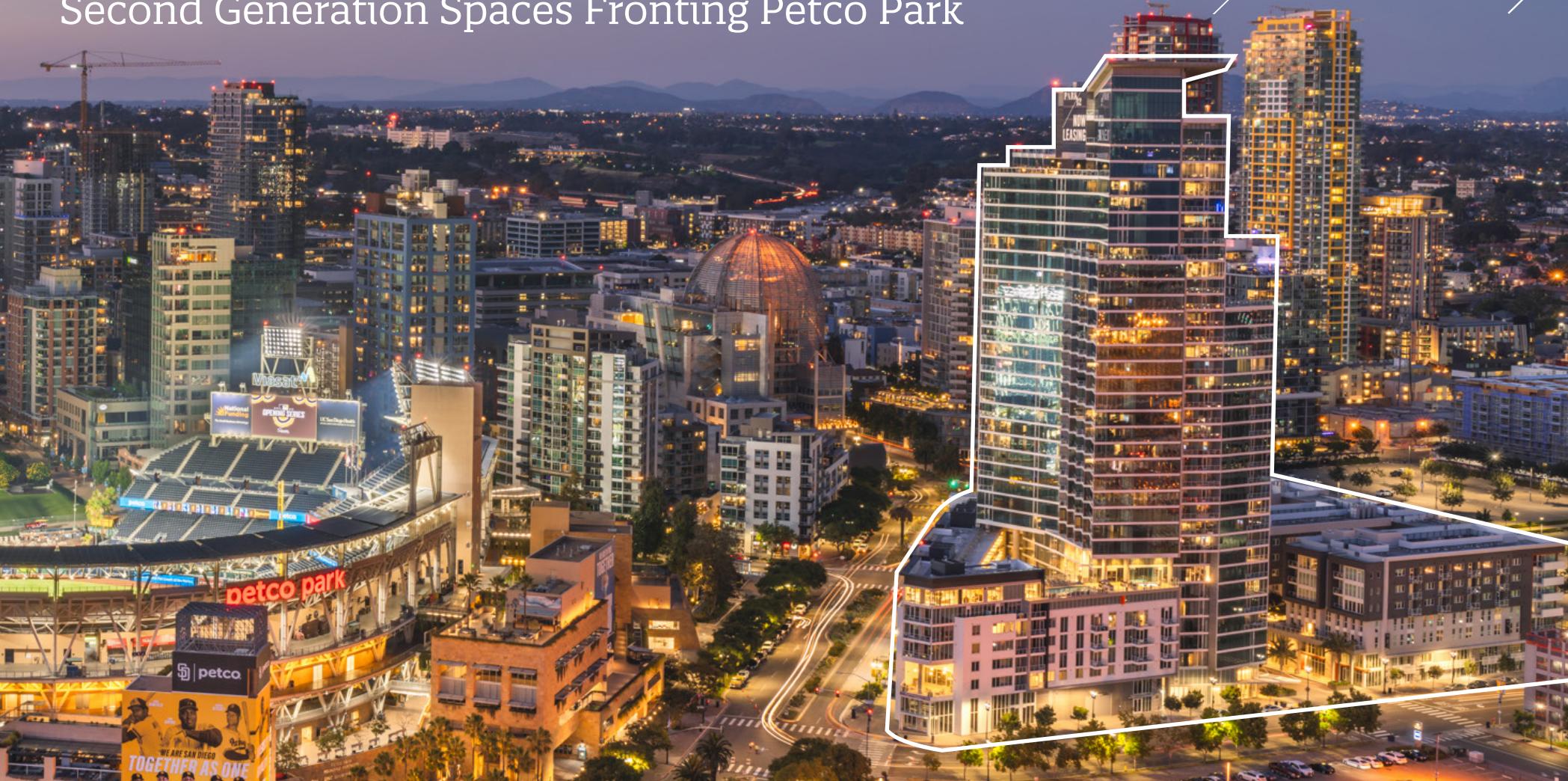


FOR LEASE: Second Generation Spaces Fronting Petco Park



JOINING PARK 12

BASIC
BAR / PIZZA

JOIN THE AWESOME
LINEUP AT PARK 12.

Limited Availability Remains.



BE Fit // MODERN PILATES



OCEANS
RESTAURANT



PURE
SALON & SPA

DOWNTOWN
SAN DIEGO
PARTNERSHIP



CVS
pharmacy

SEV



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, Balboa Park District, and the East Village.

