



FOR LEASE
± 1,178 SF

Retail / Restaurant

969 NINTH AVE, SAN DIEGO, CA 92101

**FLOCKE &
AVOYER**
Commercial Real Estate

FOR LEASE RETAIL / RESTAURANT

9th & Broadway
Property Highlights



Situated near a public parking lot with more than 50 parking spaces



Ideally located between the Broadway Corridor, with high daytime population, and the East Village, with dense residential



Adjacent to 800 Broadway, a 400-unit residential tower currently under construction

*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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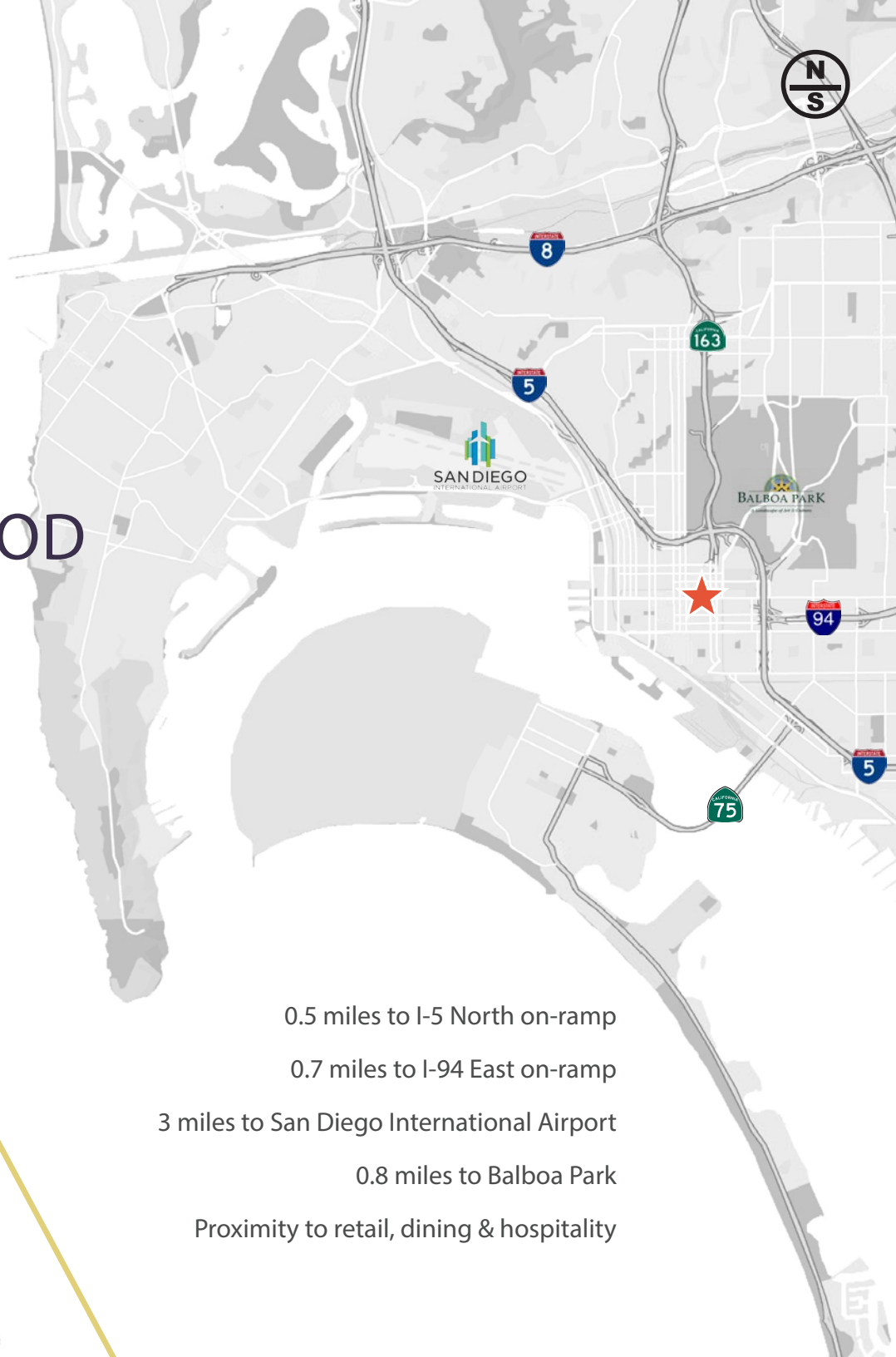
787 J Street, San Diego, CA, 92101 | 619.280.2600
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FRONTAGE ALONG BROADWAY WITH HIGH TRAFFIC COUNTS: 14,900 ADT



NEIGHBORHOOD AMENITIES

969 Ninth Ave
San Diego, CA 92101



NEIGHBORHOOD HIGHLIGHTS

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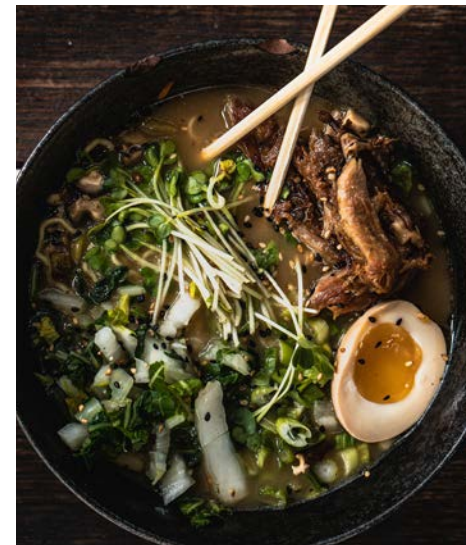
±2,370 residential units, ±1.4M SF of office and ±851 hotel rooms within 4 blocks

Below Celadon Residential Tower with 250 units

Area tenants include Hodad's, Pokez Mexican, Tajima Ramen, and Best Damn Beer Shop.

Easy access to the 163, 5 and 94 freeways

Blocks from San Diego City College with 18,000 students



DOWNTOWN SAN DIEGO CONTAINS A UNIQUE MIXTURE OF CRAFT FOOD, BIG BOX TENANTS AND HOTELS THAT SERVE THE SURROUNDING POPULATION.

SITE PLAN



DOWNTOWN SAN DIEGO



SAN DIEGO CONVENTION CENTER

SEAPORT VILLAGE

WATERFRONT PARK

LITTLE ITALY

9TH & BROADWAY

EAST VILLAGE

SAN DIEGO CITY COLLEGE

SAN DIEGO CITY COLLEGE

18,000 Students
1,300 Faculty and Staff

Cruise Ship Terminals

Broadway Pier

Freedom Park

USS Midway Museum
Annual Visitors 1.4 M

AREA USE MAP

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



*Photo Credit: Taken by Autumn Murphy



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	57,628	204,900	505,006
DAYTIME POPULATION	89,880	202,688	425,179
AVERAGE HH INCOME	\$108,843	\$127,140	\$120,483
MEDIAN AGE	37.6	36.1	34.5

±35M

ANNUAL VISITORS TO
SAN DIEGO

±37K

RESIDENTS LIVE
IN DOWNTOWN

±10.4B

VISITOR SPENDING IN
SAN DIEGO



The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property

FOR LEASING INFORMATION

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