

ONE TEN PLAZA

110 WEST A STREET
SAN DIEGO, CA 92101

**RESTAURANT/RETAIL
FOR LEASE**

AT THE NEWLY RENOVATED
ONE TEN PLAZA

3,283 SF + PATIO



ACROSS THE STREET
FROM ONE TEN PLAZA



WELCOME TO THE SOLITA DISTRICT

(SOUTH OF LITTLE ITALY)

A 5 MINUTE WALK TO THE HEART OF LITTLE ITALY.



**THE COLUMBIA
NEIGHBORHOOD,
ALSO KNOWN AS THE
SOLITA DISTRICT, IS A
COMMERCIAL HUB IN
DOWNTOWN BETWEEN THE
WATERFRONT AND UNION,
ASH, AND F STREETS.**

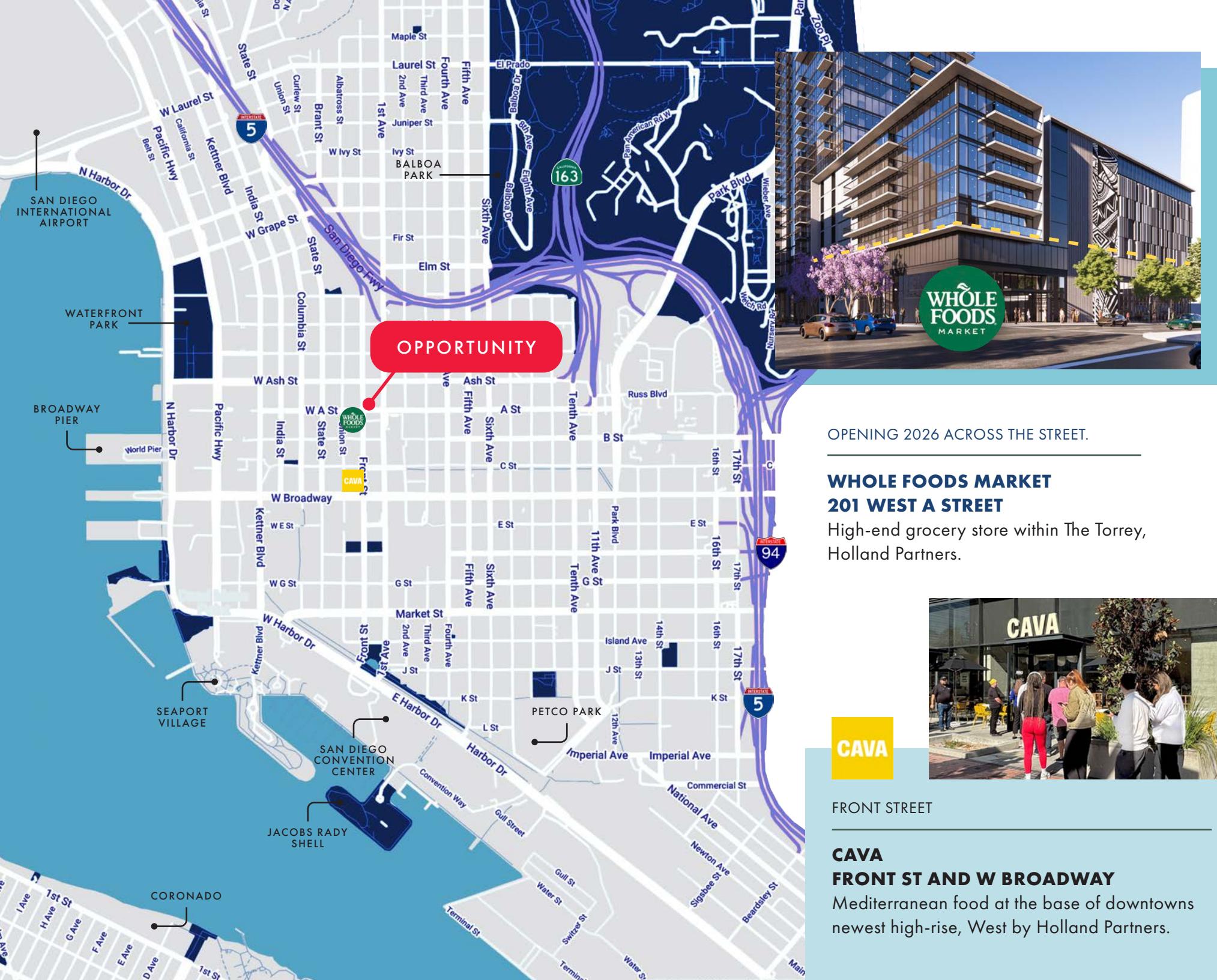
It's home to major landmarks like the San Diego Museum of Contemporary Art, Federal and County courthouses, and the State Office Building.

For Restaurant/Retail Leasing

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Lic. ID 02038814 Lic. D 0198474

UPG
URBAN
PROPERTY
GROUP est. 1989

upgsocal.com
858 874 1989



THE NEIGHBORHOOD

This restaurant/retail opportunity serves as the gateway to Little Italy, perfectly positioned in San Diego's vibrant SOLITA District (South of Little Italy)/Columbia District.



