

THE
Wyatt
MAKERS QUARTER



For Lease:

±1,750 - 2,346 SF RETAIL SPACE OPPORTUNITIES AT THE
BASE OF NEW DEVELOPMENT WITH 368 APARTMENT UNITS



**URBAN
PROPERTY
GROUP** est.
1989

FOR RETAIL LEASING DETAILS

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Property Highlights


15TH & E STREET, SAN DIEGO, CA 92101

- ±1,750 - 2,346 SF retail spaces for lease with historic facade
- At the base of new development with 368 apartment units
- Hard corner space at 15th Street & E Street, across from Punch Bowl Social
- Historic warehouse base is the former Walter Casey Ford dealership, originally built in 1919
- One-of-a-kind site situated in the heart of Makers Quarter, which includes 5½ redeveloped city blocks and ±1,325 new residential units in the East Village
- Area tenants include Invictus Fitness, Lola 55, Tailored Hair for Men, Relic Bageri, Rika Fika, Spaces Co-Work, and Yoga Box
- Close proximity to San Diego City College, the Urban Discovery Academy and the new East Village Green (Est. completion 2026)
- Easy access to the 5, 163, and 94 freeways

Makers Quarter Overview

NOW AVAILABLE

THE WYATT



- Historic warehouse base
- ±368 units
- ±6,023 SF ground-floor retail with dedicated parking


BROADSTONE



- 7 stories with 265 residential units
- ±4,905 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

