

**DOWNTOWN SAN DIEGO  
IN EAST VILLAGE**  
**+871 SF Retail/Office  
Space Available**





## 2ND GEN RETAIL/OFFICE OPPORTUNITY



# THE OPPORTUNITY

Retail/Office opportunity at East Village's development:  
**GRIFFIS EAST VILLAGE**

### RETAIL/OFFICE OPPORTUNITY:

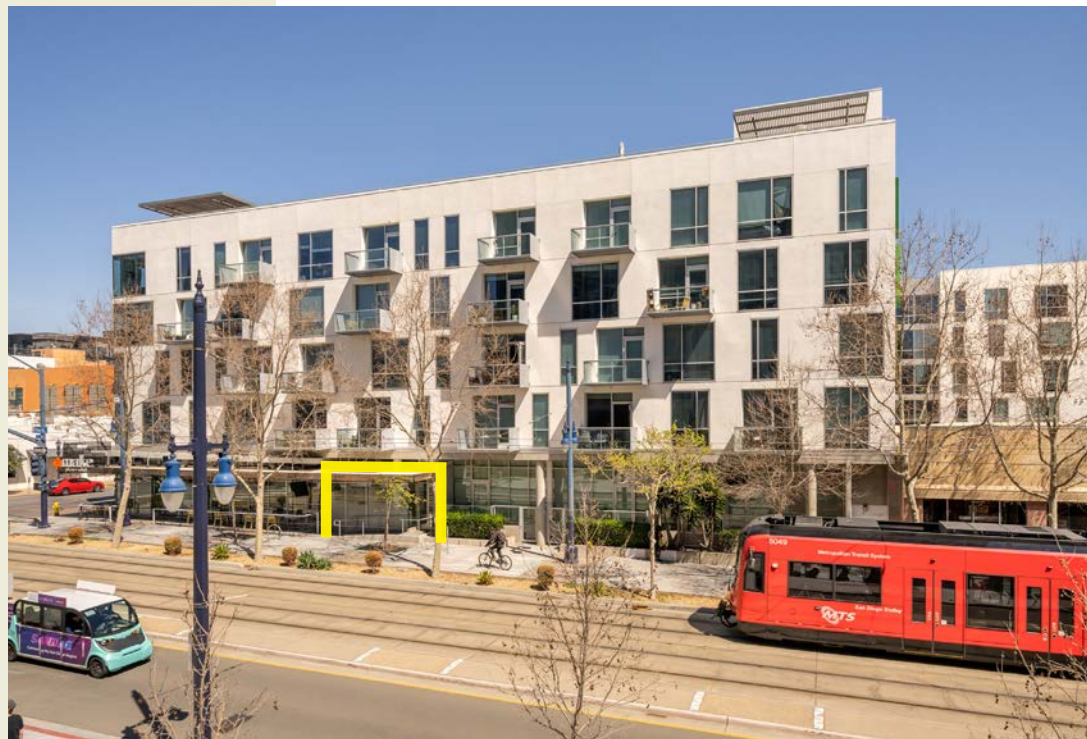
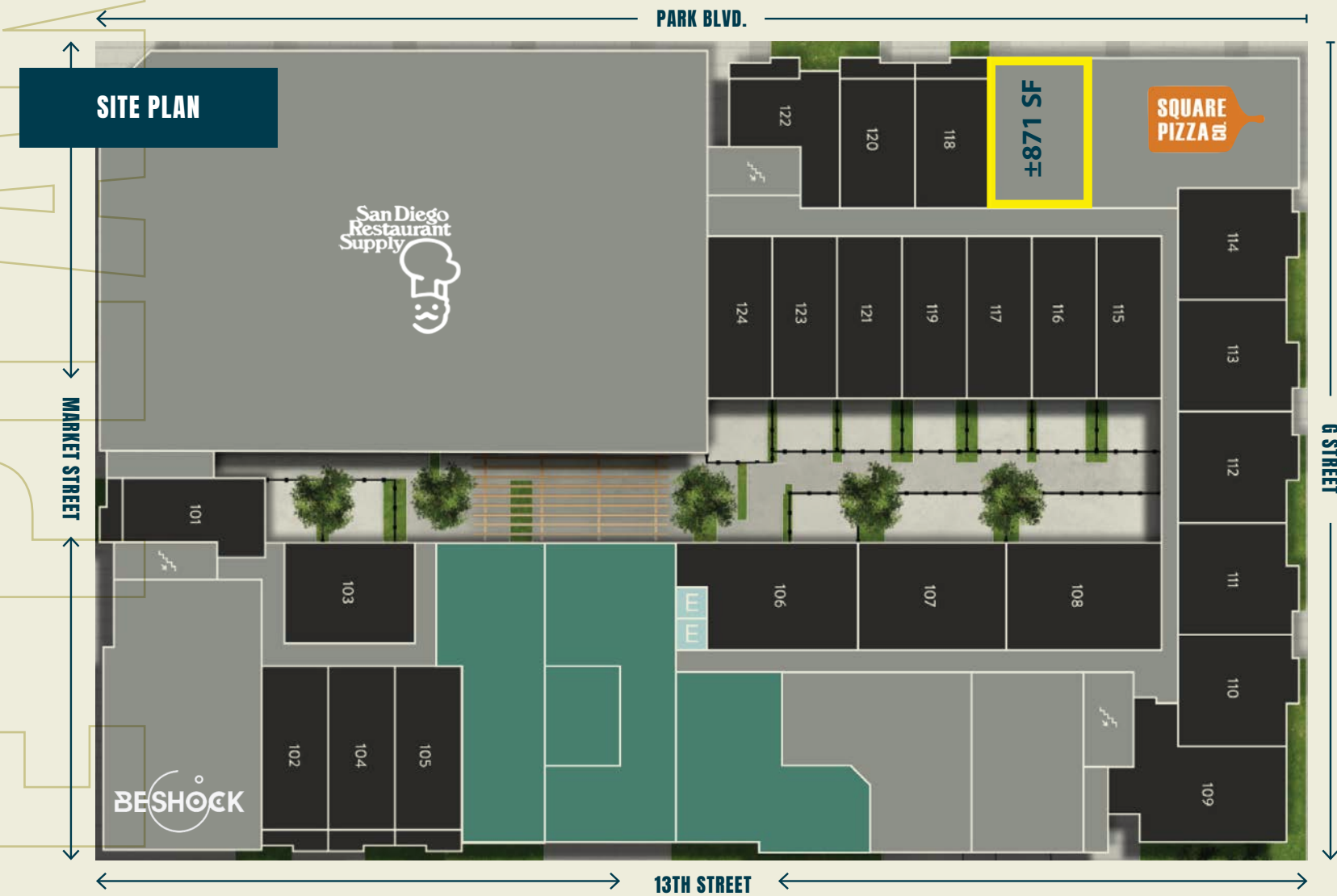
- ±871 SF retail space

