

LISTING IN...



RETAIL, OFFICE CREATIVE SPACE SECOND GENERATION

FOR LEASE \pm 5,205

(Additional \pm 3,045 SF for up to
 \pm 8,250 SF leaseable space)



10TH AVE. I-5 SOUTH/HWY 163 SOUTH OFF RAMP

G STREET – EAST ON RAMP

1030 & 1040 G STREET, SAN DIEGO CA, 92101

NE corner of 10th Ave and G st.

**FLOCKE &
AVOYER**
Commercial Real Estate



9 MINUTES
DRIVE TIME TO THE
SAN DIEGO AIRPORT



1 BLOCK
AWAY FROM THE
TROLLEY



99% WALKABLE
DAILY ERRANDS DO
NOT REQUIRE A CAR.

CORONADO

CONVENTION CENTER

SEAPORT VILLAGE

MARINA DISTRICT

COLUMBIA DISTRICT

CIVIC CORE

GASLAMP

PETCO STADIUM

EAST VILLAGE

EAST VILLAGE

10TH AVE. - 163 S. / I-5 S. OFF RAMP 5 163

5 163 11TH AVE. - 163 N. / I-5 N. ON RAMP

G STREET - EAST ON RAMP 94

FOR LEASE

FOR LEASING INFORMATION



MICHAEL BURTON
8 5 8 7 5 4 6 5

MBURTON@FLOCKEAVOYER.COM
LIC. D. 0 173227

PASQUALE LOOKE
8 5 8 7 5 4 6 6 5

PLOOKE@FLOCKEAVOYER.COM
LIC. D. 0 148187

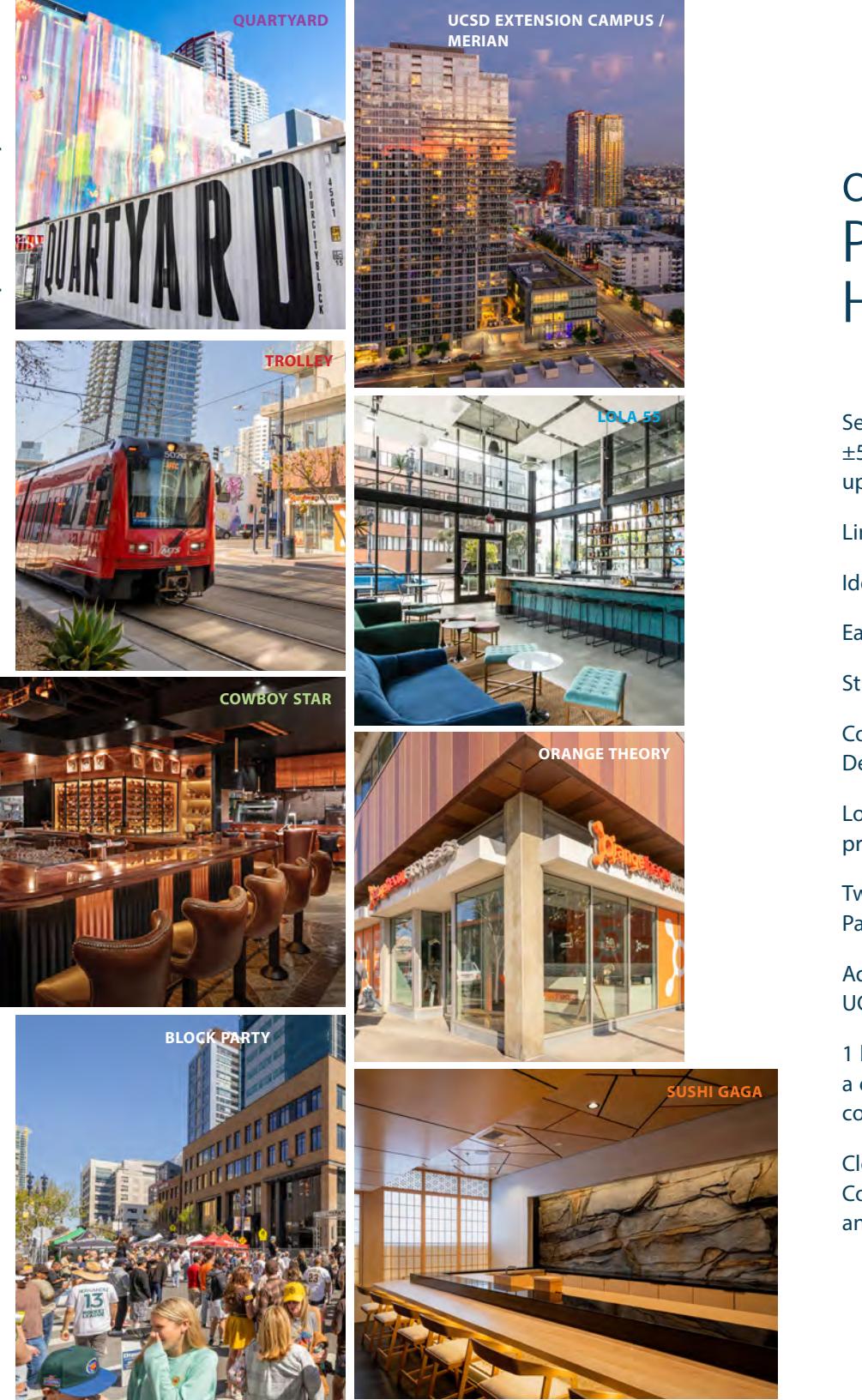
A SHELEY TIEFFEL
8 5 8 7 5 4 6 7 4

ATIEFFEL@FLOCKEAVOYER.COM
LIC. D. 0 198441

ANDREW SHIMIRAN
8 5 8 7 5 4 6 9 2

ASHIMIRAN@FLOCKEAVOYER.COM