FULLY LEASED


BINDERY BUILDING



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

FULLY LEASED


BLOCK D



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

IN CONSTRUCTION

EAST VILLAGE GREEN



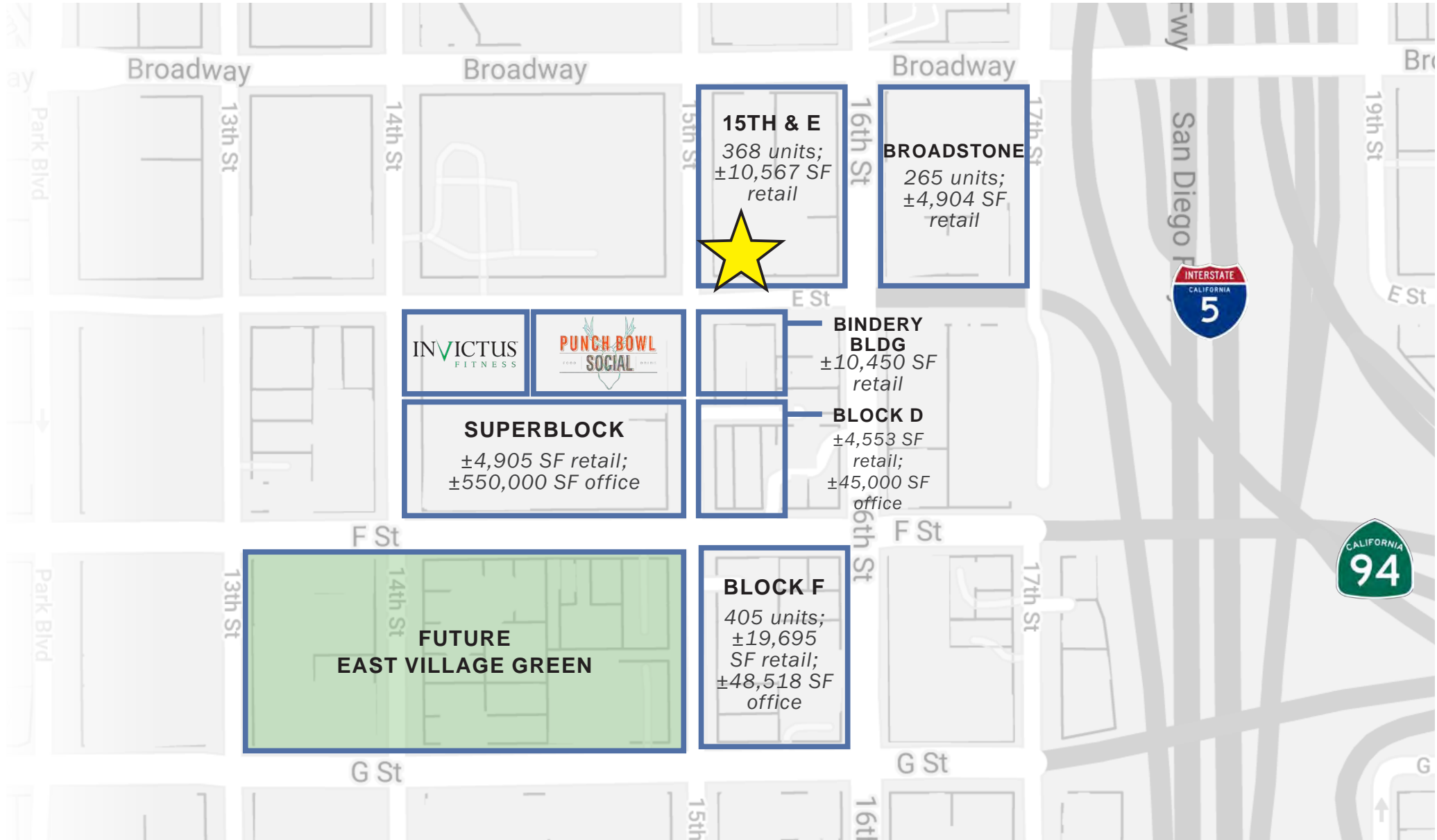
- 4.1-acre multi-block park

PENDING CONSTRUCTION

BLOCK F

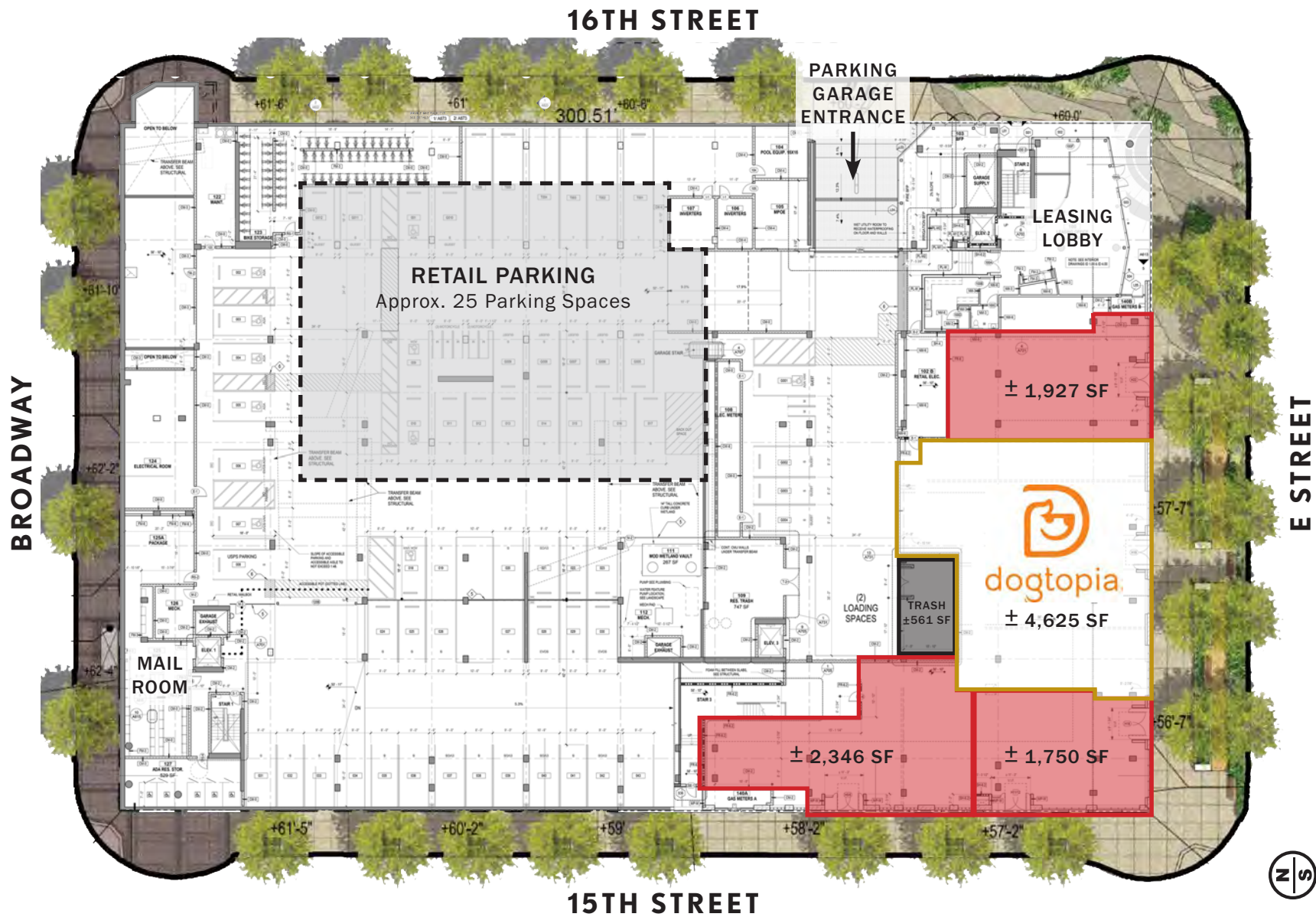


- Luxury apartment tower with ±405 residential units / 32 stories
- ±48,518 SF of office; ±19,695 SF of retail space



Site Plan

- ±1,750 - 2,346 SF retail space opportunities
- Rare on-site parking
- Access to ±561 SF trash room (select spaces)



*This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.





SPACES CO-WORK



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



INVICTUS FITNESS