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— Park 12 Tenants

A Collection Of Modern Retail



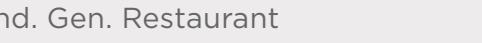
Choi's
Korean Restaurant



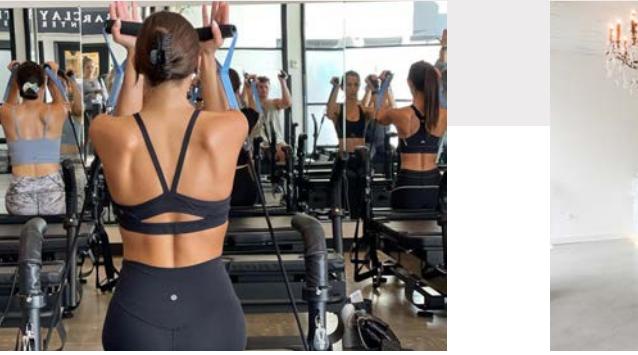
East Village Brewing
Brewery



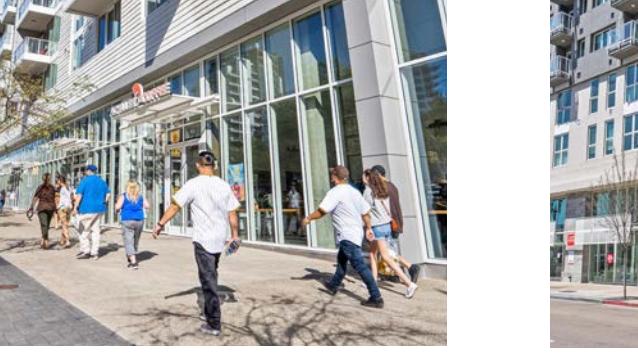
Available



2nd. Gen. Restaurant



Be Fit Pilates
Pilates Studio

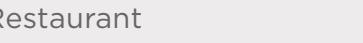


Achilles Coffee
Café



JOINING PARK 12

Basic Bar/Pizza



Pizza Restaurant



Sev Laser
Medical Spa



CVS
Retail Store & Pharmacy



JOINING PARK 12

Panini Kabob Grill



Mediterranean Restaurant



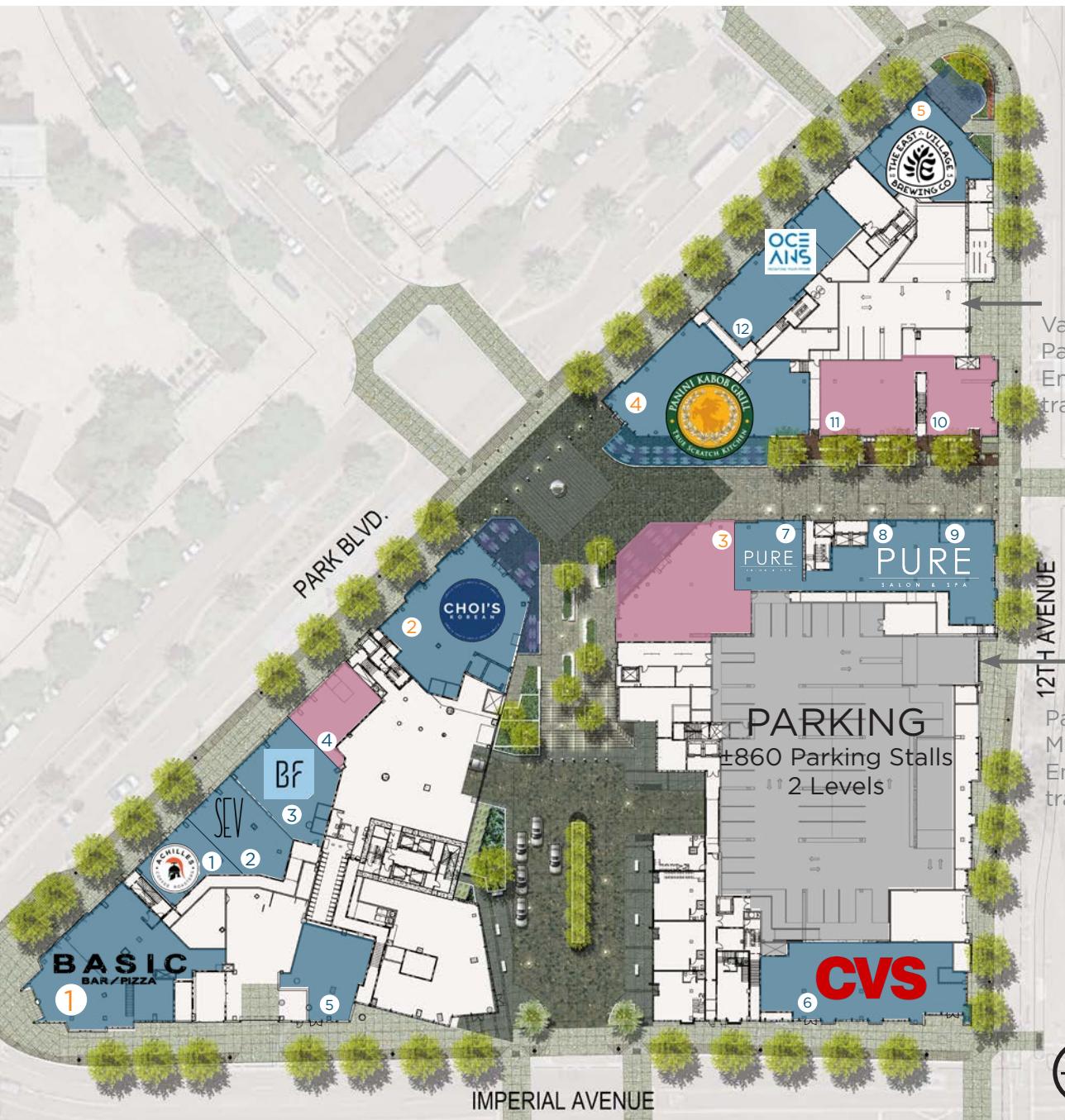
Blue Oceans Club
Fitness Studio



Pure Salon and Spa
Salon



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
LEASED Basic Bar / Pizza 2 levels	±4,590 Mezzanine: ±8'0	±2'0"2 Mezzheight: ±9'
LEASED Choi's Korean	±4,321 Patio: ±1,6	±1'9" - 4' 9"
3 Restaurant Available	±3,254 Patio: ±8'5	±1'3" 5"
LEASED Panini Kabob Grill	±4,494 Patio: ±3,45	±1'7" - 8' 3"
LEASED East Village Brewing	±2,458 Patio: ±6'7	14' 3"

