

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



CORONADO

CONVENTION CENTER

PETCO STADIUM

SEAPORT VILLAGE

GASLAMP

MARINA DISTRICT

COLUMBIA DISTRICT

CIVIC CORE

← 10TH AVE. - 163 S./I-5 S. OFF RAMP



FOR LEASE

11TH AVE. - 163 N./I-5 N. ON RAMP →

G STREET - EAST ON RAMP

EAST VILLAGE

EAST VILLAGE

  
SANDIEGO  
INTERNATIONAL AIRPORT  
9 MINUTES  
DRIVE TIME TO THE  
SAN DIEGO AIRPORT



1 BLOCK  
AWAY FROM THE  
TROLLEY



99% WALKABLE  
DAILY ERRANDS DO  
NOT REQUIRE A CAR.

## 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

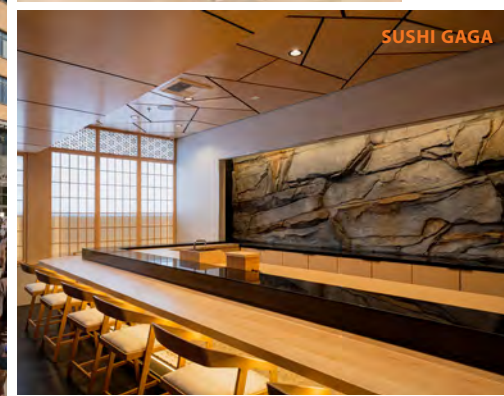
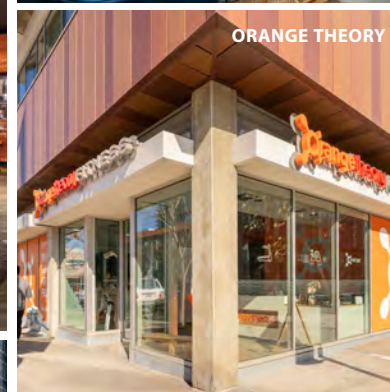
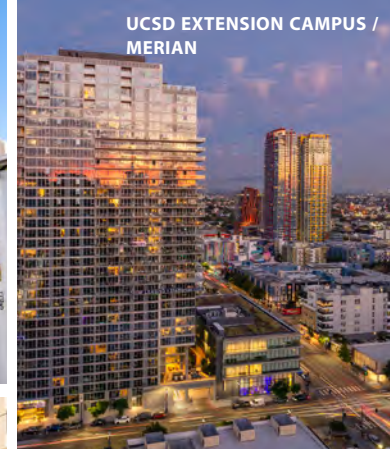
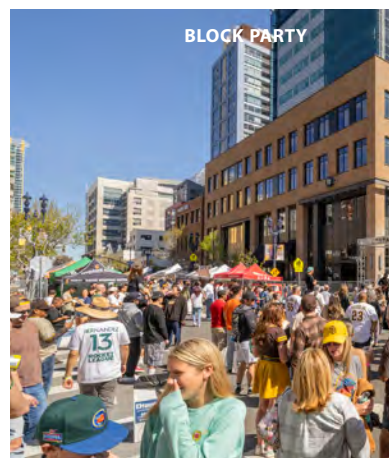
LIC. ID 02038814

787 J Street - San Diego, CA, 92101

619.280.2600 - [www.flockeavoyer.com](http://www.flockeavoyer.com)

\*Disclaimers





## 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

COLUMBIA DISTRICT

LITTLE ITALY

CORTEZ HILL

CIVIC CORE

GASLAMP

10TH AVE. FROM  
I-5 S. & 163 S.

11TH AVE. TO I-5 N.

G ST. EAST TO 94.

