

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



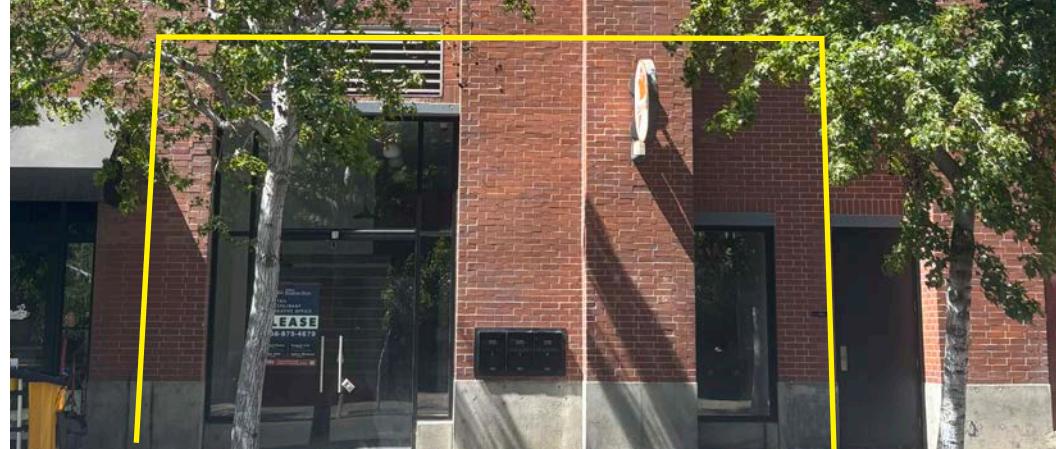
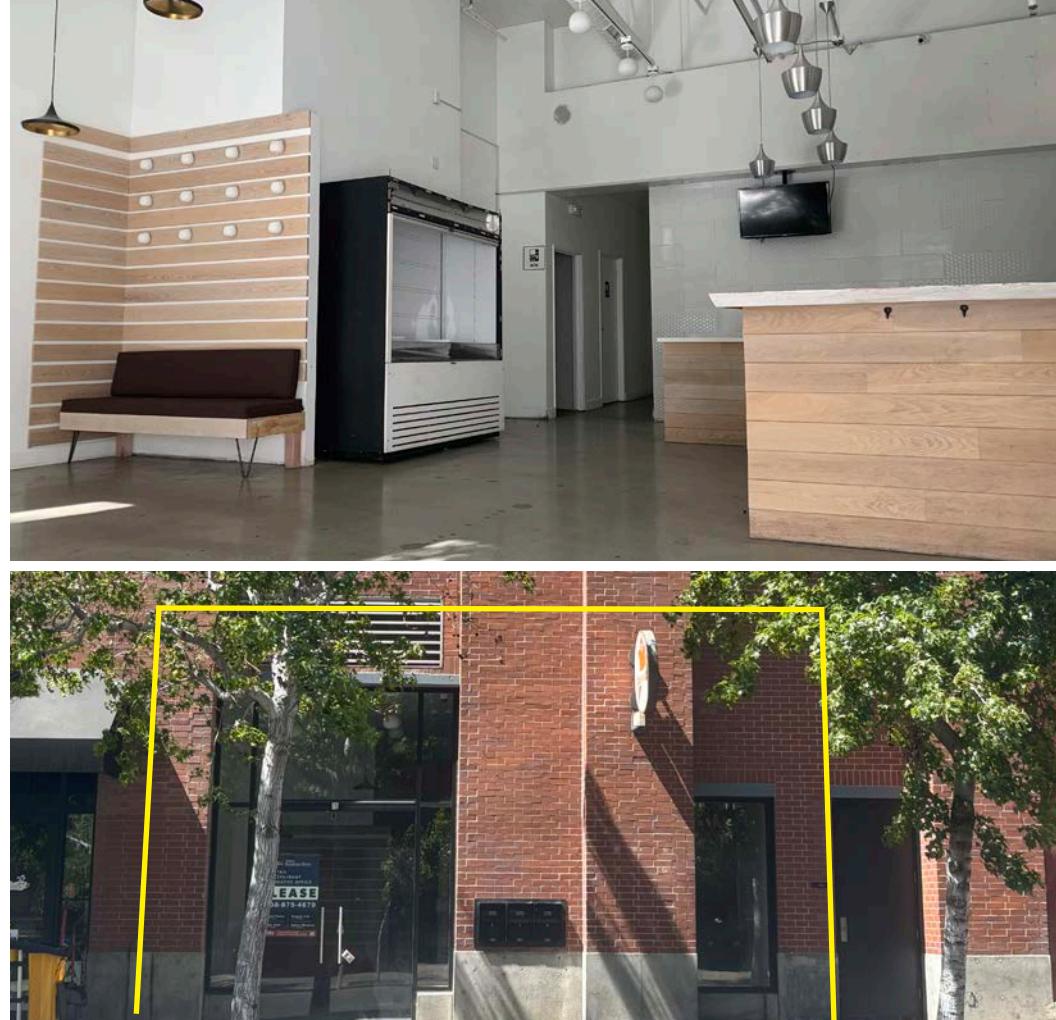
910 J Street - between 9th and 10th Ave. in the Ballpark District