A functional fitness gym with group and private training specializing in CrossFit. **1401 E Street**



LOLA 55



Unique gourmet tacos & craft cocktails in an industrial-chic space with lounge area. **1290 F Street**



RNT ARCHITECTS



Architectural design and programming, urban design, community planning and industrial and graphic design. **Block D**



RELIC BAKERY



Relic Bakery & Kitchen is a bakery dedicated to providing the highest quality baked goods. Opens summer 2025. **Block D**



TAILORED HAIR FOR MEN



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



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**



BASIC AGENCY



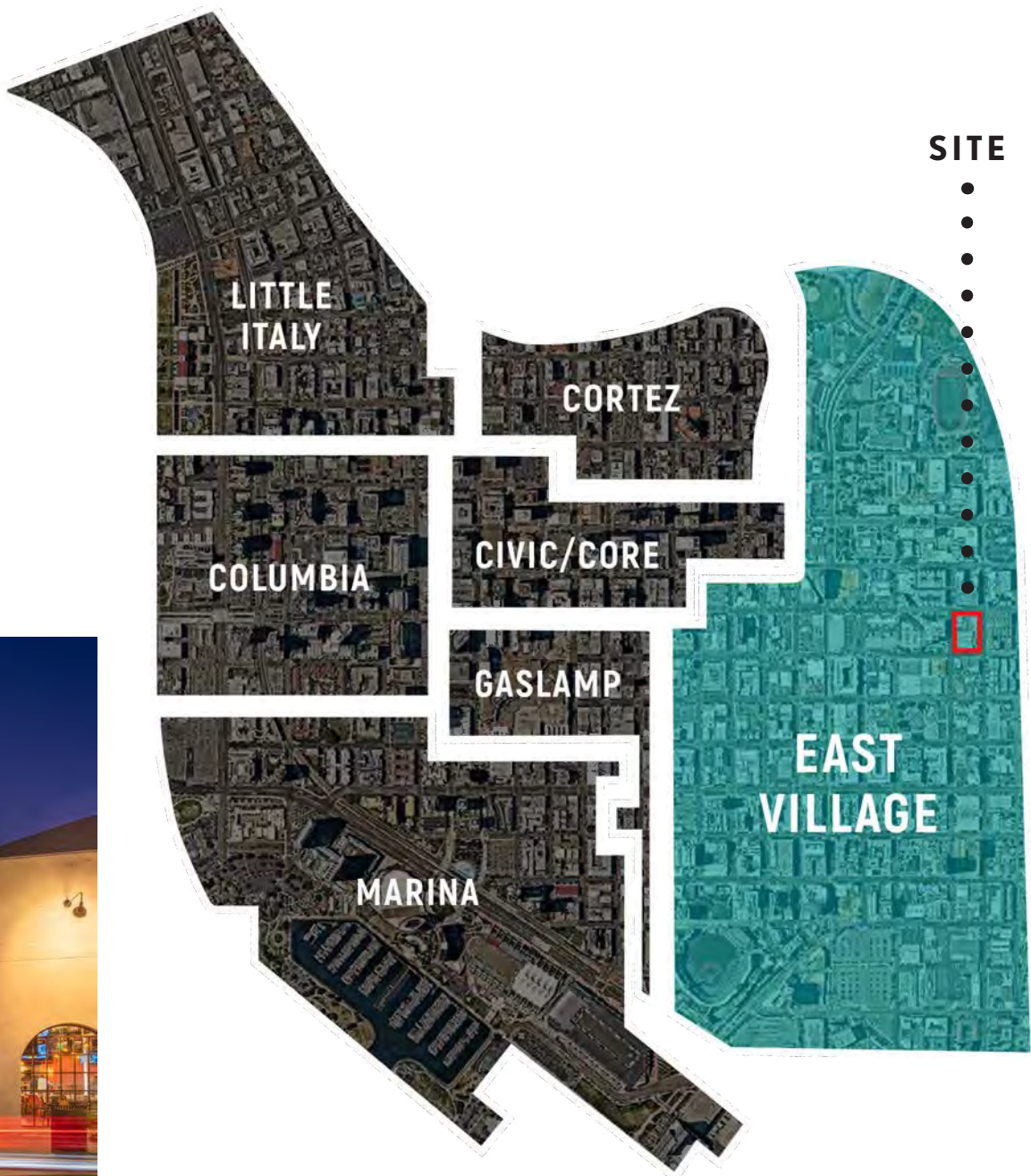
A creative agency that crafts digital-first brand programs and e-commerce flagships. **Block D**