LIC. D. 0 203814

MEET SOME NEIGHBORS (PARTIAL LIST)



OVERVIEW PROPERTY HIGHLIGHTS

Second generation office/creative space
±5,205 with ±125 SF of frontage (Potentially
up to ±8,250 SF with ±200 SF of frontage)

Limited parking available

Ideal location for retail / office/ creative space

Easy access from 163 highway into downtown

Straight access to 94 Freeway from G Street

Co-tenancy with Village Cafe, Jules Wilson
Design Studio and Knstruct Salon

Located at the base of a 207-unit apartment
project

Two blocks from the new East Village Green
Park - currently under construction

Adjacent to the newly completed 66,000 SF
UCSD expansion campus

1 block to San Diego Trolley lines, with
a coastal extension line to La Jolla just
completed

Close proximity to Petco Park, the San Diego
Convention Center, San Diego Central Library,
and Thomas Jefferson School of Law



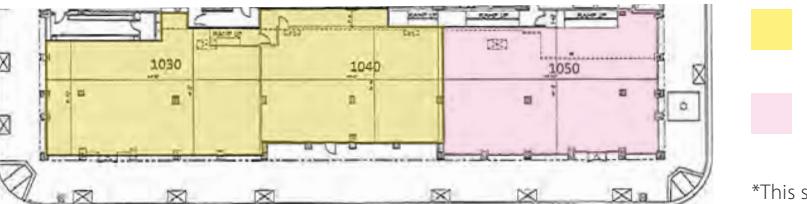
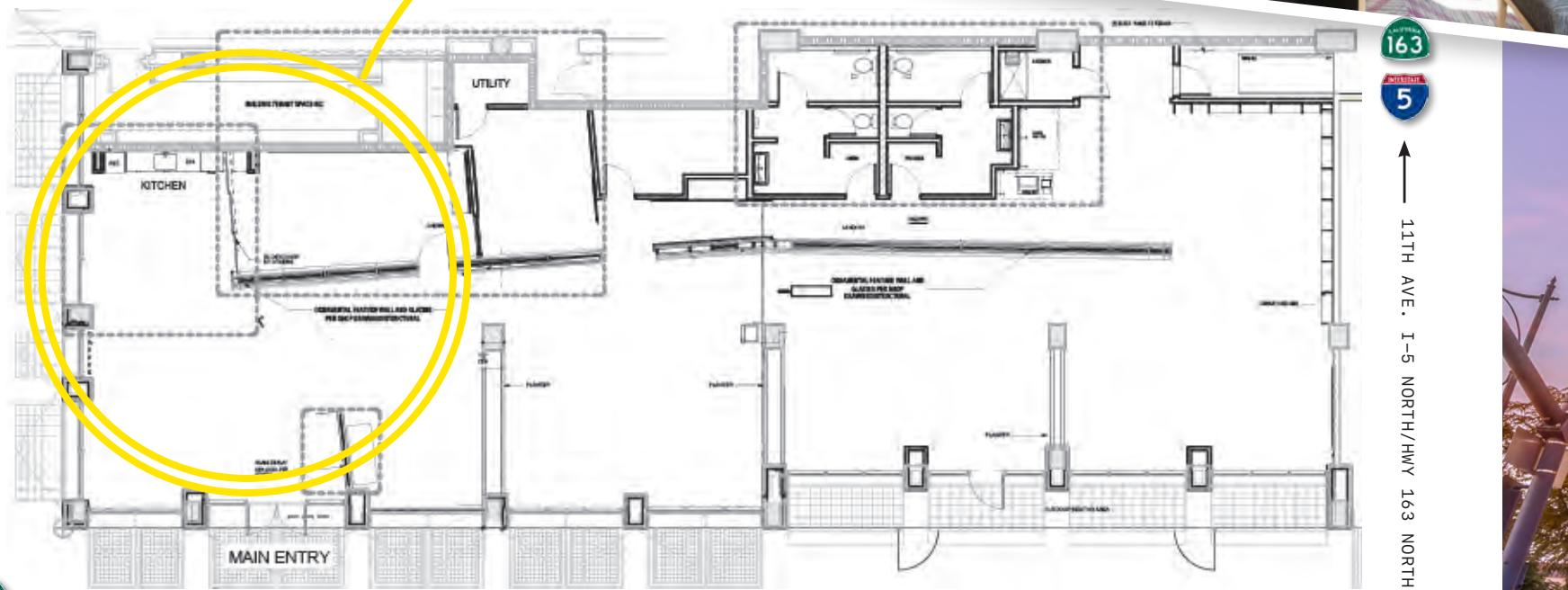
GREAT EXPOSURE ALONG G STREET, THE 94 FREEWAY
CONNECTOR, AND EASY ACCESS TO THE 5 AND 163
FREEWAY THROUGH 10TH & 11TH AVENUE