CAVA

FRONT STREET

CAVA FRONT ST AND W BROADWAY

Mediterranean food at the base of downtown's newest high-rise, West by Holland Partners.



4 MINUTE WALK
TO COURTHOUSES



1 MINUTE DRIVE TO
FREEWAY 1-5



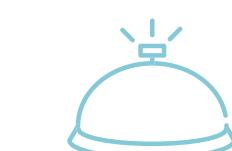
5 MINUTE WALK TO
WATERFRONT PARK
(OR .5 MILES)



5 MINUTE WALK TO
HEART OF LITTLE ITALY
(OR .5 MILES)

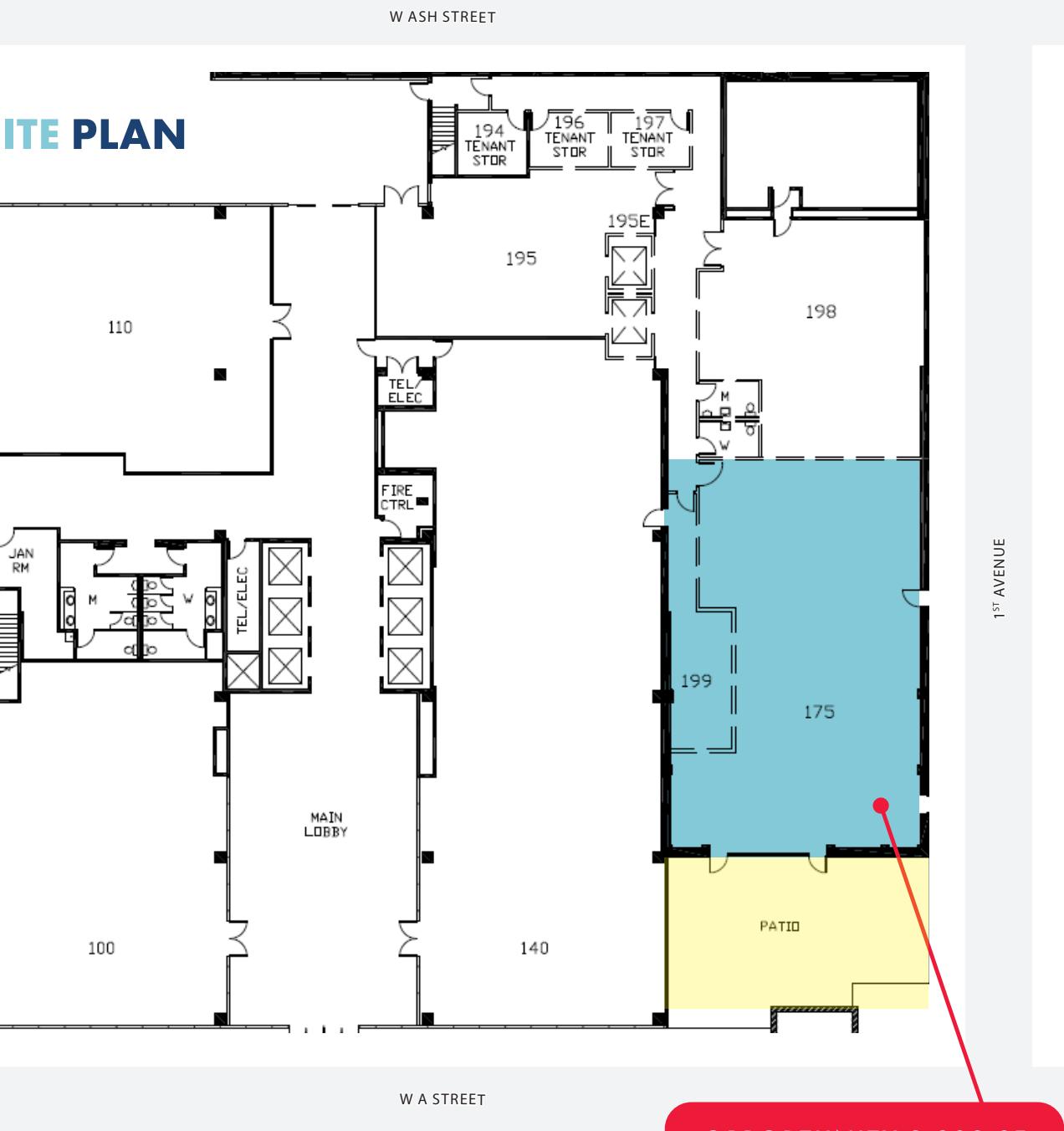
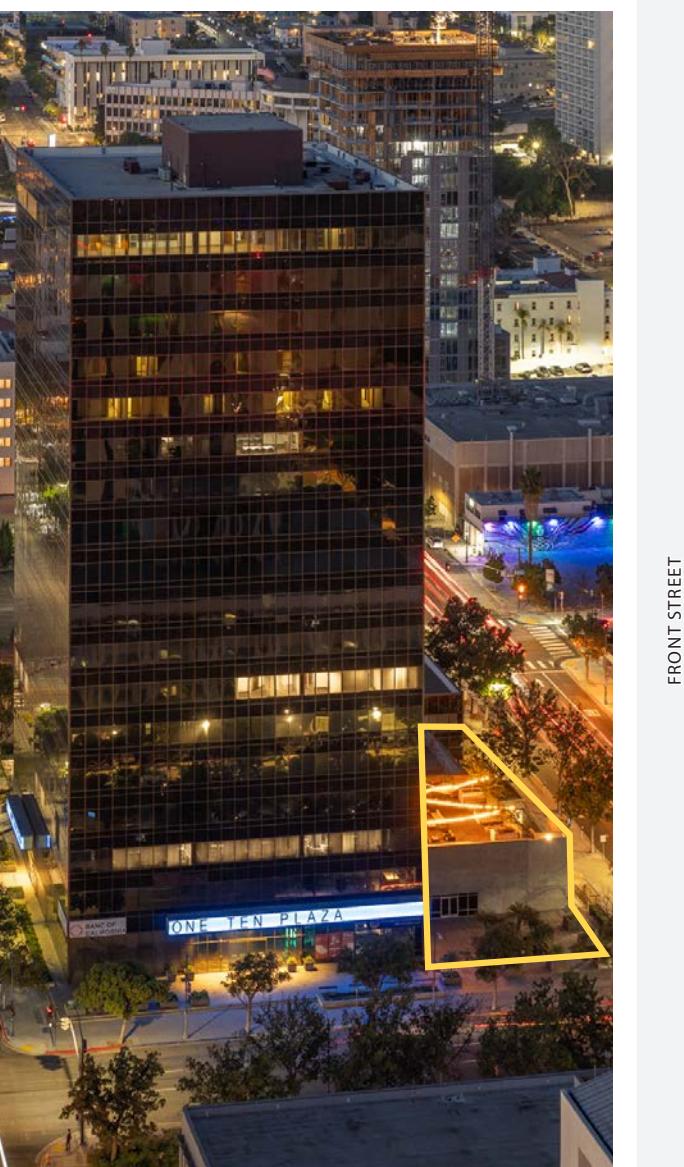


