

NEW LISTING IN...



# RETAIL, OFFICE CREATIVE SPACE

SECOND GENERATION

FOR LEASE ±5,205

(Additional ±3,045 SF for up to  
±8,250 SF leaseable space)



10TH AVE. I-5 SOUTH/HWY 163 SOUTH OFF RAMP



G STREET - EAST ON RAMP

1030 & 1040 G STREET, SAN DIEGO CA, 92101

NE corner of 10th Ave and G st.

**FLOCKE &  
AVOYER**  
Commercial Real Estate



CORONADO

CONVENTION CENTER

PETCO STADIUM

SEAPORT VILLAGE

GASLAMP

MARINA DISTRICT


COLUMBIA DISTRICT


CIVIC CORE

← 10TH AVE. - 163 S./I-5 S. OFF RAMP 



FOR LEASE

 11TH AVE. - 163 N./I-5 N. ON RAMP →

G STREET - EAST ON RAMP 

EAST VILLAGE

EAST VILLAGE



SAN DIEGO INTERNATIONAL AIRPORT

9 MINUTES  
DRIVE TIME TO THE  
SAN DIEGO AIRPORT



1 BLOCK  
AWAY FROM THE  
TROLLEY



99% WALKABLE  
DAILY ERRANDS DO  
NOT REQUIRE A CAR.

## FOR LEASING INFORMATION



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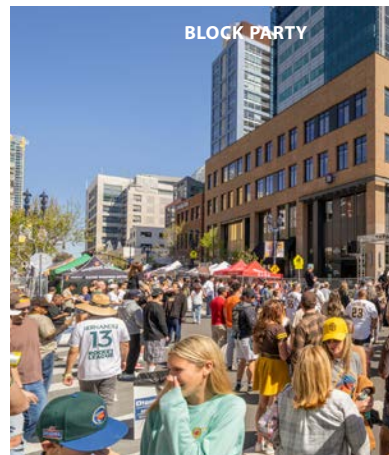
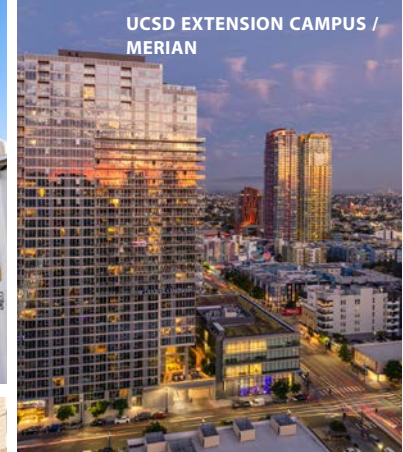
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\*Disclaimers



MEET SOME NEIGHBORS (PARTIAL LIST)



## OVERVIEW PROPERTY HIGHLIGHTS

Second generation office/creative space  
±5,205 with ±125 SF of frontage (Potentially  
up to ±8,250 SF with ±200 SF of frontage)

Limited parking available

Ideal location for retail / office/ creative space

Easy access from 163 highway into downtown

Straight access to 94 Freeway from G Street

Co-tenancy with Village Cafe, Jules Wilson  
Design Studio and Knstruct Salon

Located at the base of a 207-unit apartment  
project

Two blocks from the new East Village Green  
Park - currently under construction

Adjacent to the newly completed 66,000 SF  
UCSD expansion campus

1 block to San Diego Trolley lines, with  
a coastal extension line to La Jolla just  
completed

Close proximity to Petco Park, the San Diego  
Convention Center, San Diego Central Library,  
and Thomas Jefferson School of Law



GREAT EXPOSURE ALONG G STREET, THE 94 FREEWAY  
CONNECTOR, AND EASY ACCESS TO THE 5 AND 163  
FREEWAY THROUGH 10TH & 11TH AVENUE