OVERVIEW SITE PLAN

SIZE $\pm 5,205$ SF

FRONTRAGE ± 125 SF

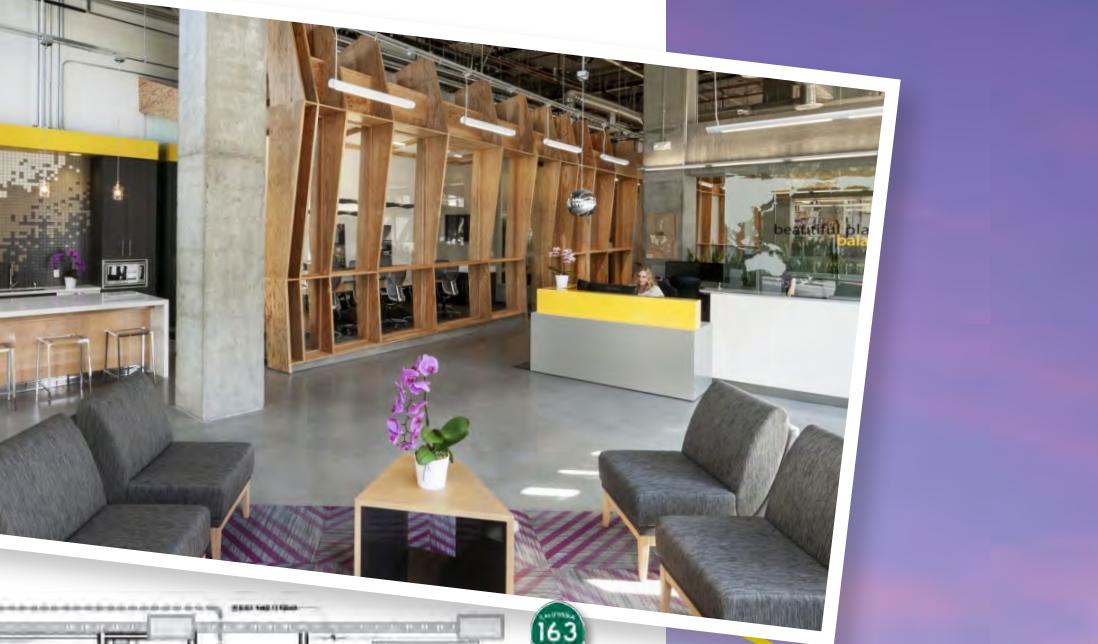