EAST VILLAGE

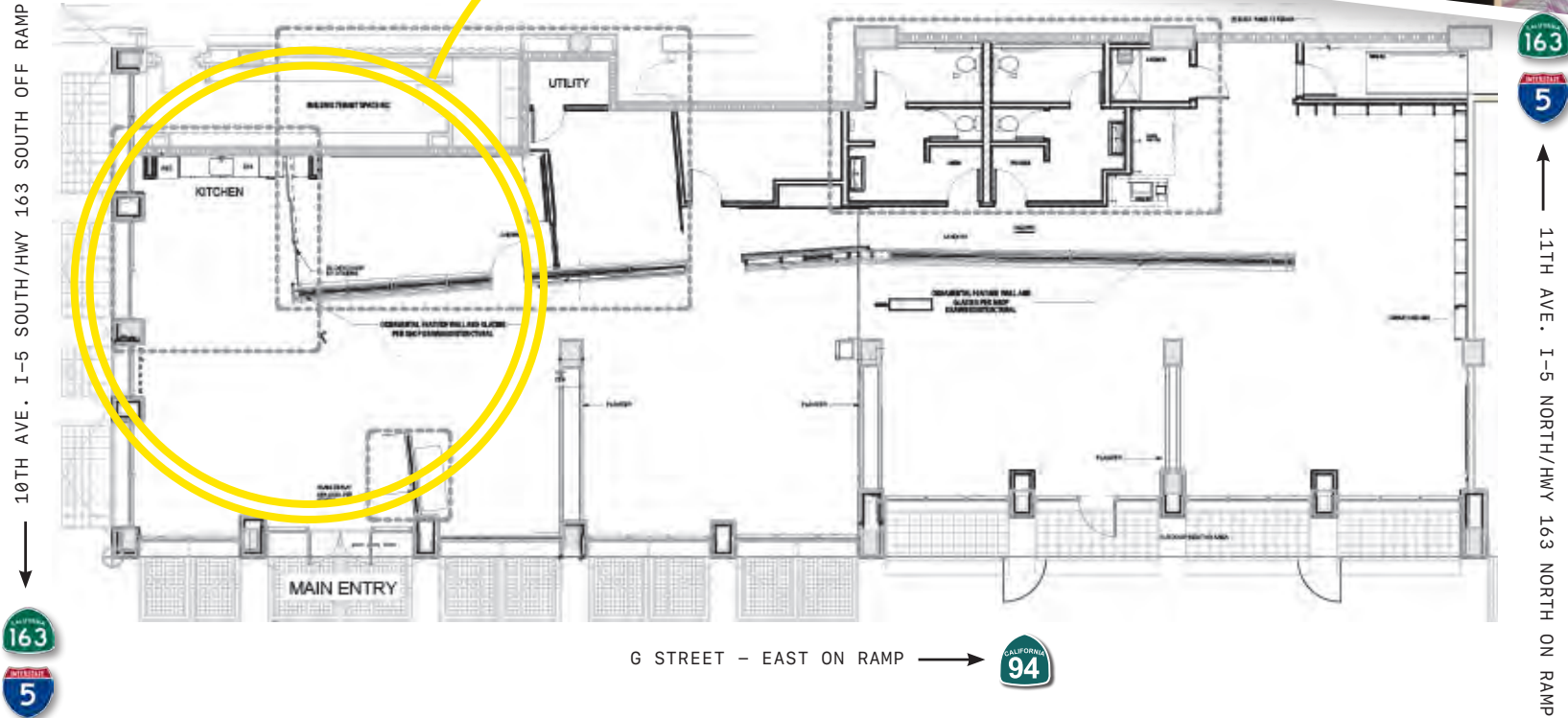


OVERVIEW  
SITE PLAN

- SIZE ±5,205 SF
- FRONTAGE ±125 SF
- FEATURES BUILT OUT, GREAT FRONTAGE



BUILT OUT KITCHEN