# OVERVIEW SITE PLAN

SIZE ±5,205 SF

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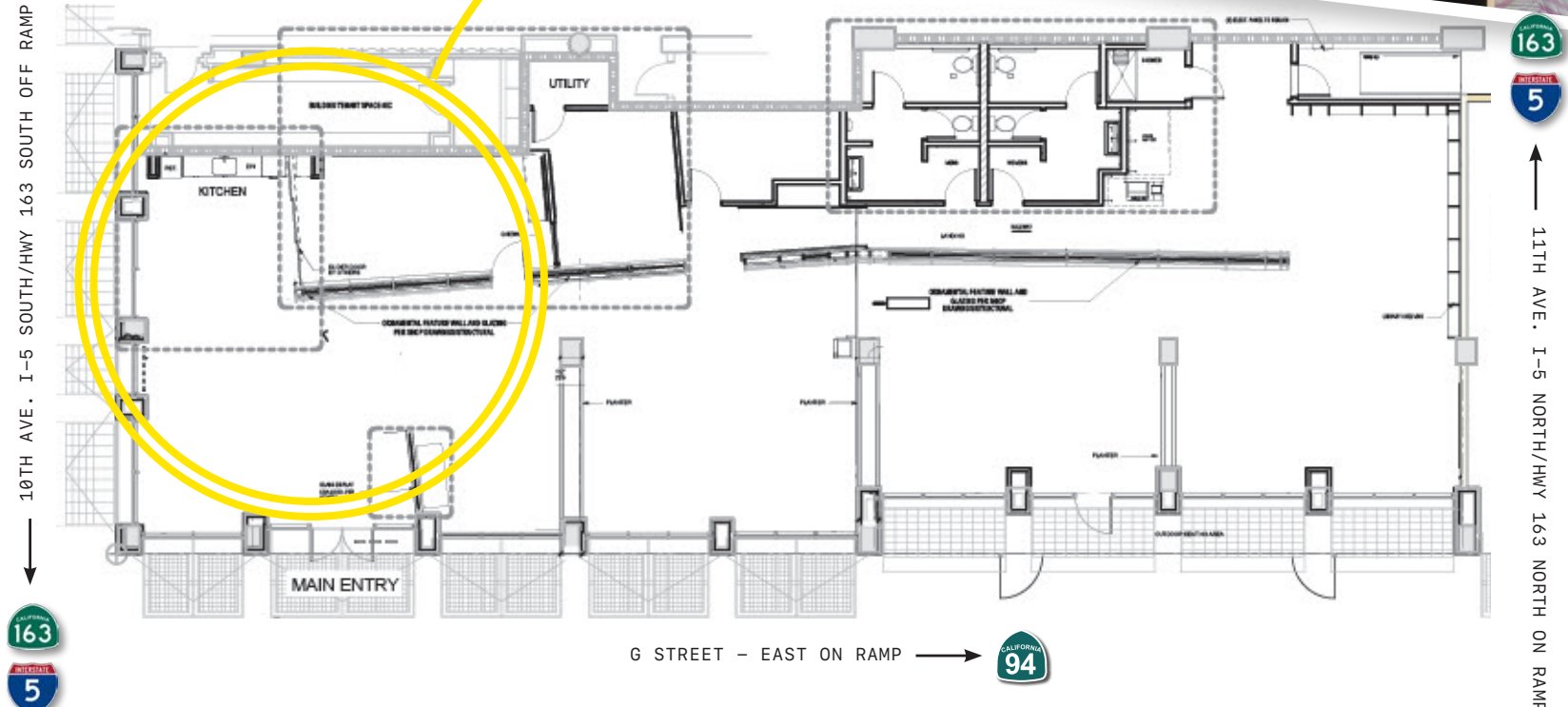
FRONTAGE ±125 SF

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FEATURES BUILT OUT, GREAT FRONTAGE