FEATURES BUILT OUT, GREAT FRONTRAGE

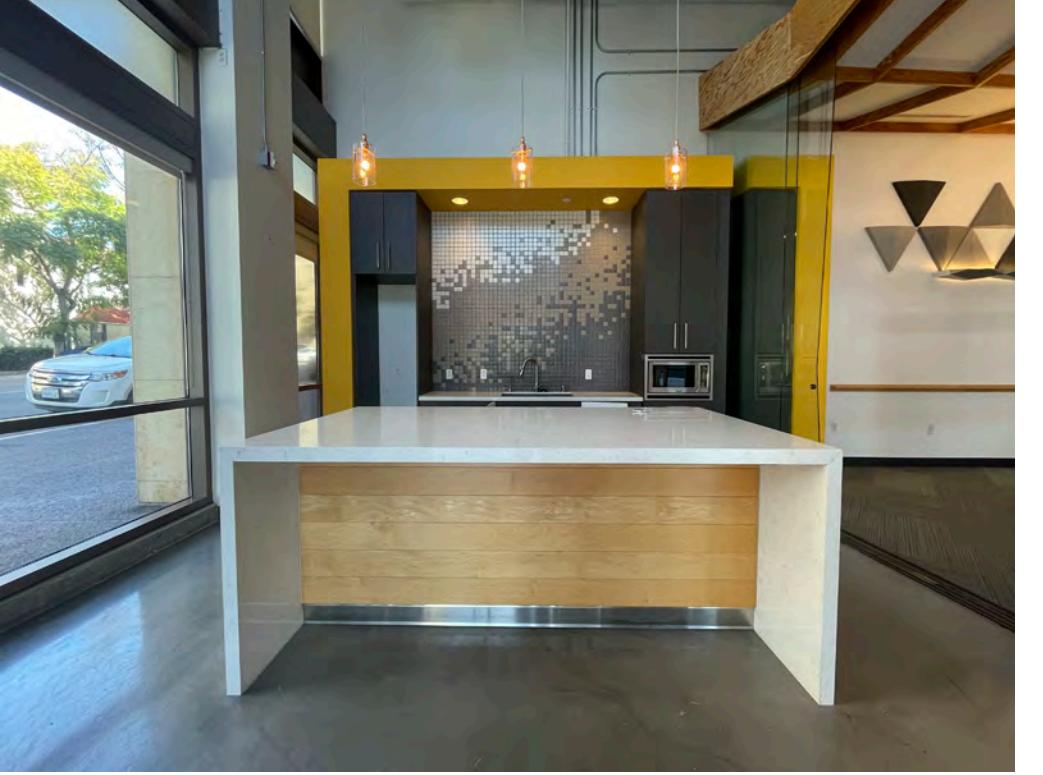
