

TOWER 180°

2ND GEN. CAFE SPACE
AVAILABLE PLUS MORE

±780 FOR LEASE



JOIN THESE TENANTS:

 tendergreens

 Mendocino Farms

 BLUE BOTTLE COFFEE

 ANYTIME
FITNESS

FOR RETAIL LEASING INFORMATION

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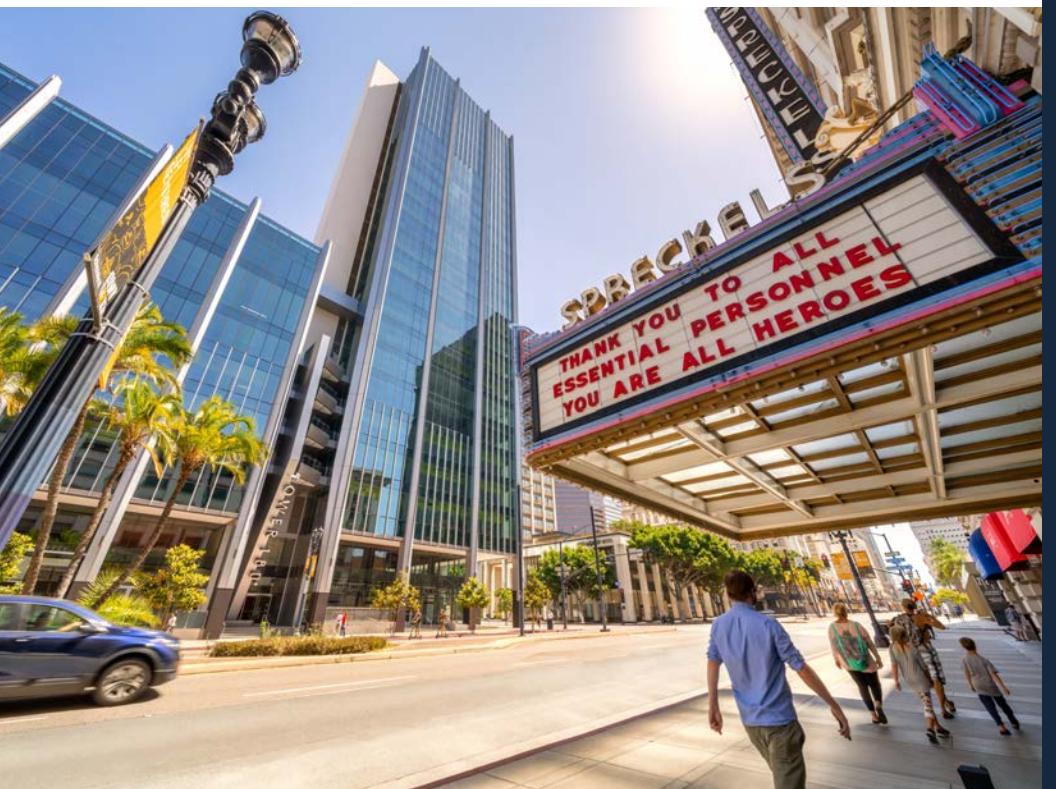
787 J Street • San Diego, CA, 92101
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JOIN MENDOCINO FARMS,
BLUE BOTTLE COFFEE, AND
ANYTIME FITNESS

FOR LEASE

- Retail/restaurant opportunities
- ±780 SF space 1: Fronting First Avenue
- ±1,045 SF space 2: Fronting C Street
- ±2,542 SF space 3, potentially available: Hard corner storefront fronting Broadway
- Situated below 560-key boutique hotel (coming soon)
- Co-tenancy with Blue Bottle Coffee, Mendocino Farms, and Anytime Fitness
- Approximately 23,400 cars per day on Broadway & 11,200 cars per day on 1st Avenue



PROPERTY DETAILS

- Redevelopment of the 25-story, 35,000 SF Executive Complex
- Public on-site parking garage
- Repositioned as one of San Diego's most exclusive towers
- Adjacent to Speckle's Theatre, Sofia Hotel, Chipotle, Tender Greens and Corner Bakery