8 MINUTES FROM THE
SAN DIEGO AIRPORT



18 HOTELS WITHIN A
1 MILE RADIUS

SIMONE



PROPERTY HIGHLIGHTS

GROUND-FLOOR LOCATION

SHARES PROPERTY WITH ONE10 PLAZA, AN 18-STORY BUILDING THAT UNDERWENT SIGNIFICANT RENOVATIONS

IDEAL F&B USER TO ACCOMMODATE SURROUNDING TENANTS FOR LUNCH AND AFTER-WORK MEETUPS

EASY ACCESS TO THE 5 FREEWAY

WALKING DISTANCE TO LITTLE ITALY, BROADWAY PIER/CORRIDOR AND GASLAMP

CLOSE PROXIMITY TO THE USS MIDWAY MUSEUM, CRUISE SHIP TERMINAL, SAN DIEGO CENTRAL COURTHOUSE AND WATERFRONT PARK

YOUR
NEIGHBORS
PARTIAL LIST



[solidcore]

Carte
TOE

Extraordinary
DESERTS



NEIGHBORHOOD HIGHLIGHTS

Blocks away from Downtown's Little Italy District featuring many of San Diego's top chefs and renowned restaurants.

Over 1,000 new residential units, SOLITA/ Little Italy is positioning itself as the most desired neighborhood in San Diego.

Close proximity to the San Diego International Airport, with 20.6M annual passengers, and Balboa Park & the San Diego Zoo, with over 10M annual visitors.

Just blocks from the trolley and coaster lines.

An active neighborhood with a variety of annual festivals, including Taste of Little Italy, Annual Tree Lighting and many more.

**DON'T MISS THIS OPPORTUNITY TO LEASE
THIS 2ND GENERATION RESTAURANT SPACE.
THE PLACE TO PLAY FOR
SAN DIEGO'S PROFESSIONALS.**

BORDERED BY THE OCEAN AND INTERSTATE-5, DOWNTOWN SAN DIEGO IS A THRIVING CITY CENTER BUSTLING WITH EXCITING ATTRACTIONS, RESTAURANTS AND ENTERTAINMENT.

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.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	44,405	194,812	491,236
HOUSEHOLD INCOME	\$111,188	\$105,528	\$96,228
DAYTIME POPULATION	89,588	204,991	420,953
MEDIAN AGE	36.5	35.9	34.4

BY THE NUMBERS

37,000	RESIDENTS DOWNTOWN	35.1M	ANNUAL VISITORS TO SAN DIEGO
\$11.6B	ANNUAL VISITOR SPENDING IN SAN DIEGO	87,655	DAY-POP. 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.

