

FOR LEASE

SECOND GEN.
RESTAURANT



SPACES.

TAILORED

Photo: CoStar

±2,210 SF WITH OUTDOOR PATIO ±470 SF
JOIN SPACES BY REGUS AND TAILORED HAIR FOR MEN

 **URBAN
STRATEGIES GROUP**
FLOOKE & AVOYER COMMERCIAL REAL ESTATE



RESTAURANT FOR LEASE

845 15TH STREET, SAN DIEGO, CA

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BLOCK D - PROJECT HIGHLIGHTS

Block D incorporates the essential, obligatory elements of 21st century “creative class” developments featuring walkable neighborhoods with open space, convenient amenities, clusters of complementary businesses, and unique retail and dining.

2ND GEN. RESTAURANT SPACE NOW AVAILABLE

Space: ±2,210 SF

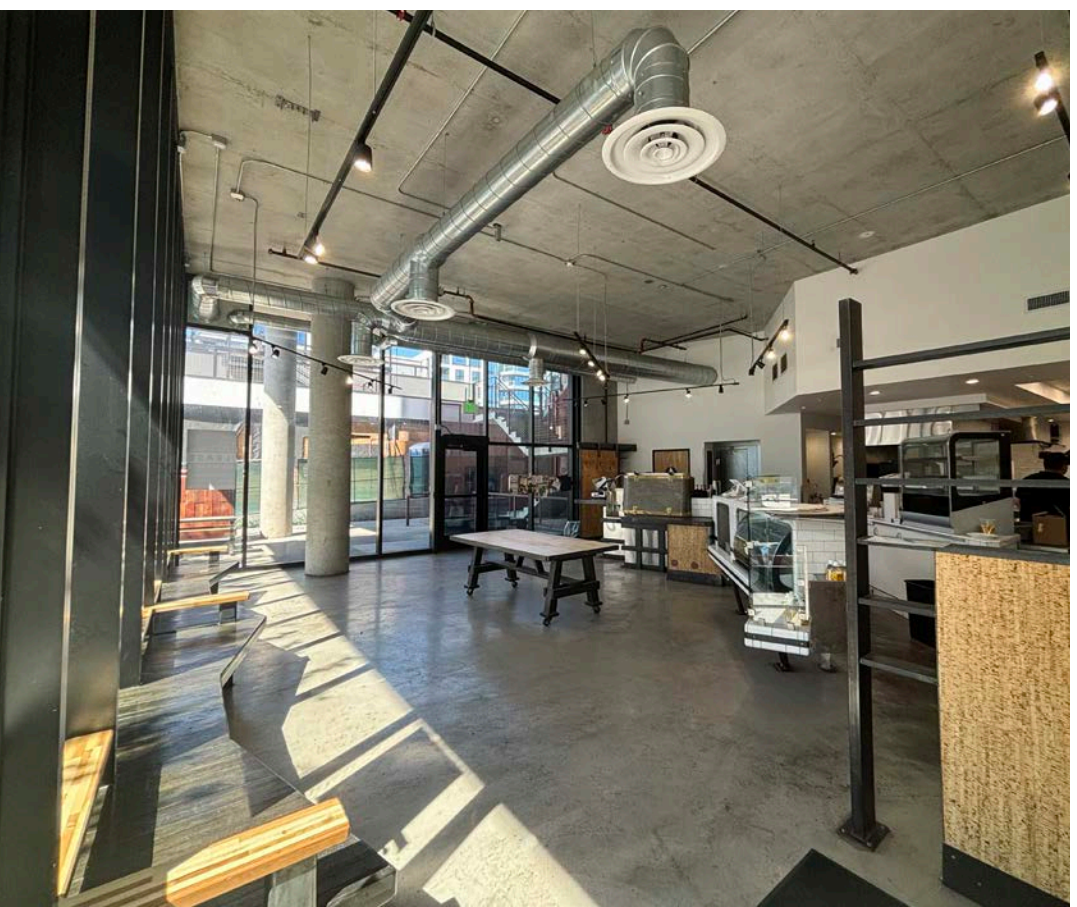
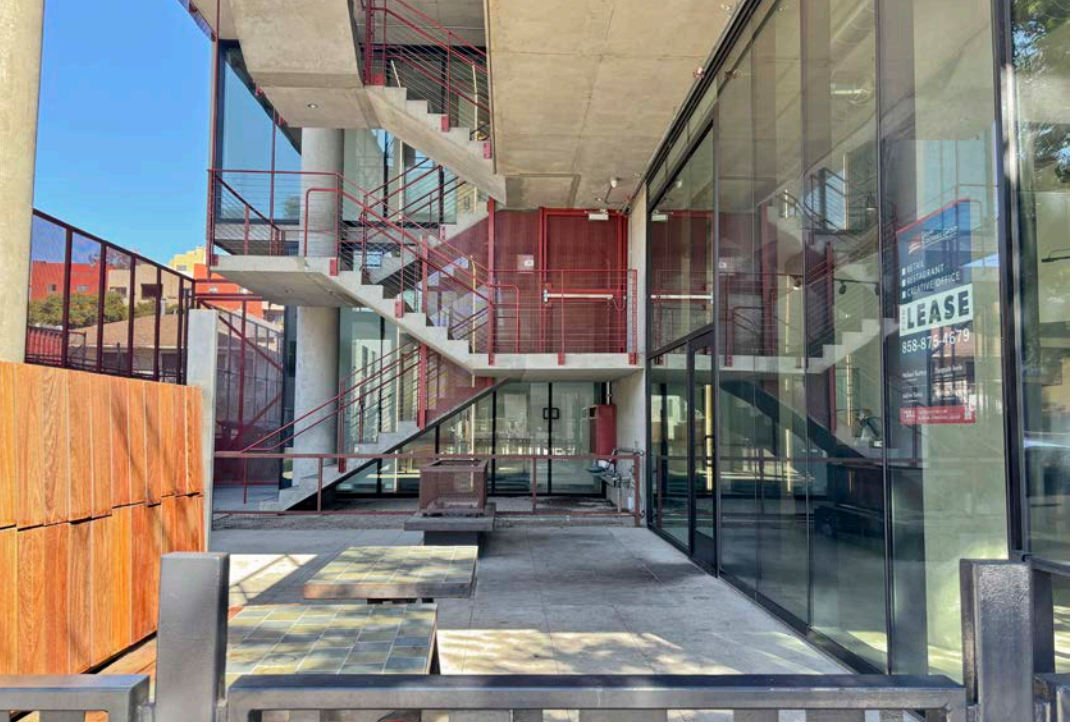
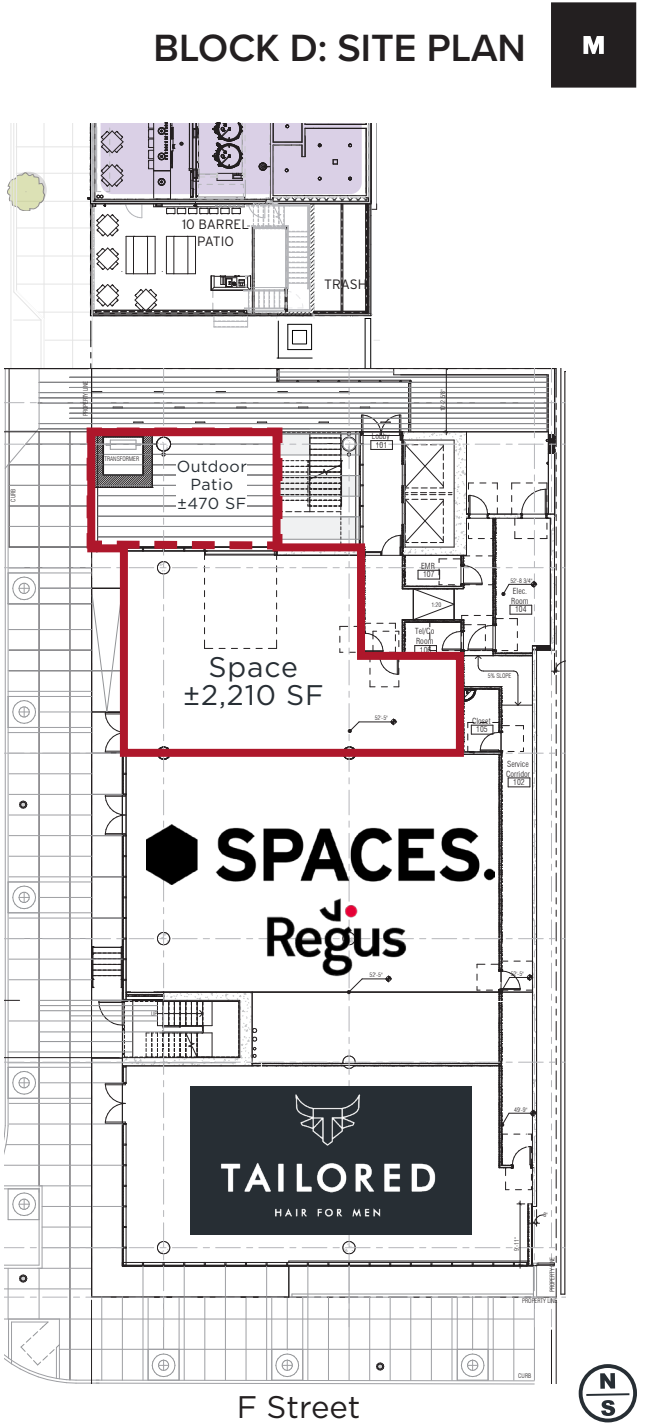
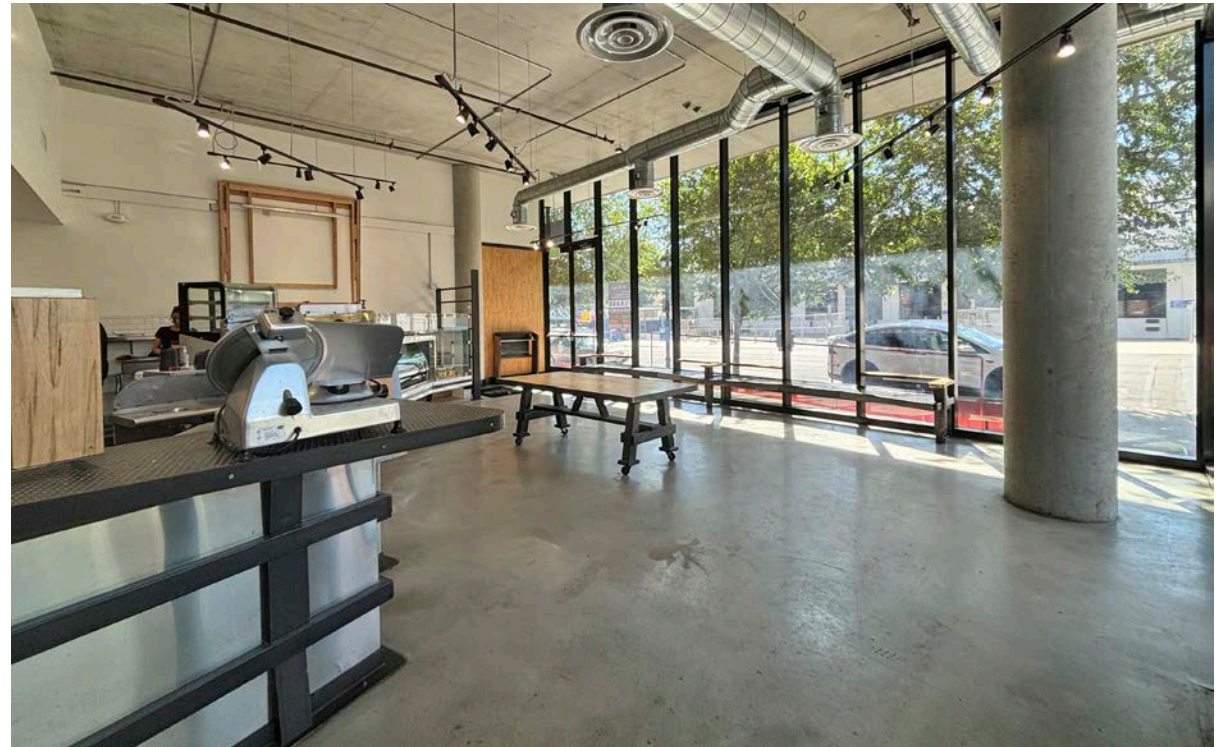
Outdoor patio: ±470 SF

