

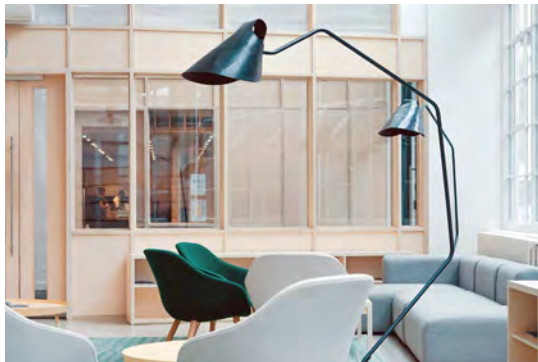
Retail Services/Office Suites

MERIDIAN

For Lease | Ground Floor Office/Retail

Marina District

±730 - 1,271 SF



THE PROPERTY

Address 700-50 Front St, San Diego, CA 92101

Available Space ±730 - 1,271 SF

Space Type Retail/Office

Lease Rate \$3.00 - \$3.75 PSF, MG



Downtown Gem

Ground floor office/retail space in Meridian Tower located in the heart of Downtown San Diego

Frontage

Tremendous linear frontage on Union St with exterior signage opportunity

Prime Location

Immediate proximity to the courthouse, Seaport Village, Gaslamp Quarter, The Embarcadero, and Petco Park

Horton Campus Proximity

Adjacent to Campus at Horton, the largest adaptive reuse project in the US

Synergistic Tenants

Co-tenancy featuring UC San Diego Health, LAZ Parking, Salvatore's Cucina, Meridian Salon, Downtown Dental Designs, and additional tenants, totaling 31,347 square feet of retail space