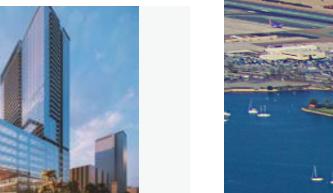
COMPLETED//UNDER CONSTRUCTION



1 101 W BROADWAY
404,000 SF Office



2 THE TORREY
600,000 SF Office



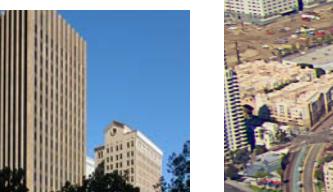
3 WEST
250,000 SF Office



4 TOWER 180
325,000 SF Office



5 GENSLER BUILDING
351,000 SF Office



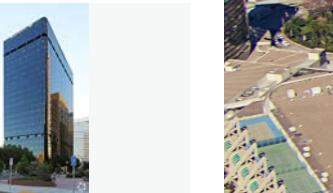
6 CIVIC CENTER
594,000 SF Office



7 WELLS FARGO PLAZA
488,000 SF Office



8 TWENTY BY SIX
364,160 SF Office



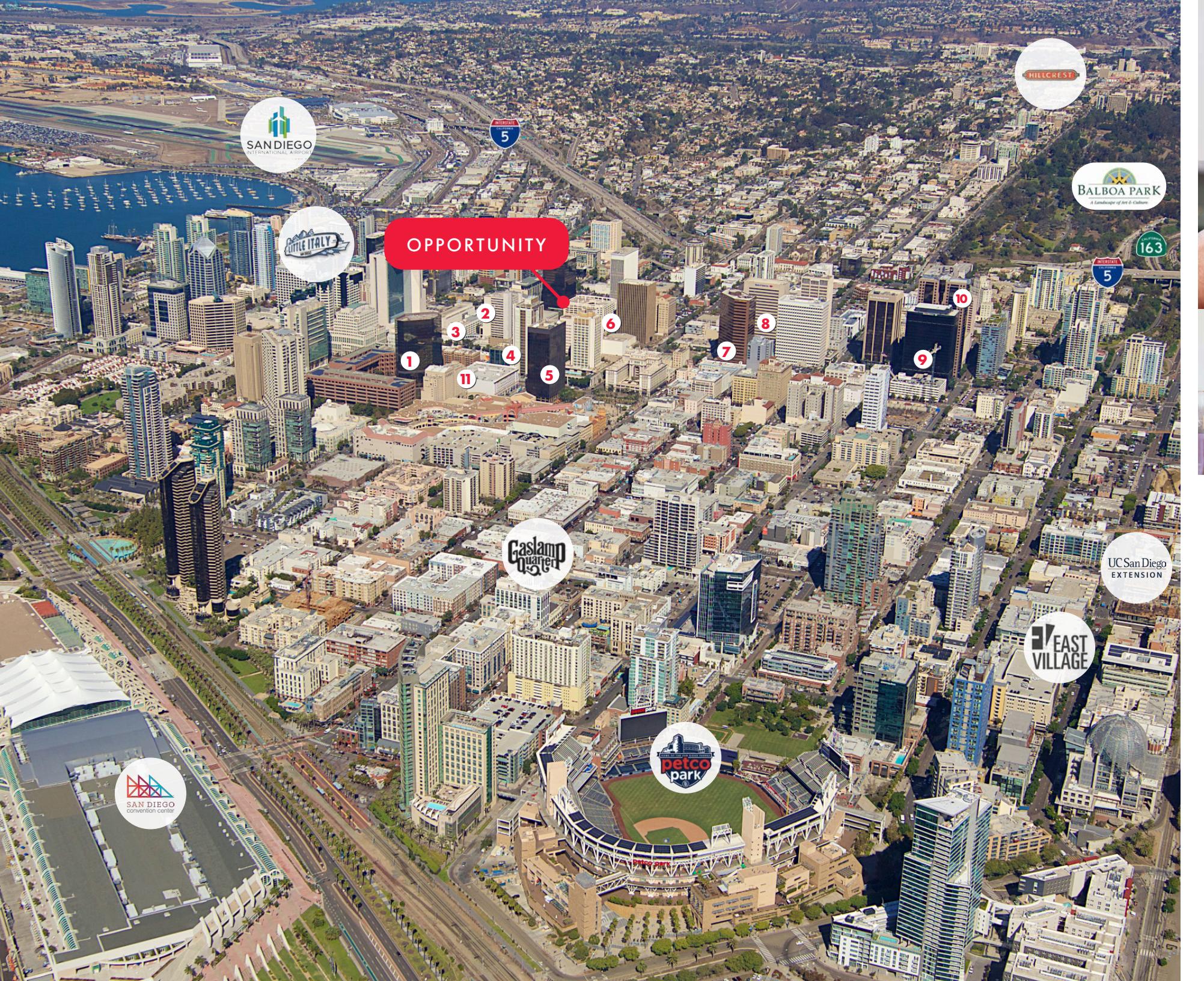
9 701 B STREET
565,000 SF Office



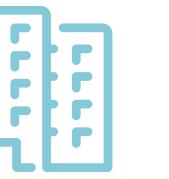