Recessed storefronts with covered patios

±45,000 SF of creative office

Ground floor inline space to Spaces by Regus

Level 5 fully leased to office tenant



PROJECT OVERVIEW

MAKERS QUARTER™ is a 5 1/2 city block redevelopment project in the Upper East Village of Downtown San Diego. It will serve as a live-work-play magnet for a new, discriminating generation of users and residents. This will be

a new kind of place; one that's warmly disruptive, playfully creative, and energetically relaxing. A place that embraces its juxtapositions and radiates authenticity, and is true to both its core values and the city of San Diego.

RECENTLY COMPLETED THE WYATT - 15TH & E



- Historic warehouse base
- ±368 units
- ±10,567 SF ground-floor retail with dedicated parking

BROADSTONE



- 7 stories with 265 residential units
- ±4,904 SF of retail space

IN PLANNING SUPERBLOCK



- 2.75-acre SuperBlock including a warehouse & tower
- ±550,000 SF of office; ±4,905 SF of retail space

PUNCH BOWL SOCIAL



- Historic building
- ±20,500 SF eatertainment venue

BINDERY BUILDING



- ±10,450 SF second-generation brew pub / restaurant

1 SPACE REMAINS BLOCK D



- Spaces Co-Work, Tailored Hair for Men, Basic Agency
- ±45,000 SF of creative office; ±4,553 SF of retail / restaurant space

IN CONSTRUCTION EAST VILLAGE GREEN



- 4.1-acre multi-block park

PENDING CONSTRUCTION BLOCK F



- Luxury apartment tower with ±405 residential units / 32 stories
- ±48,518 SF of office; ±19,695 SF of retail space



LOCATION HIGHLIGHTS

THE EAST VILLAGE: DOWNTOWN'S FASTEST GROWING COMMUNITY

WITHIN FOUR BLOCKS...

