

East Villages most vibrant corridor.

Across from Gallagher Square.

High foot traffic area, locals and tourists.

2nd Gen. Restaurant Opportunity

For Lease & Available Now ±1,810 SF Plus Patio



910 J Street - between 9th and 10th Ave. in the Ballpark District

910 J Street

Downtown San Diego in the Ballpark Distict



Ball Park District
Location



Available Now
Timing



1,810 SF + Patio
Size

Built-Out Second Gen. Restaurant Space

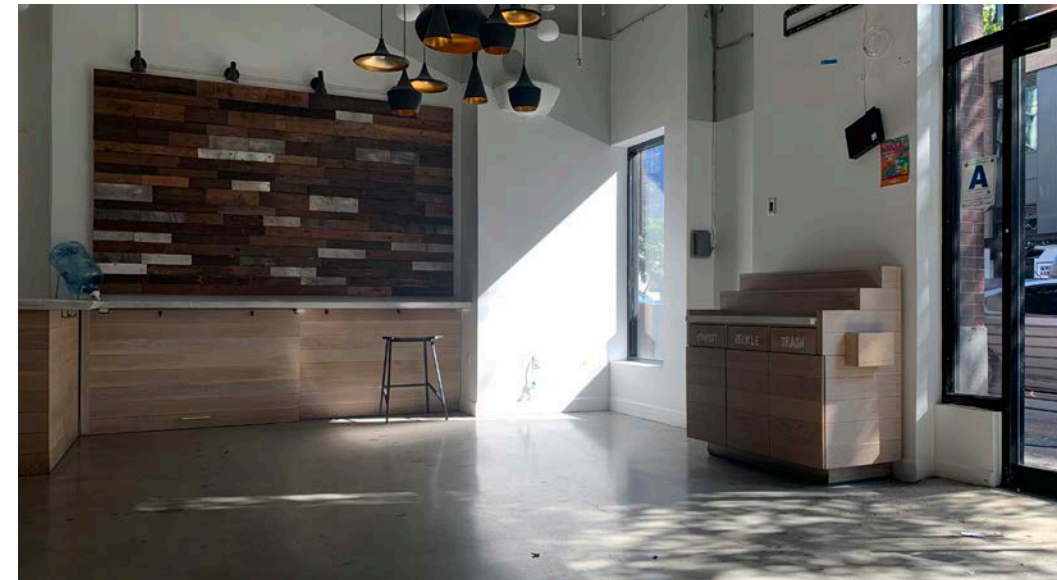
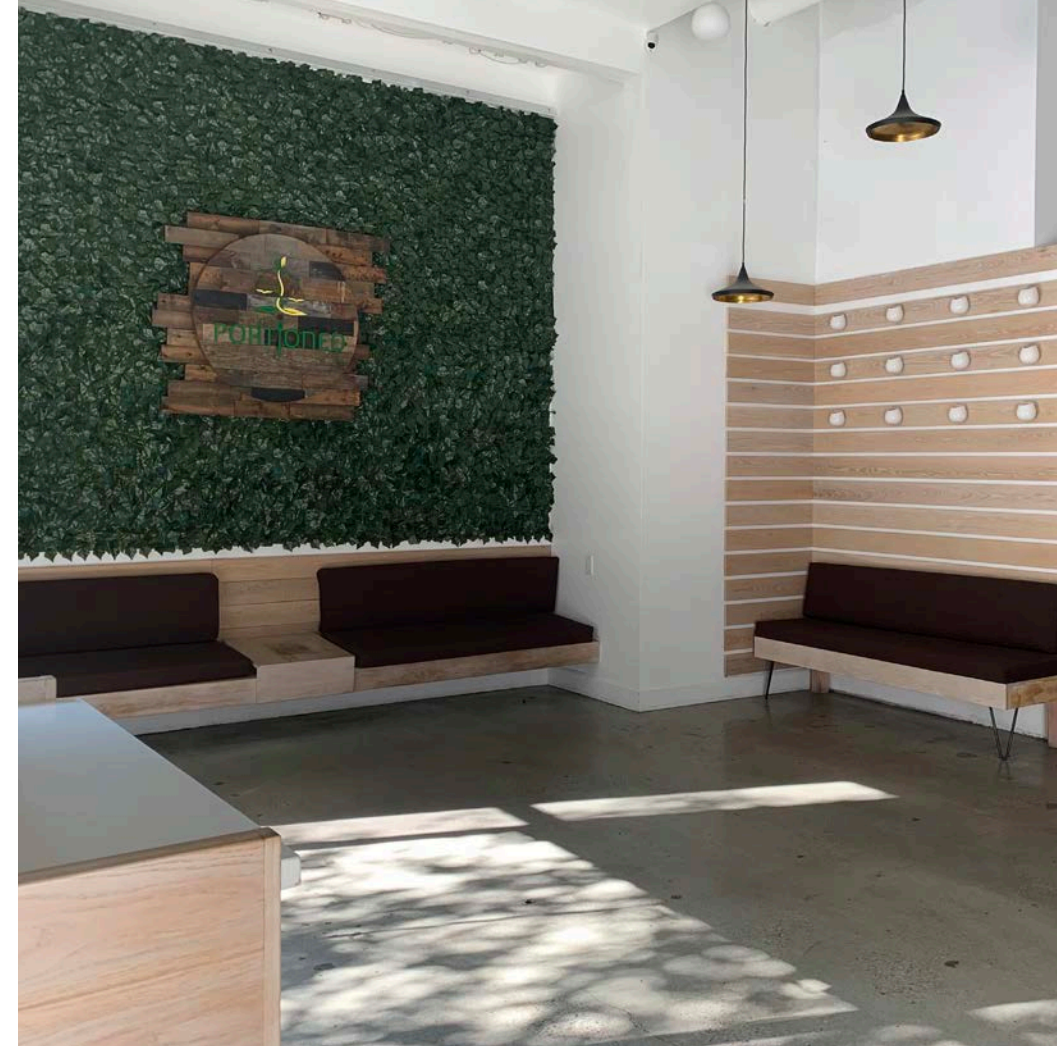
Fronting J Street