### IN ADDITION:

- Adjacent to UCSD's new 66,000 SF extension campus
- Situated below 208 apartment units
- Close proximity to the trolley station, with construction currently underway on a coastal extension line reaching La Jolla and terminating at Westfield UTC
- Two blocks from the planned East Village Green Park
- Area tenants include LOLA 55, Tajima Ramen, the IDEA1 project, Urban Discovery Academy, Cowboy Star, BESHOCK Ramen, Pokez, and many more





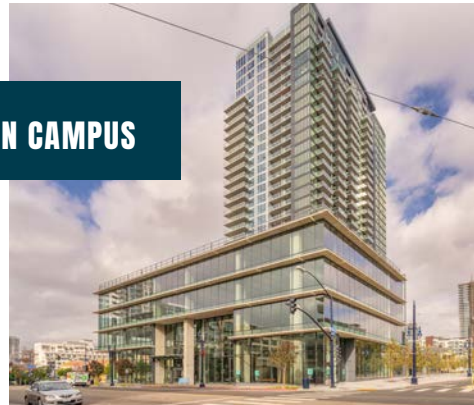


## THE NEIGHBORHOOD

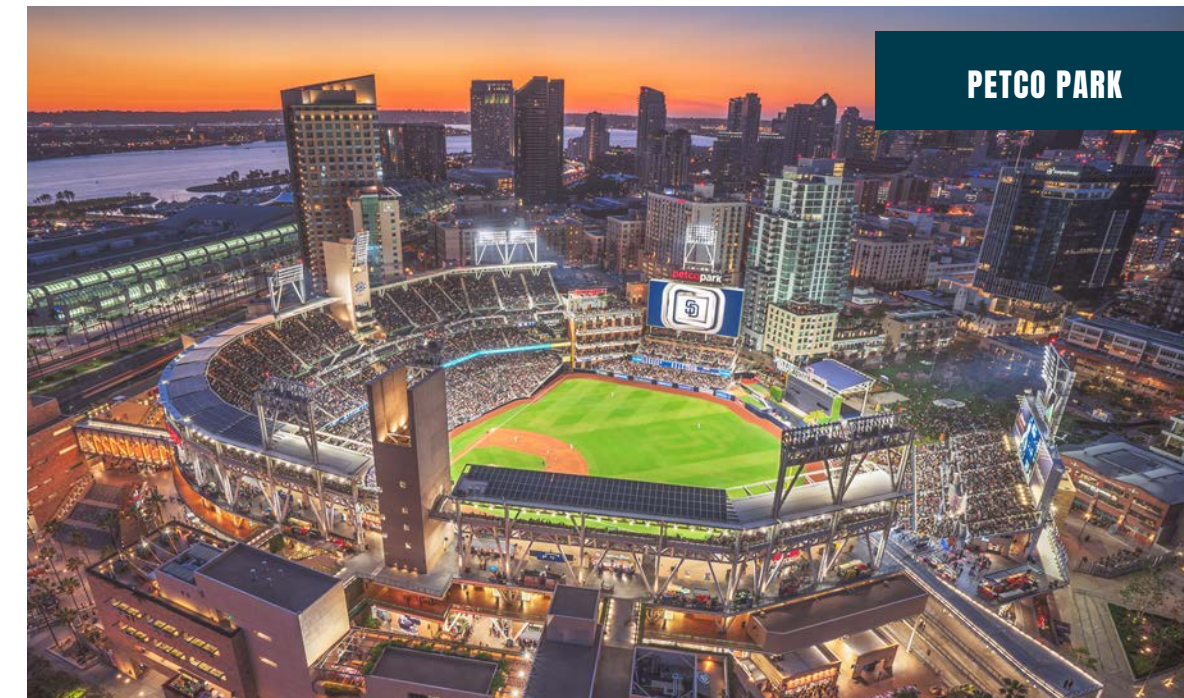
Centrally located retail opportunity with great connectivity. Located in the heart of the East Village, Griffis East Village, is a pet-friendly apartments offer studio, one and two-bedroom options. Griffis East Village community provides easy access to dining, shopping, arts, entertainment and recreation.



## UCSD URBAN CAMPUS



## PETCO PARK



**99**

### WALKER'S PARADISE

Daily errands do not require a car.

www.walkcore.com



**80**

### EXCELLENT TRANSIT

Transit is convenient for most trips.



**86**

### VERY BIKABLE

Biking is convenient for most trips.

