
A NEW CONNECTIVITY IS IN PROCESS BETWEEN PARK BLVD & HARBOR DR.  
WHEN THIS OPENS VEHICULARLY, PARK BLVD WILL BE BOOMING WITH EVEN MORE TRAFFIC.

### ABOUT PARK BLVD AT-GRADE CROSSING:

- The project is funded & planned for
- Includes vehicular crossing across 6 railroad tracks, new landscaping, and new traffic signal improvements to connect Harbor Drive & Park Blvd







Coveted  
Cultured  
Connected  
PARK 12





# Downtown Demographics

38K

Population of  
Downtown  
San Diego

81,237

Total jobs located  
Downtown

90

Walkability  
Score

130

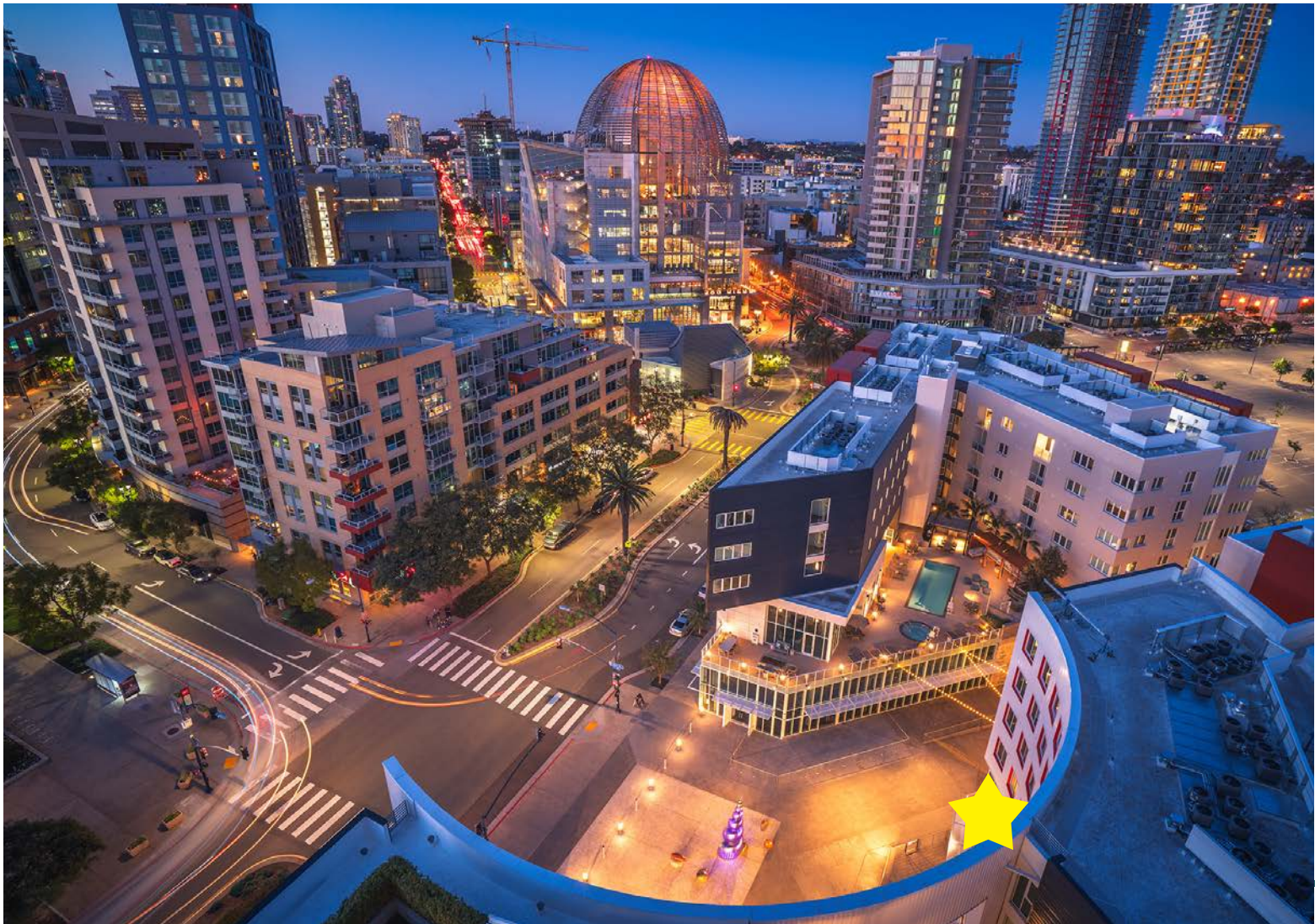
Tech & Innovation  
Startups

97%

Population  
growth  
since 2000

91%

Projected  
population  
growth by  
2050



## SAN DIEGO FACTS

3.3M

Population of  
San Diego County

34.9M

Annual visitors to  
San Diego

\$10.4B

Visitor spending around  
San Diego

20.6M

Annual air passengers  
at San Diego  
International Airport



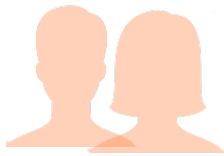
**88%** of residents dine out more  
than twice per week



**38%** of residents have pets,  
73% of those are dogs



**85%** of residents exercise at  
least three times a week



**41%**  
of Downtown residents  
are millennial

## Know the People

\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



# PARK RETAIL 12

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