Neighborhood Highlights

- Located on the corner of 15th Street and E Street (One block away from the I-5 South on-ramp)
- More than 31,689¹ housing units and about 6,792 units under construction / in planning within 4 blocks
- Walking distance to the in construction, 4.1-acre East Village Green, which will include a community center, children’s playground, dog park, plenty of public green space, and a 180-space underground parking garage
- Close proximity to San Diego City College, the Urban Discovery Academy and the East Village Green Park (Coming 2026)
- Easy access to the I-5, 163 and 94 freeways

¹ Based on 2021 SANDAG population and housing estimates + recently completed projects.





URBAN STRATEGIES GROUP
ROCKS & AVOYER COMMERCIAL REAL ESTATE

**LEGEND - AREA TENANTS
EAST VILLAGE, SAN DIEGO**

Restaurants	Coffee / Dessert / Juice
Entertainment	Shopping & Services
Breweries & Pubs	Fitness
Hotels	Public Transit

AREA TENANTS

EAST VILLAGE, SAN DIEGO

Restaurants

- 6th & G Breakfast Co.
- Ali's Chicken & Waffles
- Basic Pizza
- Beshock Ramen
- Blind Burro
- Breakfast Republic
- Bub's At The Ballpark
- Callie
- Carmelita's
- Casa Octavio
- Choi's
- Cloud 9 Deli
- Corner Chicken
- Cowboy Star
- Crab Hut
- DeCore Classic Italian
- Doggos Gus
- Del Taco
- Falafel California
- Fairweather
- Far Corner Pizzeria
- Hodad's
- Istanbul Doner Kebab
- Jack in the Box
- Kamon Craft Cocktails
- Kebab Shop
- Knotty Barrel
- Lola 55
- Mc Donald's
- Meze Greek Fusion
- The Mission
- Monzu Fresh Pasta
- The Taco Stand
- Nick The Greek
- Panini Kabab Grill

- Papa John's
- Parq Restaurant
- Pokez
- Pure Lounge & Grill
- Sammich House Deli
- Sovereign Modern Thai
- Square Pizza
- Subway
- Swagyu Burger
- Tajima
- Time Out Tavern
- Tom's Watchbar
- TNT Pizza
- Union Kitchen & Tap
- Vega Cafe Mexicana Deli
- Water Grill

Fitness

- BeFit Modern Pilates
- Bear Republic
- Blue Oceans Club
- City Boxing
- F45
- Fit Athletic Club
- Invictus Fitness
- Performance 360
- Pilates of San Diego
- Pure Barre
- WrecMethod
- Yoga Box