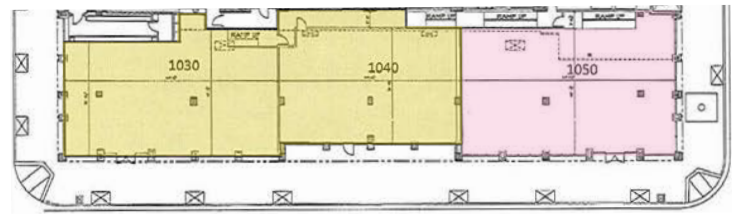


BUILT OUT KITCHEN



10TH AVE. I-5 SOUTH/HWY 163 SOUTH OFF RAMP

11TH AVE. I-5 NORTH/HWY 163 NORTH ON RAMP



FOR LEASE ±5,205 SF

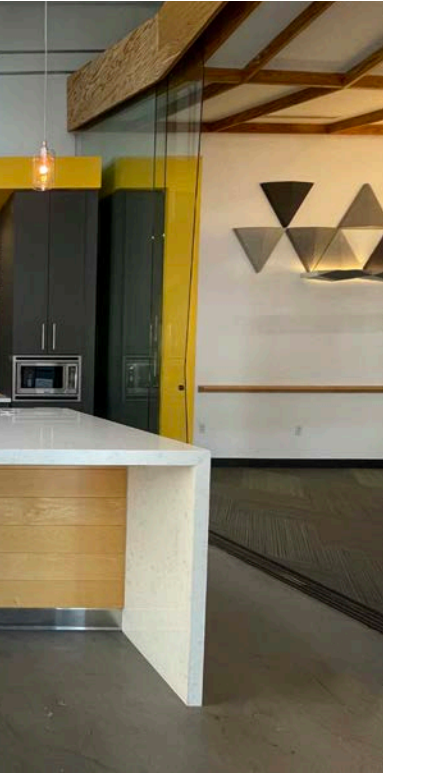
