

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



UNION STREET

FRONT STREET

WA STREET

W ASH STREET

1ST AVENUE



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.

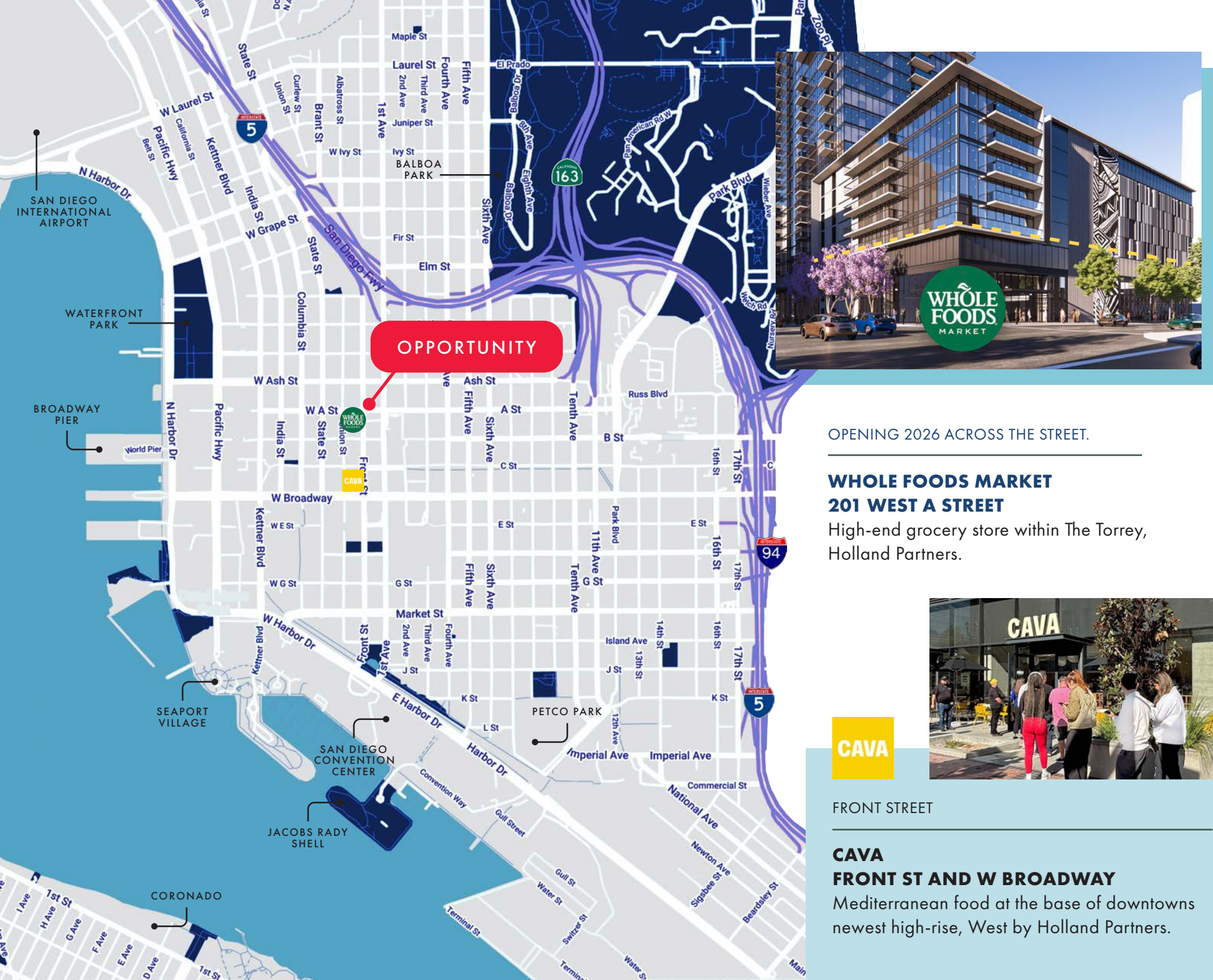
For Restaurant/Retail Leasing

Andrew Shemirani
andrew@upgsocal.com
Lic. ID 02038814

Ashley Tiefel
ashley@upgsocal.com
Lic. ID 01984741



upgsocal.com
858 874 1989



OPENING 2026 ACROSS THE STREET.