Breweries & Pubs

- Ale Tales Taproom & Kitchen
- Bottle Rocket Bar & Grill
- Cork N Brew
- East Village Brewing Co
- Half Door Brewing Co
- Kamon Craft Cocktail
- Knotty Barrel
- Mission Brewery
- Modern Times Beer
- The Lost Abbey
- Tivoli Bar & Grill
- Stone Brewing
- Storyhouse Spirits
- You & Yours Distilling Co

Coffee / Dessert / Juice

- Achilles Coffee
- ASA Bakery
- Chiefy Cafe
- Coffee N Talk
- Dunkin Donuts
- Hinar
- Izola Bakery
- KOS Coffee
- Milk & Cookies
- Muse Cheesecake
- Nekter Juice Bar
- Operacaffe
- Relic Bageri
- Rika Fika
- Spill the Beans
- Starbucks
- The Invigatorium
- Village Cafe

Hotels

- Andaz
- Hard Rock Hotel
- Hotel Indigo
- Hotel Z
- Kimpton Alma
- Kimpton Solamar
- MargaritaVille
- Moxy
- Marriott
- Palihotel San Diego
- Residents Inn
- Sonder, The Baker
- Pendry

Entertainment

- Arcade Monster
- Coin-Op Game Room
- East Village Tavern + Bowl
- Moonshine Flats
- Nobel Experiment
- Petco Park
- Punch Bowl Social
- Quartyard
- Room 56
- Throwlt

Shopping & Services

- 7-11
- Ace Hardware
- Ace Uniforms
- Albertson's
- Black&Grey Atelier Tattoo
- City Dog Grooming
- Common Goods
- CVS
- Dog Days Daycare & Boarding
- Dogtopia
- Doozydog! Club
- Floyd's Barbershop
- Grocery Outlet
- Honey Hole Collectibles
- Krisp
- Matte Blvck
- Normal Records
- Olympia Cleaners
- Padres Team Store
- Pupper Club
- San Diego City College
- San Diego Public Library
- Smart & Final
- Spaces
- Style Lounge
- SuperCuts
- Tailored Hair for Men
- UCSD Extension Campus
- Urban Discovery Academy
- Urban Wolf
- VCA Animal Hospital

Public Transit

- San Diego Trolley

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.



DOG PARK



EVENT LAWN

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



COMMUNITY CENTER



CHILDREN'S PARK



The project is ideally located on the edge of Downtown San Diego with close proximity to not only the rest of Downtown, but to the under-served population directly to the East, including Golden Hill & South Park.

Situated near the I-5 & 94 on- and off-ramps allows for easy access and decreased drive times to larger population density.

QUICK FACTS



8

Minutes to Coronado

21,516

Students at San Diego City College

10M+

Visitors to Balboa Park & San Diego Zoo

2.4M

Annual attendees at Petco Park

824,276

Annual attendees at the Convention Center

*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.

Area Use Map

LEGEND

- Hotels
- Office
- Multi-Family Residential
- School / Nonprofit / Government
- Under Construction / In Planning





Demographics

37K
POPULATION OF
DOWNTOWN
SAN DIEGO

\$116,000
AVERAGE
HOUSEHOLD INCOME
DOWNTOWN

80,509
TOTAL JOBS
LOCATED
DOWNTOWN

130
TECH & INNOVATION
STARTUPS
DOWNTOWN



SAN DIEGO FACTS



3.3M
Population of
San Diego County

8th
Largest city in the
country

35.1M
Annual visitors

\$11.6B
Visitor spending

12.6M
Annual air passengers
at San Diego
International Airport

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WALKING
DISTANCE
TO THESE
HIGH-TRAFFIC
DOWNTOWN
DESTINATIONS

San Diego Convention Center
±862,408 Annual Attendees
±724.1M in direct attendee spending
±108 annual events
Largest event: Comic-Con (135,000 attendees)

Petco Park
2.4M+ Annual Attendees
Home of the San Diego Padres
\$70M spent annually in the stadium
300 private & public events annually