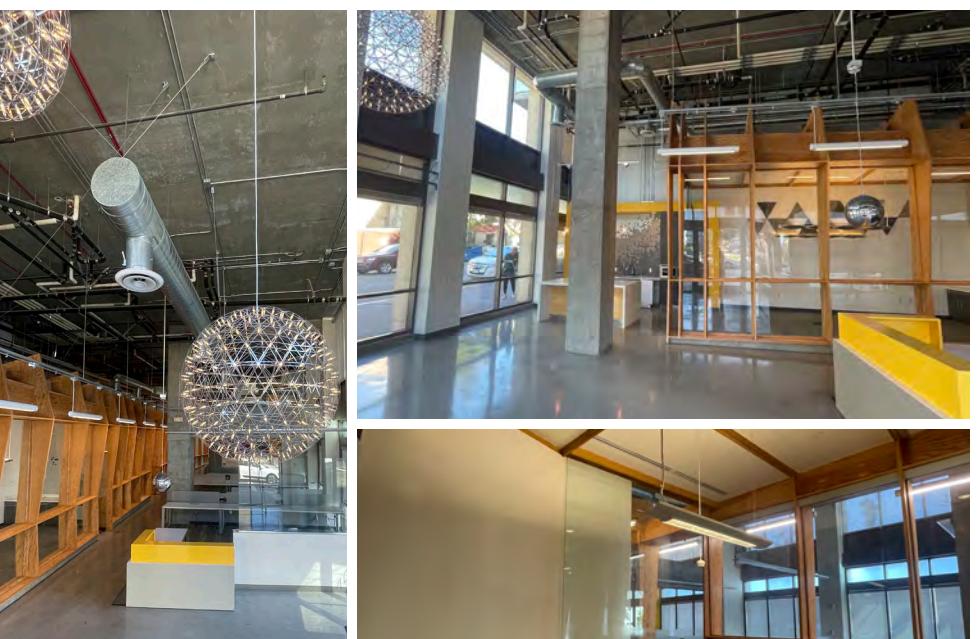
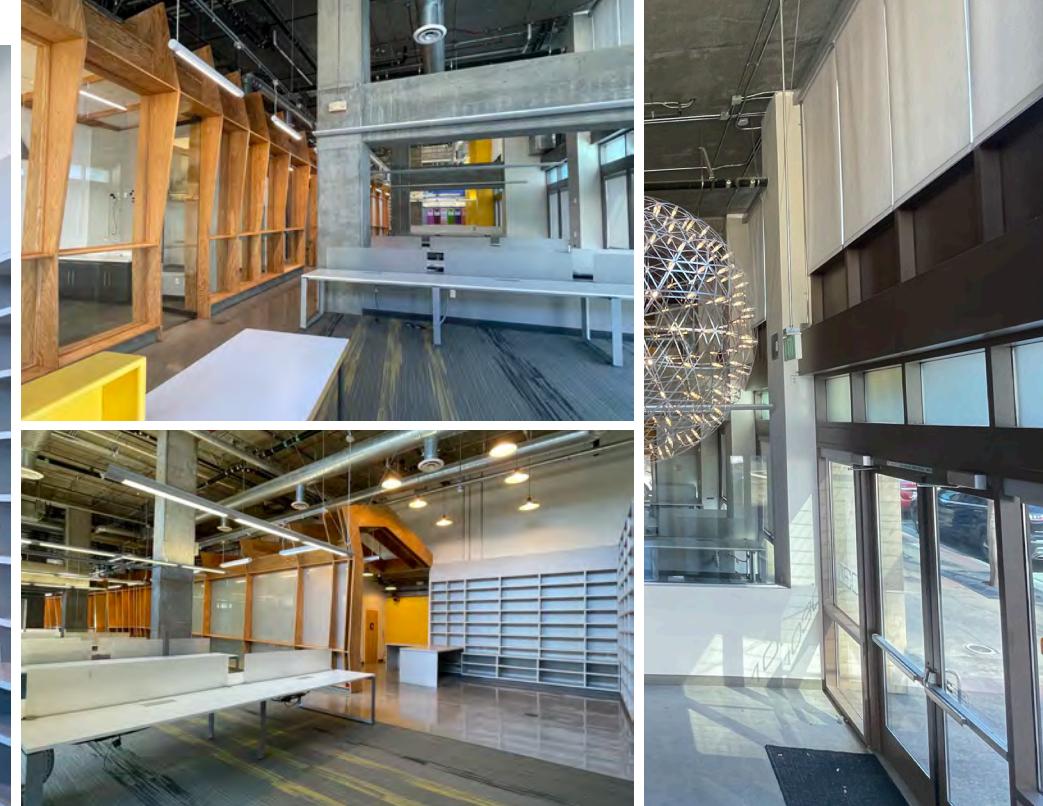