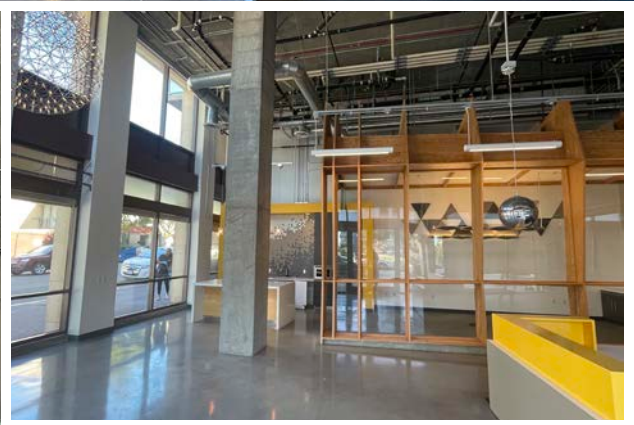
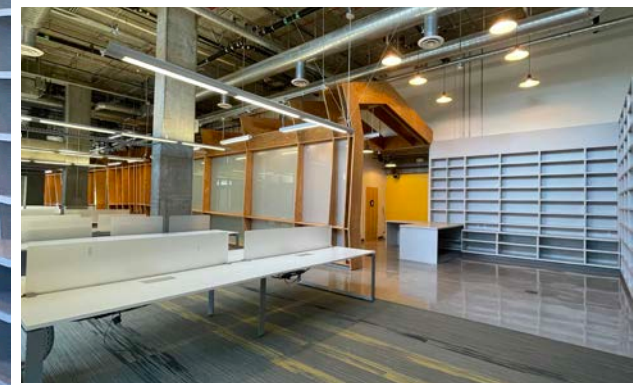
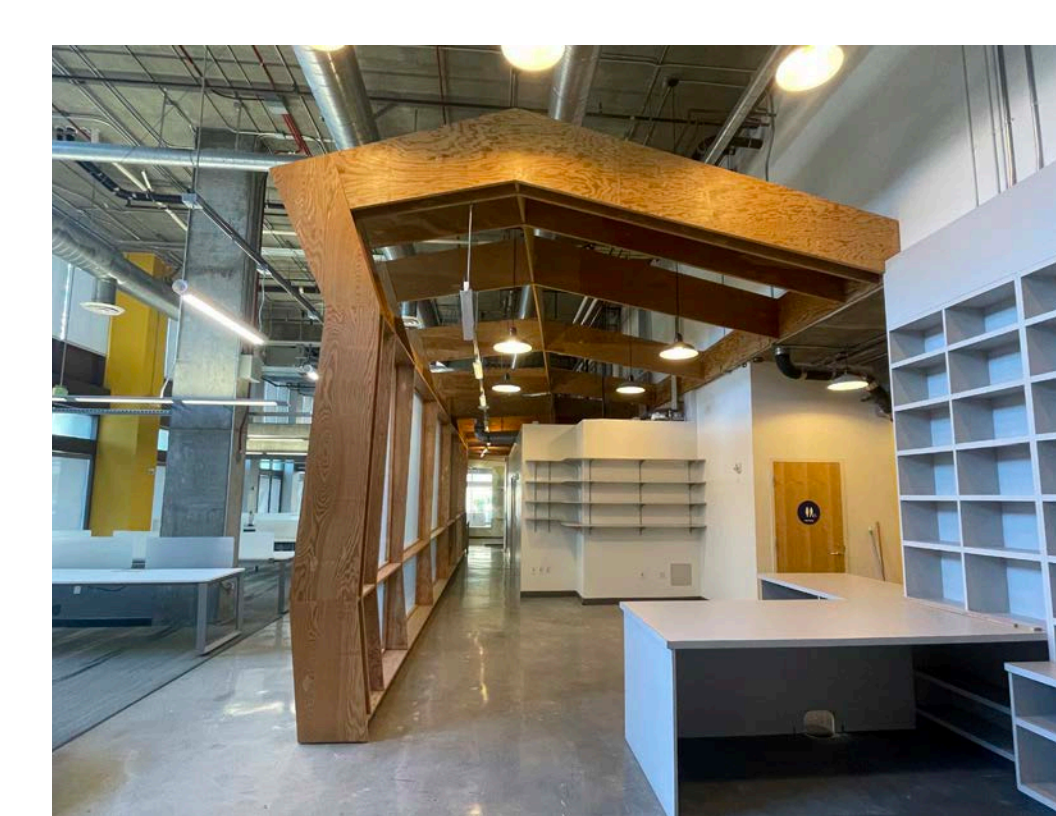
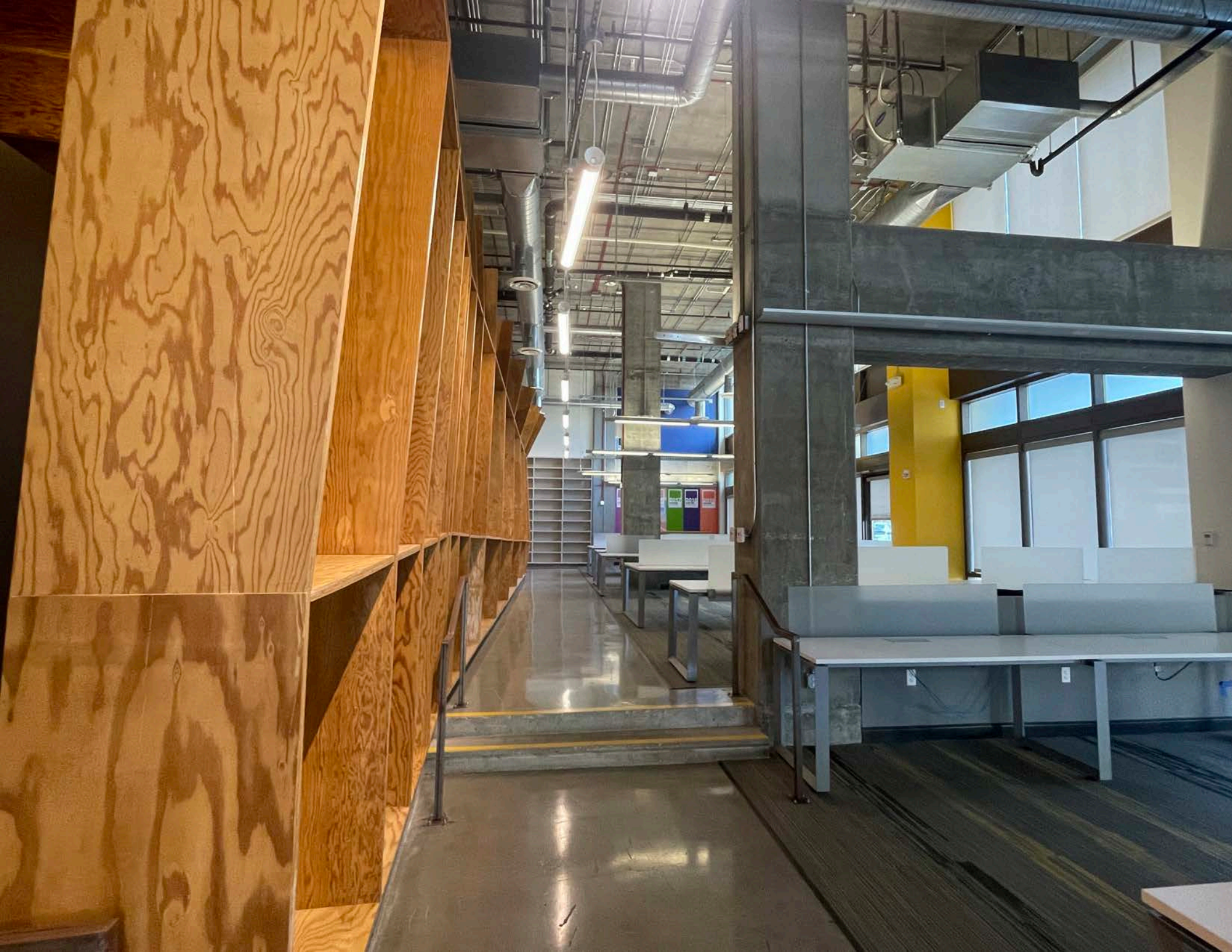
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ADDITIONAL ±3,045 SF\* AVAILABLE