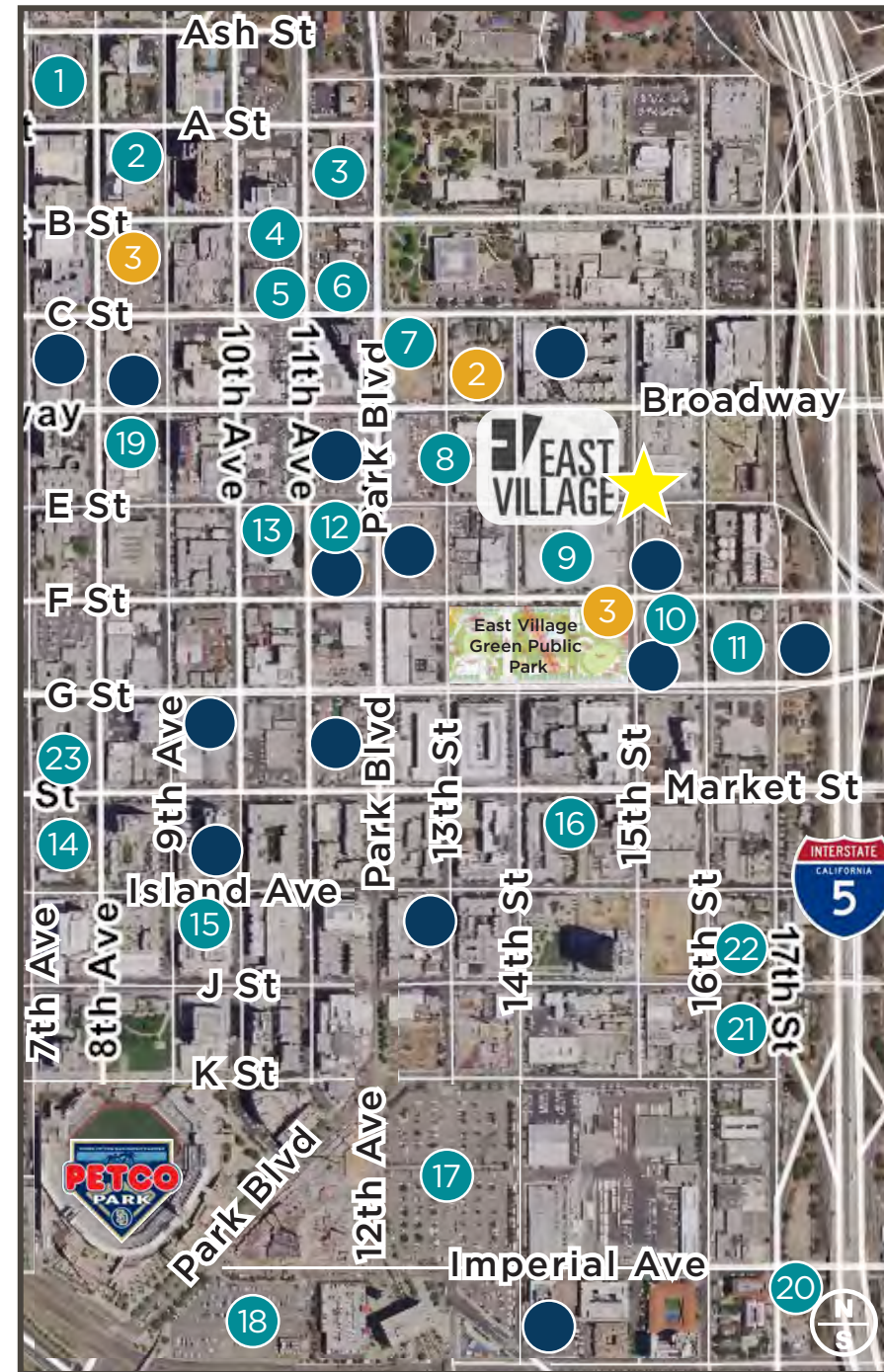
San Diego Central Library
1M+ Annual Visitors
±497,650 SF, Nine stories
320-seat auditorium
e3 Civic High - Charter High School with 460 students

San Diego Trolley Lines
40M+ Annual Passengers
12th & Imperial Station is Top 3 busiest stations in San Diego
Extension line to La Jolla is currently under construction



Q3 2024 UPDATE

Park 12
718 units; 45,000 sf retail



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

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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