Property Highlights

	Ball Park District		Available Now		1,810 SF + Patio
Location	Timing	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			



910 J Street Downtown San Diego in the Ballpark District



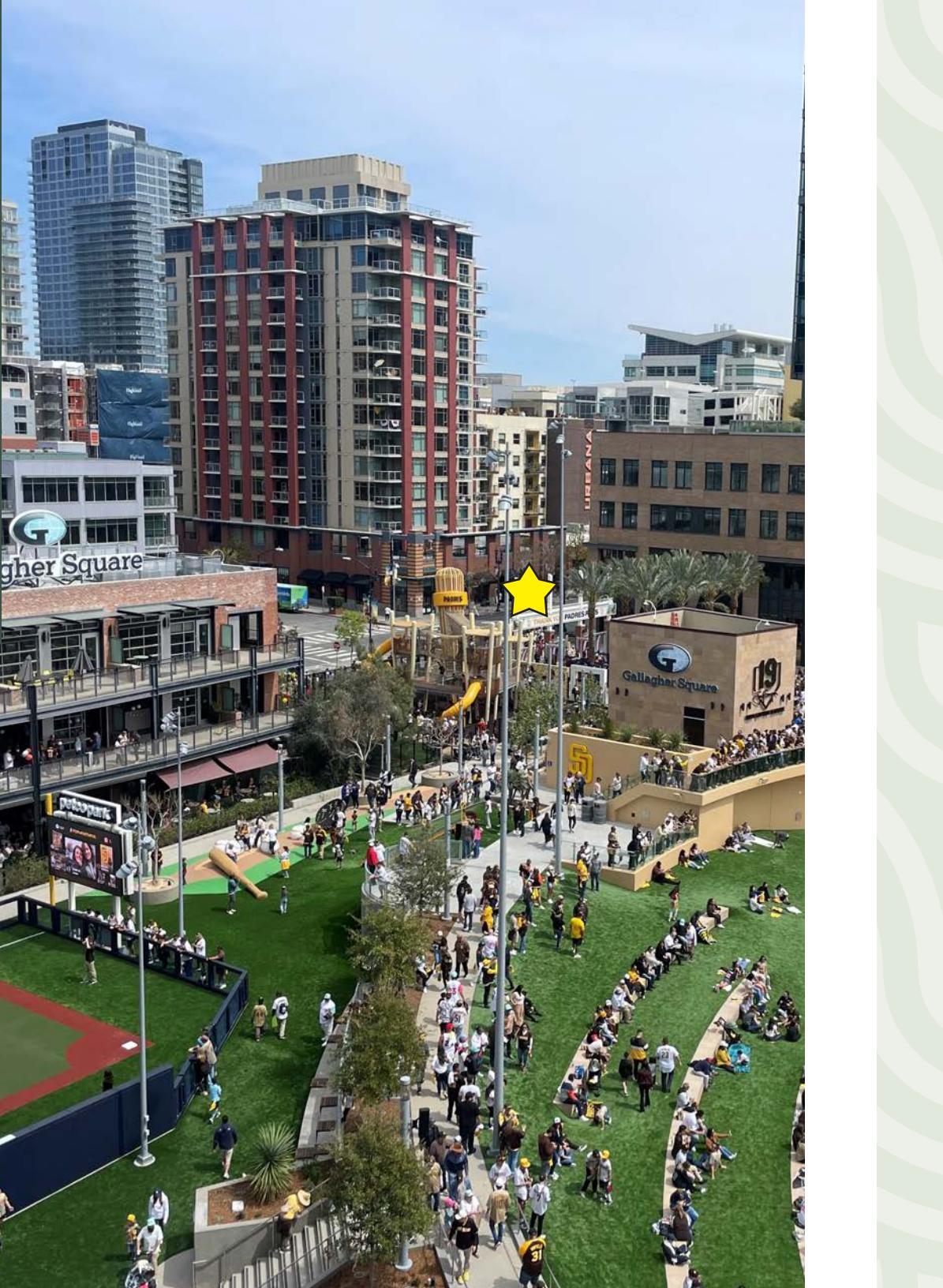
For Leasing iDetails

ANDREW SHEMIRANI
andrew@upgsocal.com