6,994

Residential Units with
±6,061 units under
construction / in planning

1.7M

SF of Office with ±1.3M
SF under construction /
in planning

910

Hotel Rooms with ±153
rooms under construction
/ in planning



AVERAGE HHI*

1 MILE \$95,673	3 MILES \$106,635	5 MILES \$98,463
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POPULATION

1 MILE 54,976	3 MILES 214,429	5 MILES 497,584
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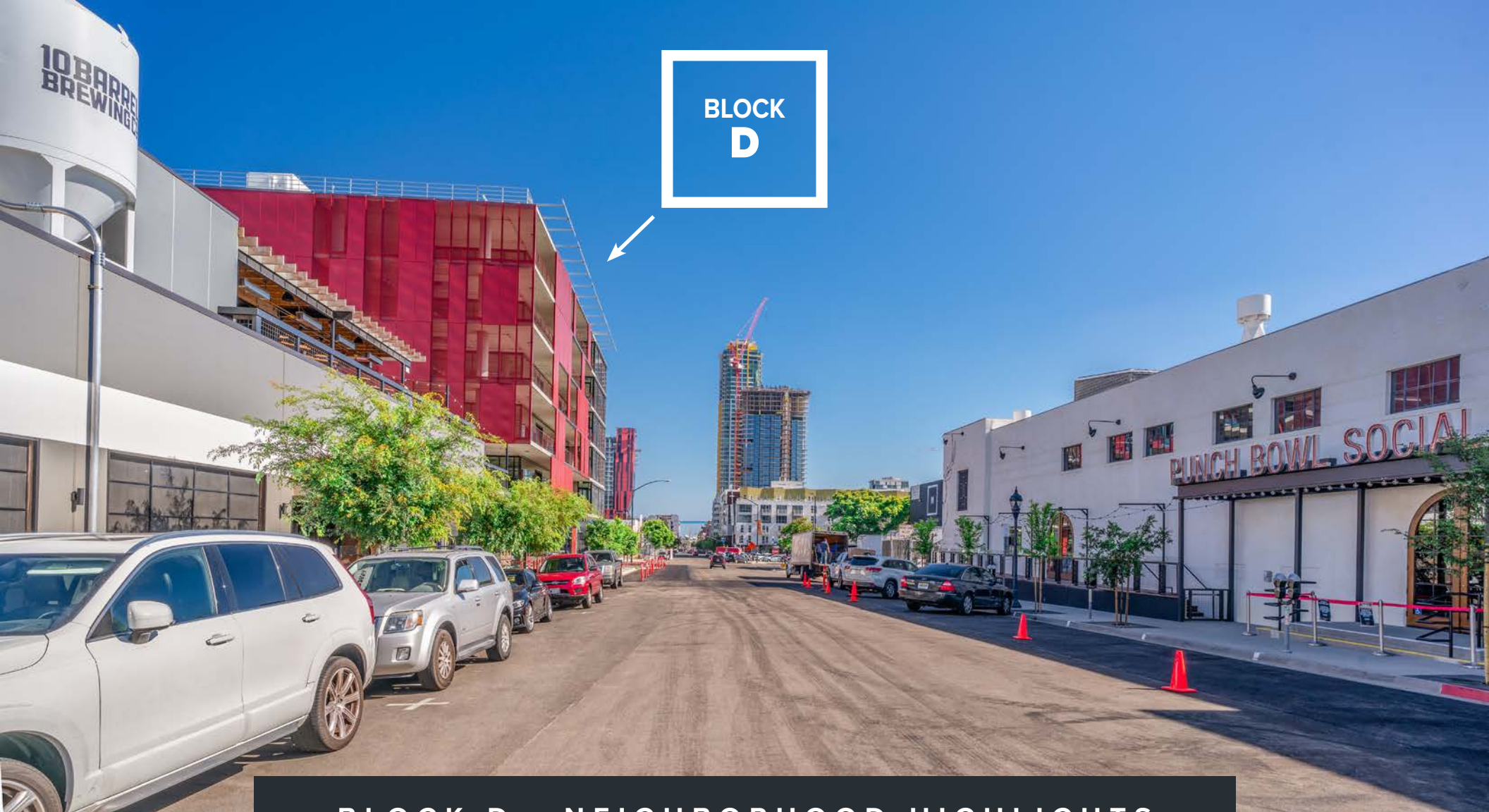


MEDIAN AGE

1 MILE 36.0	3 MILES 35.6	5 MILES 34.3
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*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.





**BLOCK
D**

BLOCK D - NEIGHBORHOOD HIGHLIGHTS

Located on the corner of 15th Street and F Street (94 West off-ramp).

Over 2,300 existing residential units and 2,210 units under construction / in planning within 4 blocks.

Close proximity to San Diego City College, New School of Architecture and the Urban Discovery Academy.

Great access to the 5, 163 and 94 freeways.



INVICTUS FITNESS

A functional fitness gym with group and private training specializing in CrossFit.

1401 E Street



SPACES CO-WORK

A vibrant working environment that offers a place to think, create, and grow.

Block D



PUNCH BOWL SOCIAL

An eatertainment venue with bars, restaurant, bowling alleys, karaoke rooms, and arcade.

1485 E Street



TAILORED HAIR FOR MEN

An elevated barbering experience for those who want to relax and enjoy a handcrafted haircut.

Block D



LOLA 55

Unique gourmet tacos & craft cocktails in an industrial-chic space with lounge area.

1290 F Street



BASIC AGENCY

A creative agency that crafts digital-first brand programs and e-commerce flagships.

Block D

JOIN THIS EXCITING LINEUP OF NEARBY TENANTS!

**BLOCK
B**

BROADSTONE



±4,905 SF of retail with
Broadway frontage
±269 apartment units
±343 parking stalls

**BLOCK
F**



Luxury apartment tower, 32
stories
±405 residential units
±19,695 SF of retail
±48,518 SF of office



**BLOCK
A**

THE WYATT



Historic warehouse base
±11,000 SF ground floor
retail with dedicated
parking
±368 apartment units

**BLOCK
C**



±550,000 SF office space
±4,905 SF of retail space





EAST VILLAGE GREEN - IN 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.