RETAIL SPACES	SF	CEILING HEIGHTS
LEASED Achilles Coffee Roasters	±1,280	±1'9" 4"
LEASED Sev Laser	±1,608	±1'9" 4"
LEASED Be Fit Pilates	±2,318	±1'9" 4"
4 Retail Available	±1,311	±1'8" 4"
LEASED	±1,782	±2'2" 3"
LEASED CVS	±4,363	±2'4" 3"
LEASED Pure Salon and Spa	±5,155	±1'5" - 8' 4"
10 11 Retail Available	±3,634	±1'8" - 9' 2"
LEASED Blue Oceans Club	±2,980	±1'6" 1"



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

Coveted Ballpark District

Aerial Map



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

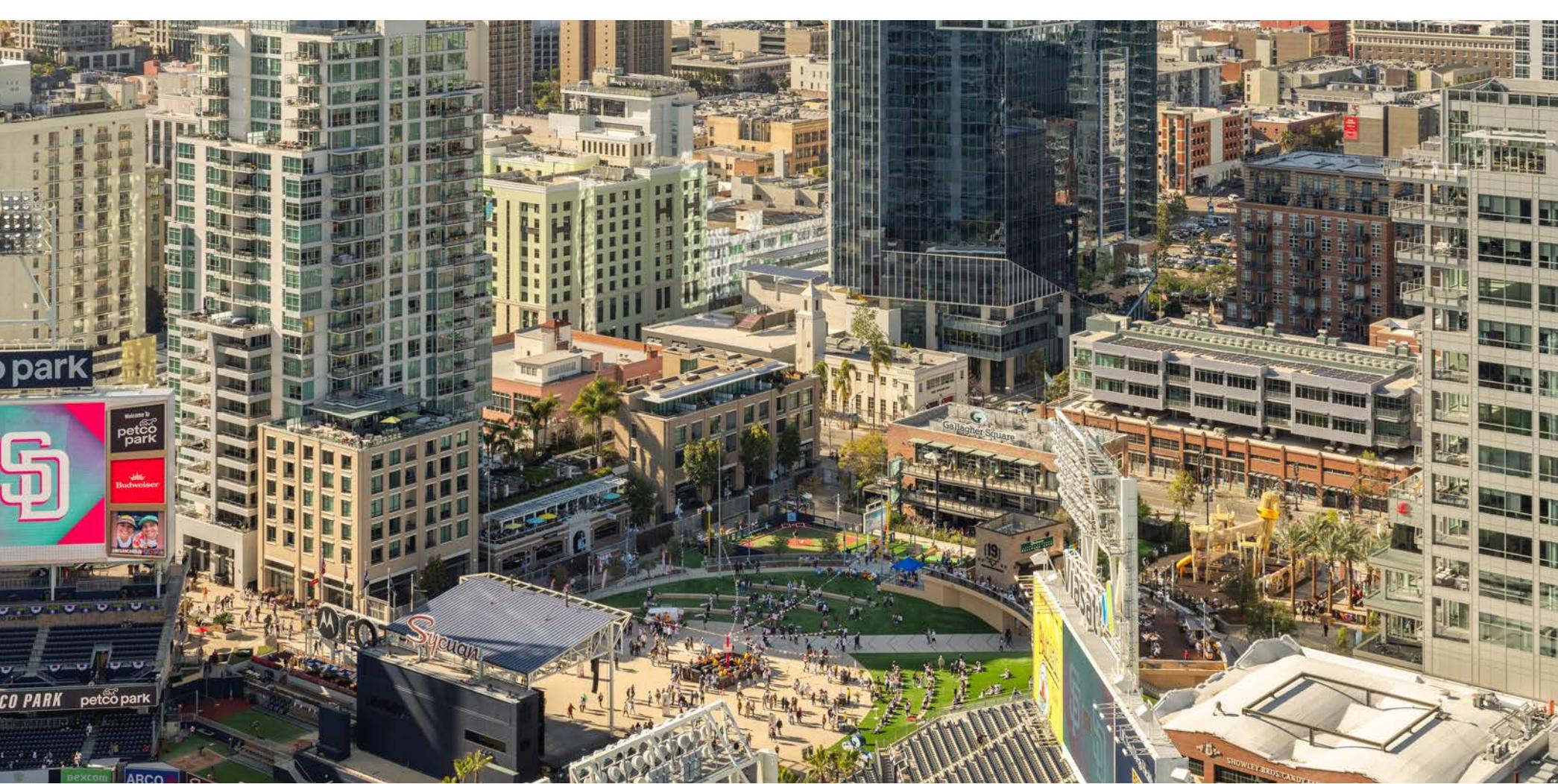
1.3-Acre
PUBLIC PARK



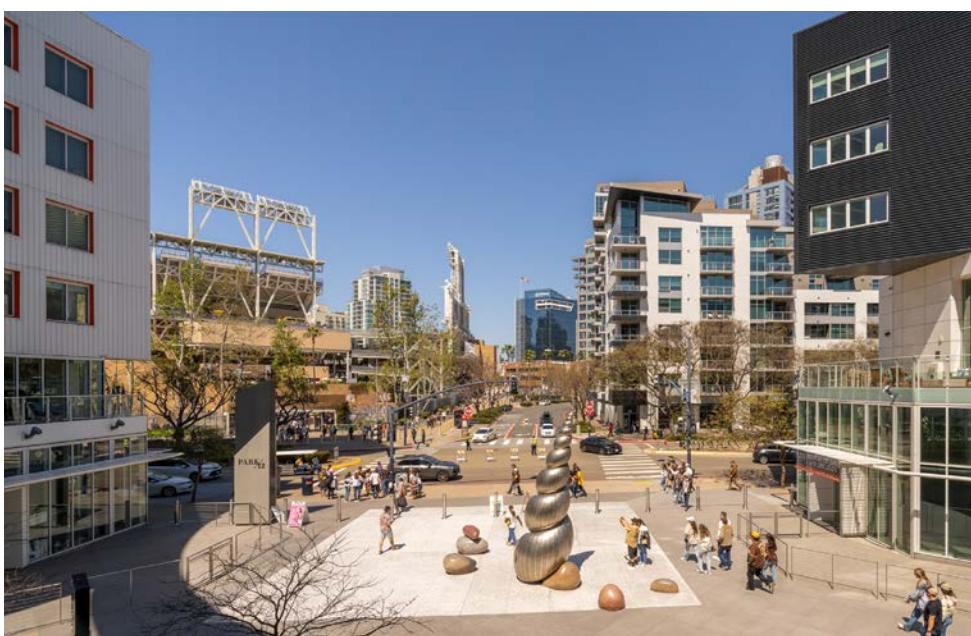
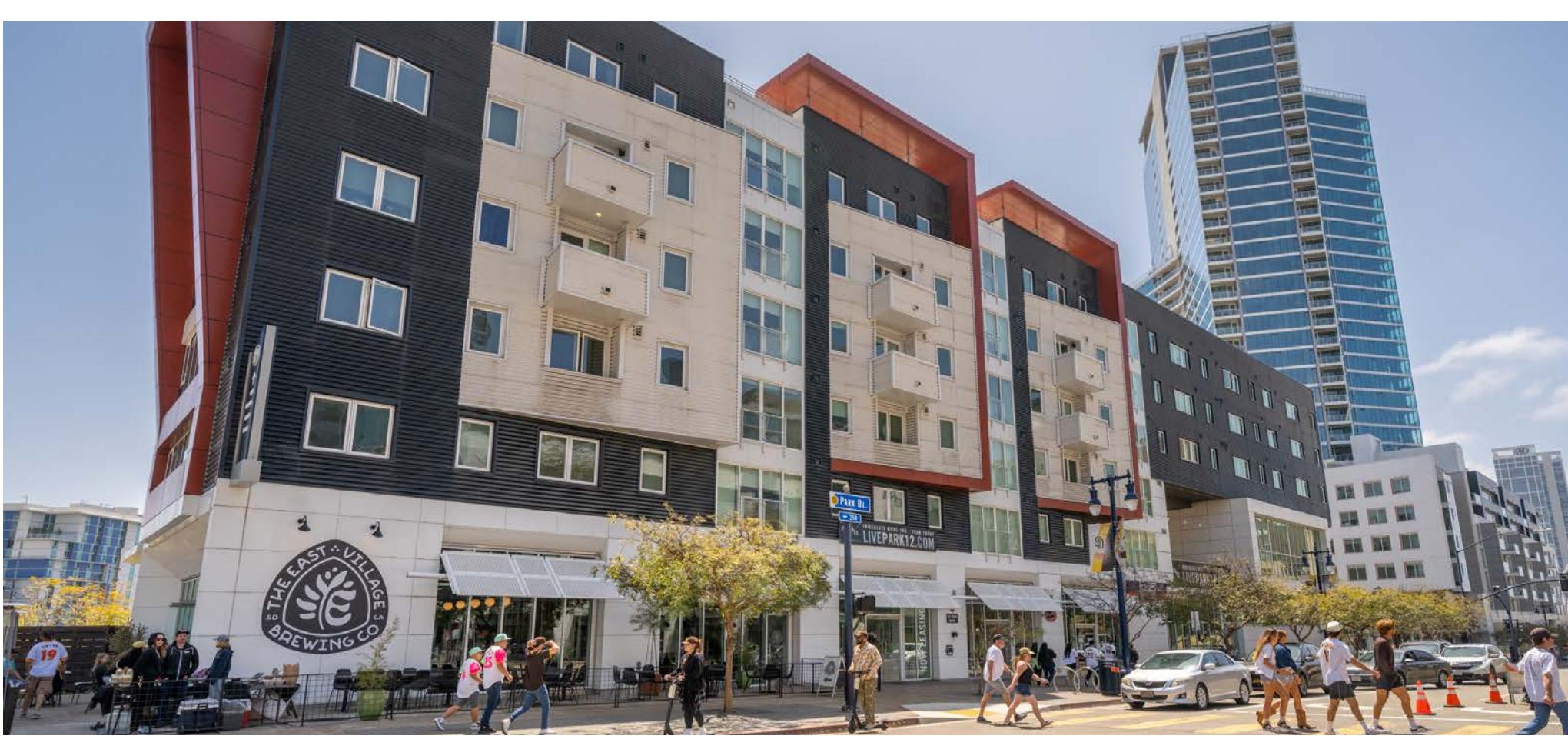
Original development agreement stipulates construction must start no later than July 2024