10 SYMPHONY TOWER
530,000 SF Office



11 SPRECKELS BUILDING
145,000 SF Office



RESIDENTIAL & COMMERCIAL CONSTRUCTION BOOMING



363,700 SF
Under Review



80,150 SF
Under Review



**34,000
HOUSING UNITS**
Existing

**+3,312¹
HOUSING UNITS**
Under Construction

**+3,482²
HOUSING UNITS**
Under Review

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

AREA MAP

SURROUNDING DEVELOPMENT



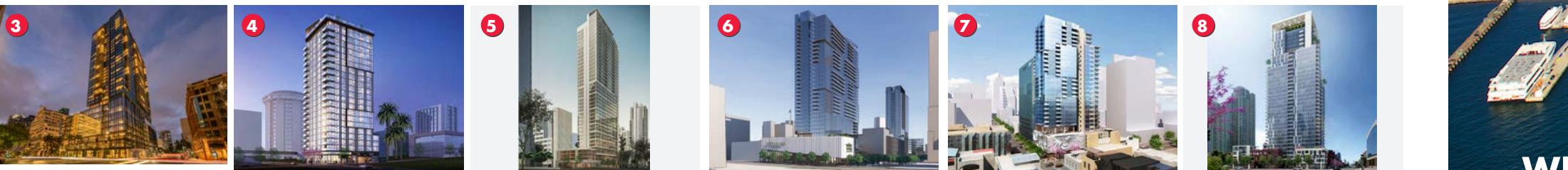
SIMONE
395 Units



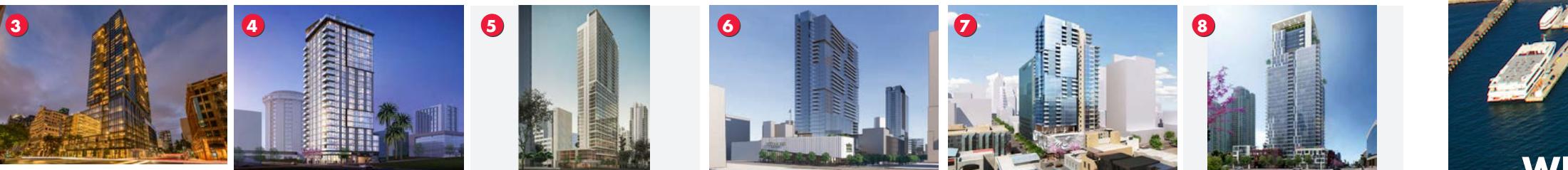
THE LINDLEY
362 Units
60 Hotel Rooms
10,700 SQ FT Retail