OVERVIEW

- ±11,000 SF event lawn & performance pavilion
- ±14,200 SF community center
- ±8,500 SF children’s play area & interactive water feature
- ±180-space underground parking garage
- 2 cafes
- 2 dog parks



DOG PARK



COMMUNITY CENTER



CHILDREN'S PARK



EVENT LAWN

AREA TENANTS



RESTAURANTS

- Basic Pizza
- Beshock Ramen
- Breakfast Republic
- Bub's At The Ballpark
- Callie
- City Tacos
- Cowboy Star
- Dog Haus
- El Puerto
- Empanada Kitchen
- Famoso
- Fig Tree Cafe
- Fogo De Chao
- Ghirardelli
- Gyu-Kaku Japanese BBQ
- Hive Sushi Lounge
- Hodad's
- J & Tony's Discount Warehouse
- Kebab Shop
- Knotty Barrel
- Lola 55
- Make Pizza & Salad
- The Melt
- Meze Greek Fusion
- The Mission
- Monzu Fresh Pasta
- Mr. Tempo
- The Old Spaghetti Factory
- Papa John's
- Parq Restaurant

- Pokez
- RoVino The Foodery
- Rustic Root
- Social Tap
- Sovereign Thai
- STK
- Subway
- Tajima
- Time Out Tavern
- Union Kitchen & Tap
- Water Grill

ENTERTAINMENT

- American Comedy Co.
- Arcade Monster
- Coin-Op Game Room
- East Village Tavern + Bowl
- House of Blues
- Petco Park
- Punch Bowl Social
- Quartyard

BREWERIES & PUBS

- Amplified Ale Works
- Bay City Brewing
- Bootlegger
- Bottle Rocket Bar & Grill
- East Village Brewing
- Half Door Brewing Co
- Knotty Barrel
- Little Miss Brewing

- The Lost Abbey
- Neighborhood
- WestBrew

COFFEE & JUICE

- Baked
- Black Market Bakery
- Copa Vida
- Genteel Coffee Co
- HOB Coffee
- Holy Matcha
- Izola
- Jai Jus
- Nekter Juice Bar
- Rika Fika
- Spill the Beans
- Starbucks

HOTELS

- Andaz
- Courtyard by Marriott
- Hard Rock Hotel
- Hotel Indigo
- Kimpton Palomar
- Kimpton Solamar
- Marriott
- Pendry

SHOPPING & SERVICES

- Albertson's
- Best Damn Beer Shop

- CVS
- Dog Days Daycare & Boarding
- Doozydog! Club
- Floyd's Barbershop
- Grocery Outlet
- New School of Architecture & Design
- Normal Records
- Rooster's Men's Grooming Center
- San Diego City College
- San Diego Public Library
- Smart & Final
- Tailored Hair for Men
- Urban Discovery Academy





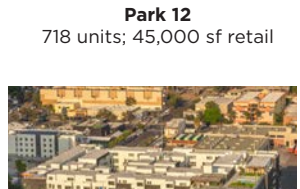
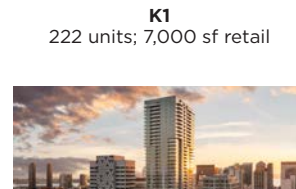
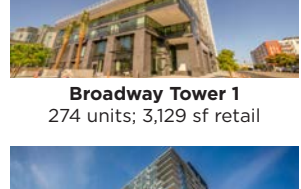
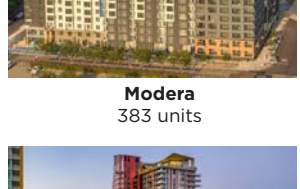
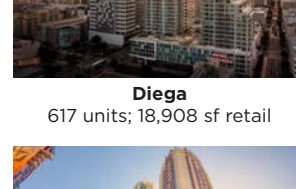
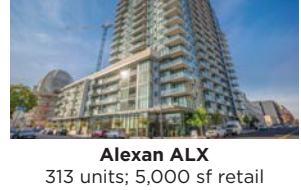
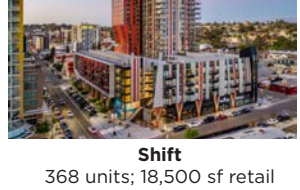