License ID: 02038814

ASHLEY TIEFEL
ashley@upgsocal.com
License ID: 01488187

UPG URBAN
PROPERTY
GROUP EST. 1989

Site Details



98 Walker's Paradise
Daily errands do
not require a car.



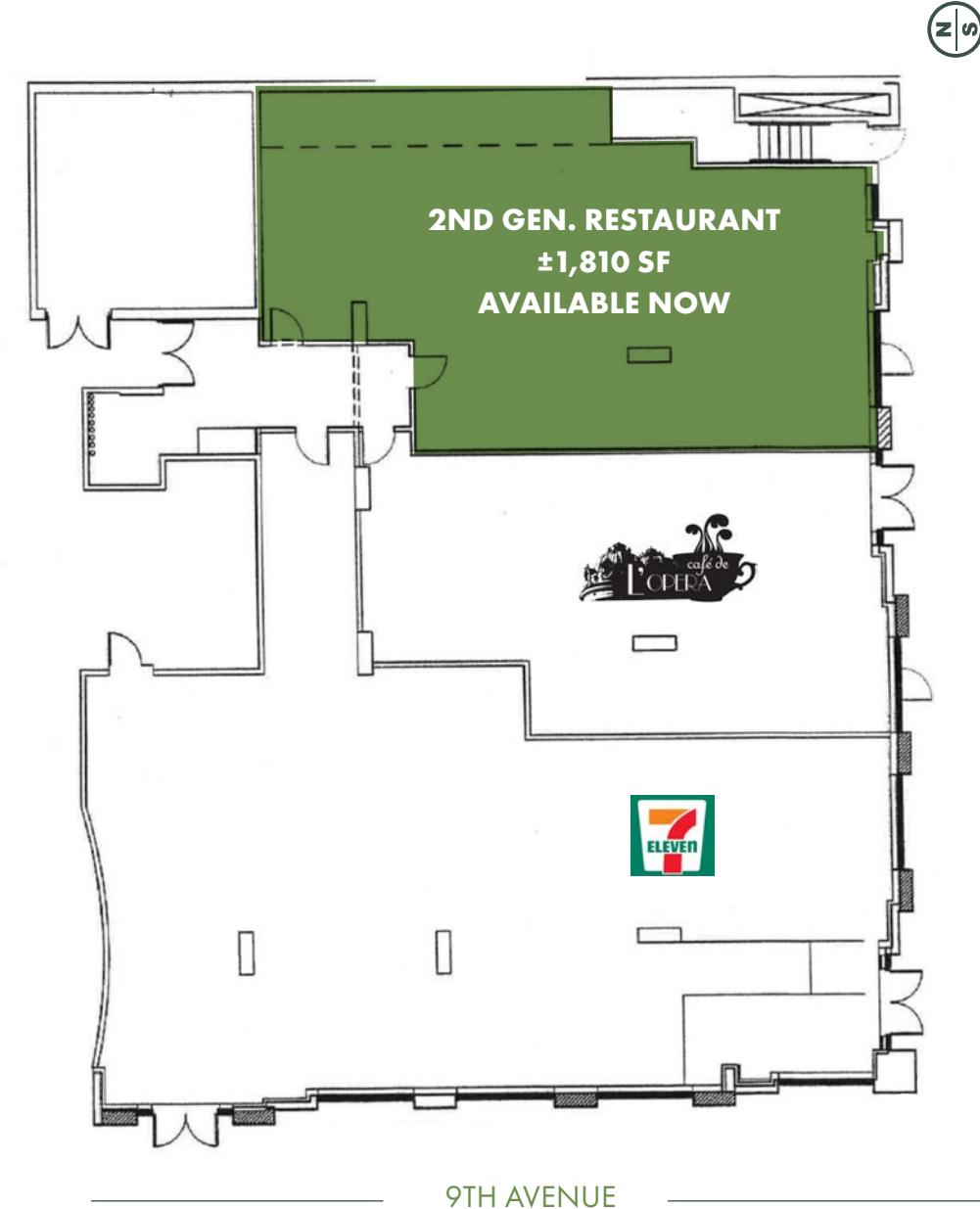
81 Excellent Transit
Transit is convenient
for most trips.