WHOLE FOODS MARKET 201 WEST A STREET

High-end grocery store within The Torrey,
Holland Partners.

CAVA

FRONT STREET

CAVA FRONT ST AND W BROADWAY

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



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.

This free-standing site, 3,283 square-foot building
is just steps from the renowned dining, cafés,
and retail offerings of India Street, and within
walking distance of San Diego's courthouses.
With exceptional access to the I-5 freeway, the
building offers convenient ingress and egress
along with sweeping views of the San Diego Bay.



**4 MINUTE WALK
TO COURTHOUSES**



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



**8 MINUTES FROM THE
SAN DIEGO AIRPORT**



**1 MINUTE DRIVE TO
FREEWAY 1-5**



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

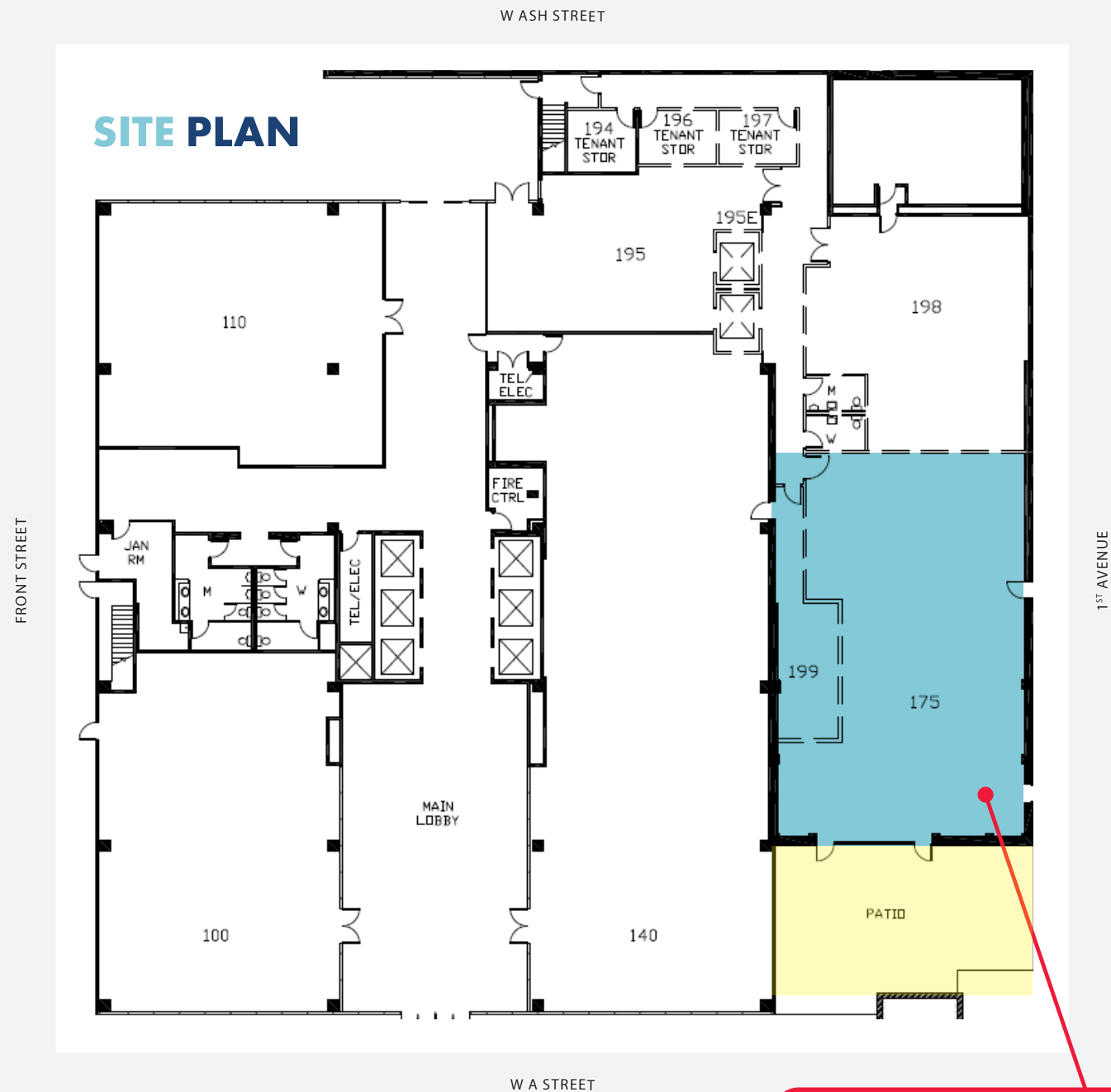


**18 HOTELS WITHIN A
1 MILE RADIUS**

SIMONE



SITE PLAN



OPPORTUNITY 3,283 SF



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

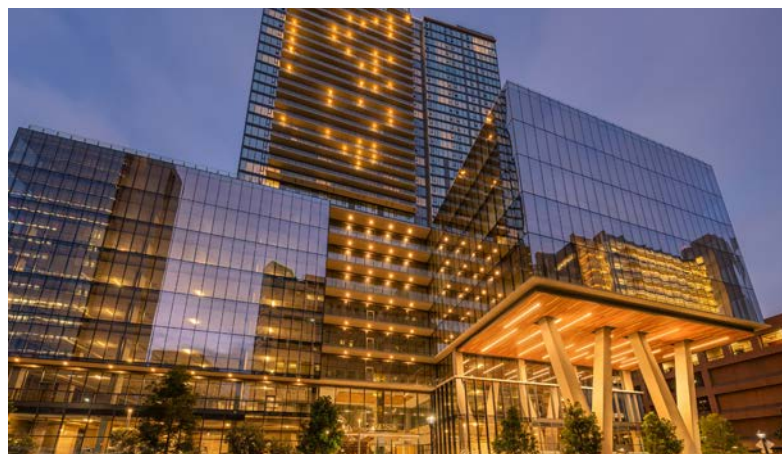
EASY ACCESS TO THE 5 FREEWAY

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





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 air passengers, and Balboa Park & the San Diego Zoo, with over 10M annual visitors.