On-site Parking

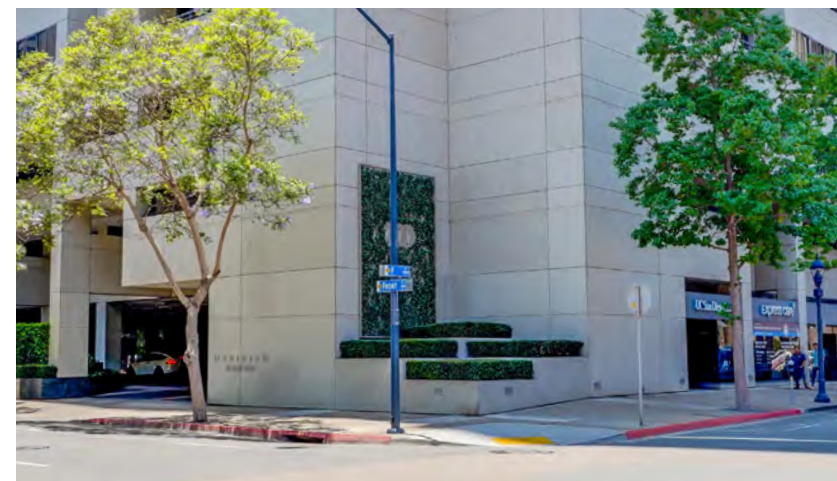
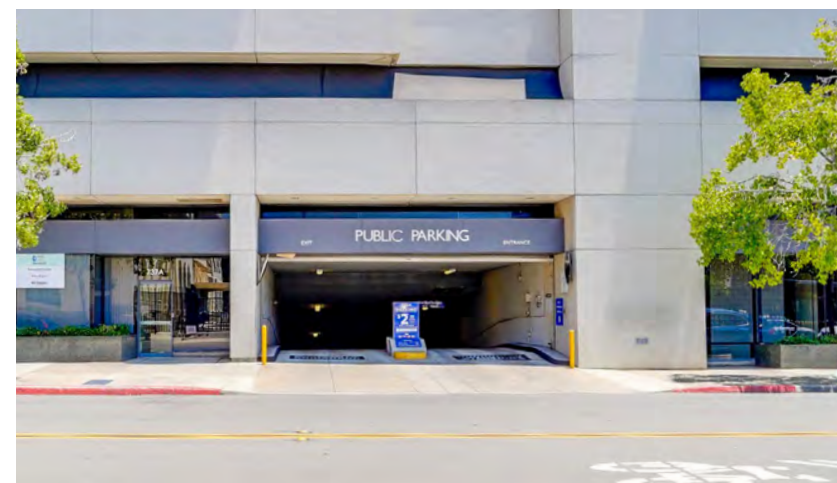
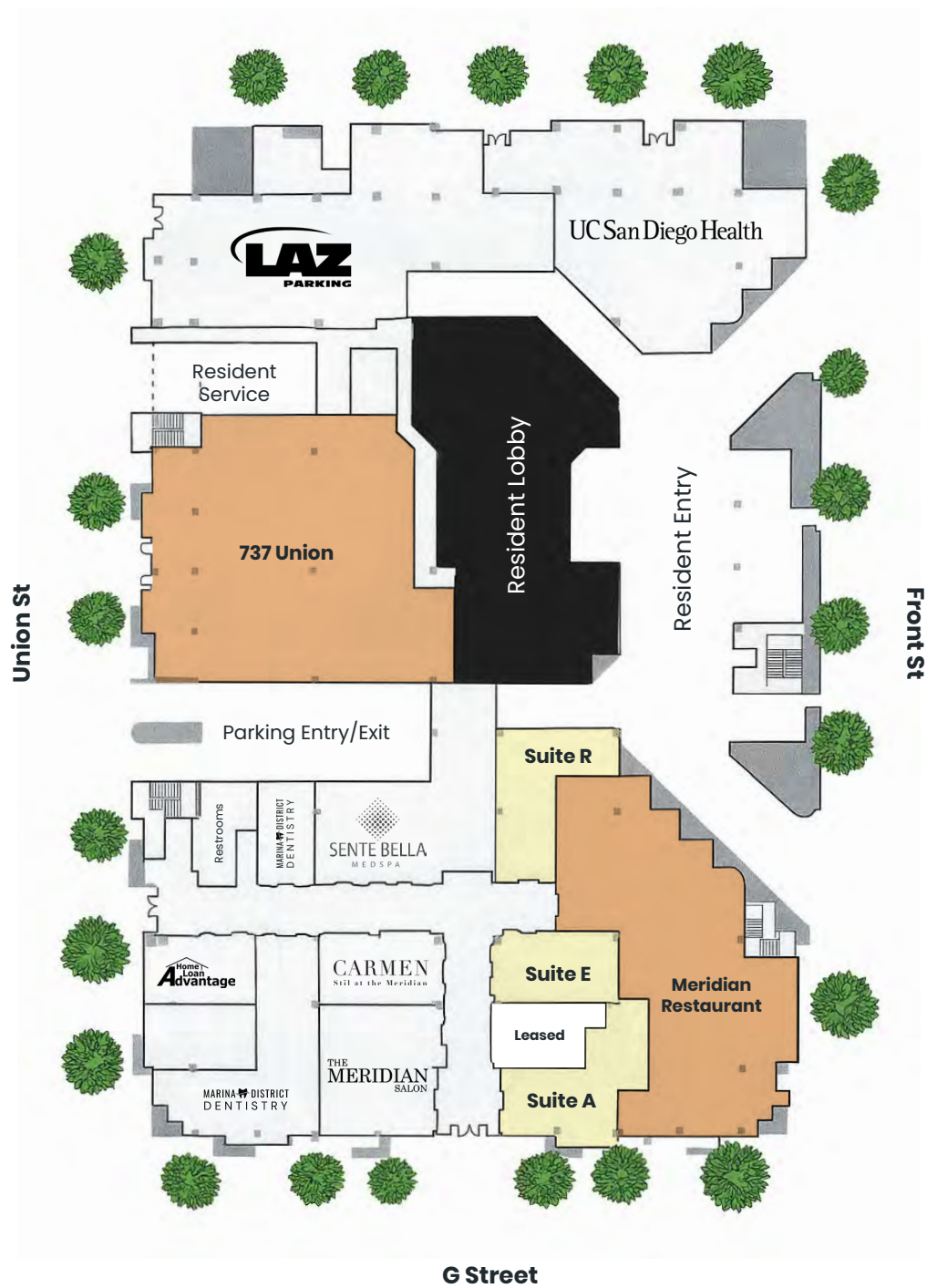
Subterranean parking on-site spans 41,000 square feet, with the parking entrance conveniently situated directly adjacent to the space

Thriving Community

Daytime population of more than 81,000 residents

Residential Base

Tucked beneath 172 residential units, the marina highlights an affluent residential base