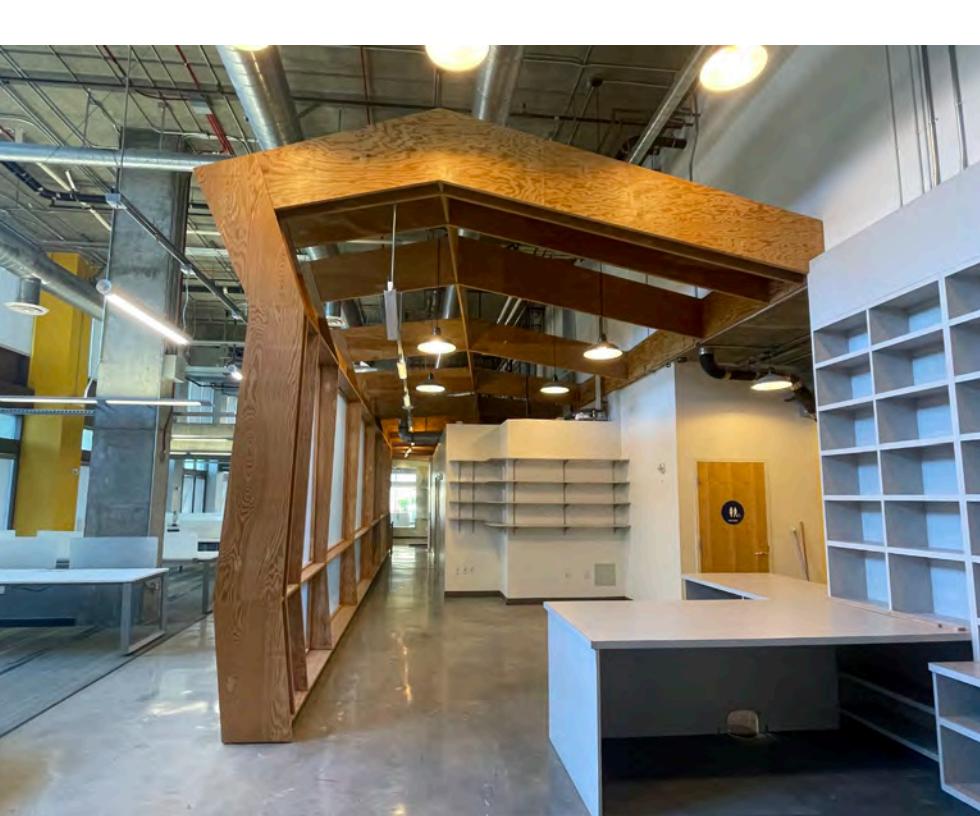
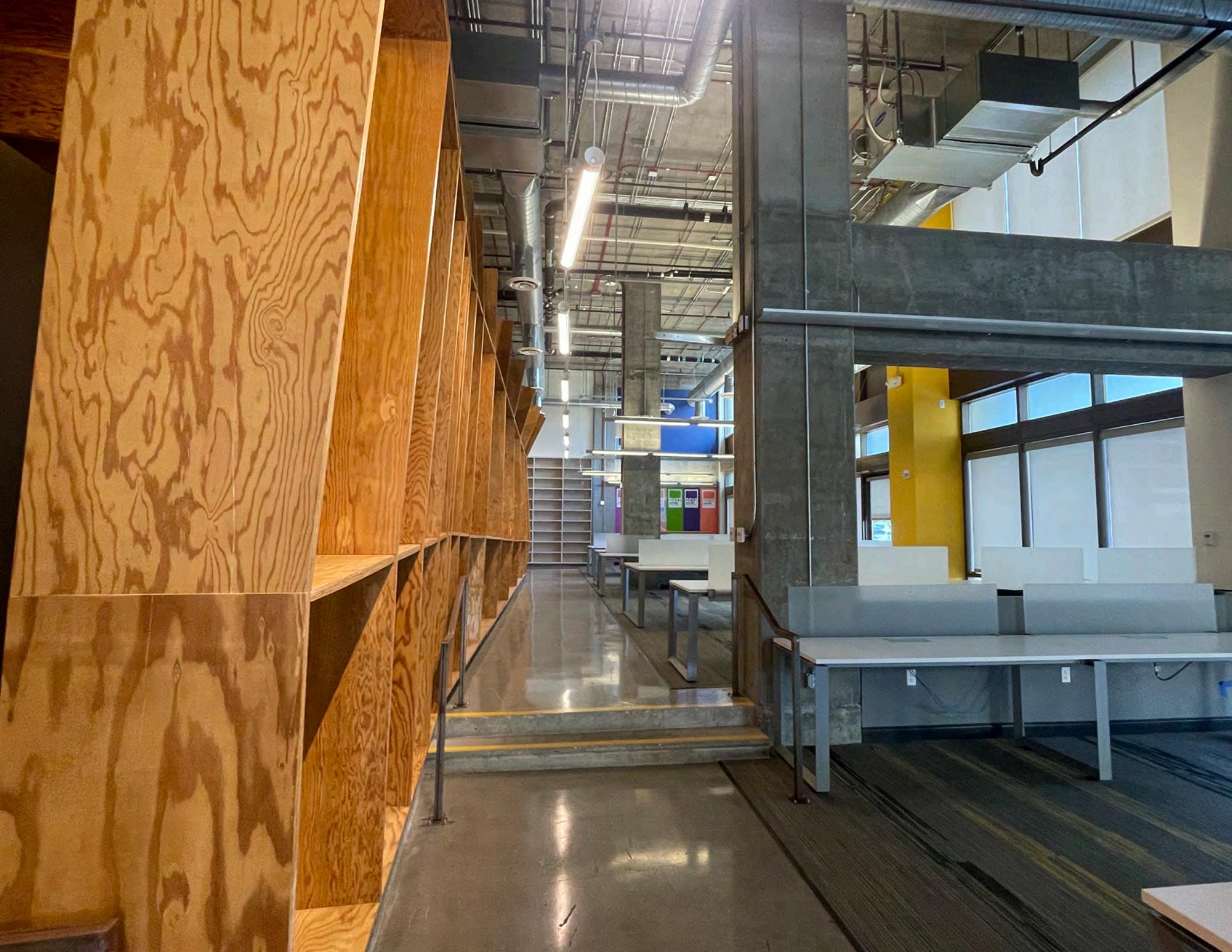