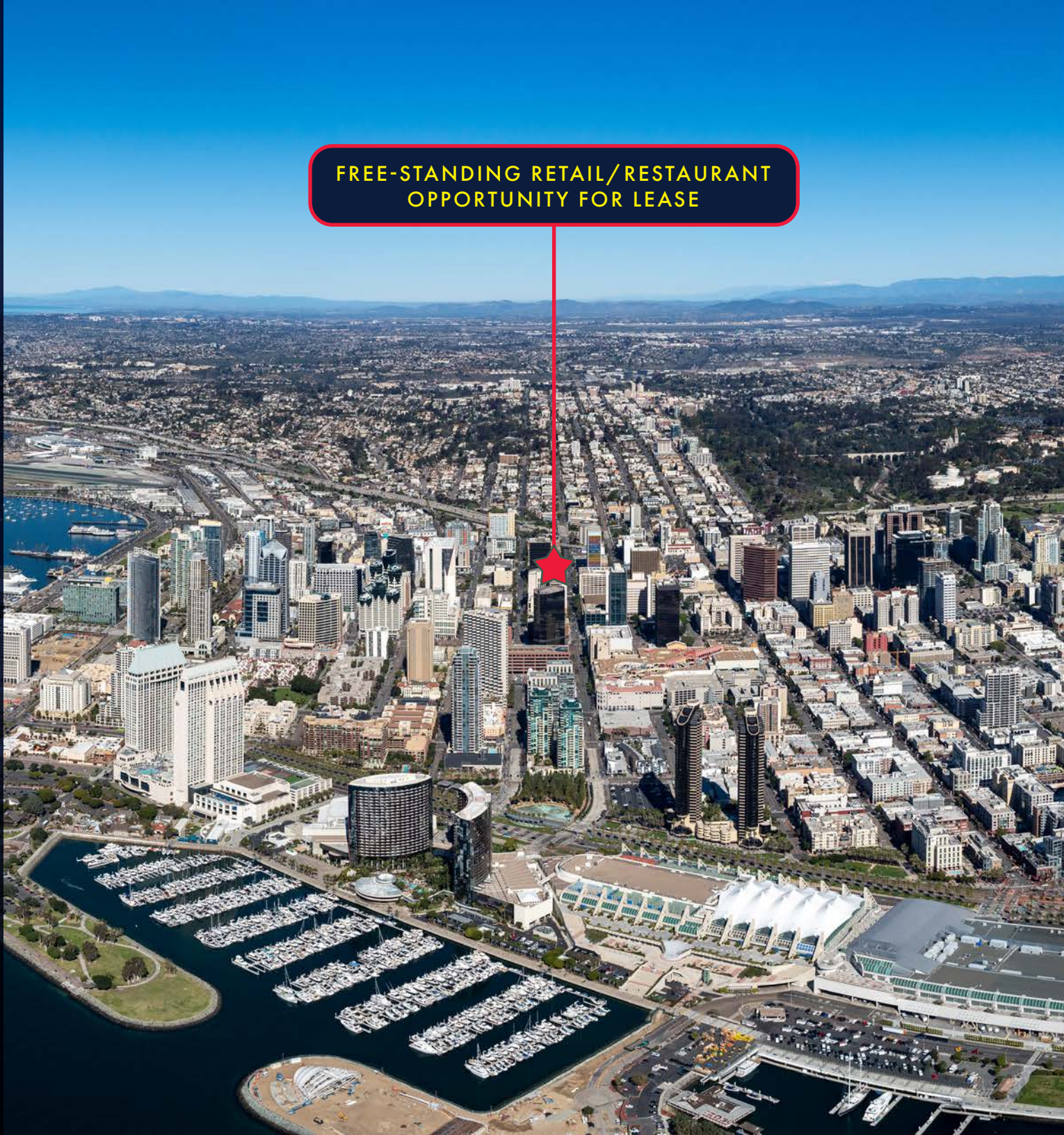
Just blocks from the trolley and coaster lines.

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.



FREE-STANDING RETAIL/RESTAURANT OPPORTUNITY FOR LEASE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	44,405	194,812	491,236
HOUSEHOLD INCOME	\$ 111,188	\$ 105,528	\$ 96,218
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

87,655
DAY-POP.
DOWNTOWN

\$11.6B ANNUAL VISITOR SPENDING IN SAN DIEGO



*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



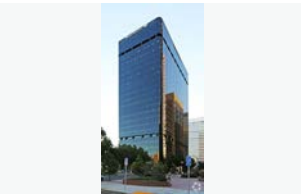
6 CIVIC CENTER
594,000 SF Office



7 WELLS FARGO PLAZA
488,000 SF Office



8 TWENTY BY SIX
364,160 SF Office



9 701 B STREET
565,000 SF Office



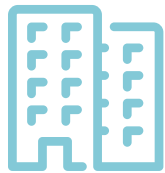
10 SYMPHONY TOWER
530,000 SF Office



11 SPRECKELS BUILDING
145,000 SF Office



RESIDENTIAL & COMMERCIAL
CONSTRUCTION BOOMING



363,700 SF
Under Review



80,150 SF
Under Review



34,000¹
HOUSING UNITS
Existing

+3,313²
HOUSING UNITS
Under Construction

+3,748²
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



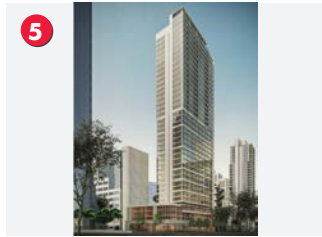
THE LINDLEY
362 Units
60 Hotel Rooms
10,700 SQ FT Retail