Aerial Map



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

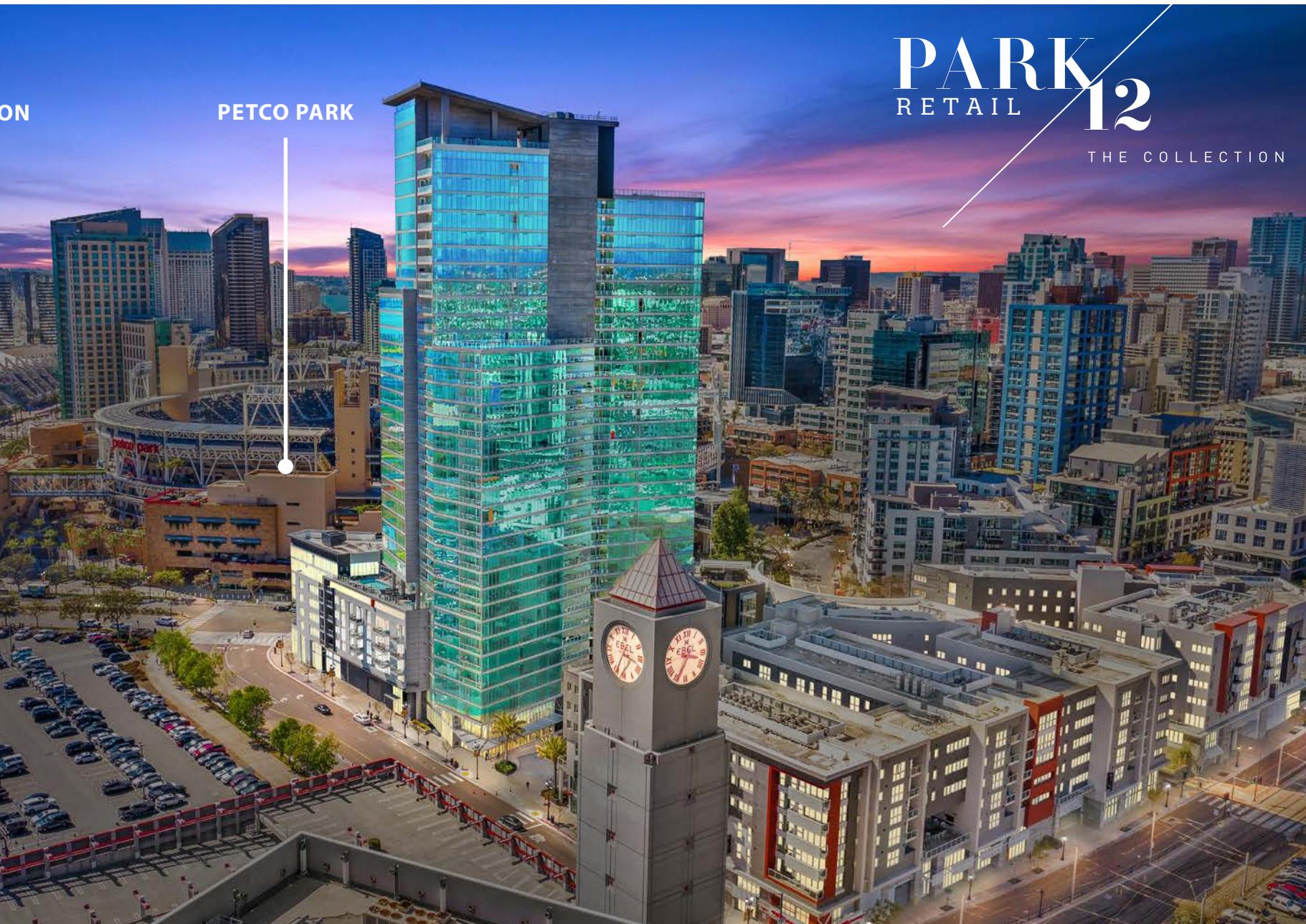
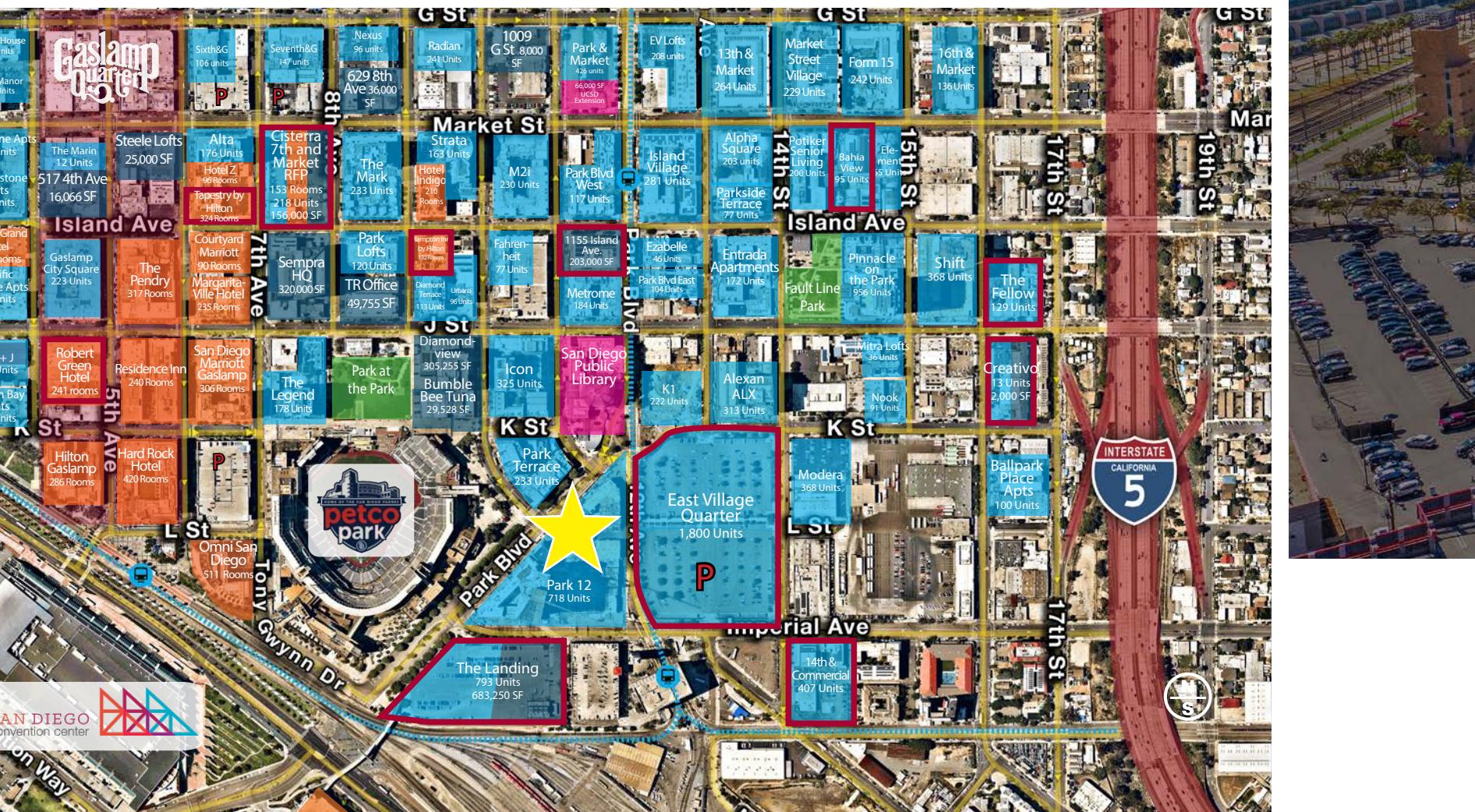
±968,273
SF OF OFFICE