One Block from PETCO Park

Co-tenants: Far Corner Pizza, Cafe de l'Opera, Pilates of San Diego, Villains Brewing Company, 7-Eleven

At the Base of Diamond Terrace Condominiums with 113 Units

Adjacent to Nick the Greek, Gallagher Square and Fit Athletic

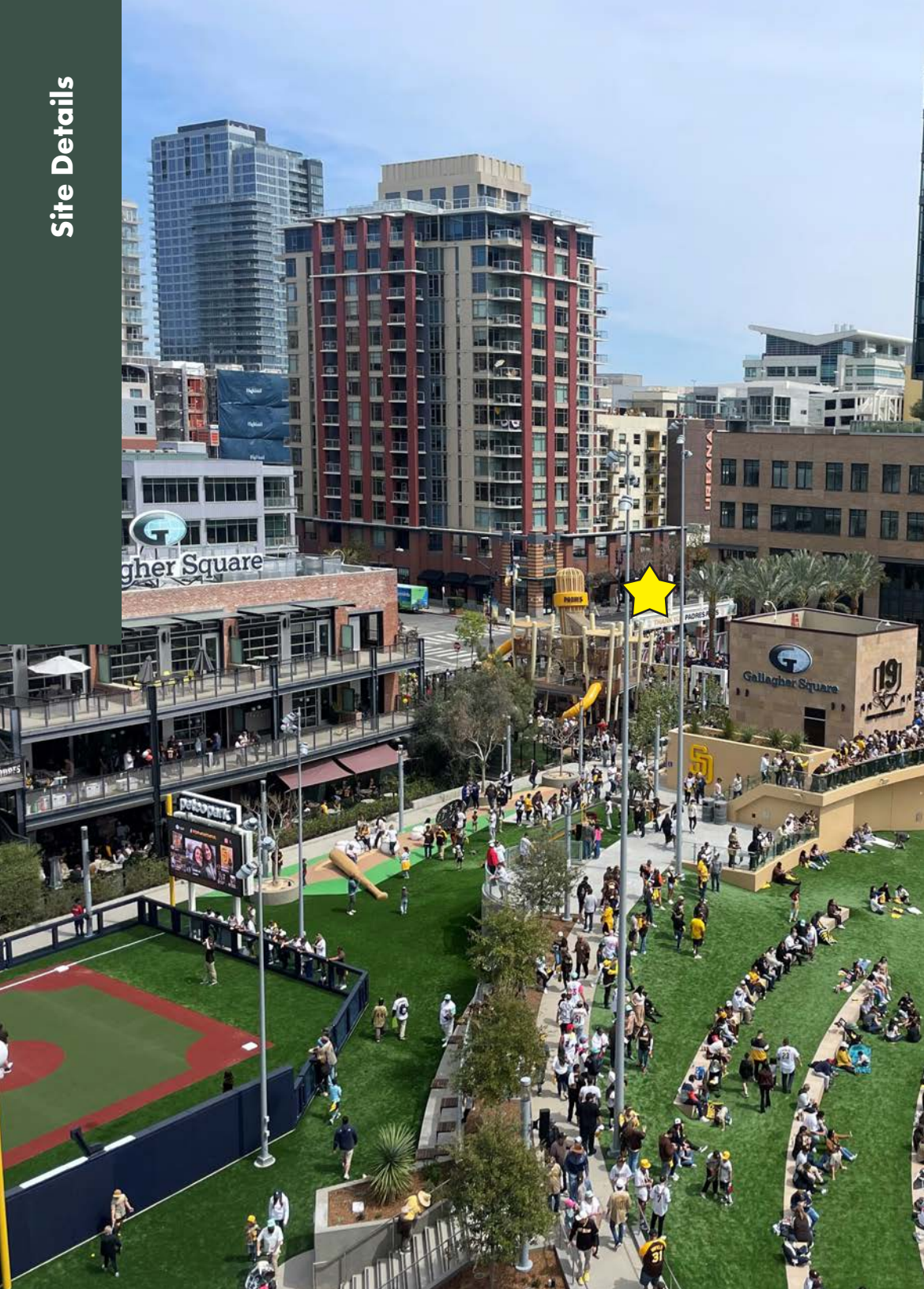


For Leasing iDetails