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

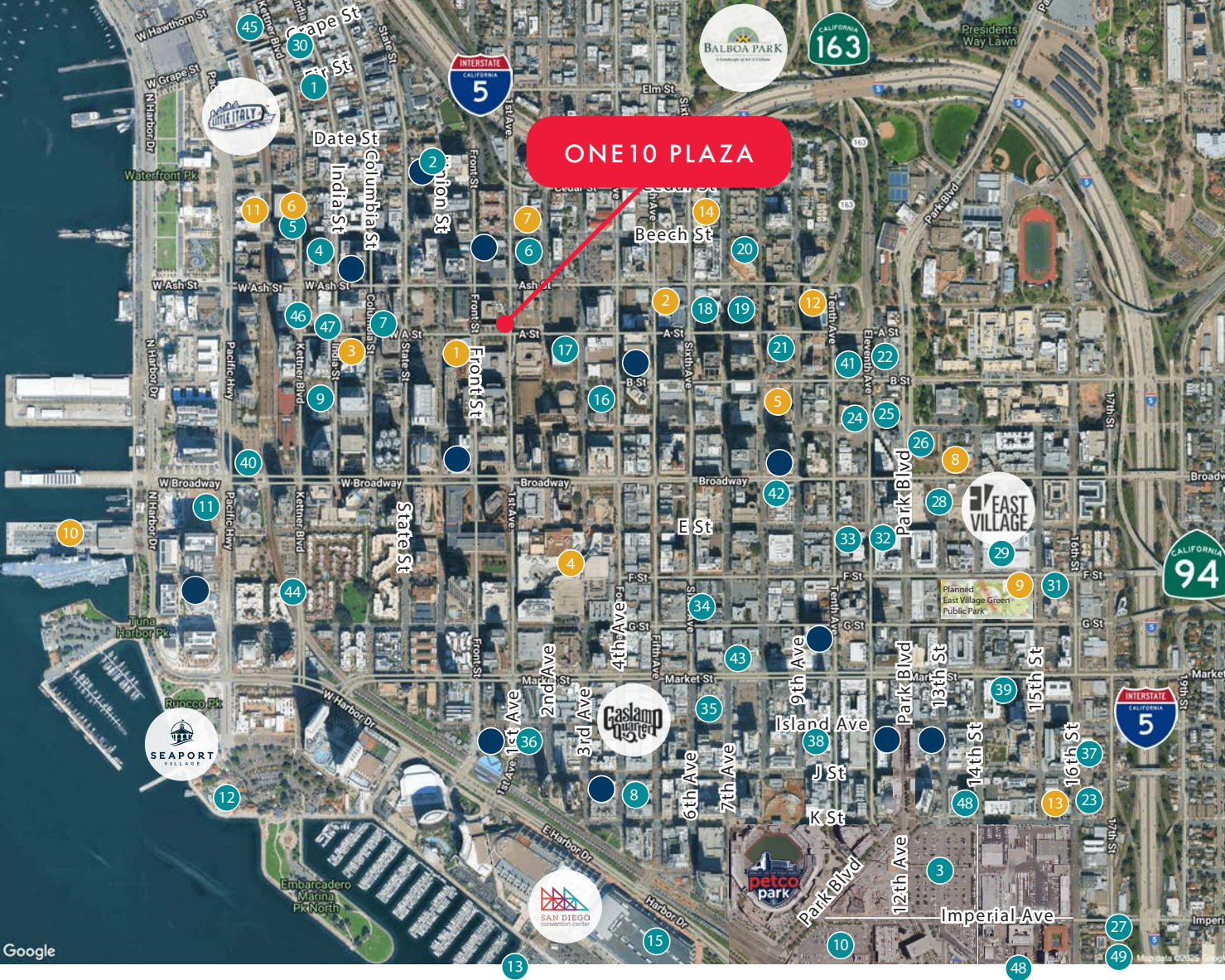


INDIA & BEECH
150 Units
4,000 SF Retail
In Planning



SAVINA
285 Units
11,550 SF Retail





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

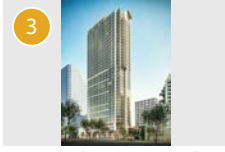
Under Construction



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



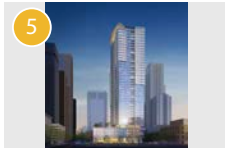
**Vandervall Hotels, LLC;
Tru/Home2 Hotel**
271 rooms