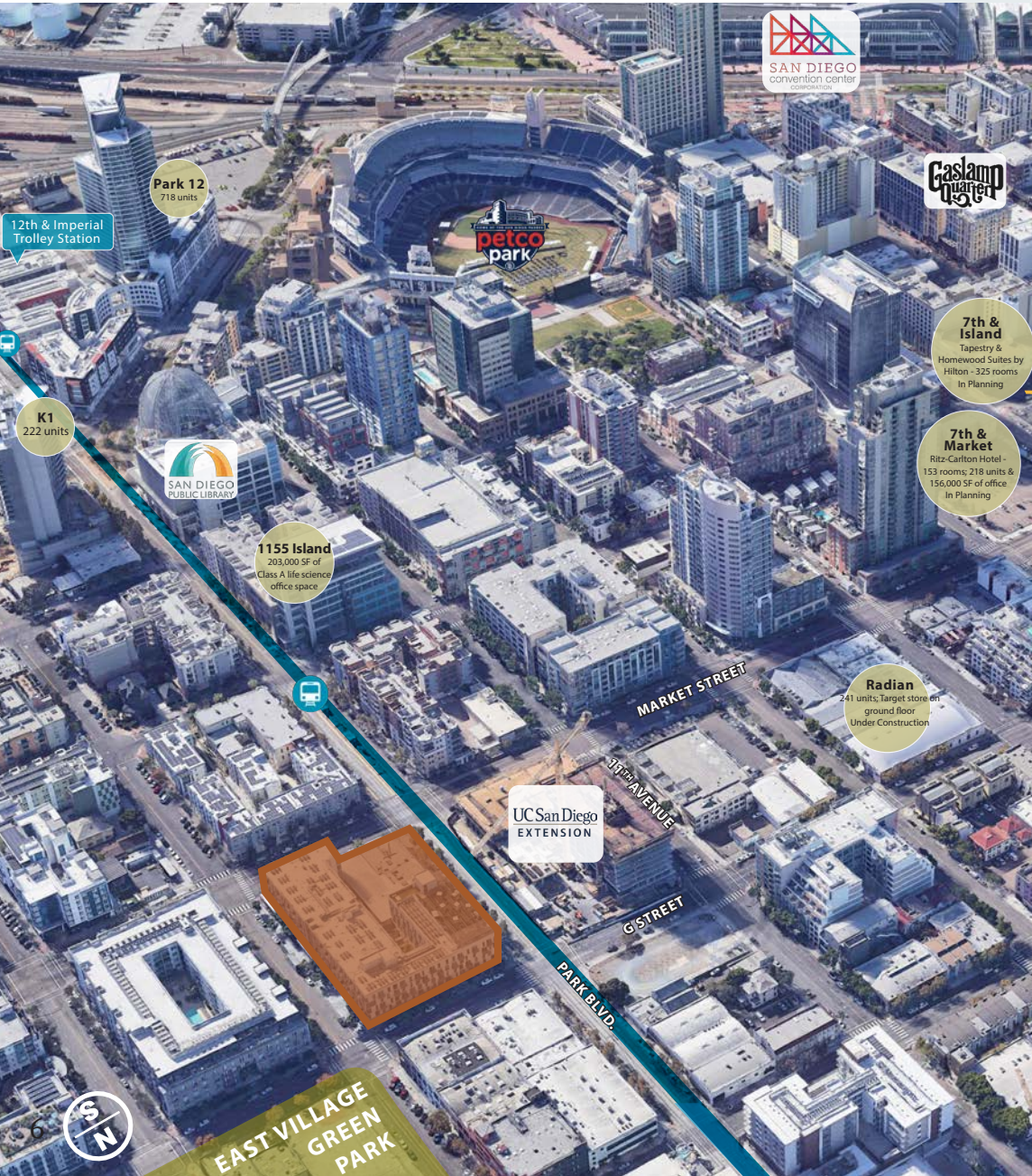


# EAST VILLAGE

WITHIN 4 BLOCKS THERE ARE MORE THAN...

**6,500** RESIDENTIAL UNITS  
with ±2,968 units  
under construction /  
In planning

**843K+** SF OF OFFICE  
with ±751,800 SF  
under construction /  
In planning



## 2.4M ANNUAL ATTENDEES

Home of the San Diego Padres  
\$70M spent annually in the stadium  
300 private & public events annually

### PETCO PARK



### SAN DIEGO PUBLIC LIBRARY

## 1M ANNUAL VISITORS

±497,650 SF | Nine Stories 320-seat auditorium

e3 Civic High - Charter High School  
with 460 students

### SAN DIEGO TROLLEY LINES

## 40M ANNUAL PASSENGERS

12th & Imperial Station is the top 3  
busiest station in San Diego

Extension line to La Jolla is  
currently under construction

### EAST VILLAGE GREEN PARK



## 4.1 ACRE PUBLIC PARK

Located 1 block from Park & Market, EV  
Green will include 180 underground  
parking spaces, a children's playground,  
a dog park, a community center & more

# DEMOGRAPHICS



\*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.



### AVERAGE HHI\*

**1 MILE**  
\$98,316

**3 MILES**  
\$107,242

**5 MILES**  
\$97,291



### POPULATION

**1 MILE**  
51,623

**3 MILES**  
199,612

**5 MILES**  
494,467



### DAYTIME POPULATION

**1 MILE**  
89,620

**3 MILES**  
202,824

**5 MILES**  
435,191



### MEDIAN AGE

**1 MILE**  
36.6

**3 MILES**  
35.3

**5 MILES**  
34.5



# COMING SOON

## EAST VILLAGE GREEN - UNDER CONSTRUCTION

With East Village Green, San Diego's largest downtown neighborhood will have access to a city park unlike any other. The open-air public park is set to take over the four acres that make up one entire downtown block and the adjacent double block between 13th, F, 15th, and G Streets.



DOG PARK



EVENT LAWN



## AREA TENANTS

GRIFFIS EAST VILLAGE

PETCO PARK

- |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|
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- Hotels
- Notable Office Buildings
- Multi-Family Residential / Mixed Use
- School / Non-Profit / Government
- Under Construction / In Planning

## 11





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