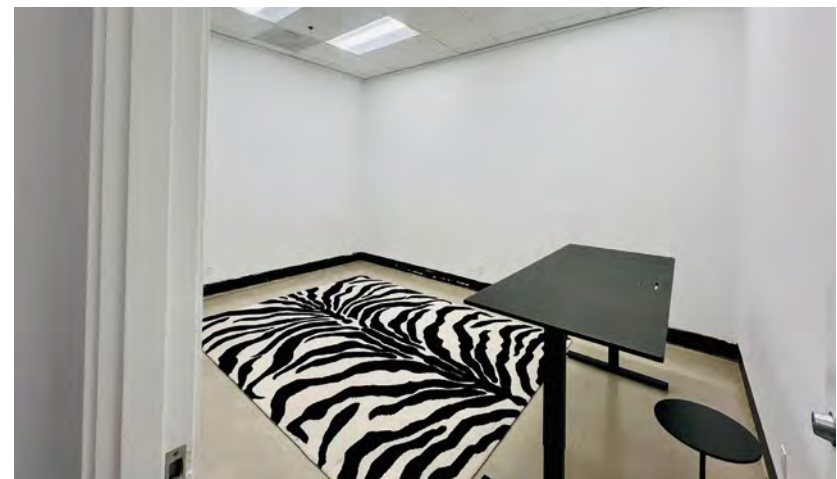
SUITE A

Available Space ±1,121 SF

Space Type Retail/Office

Lease Rate \$3.75 PSF, MG

Timing Available Now



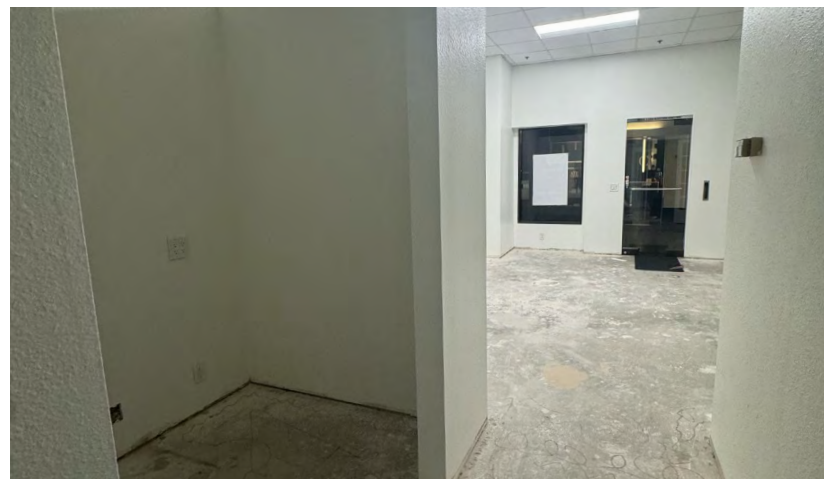
SUITE E

Available Space ±730 SF

Space Type Retail/Office

Lease Rate \$3.00 PSF, MG

Timing Available Now



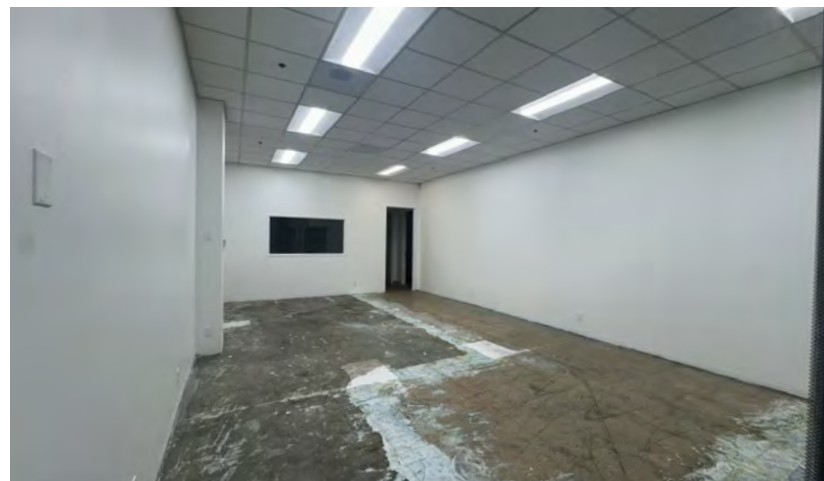
SUITE R

Available Space ±1,271 SF

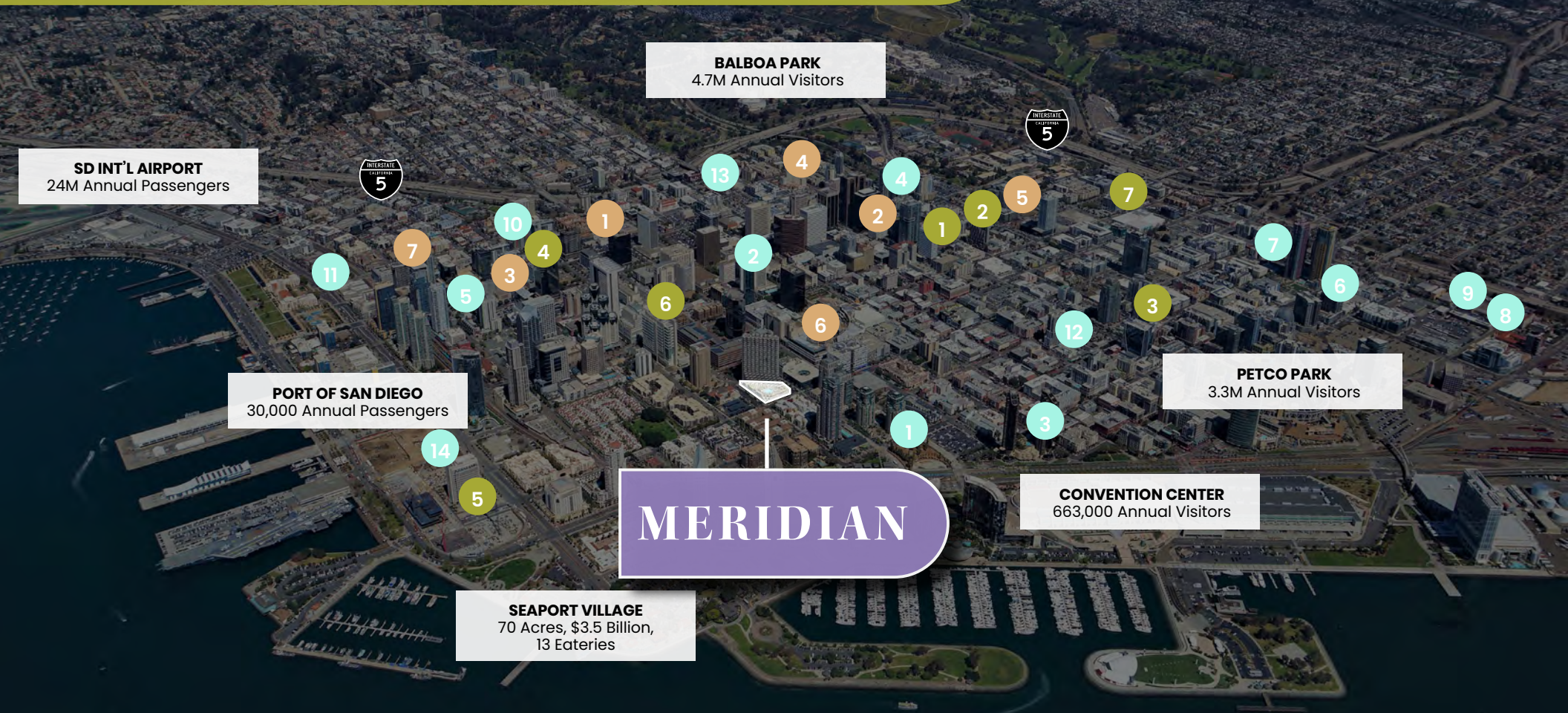
Space Type Retail/Office

Lease Rate \$3.00 PSF, MG

Timing Available Now



PATH OF DEVELOPMENT



Under Review

- | | |
|--------------------------------|--------------------------------------|
| 1. 1st & Island 211 Units | 8. 17th & Commercial 109 Units |
| 2. 4th & B 301 Rooms | 9. 1701 Imperial 101 Units |
| 3. 4th & J 240 Rooms | 10. Air Rights Tower 73 Units |
| 4. Pacific Heights 497 Units | 11. Cedar St Apartments 138 Units |
| 5. 1304 India 233 Rooms | 12. Citizen M 302 Rooms |
| 6. 1452 K 259 Units | 13. Kindred 126 Units |
| 7. 16th & Island 102 Units | 14. Manchester Pacific 1,161 Rooms |