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UPG **URBAN**
PROPERTY
GROUP EST. 1989



98 Walker's Paradise

Daily errands do not require a car.



81 Excellent Transit

Transit is convenient for most trips.



89 Very Bikeable

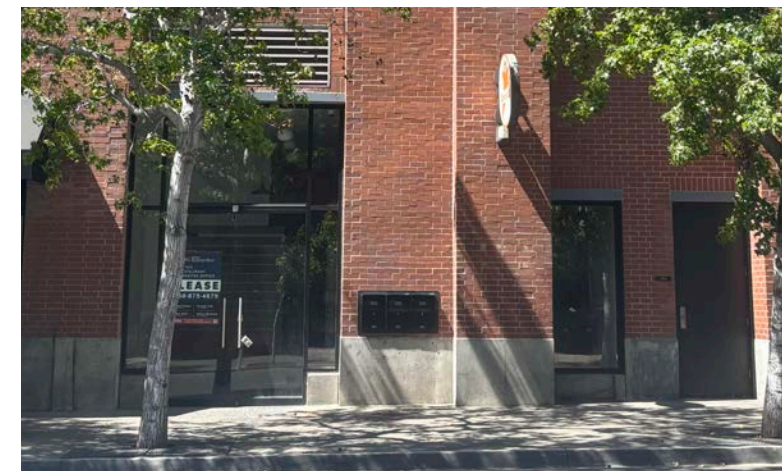
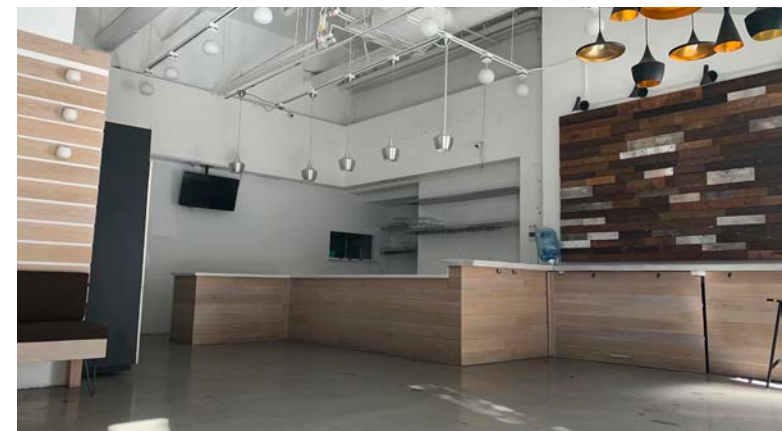
Biking is convenient for most trips.