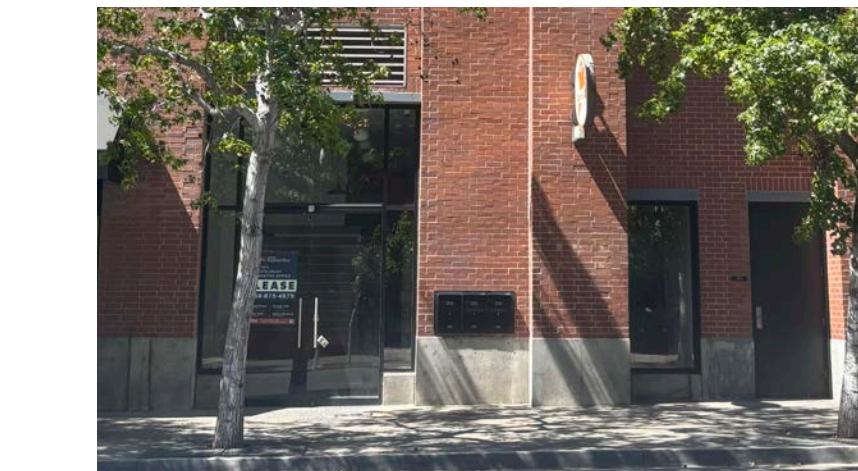
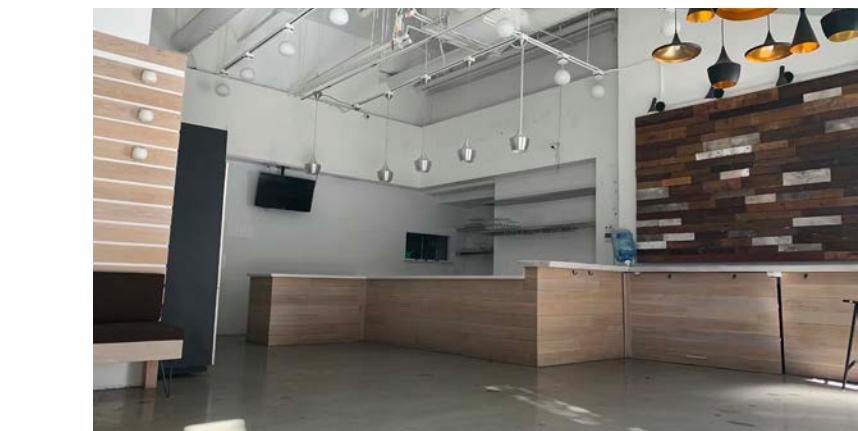
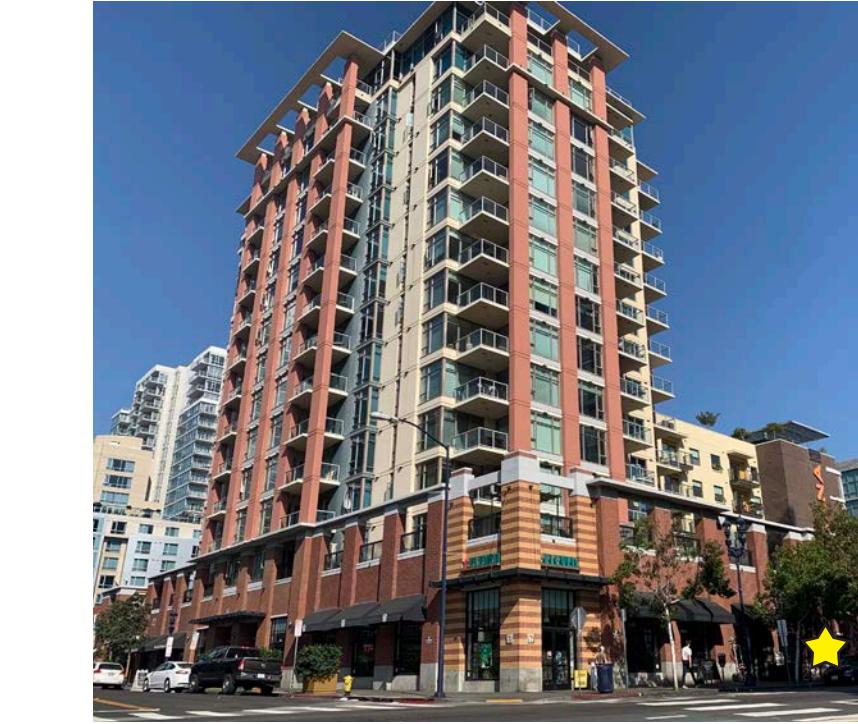
89 Very Bikeable
Biking is convenient
for most trips.

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

visitsan diego.org

\$1.4 B.

Total value of the event to the San Diego economy, directly and indirectly

visitsan diego.org

\$164.1 M.

Comic-Con International regional impact generated with 135,000 attendees

visitsan diego.org

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



Convention Center - Highlights...