with ±1.35M SF under construction / in planning

±2,744
HOTEL ROOMS

with ±2,450 rooms under construction / in planning

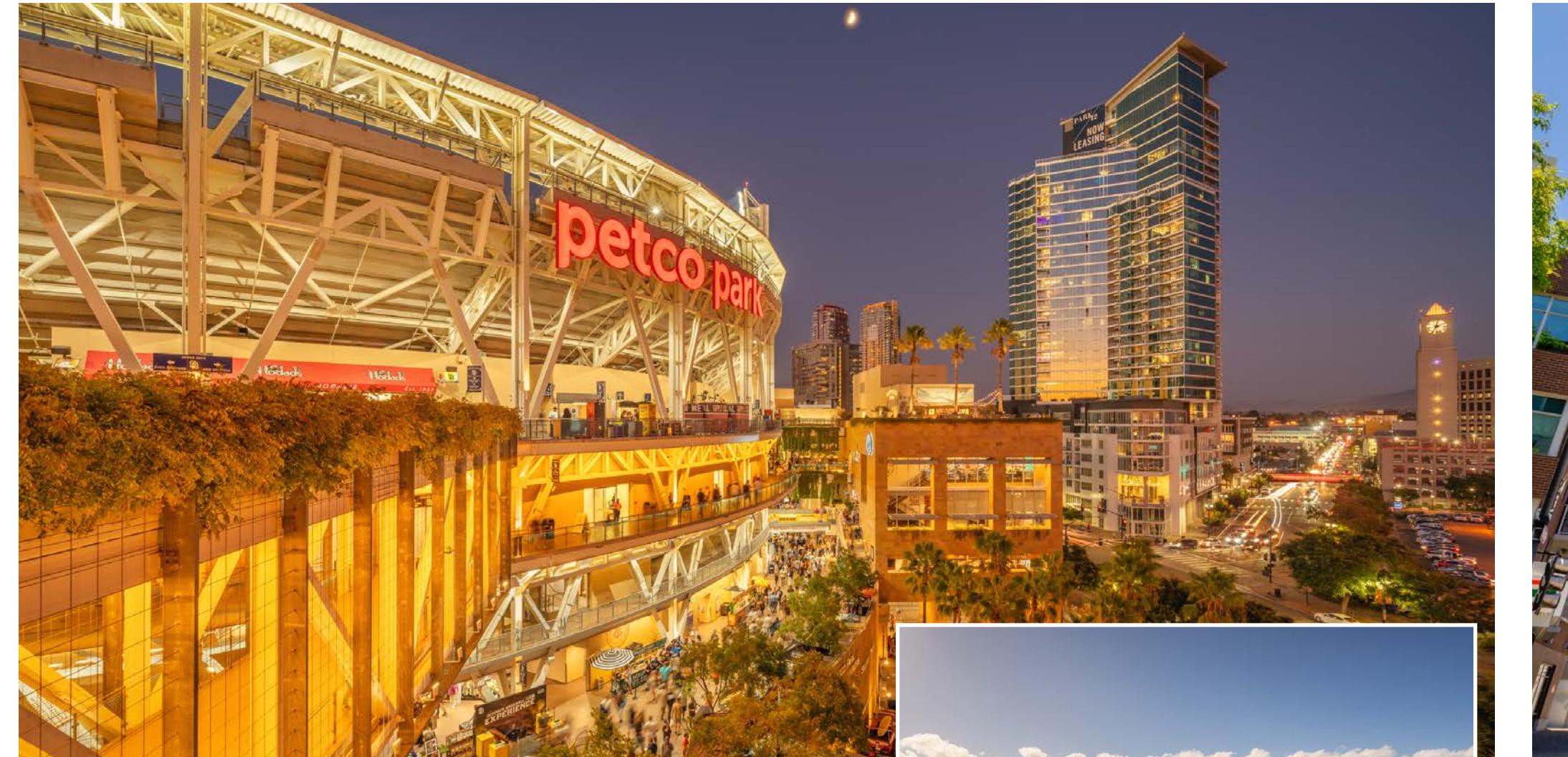
Numbers based on map below.