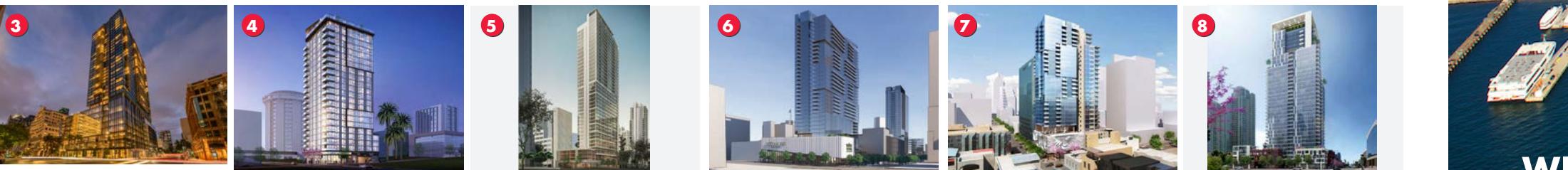
WEST
431 Units
19,000 SQ FT Retail



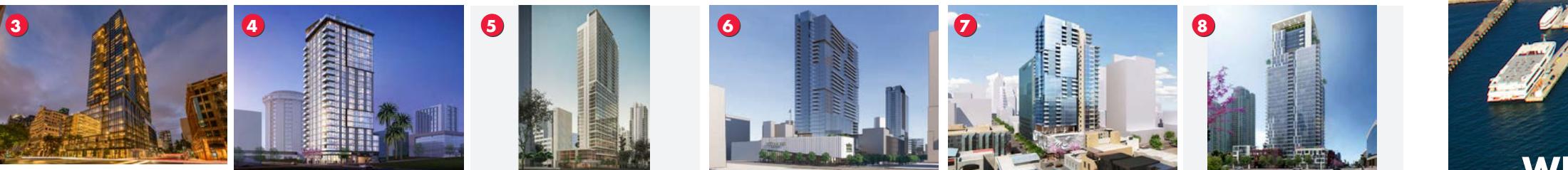
1ST & BEECH
220 Units
In Construction



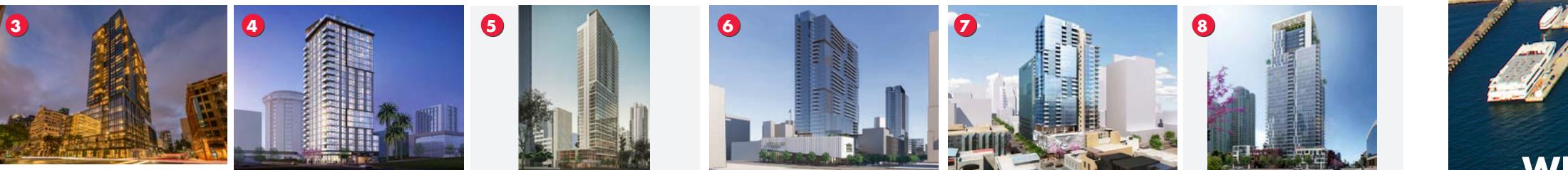
COLUMBIA & A
202 Condominiums
231 Hotel Rooms
5,000 SQ FT Retail
In Construction



THE TORREY
450 Units
49,500 SQ FT. Retail
In Construction



INDIA & BEECH
150 Units
4,000 SF Retail
In Planning

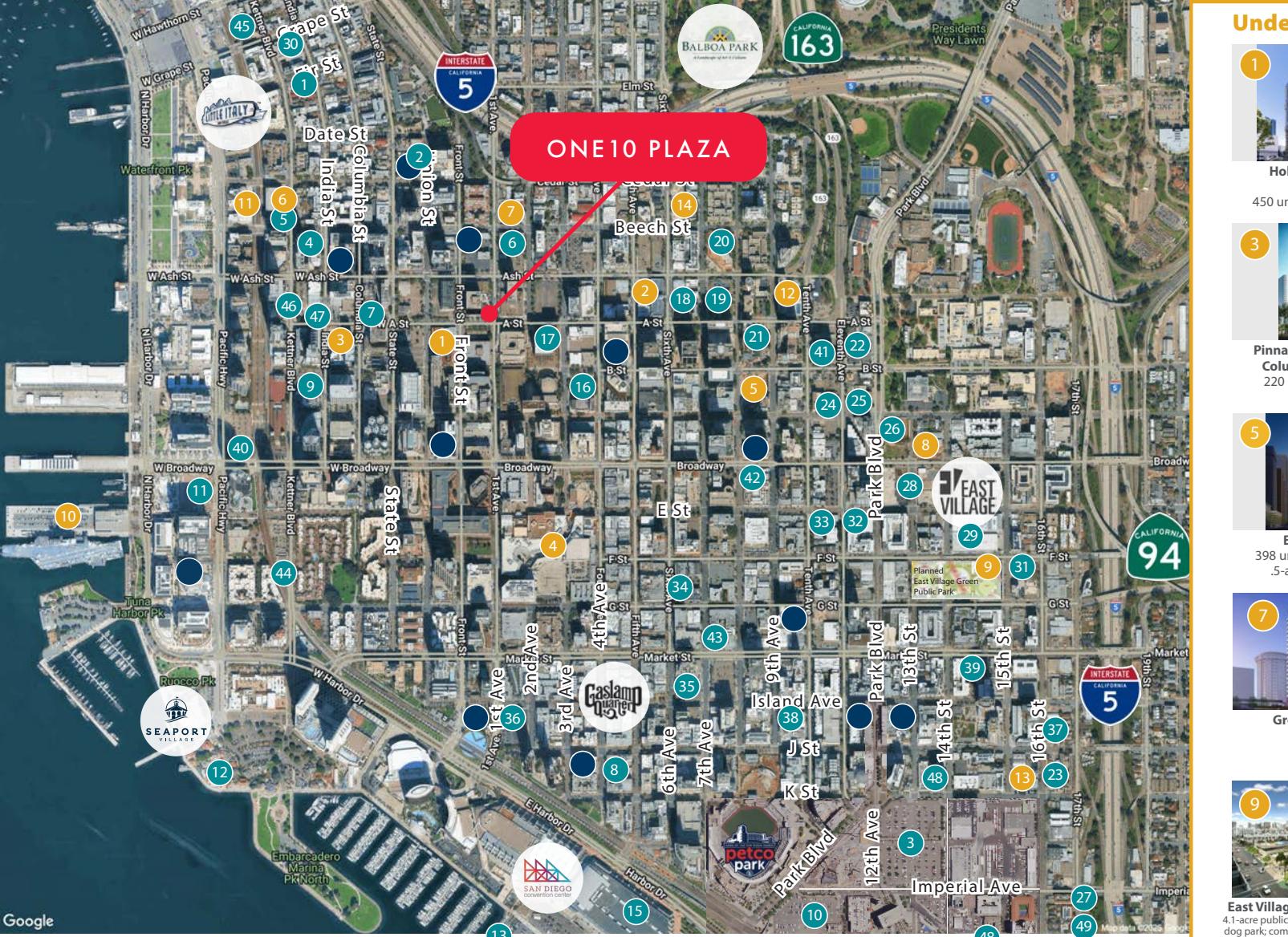


SAVINA
285 Units
11,550 SF Retail



**WITHIN FOUR BLOCKS
THERE ARE APPROXIMATELY...**

±3,012 UNITS, 1,230 HOTEL ROOMS & 2.64M SF OF OFFICE WITH AN ADDITIONAL 3,144 UNITS,
443 HOTEL ROOMS & 846,000 SF OF OFFICE UNDER CONSTRUCTION OR IN PLANNING