FOR LEASE $\pm 5,205$ SF

ADDITIONAL $\pm 3,045$ SF* AVAILABLE

*This site plan 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.







RESIDENTIAL & COMMERCIAL CONSTRUCTION BOOMING



OFFICE

363,700 SF Under Review

1.8M SF Under Construction



RETAIL

80,150 SF Under Review

562,600 SF Under Construction



HOUSING

31,689¹ HOUSING UNITS Existing

+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

NEIGHBORHOOD SUMMARY DEMOGRAPHICS

	POPULATION	AVG. HOUSEHOLD INCOME	DAYTIME POPULATION	MEDIAN AGE
1 MILE	57,628	\$104,987	89,880	37.6
3 MILES	204,900	\$125,926	202,688	36.1
5 MILES	502,234	\$119,307	425,179	34.5

SAN DIEGO FACTS

37,000

Residents in Downtown

3.3M

Population of San Diego County

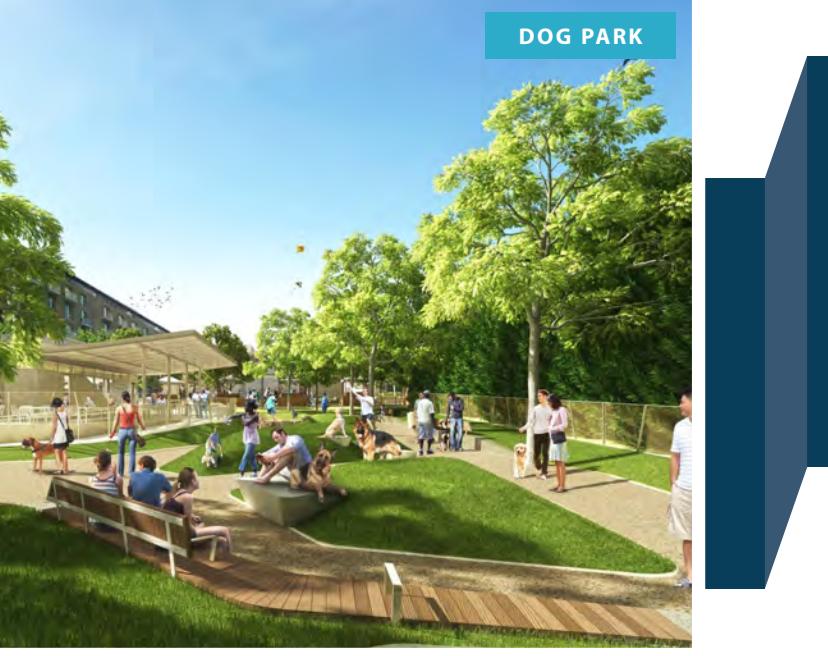
35.1M

Annual visitors to 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.

UNDER CONSTRUCTION EAST VILLAGE GREEN

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



FOR LEASING INFORMATION



MICHAEL BURTON

858 875 4685

MBURTON@FLOCKEAVOYER.COM

LIC. ID 01763327

PASQUALE IOELE

858 875 4665

PIOELE@FLOCKEAVOYER.COM

LIC. ID 01488187

ASHLEY TIEFEL

858 875 4674

ATIEFEL@FLOCKEAVOYER.COM

LIC. ID 01984741

ANDREW SHEMIRANI

858 875 4692

ASHEMIRANI@FLOCKEAVOYER.COM

LIC. ID 02038814



*Disclaimers *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.

787 J Street - San Diego, CA, 92101

619.280.2600

www.flockeavoyer.com

@urban_strategies_group

@USG_SanDiego

@USGSandiego