Join the Neighborhood

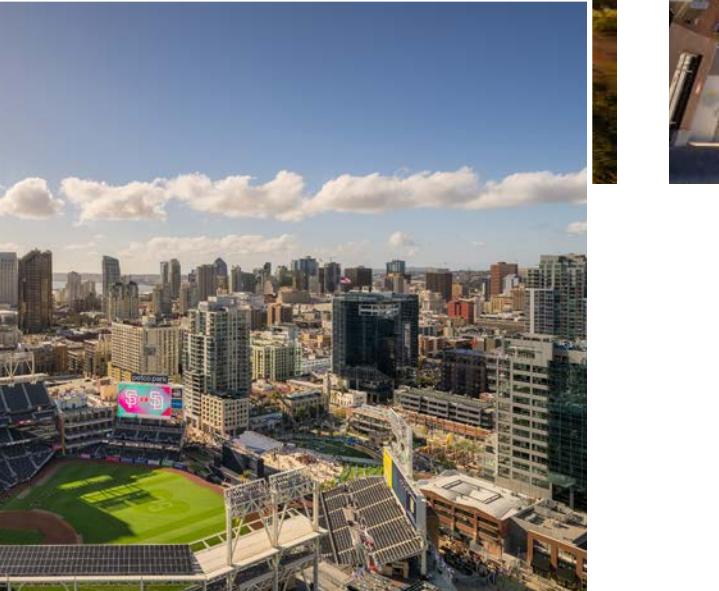
As a mixed-use development that brings together unrivaled access, entertainment, city living, modern homes, and striking architecture, Park 12 is a defining address for downtown San Diego.