THE AN

GEN
SPACE
ABLE



GROUND FLOOR

BRISTOL HOTEL (NOT A PART)

ND GEN FE SPACE R LEASE

1
K
SPACE
+780 S

Broadway

Broadw

This architectural floor plan illustrates the layout of a building section. At the top, **SPACE 2** is shown with an area of **±1,045 SF**. Below it is a **GARAGE** area. The central part of the plan is labeled **TOWER**, featuring multiple **PASSENGER ELEVATORS** and a **FREIGHT ELEVATOR**. At the bottom, **SPACE 3** is listed as **POTENTIALLY AVAILABLE** with an area of **±2,542 SF**. Various rooms and features are labeled, including **MECHANICAL / STORAGE**, **RESTROOMS**, **TENANT LOBBY**, **YTIME FITNESS**, **GRESS STAIR**, **MAIN ENTRANCE**, and **WALK-IN CLOSET**. Arrows indicate the direction of travel and specific building components like **COMPLIANCE STAIR**, **COMPLIANCE TOWER STAIR**, and **WALK-IN CLOSET**.

GROUND FLOOR
ENTRANCE & STOREFRONT





EXCEPTIONAL DOWNTOWN LOCATION

- Located in the heart of Downtown San Diego in the middle of the Broadway Corridor.
- The Broadway Corridor is a vibrant and bustling stretch of Downtown with the densest daytime population in San Diego County.
- Total daytime population in excess of 88,000.
- Within 4 blocks of site: daytime population of ±25,000 and average HHIs of \$74,760.
- Within 8 blocks of site: daytime population of ±53,686 and average HHIs of \$98,963.
- Traffic counts: Broadway ±6,700 cars per day and 1st Avenue ±11,200 cars per day.
- Easy access to the 5, 163 and 94 freeways.
- Walking distance to Gaslamp District and Little Italy.
- Close proximity to the USS Midway Museum, Cruise Ship Terminal, San Diego Central Courthouse, San Diego Convention Center, and Petco Park.