www.walkscore.com

Floor Plan



*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.



San Diego Convention Center By The Numbers



736,000+
San Diego Convention center has over 736,000+ visitors from around the world
visitsandiego.org

\$1.4 B.
Total value of the event to the San Diego economy, directly and indirectly
visitsandiego.org

\$164.1 M.
Comic-Con International regional impact generated with 135,000 attendees
visitsandiego.org



Convention Center - Highlights...

\$30+ Million Supporting core City services such as road repair and public safety

\$74.2M - TwitchCon regional impact generated with 30,000 attendees

\$800+ Million spending at restaurants, hotels, attractions, and more

\$66.7M - Society for Neuroscience regional impact generated with 24,327 attendees



Padres complete a \$20M Makeover of Petco Park's Gallagher Square

3,314,593

In 2024, the Padres drew 3,314,593 fans at Petco Park over 80 games.
sportsbusinessjournal.com

41,066

Padres have had 56 sellouts in 2024 and ranks fourth in average attendance (41,066).
sportsbusinessjournal.com



Situated in Downtown's East Village/Ballpark Neighborhood



Walking distance to San Diego Central Library, the Convention Center and the historic Gaslamp Quarter



Neighborhood Highlights



Convenient access to the I-5, 94 and 163 freeways



\$70 Million Amount Petco Park Visitors spend annually in the Downtown Stadium



More than 7,700 residential units and an additional 1,500 units under construction within 4 blocks



East Village (EV) Events Include: EV Block Party, Taste of EV, EV Holiday Market



East Village Green, San Diego's largest downtown neighborhood. In construction. Est. completion fall 2025

Area Tenants

Partial List



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.

±40M Annual Trolley Passengers

12th & Imperial is the Top 3rd busiest stations in San Diego. Extension line to La Jolla.



Historic Gaslamp Quarter

10M annual visitors
500,000 SF of restaurant & retail
12,576 hotel rooms downtown
Multiple annual Gaslamp events such as Comic Con International, Taste of Gaslamp, Gaslamp Mardi Gras & San Diego Monster Bash