Under Construction

1. 1st & Beech | 220 Units
2. 8th & B | 399 Units
3. Columbia & A | 202 Units & 231 Rooms
4. Cortez Hill Apartments | 88 Units
5. Harrington Heights | 273 Units
6. Campus at Horton | 1M SF Retail/Office
7. Kettner Crossing | 64 Units

Recently Completed

1. 800 Broadway | 389 Units
2. Broadway Towers | 344 Units
3. K-Elevate | 135 Rooms
4. The Lindley | 362 Units
5. RaDD | 1M+ SF Retail/Office
6. West | 431 Units
7. The Wyatt | 368 Units

THE LOCATION

The Marina District in Downtown San Diego is a vibrant waterfront neighborhood known for its luxury high-rise condos, scenic bay views, and walkable charm. Residents enjoy proximity to landmarks like the Convention Center, Seaport Village, and the Rady Shell. The area also features Pantoja Park, upscale hotels, The Fish Market, and access to the Embarcadero promenade—making it one of downtown’s most desirable neighborhoods.

	1 Mile	2 Mile	3 Mile
Population (2024)	50,449	97,927	170,135
Project Population (2029)	51,167	98,673	170,679
Total Daytime Employment	69,961	107,211	178,187
Total Households	28,463	47,860	80,454
Avg. Household Income	\$109,353	\$108,935	\$109,836
Total Consumer Spending	\$830M	\$1.5B	\$2.5B

Attractions

Here you will find some of Downtown San Diego’s most popular attractions, including Seaport Village for waterfront shopping, the San Diego Convention Center for major events, and the Rady Shell at Jacobs Park—a stunning open-air concert venue. Visitors can also enjoy the historic charm of Pantoja Park, family fun at The New Children’s Museum, and the inspiring Greatest Generation Art Collection along the bayfront.

Hotels

The Marina District is home to several standout waterfront hotels, including the grand Marriott Marquis San Diego Marina, the iconic twin-tower Manchester Grand Hyatt San Diego, the all-suite Embassy Suites by Hilton San Diego Bay Downtown, the spacious Hilton San Diego Bayfront, and the charming historic Horton Grand Hotel, each offering prime bayfront views, convenient downtown access, and a range of amenities

Retail

Seaport Village is a waterfront shopping destination with over 50 unique shops, including Urban Beach House, The Toy Store, and Harley-Davidson San Diego. Next door, The Headquarters at Seaport offers upscale boutiques like Geppetto’s Toys, Seaside Paper, and the Aaron Chang Ocean Art Gallery in a restored historic police station.

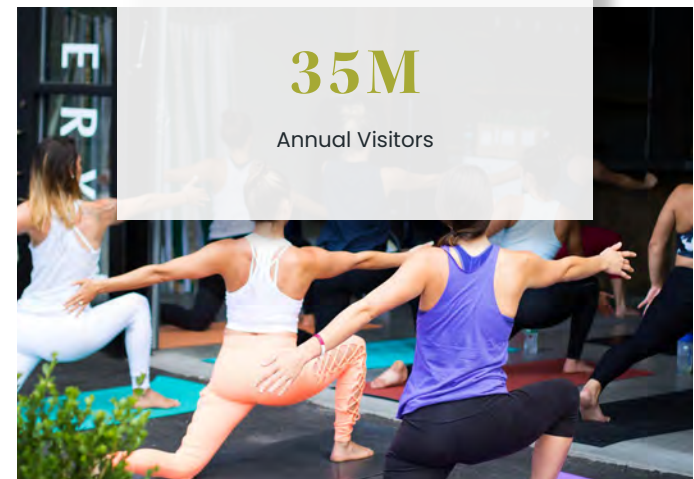
RADY SHELL

- Scenic Waterfront Venue with seating for 3,100—expanding to 10,000 for major headliners
- Massive Debut with over 88,000 visitors in just the first two months
- Packed Year-Round Calendar featuring 100+ concerts and cultural events
- Symphony Under the Stars draws nearly 5,000 guests per performance
- Star Lineups includes Grammy winners, music legends, and chart-topping artists
- Something for Everyone from classical and jazz to pop, R&B, and indie favorites



DOWNTOWN

Downtown is home to many attractions for residents as well as those who visit from outside the area. According to a survey of San Diegans who live and visit the Downtown area, Petco Park, Seaport Village, and Little Italy are the top three attractions. Downtown also has a reputation as the premier location for nightlife activities, attracting visitors from across the county and outside the region. Yet, those living downtown are more likely to enjoy these amenities.





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