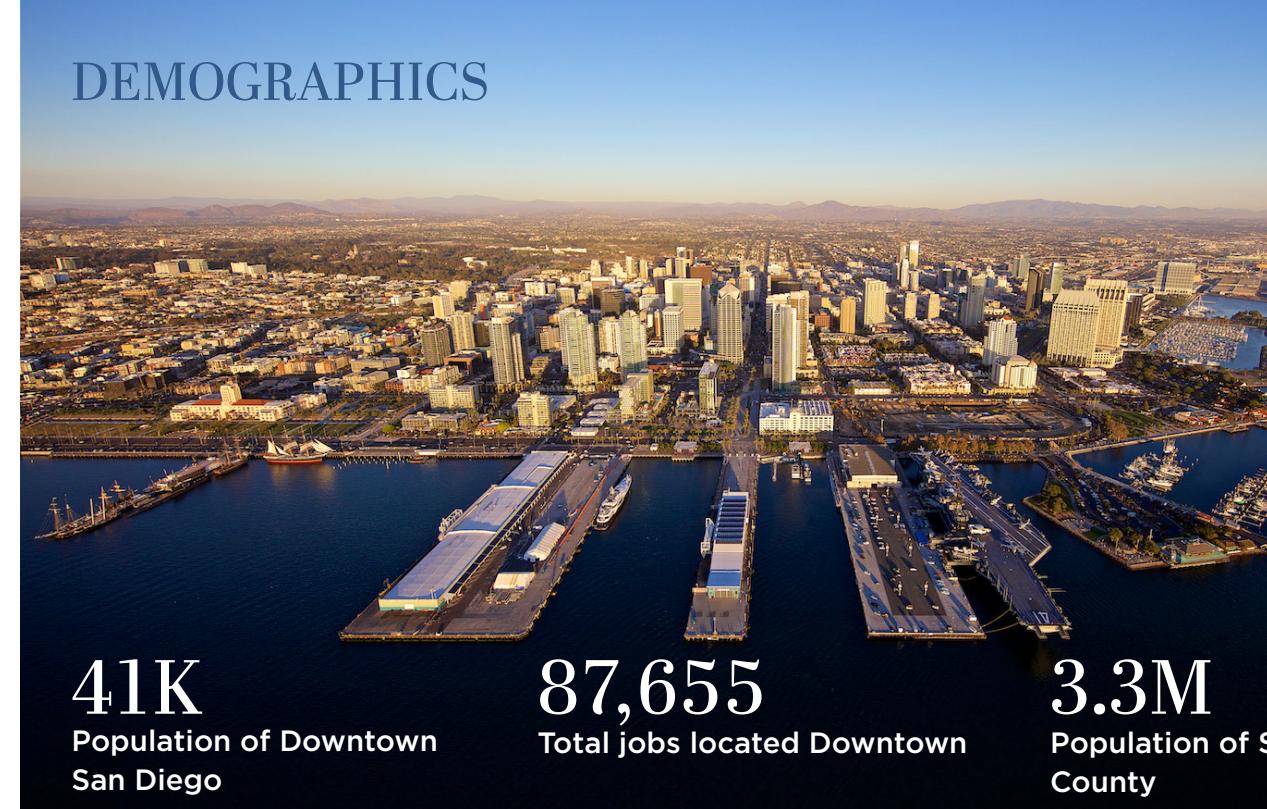
AERIAL USE MAP

Hotels

Multi-Family
Residential / Mixed Use

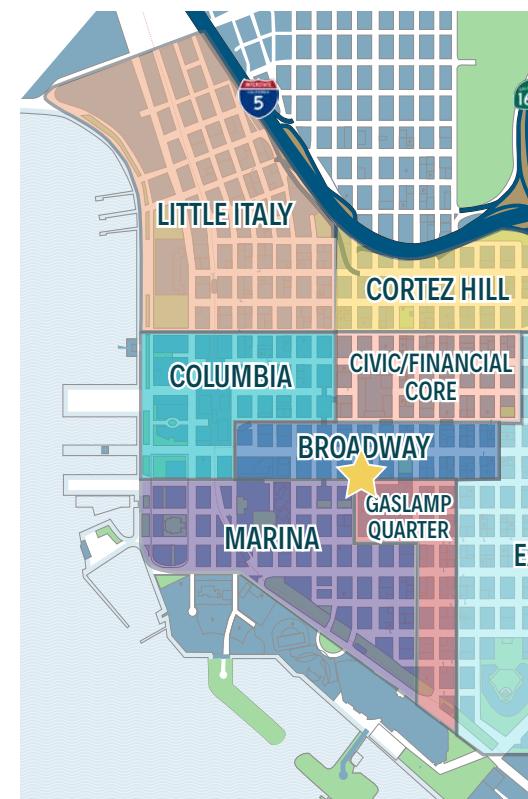
Notable Office
Buildings

School / Non-Profit/
Government
Under Construction / In Planning



DOWNTOWN RESIDENTS

- 88% of residents dine out more than twice per week
- 85% of residents exercise at least three times a week
- 40% of residents are millennials



SAN DIEGO TOURISM

- 35.1M Annual Visitors
- \$11.6B Visitor Spending
- 20.6M Annual Air Passengers at San Diego International Airport

DOWNTOWN BY THE NUMBERS

GASLAMP QUARTER

10M
ANNUAL VISITORS

SAN DIEGO CONVENTION CENTER

±736,000
ANNUAL ATTENDEES

±\$1.4B
DIRECT ATTENDEE SPENDING

±100
ANNUAL EVENTS
(Largest Event: Comic-Con)

PETCO PARK

3.3M
ANNUAL ATTENDEES
Home of the San Diego Padres
\$70M spent annually in the stadium
300 private & public events annually

SAN DIEGO TROLLEY LINES

40M
ANNUAL PASSENGERS

*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.

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