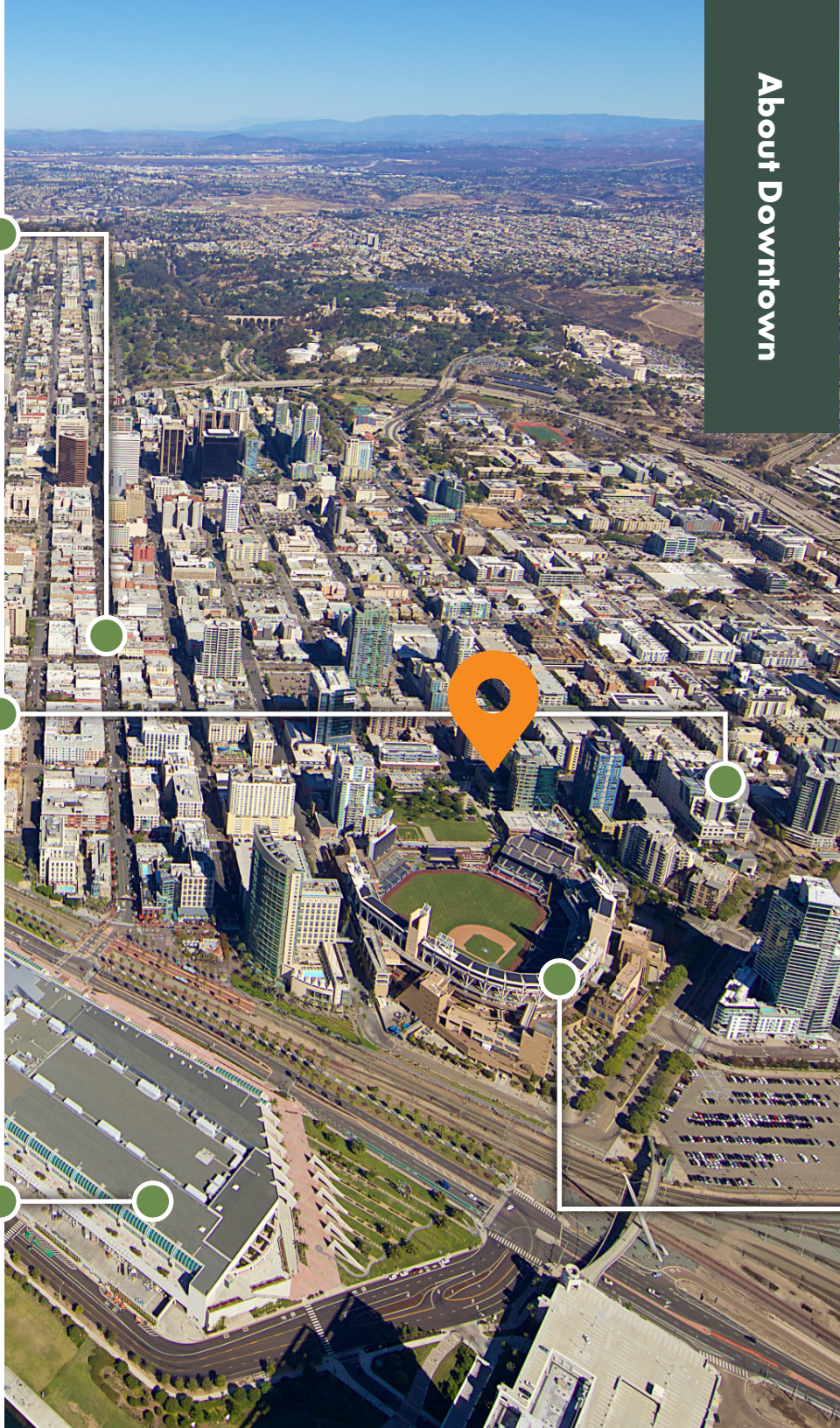
San Diego Central Library

±497,650 SF
Nine stories
320-seat auditorium
Over 1 million annual visitors

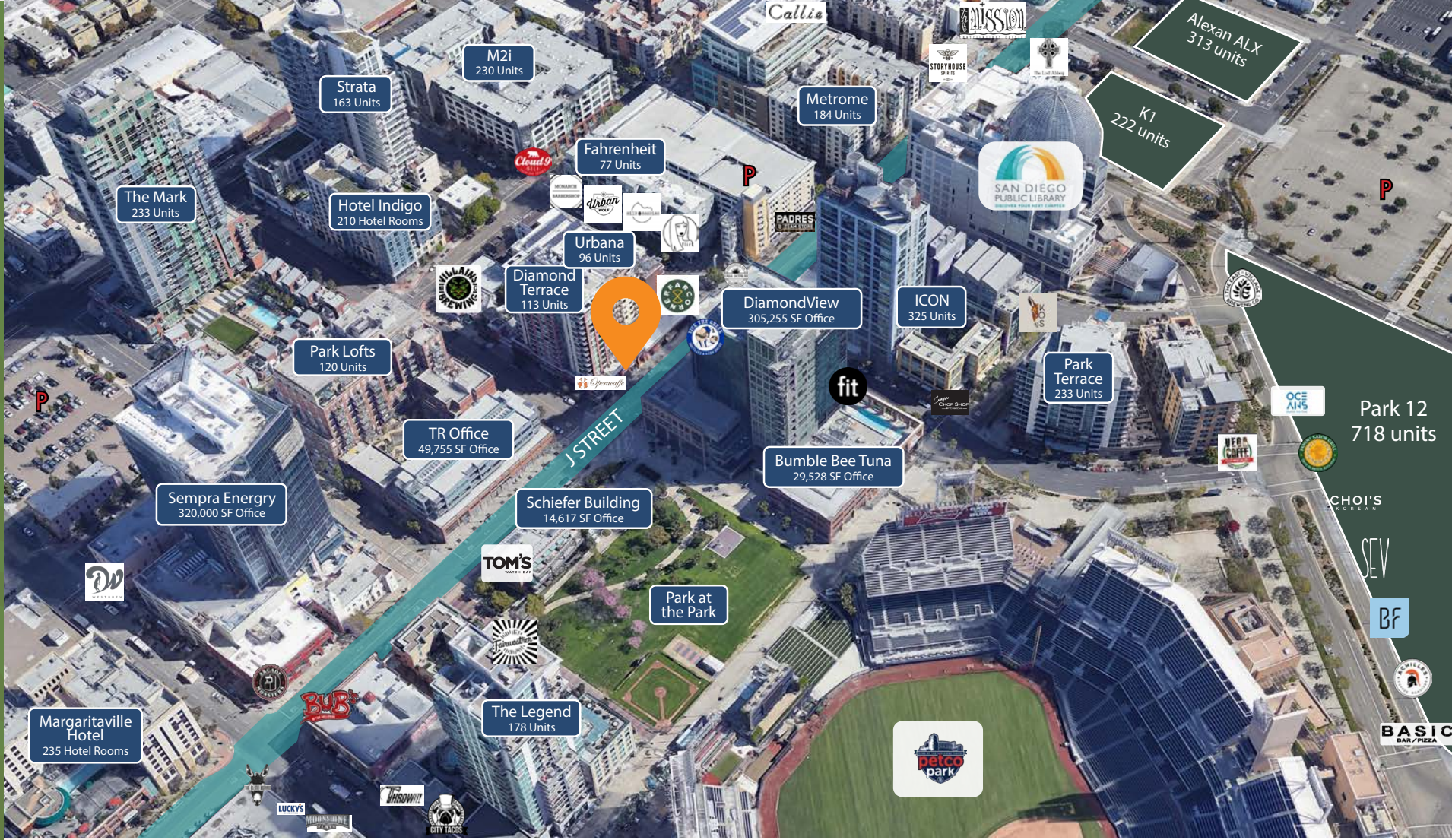


San Diego Convention Center

±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)



About Downtown



Area Location

Petco Park Stadium

Home of the San Diego Padres
2.4M annual attendees
81 Padres home games
300 private and public events annually
Petco Park visitors spend \$70M annually in Downtown Stadium

130
Tech & Innovation Startups

38K
Population of Downtown San Diego

91%
Projected population growth by 2050

81,237
Total jobs located Downtown

**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.*



San Diego Facts

3.3M
Population of San Diego County

34.9M
Annual visitors to San Diego

\$10.4B
Annual air passengers at San Diego
International Airport

20.6M
Visitor spending around San Diego



60%
Residents that are between
the ages of 25 - 54



85%
Residents that exercise at least
three times per week



50%
Residents that have pets,
73% of those are dogs



88%
Residents that dine out more
than twice per week

Although it serves as a hub for over 4,000 businesses and a variety of tourist amenities, Downtown is also a place people call home. Since 2000 the population has grown by 97%, with projections showing increasing numbers.



1.2 Miles
world-class museums,
gardens, attractions,
performances & the Zoo



**SEAPORT
VILLAGE**
0.9 Miles
waterfront shopping
and dining



11 Minute Walk
the San Diego
Convention Center and
home of ComicCon



15 Minute Walk
outdoor concerts
and events



11 Minutes
and all freeway, visitors arrive
or depart from San Diego



10 Minutes
where you can go
get wild.

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