Downtown San Diego Development Pipeline Q4 2025

Under Construction Approx:

- 2,502 Residential Units
- 360,286 SF Retail
- 700,000 SF Office
- 502 hotel Rooms
- East Village Green Acre Public Park
- Freedom Park at Navy Pier

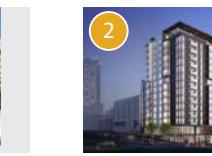
Pipeline Approx:

- 2,081 Residential Units
- 93,209 SF Retail
- 59,800 SF Office
- 1,636 Hotel Rooms
- Convention Center Expansion

Recently Completed Approx:

- 1,894 Residential Units
- 203,700 SF Retail
- 1,121,100 SF Office
- 390 Hotel Rooms
- 66,000 SF UCSD Extension
- IQHQ 1.7M SF BioTech / Retail

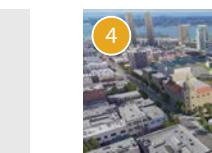
Under Construction



Holland Partners; The Torrey
450 units; 49,500 sf retail



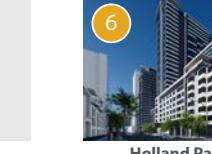
Vanderval Hotels, LLC; Tru/Home2 Hotel
271 rooms



Pinnacle International; Columbia & A Tower
220 units; 234 rooms



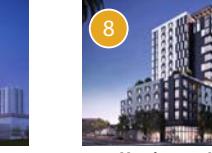
Stockdale Capital Partners; Campus at Horton
300,000 sf retail; 700,000 sf office
Est. Completion: Q1 2025



Bosa; 8th & B
398 units; 9,400 sf retail;
.5-acre public park



Holland Partners; Kettner Crossing Phase 1
64 units



Greystar; Ancora 1st & Beech
227 units



Harrington Heights; 13th & Broadway
273 units; 1,600 sf retail



East Village Green Public Park
4.1-acre public park; children's playground;
dog park; community center; public green
space; 180-space underground parking



Freedom Park at Navy Pier
10-acre park; nature garden, memorials
and monuments, play structures, seating
and shading, and interpretive signage.



Cedar Street Apartments
138 units



Jacaranda on 9th Apartments
88 units



Riaz Capital
259 units



Kindred BRIDGE Housing
126 units; 4,186 sq. ft. retail

Pipeline



Liberty National; Columbia & Hawthorne
22 rooms; 33 units; 4,000 sf retail



Liberty National; State & Grape
56 rooms; 92 units



Tishman Speyer & Padres; East Village Quarter
1,800 units; 50,000 sf retail



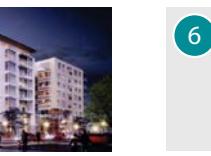
Forge Land Company; India & Beech
337 units; 2,500 sf retail



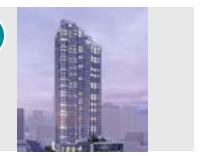
Essex; Citiplace Front & Ash
147 units



Liberty National; First & Beech
433 units



TR Legacy Holdings; 9th & West
33 units; 2,800 sf; 20,000 sf office



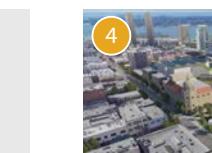
1HWY1; Seaport San Diego
2,058 rooms; 242,000 sf retail;
145,000 sf office



Robert Green Company; 5th Avenue Landing
1,396 rooms



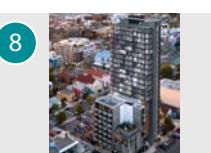
Convention Center; Phase 3 Expansion
Exhibit halls, meeting rooms, ballrooms, rooftop park



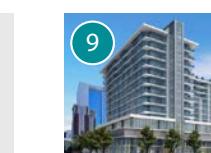
Jman Tower LLC; Air Rights Twoer
81 units



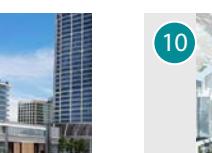
Crown Invest LLC; Two America Plaza
793 units; 300 rooms; 11,700 sf office



JMI; The Landing
51 units; 300 rooms; 11,700 sf office



Manchester Financial Group; Manchester Hotel
1,161 rooms; 1.9-acre plaza



1HWY1; Seaport San Diego
2,058 rooms; 242,000 sf retail;
145,000 sf office



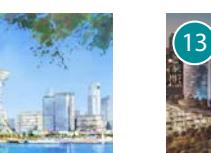
XJD, LLC; 7th & A
281 units; 9,000 sf retail