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

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

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

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



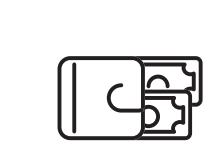
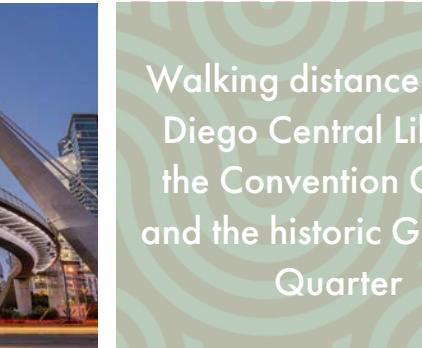
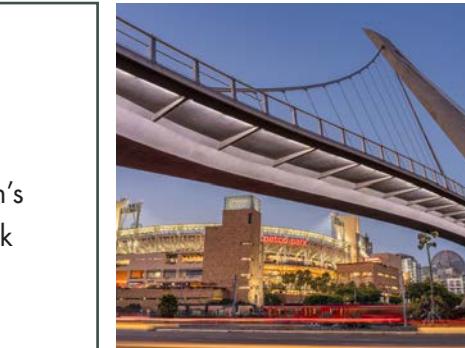
Padres complete a \$20M Makeover of Petco Park's Gallagher Square



Situated in Downtown's East Village/Ballpark Neighborhood



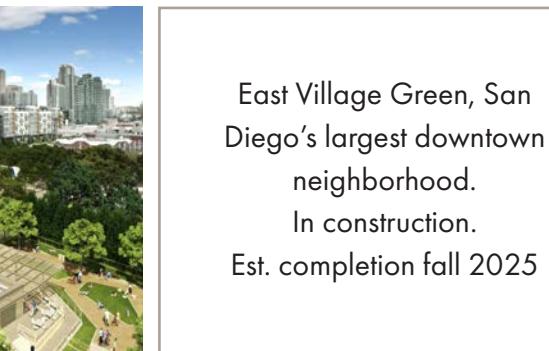
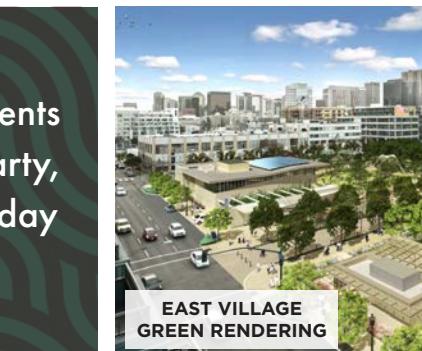
Neighborhood Highlights



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



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



Area Tenants

Partial List

BASIC
BAR/PIZZA

PUNCH BOWL SOCIAL
EAT DRINK SOCIAL

Lou & Mickey's
FAMOUS STEAKS - CLASSIC SEAFOOD

WILD DOVE
boutique

QUARTYARD

UNION
KITCHEN & TAP

IZOLA

BF

TOM'S
WATCH BAR

SUSHI GAGA

BREAKFAST REPUBLIC
CALIFORNIA

fit

NEIGHBORHOOD
CAFFÈ LATTE

ACHILLES
COFFEE ROASTERS

NOBU

MISSION
CONSCIENTIOUS CUISINE

COWBOY STAR
RESTAURANT AND BUTCHER SHOP

BLEND'S

BUB's
AT THE BALLPARK

ASA
喫茶・お食事



BESHOCK
RAMEN & SAKE BAR

PURE
SALON & SPA



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.