**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



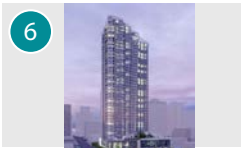
**Tishman Speyer & Padres;
East Village Quarter**
1,800 units; 50,000 sf retail



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



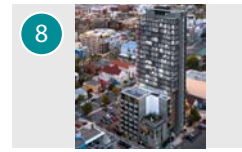
Essex; Citiplace Front & Ash
147 units



**Liberty National
First & Beech**
433 units



TR Legacy Holdings; 499 West Ash
336 units; 284 rooms; 25,000
sf retail; 10,000 sf office



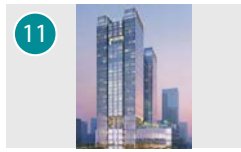
**Jman Tower LLC; Air Rights
Twoer**
81 units



**Crown Invest LLC;
Two America Plaza**
51 units; 300 rooms; 11,700 sf retail



JMI; The Landing
793 units; 120,000 sf retail;
683,000 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



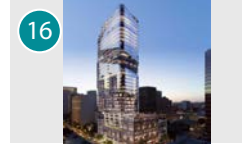
**Robert Green Company;
5th Avenue Landing**
1,396 rooms



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



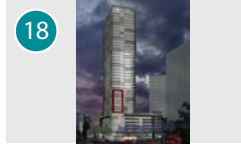
**Robert Green Company;
4th & J Hotel**
240 rooms; 24,000 sf retail



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



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



**Ghods Builders;
6th & A**
389 units; 7,000 sf retail



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



JSD2, LLC; 777 Beech
104 units



**Wood Partners;
The Rey Phase II**
459 units



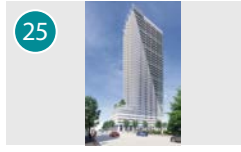
**Pinnacle International;
Pacific Heights**
492 units; 6,500 sf retail



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 & C**
444 units; 10,933 sf retail



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



**1707 Imperial;
Zonevest LLC**
113 units



**Kilroy Realty;
Kilroy East Village**
840,000 sf office with retail



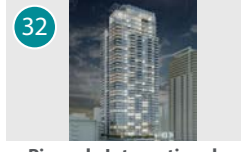
Navarra Properties; SuperBlock
4,905 sf retail; 550,000 sf office



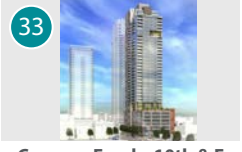
**SD Mega Block LLC;
Lucia nel Cielo**
424 units; 3,000 sf retail



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



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



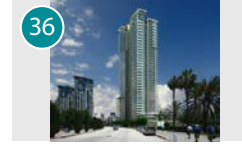
Capexco Funds; 10th & E
365 units; 2,600 sf retail



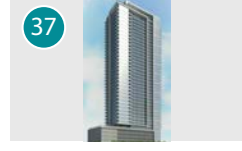
**J Street Hospitality; Motto
by Hilton**
180 rooms; 2,500 sf retail



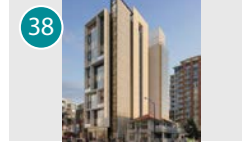
**J Street Hospitality;
Tapestry & Homewood
Suites by Hilton** 324 rooms



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



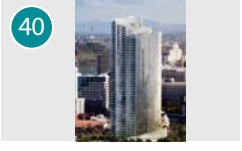
**Cast Development;
The Fellow**
129 units; 1,000 sf retail



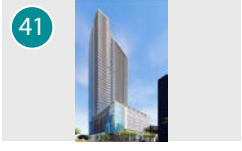
**J Street Hospitality;
Hampton Inn by Hilton**
132 rooms



**Bahia View Condominiums;
Bahia View**
95 units; 6,600 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



**San Diego Gaslamp Properties
LLC; Citizen M Hotel** 302 rooms



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



upgsocal.com
858 874 1989

Andrew Shemirani
andrew@upgsocal.com
Lic. ID 02038814

Ashley Tiefel
ashley@upgsocal.com
Lic. ID 01984741

©2025 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