JSD2, LLC; 77 Beech
104 units



Wood Partners; The Raley Phase II
45 units



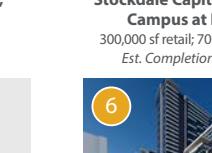
Robert Green Company; 4th & J Hotel
240 rooms; 24,000 sf retail



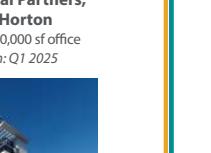
Lida Group Holdings, Inc; The Theatre House
301 rooms; 59,800 sf office



Floit Properties, Inc.
183 units; 4,182 sf retail



Robert Green Company; 4th & J Hotel
240 rooms; 24,000 sf retail



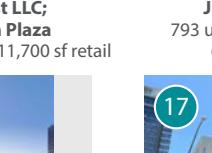
Lida Group Holdings, Inc; The Theatre House
301 rooms; 59,800 sf office



Fabric Investments; Creativo
13 units; 1,000 sf retail;
2,000 sf office



Liberty National; 1060 C Street
72 units; 1,150 sf retail



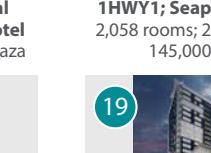
Pinnacle International; Park and Broadway
444 units; 10,933 sf retail



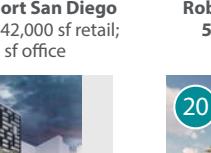
Liberty National; Park and Broadway
352 units; 4,200 sf retail



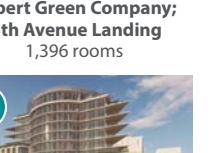
1707 Imperial; Zonevest LLC
113 units



Kirby Realty; Kirby East Village
840,000 sf office with retail



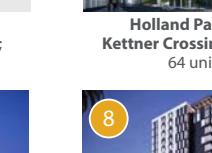
J Street Hospitality; Motel by Hilton
180 rooms; 2,500 sf retail



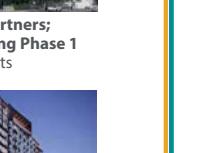
J Street Hospitality; Tapestry & Honeywood Suites by Hilton
324 rooms



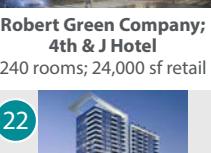
Reef Point Hospitality LLC; Broadway Suites
317 rooms



Navarra Properties; SuperBlock
4,905 sf retail; 550,000 sf office



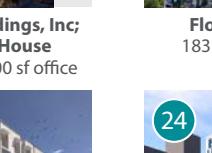
SD Mega Block LLC; Lucia nel Cielo
424 units; 3,000 sf retail



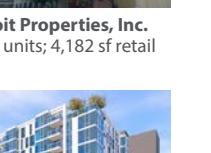
Foulger-Pratt; Block F
405 units; 19,000 sf retail;
48,518 sf office



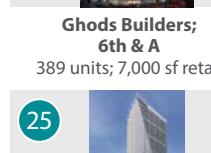
Pinnacle International; 11th & E
462 units; 6,000 sf retail



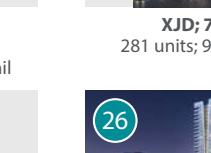
Capexco Funds; 10th & E
365 units; 2,600 sf retail



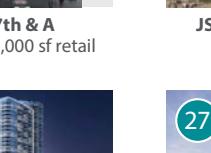
J Street Hospitality; Motel by Hilton
180 rooms; 2,500 sf retail



Bosa; Pacific & Broadway - Parcel 1
306 units; 15,000 sf retail



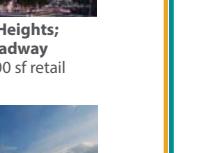
Liberty National; 10th & B
542 units; 4,200 sf retail



Reef Point Hospitality LLC; Broadway Suites
317 rooms



Bosa; First & Island Condos
211 units; 22,400 sf retail



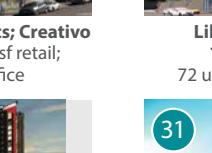
Cast Development; The Fellow
129 units; 1,000 sf retail



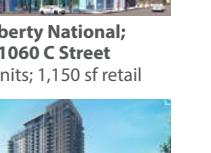
J Street Hospitality; Bahia View
132 rooms



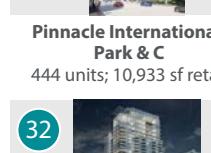
Bahia View Condominiums; Bahia View
95 units; 6,600 sf retail



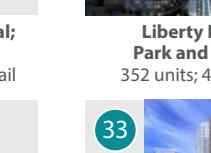
Rodney Masri; 639 Kettner
750 sf retail



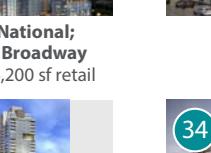
KR 2045 Pacific Highway LLC; 2045 Pacific Highway
12,000 sf retail; 275,000 sf office



IP Investments LLC; Cedar Street Apartments
134 units



Elevate Investments
233 rooms; 1,700 sf retail



Mirka Tower
318 units



17th & Commercial
109 units



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