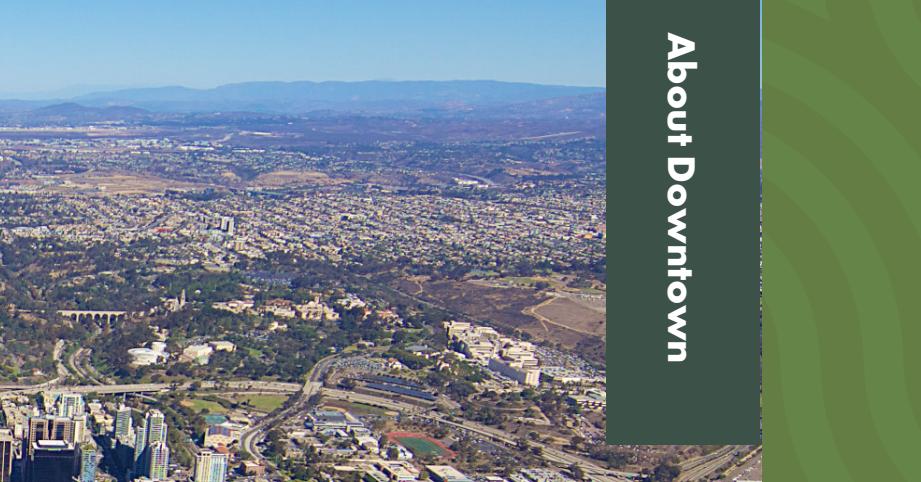
±40M Annual
Trolley Passengers

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



Historic Gaslamp Quarter

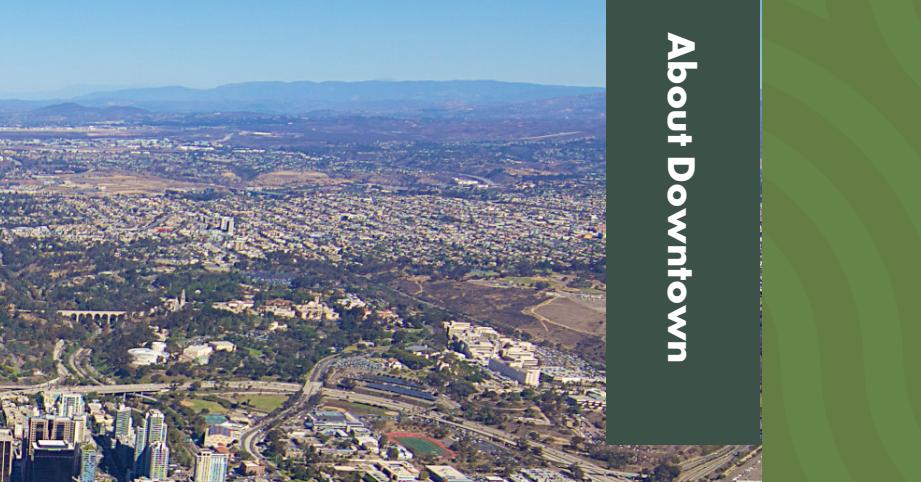
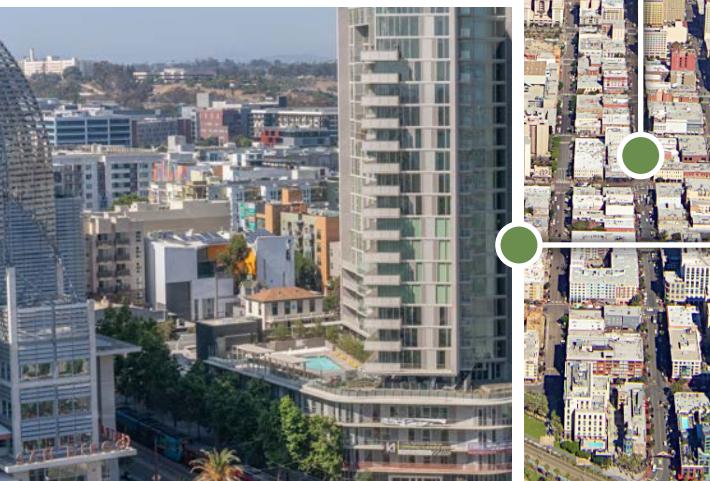
10M annual visitors
500,000 SF of restaurant & retail
12,576 hotel rooms downtown
Multiple annual Gaslamp events such as Comic Con International, Taste of Gaslamp, Gaslamp Mardi Gras & San Diego Monster Bash