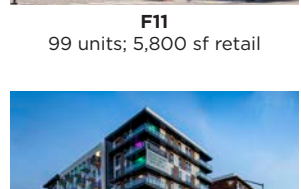
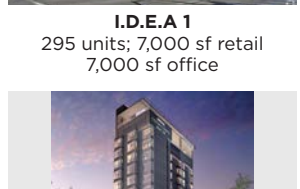
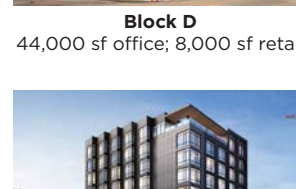
FITNESS

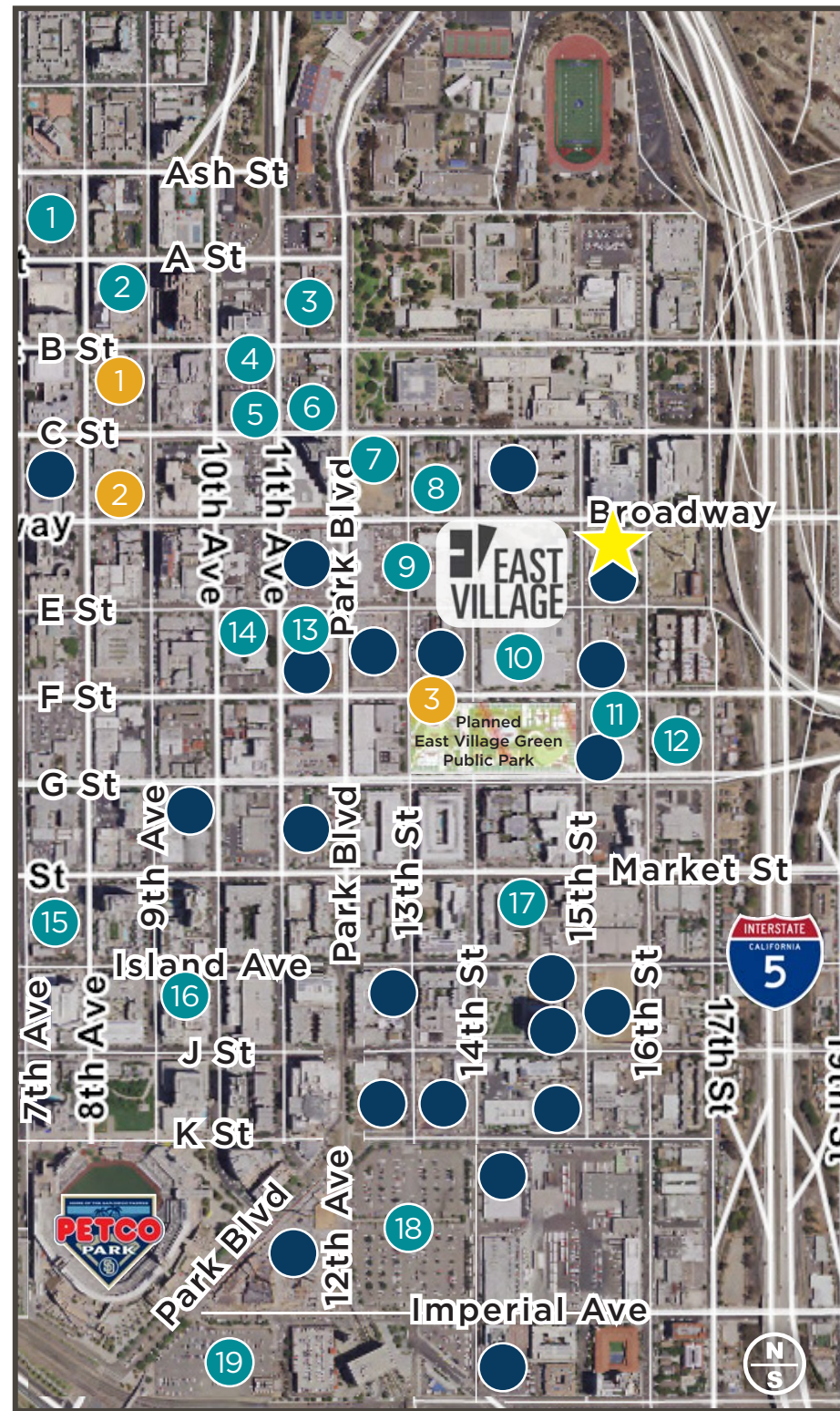
- Bear Republic
- The Boxing Club
- City Boxing
- Fit Athletic Club
- Invictus Fitness
- Orangetheory Fitness
- Pilates of San Diego
- Pure Barre
- Yoga Box