\*This site plan 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.














## RESIDENTIAL & COMMERCIAL CONSTRUCTION BOOMING

	<b>OFFICE</b>	363,700 SF Under Review	1.8M SF Under Construction
	<b>RETAIL</b>	80,150 SF Under Review	562,600 SF Under Construction
	<b>HOUSING</b>	31,689 <sup>1</sup> HOUSING UNITS Existing +3,044 <sup>2</sup> HOUSING UNITS Under Construction	+3,7482 HOUSING UNITS Under Review

<sup>1</sup> Based on 2021 SANDAG population and housing estimates + recently completed projects. <sup>2</sup> Based on permit applications submitted on or before 6/30/2023

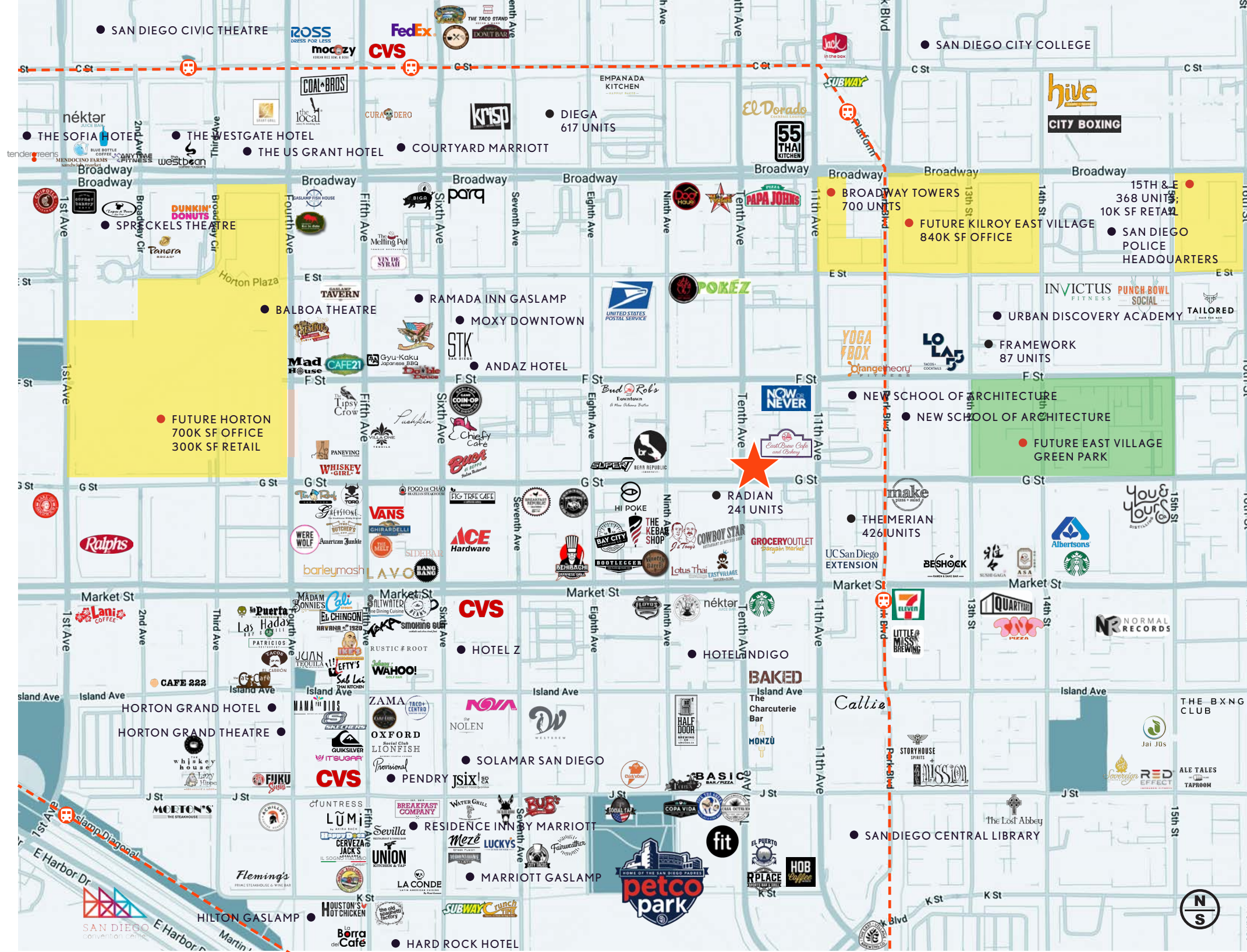
## NEIGHBORHOOD SUMMARY DEMOGRAPHICS

	POPULATION	AVG. HOUSEHOLD INCOME	DAYTIME POPULATION	MEDIAN AGE
<b>1 MILE</b>	57,628	\$104,987	89,880	37.6
<b>3 MILES</b>	204,900	\$125,926	202,688	36.1
<b>5 MILES</b>	502,234	\$119,307	425,179	34.5

## SAN DIEGO FACTS

<b>37,000</b> Residents in Downtown	<b>3.3M</b> Population of San Diego County	<b>35.1M</b> Annual visitors to San Diego
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\*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.





# UNDER CONSTRUCTION EAST VILLAGE GREEN

With East Village Green, San Diego's largest downtown neighborhood will have access to a city park unlike any other. The open-air public park is set to take over the four acres that make up one entire downtown block and the adjacent double block between 13th, F, 15th, and G Streets.