About Downtown

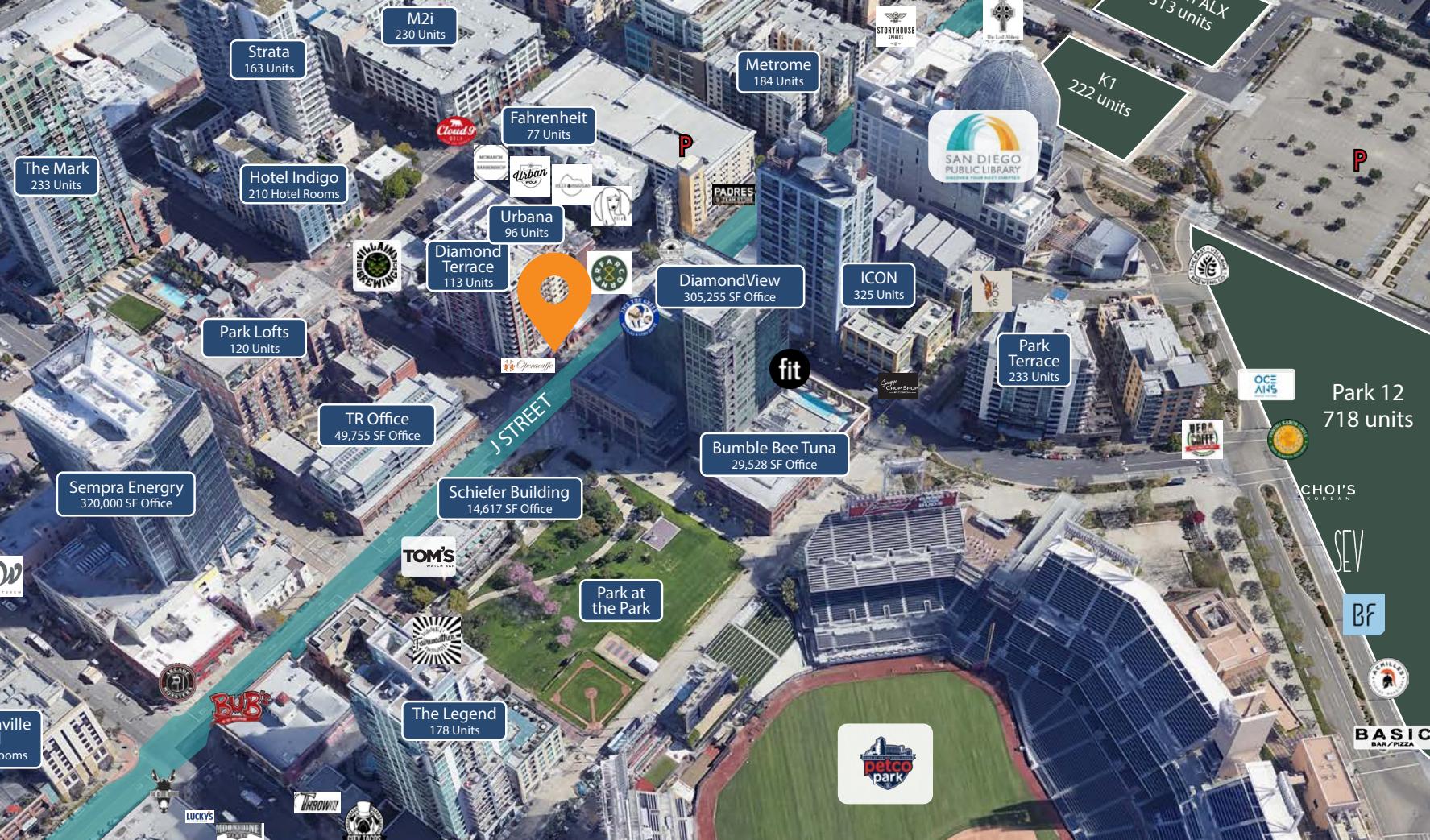
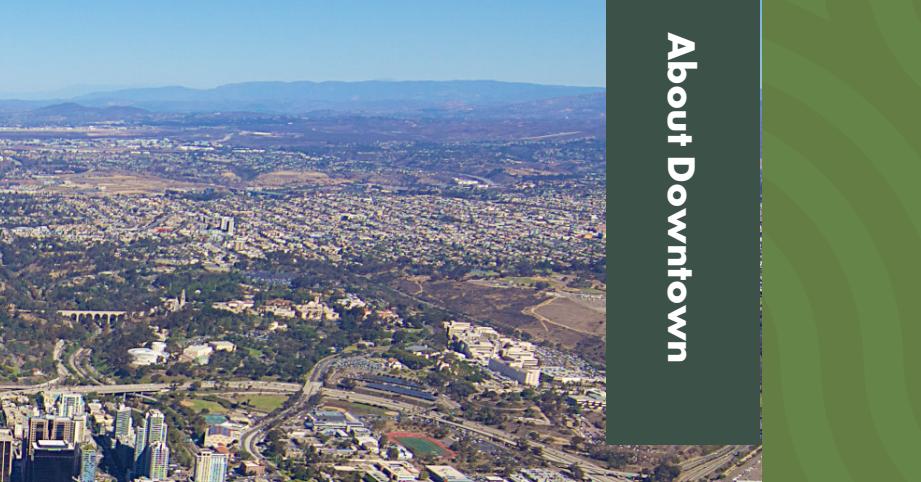
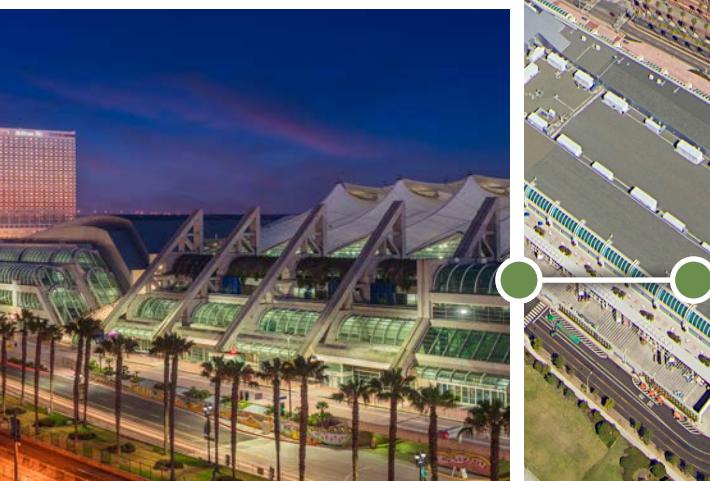
San Diego Central Library