PUBLIC TRANSIT

- San Diego Trolley

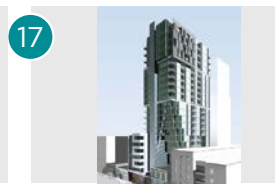
RECENTLY COMPLETED (Partial list)

 The Merian 426 units; 7,600 sf retail; 66,000 sf UCSD extension	 Park 12 718 units; 45,000 sf retail	 K1 222 units; 7,000 sf retail
 Broadway Tower 1 274 units; 3,129 sf retail	 Modera 383 units	 Diega 617 units; 18,908 sf retail
 Alexan ALX 313 units; 5,000 sf retail	 Shift 368 units; 18,500 sf retail	 Pinnacle on the Park 960 units; 8,100 sf retail
 F11 99 units; 5,800 sf retail	 I.D.E.A 1 295 units; 7,000 sf retail 7,000 sf office	 Block D 44,000 sf office; 8,000 sf retail
 Broadstone 269 units; 4,900 sf retail	 Courtyard Marriott 90 rooms	 Carleton Management; Framework 87 units; 3,570 sf retail
 Pinnacle International; Broadway Tower 2 344 units; 7,871 sf retail	 Cisterra; Radian 241 units; 36,000 sf retail	 R&V Management; 15th & E 368 units; 11,000 sf retail

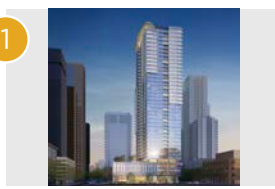
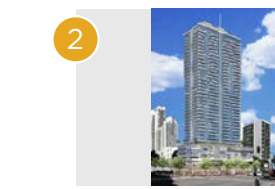
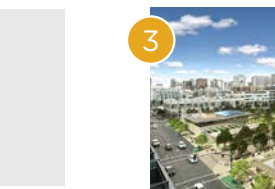


EAST VILLAGE DEVELOPMENT PIPELINE Q3 2024 UPDATE

PIPELINE

 XJD; 7th & A 281 units; 9,000 sf retail	 Wood Partners; The Rey Phase II 459 units	 Pinnacle International; Pacific Heights 279 units; 8,000 sf retail	 Liberty National; 11th & B 415 units; 7,600 sf retail	 Liberty National; 1060 C Street 72 units; 1,150 sf retail	 Pinnacle International; Park & C 427 units; 10,933 sf retail	 Liberty National; Park & Broadway 613 units; 18,850 sf retail
 Chelsea Investment Co.; 13th & Broadway 273 units; 3,200 sf retail	 Kilroy Realty; Kilroy East Village 840,000 sf office with retail	 SuperBlock 4,905 sf retail; 550,000 sf office	 Block F 405 units; 19,695 sf retail; 48,518 sf office	 SD Mega Block LLC; Lucia nel Cielo 424 units; 3,000 sf retail	 Pinnacle International; 11th & E 462 units; 6,000 sf retail	 Capexco Funds; 10th & E 365 units; 2,600 sf retail
 Cisterra; 7th & Market Ritz-Carlton Hotel: 153 rooms; 218 units; grocery store; 156,000 sf office	 J Street Hospitality; Hampton Inn by Hilton 132 rooms	 Bahia View Condominiums; Bahia View 95 units; 6,600 sf retail	 Tishman Speyer & Padres; East Village Quarter 612 units; 50,000 sf retail; 1,35M sf office; public plazas	 JMI; Ballpark Village Convention Center Hotel 1,600 rooms		

UNDER CONSTRUCTION

 Bosa; 8th & B 514 units; 9,000 sf retail; .5-acre public park Est. Completion: TBD	 Ghods Builders; 800 Broadway 384 units; 22,000 sf retail Est. Completion: Oct. 2023	 East Village Green Public Park 4.1-acre Public Park including: a children's playground; dog park; community center; public green space; 180-space underground parking
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MAKERS QUARTER

 @urban_strategies_group

 @USG_SanDiego

 @USGSanDiego

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.

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