DOG PARK



EVENT LAWN

## OVERVIEW

- ±11,000 SF event lawn & performance pavilion
- ±14,200 SF community center
- ±8,500 SF children's play area & interactive water feature
- ±180-space underground parking garage
- 2 cafes
- 2 dog parks



2 BLOCKS TO THE NEW EAST VILLAGE PARK



COMMUNITY CENTER



CHILDREN'S PARK



**5-MIN DRIVE TIME**

- PETCO PARK
- SEAPORT VILLAGE
- BALBOA PARK
- U.S.S. MIDWAY MUSEUM
- SAN DIEGO CONVENTION CENTER

**15-MIN DRIVE TIME**

- SAN DIEGO ZOO
- LIBERTY STATION
- CORONADO ISLAND
- OLD TOWN
- SEA WORLD

**30-MIN DRIVE TIME**

- LEGO LAND
- LA JOLLA SHORES BEACH
- USCSD
- DEL MAR RACETRACK
- SAN DIEGO SAFARI PARK

**DOWNTOWN QUICK FACTS**

**6,280**  
TOTAL NUMBER OF  
BUSINESSES

**40M**  
ANNUAL PASSENGERS  
ON SAN DIEGO  
TROLLEY LINES

**862,408**  
INDIVIDUAL ATTENDEES  
AT THE CONVENTION  
CENTER

**2.4M**  
ANNUAL ATTENDEES  
AT PETCO PARK

**1M**  
ANNUAL VISITORS AT  
SAN DIEGO PUBLIC  
LIBRARY

**108**  
EVENTS HELD AT THE  
CONVENTION CENTER

**TOURISM +  
HOTELS IN  
DOWNTOWN  
SAN DIEGO**



**AREA USE MAP**

- HOTELS
- MULTI-FAMILY
- OFFICE
- TROLLEY
- SCHOOL / GOVERNMENT
- UNDER CONSTRUCTION / PLANNED



**SAN DIEGO CITY COLLEGE**  
18,000 Students  
1,300 Faculty and Staff





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