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



San Diego Convention Center

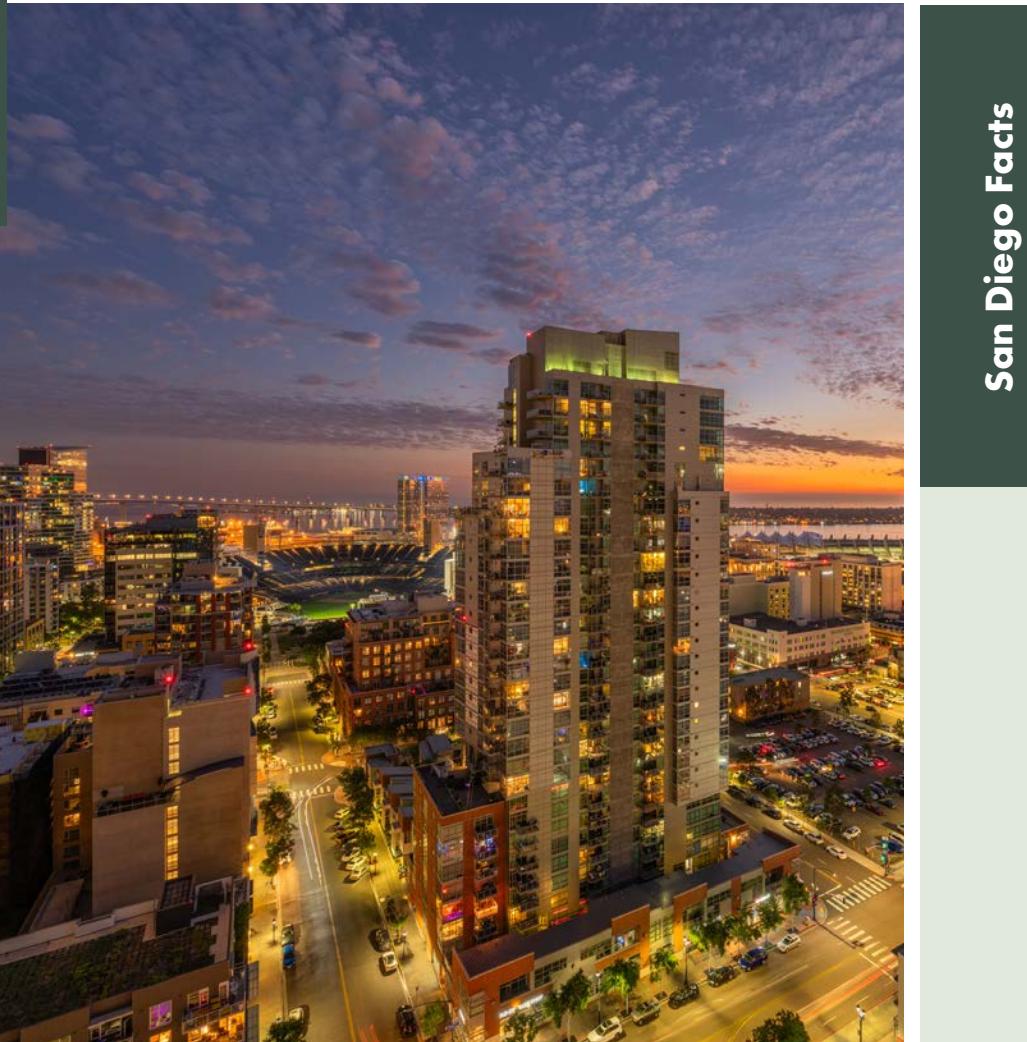
±2,600,000 SF
108 annual events held
±862,408 individual attendees
±\$724.1M direct attendee spending
Largest event: Comic-Con International (135,000 attendees)



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

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

91%
Projected population growth by 2050

81,237
Total jobs located Downtown



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.



BALBOA PARK

1.2 Miles

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



SEAPORT VILLAGE

0.9 Miles

waterfront shopping and dining



SAN DIEGO

convention center

11 Minute Walk

the San Diego Convention Center and home of ComicCon



15 Minute Walk

outdoor concerts and events



SAN DIEGO

INTERNATIONAL AIRPORT

11 Minutes

and all freeway, visitors arrive or depart from San Diego



SAN DIEGO

ZOO

10 Minutes

where you can go get wild

ANDREW SHEMIRANI

andrew@upgsocal.com

License ID: 02038814

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858 874 1989