PARK 12
RETAIL
THE COLLECTION



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

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

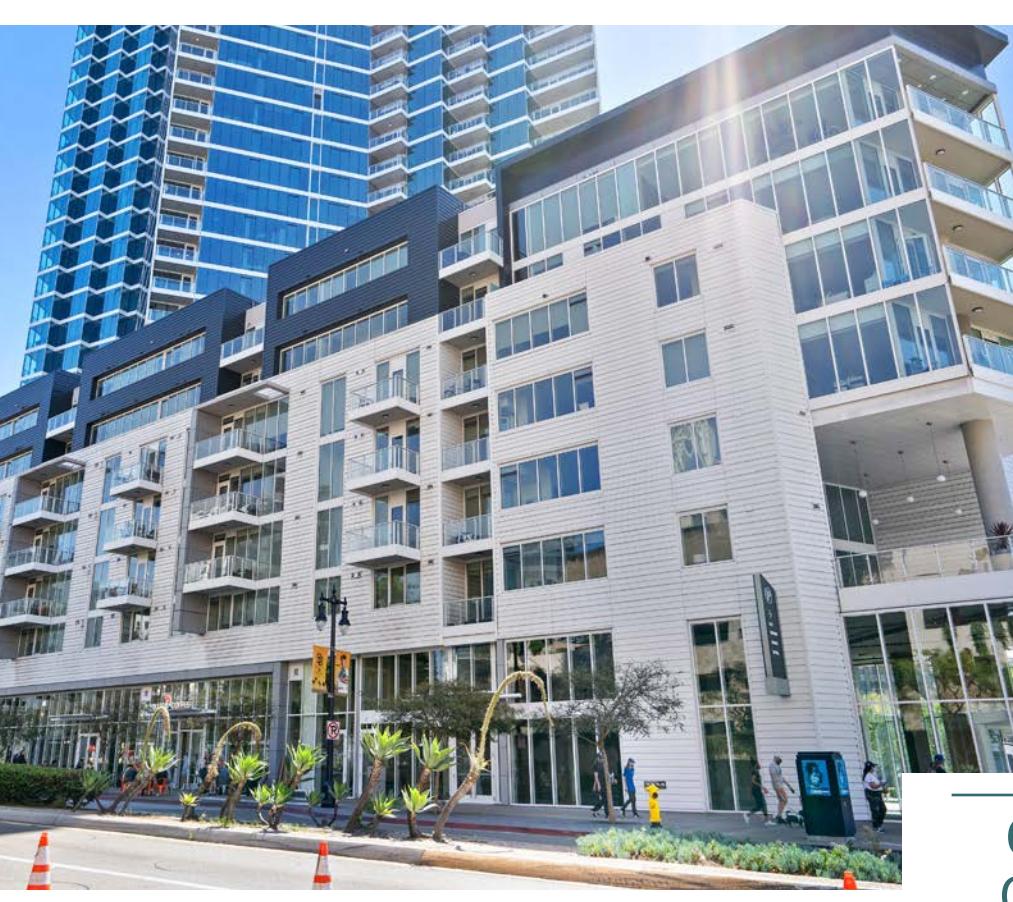


San Diego Comic-Con hosts large-scale events at Petco Park & the neighboring parking lots.

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)

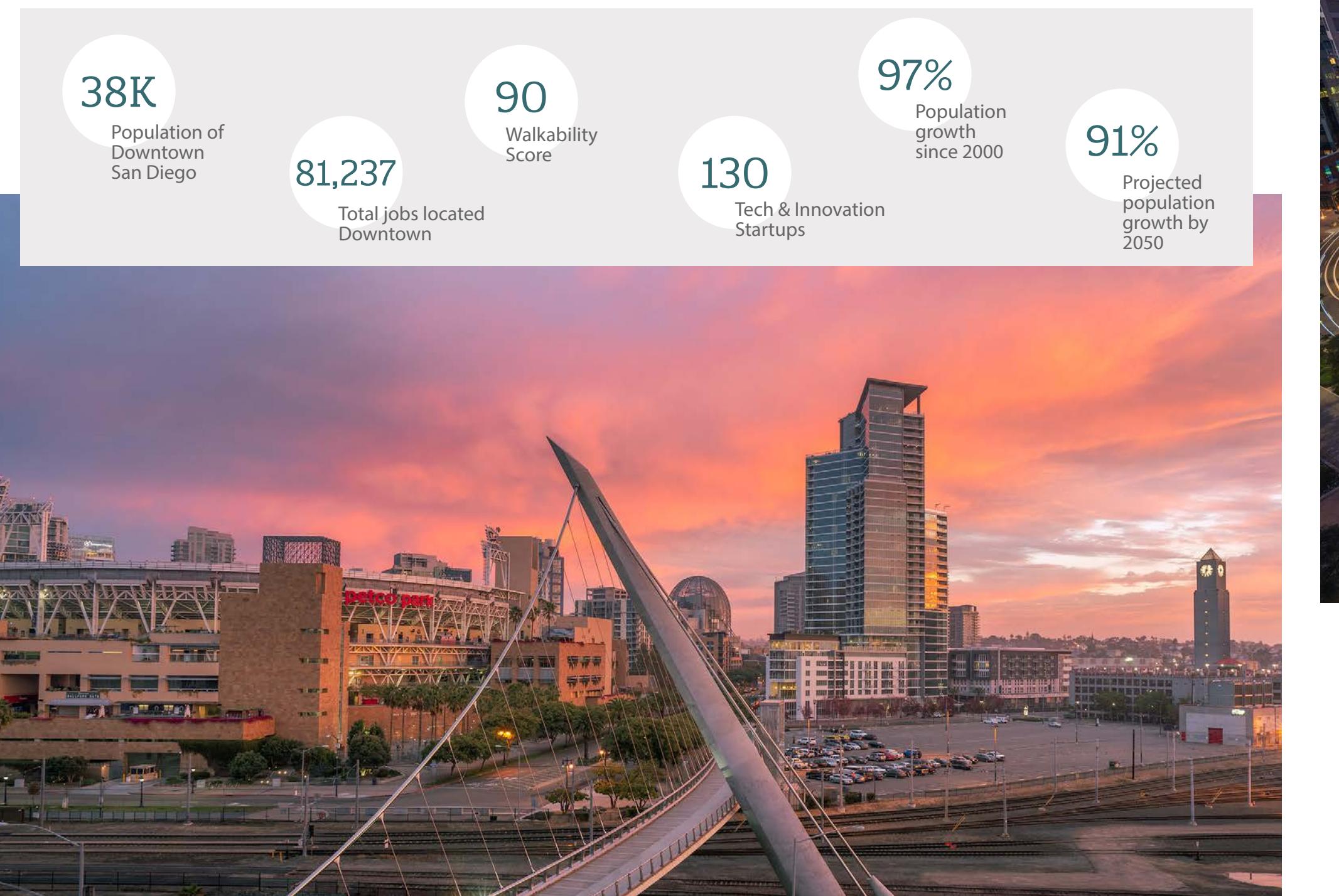




Coveted
Cultured
Connected

PARK 12

Downtown Demographics



SAN DIEGO FACTS

3.3M
Population of
San Diego County

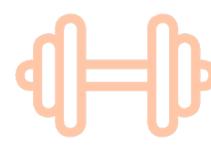
3.49M
Annual visitors to
San Diego

\$ 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 milenial

— 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.

PARK12

THE COLLECTION

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