11TH AVE. I-5 NORTH/HWY 163 NORTH ON RAMP

G STREET - EAST ON RAMP

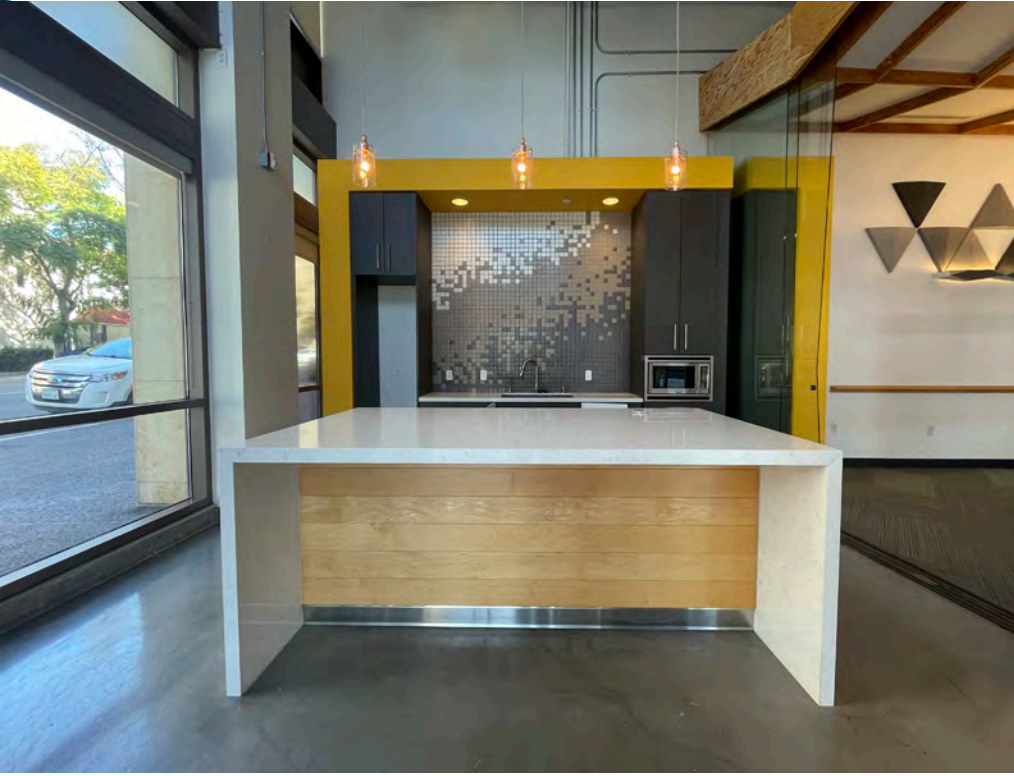
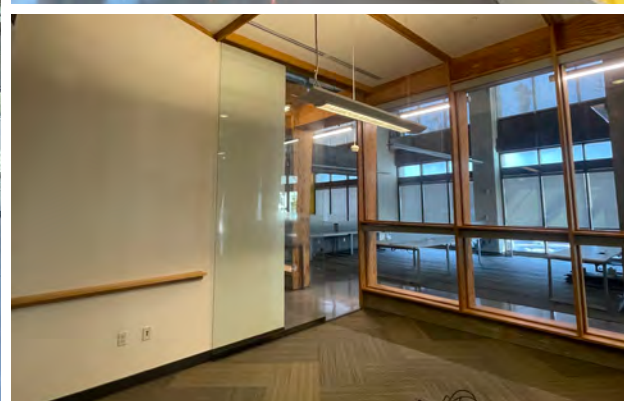
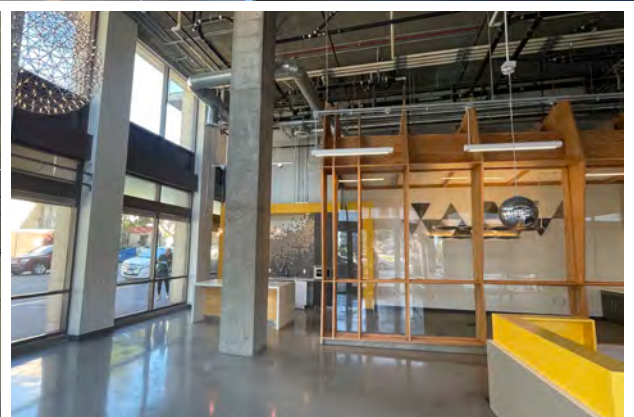
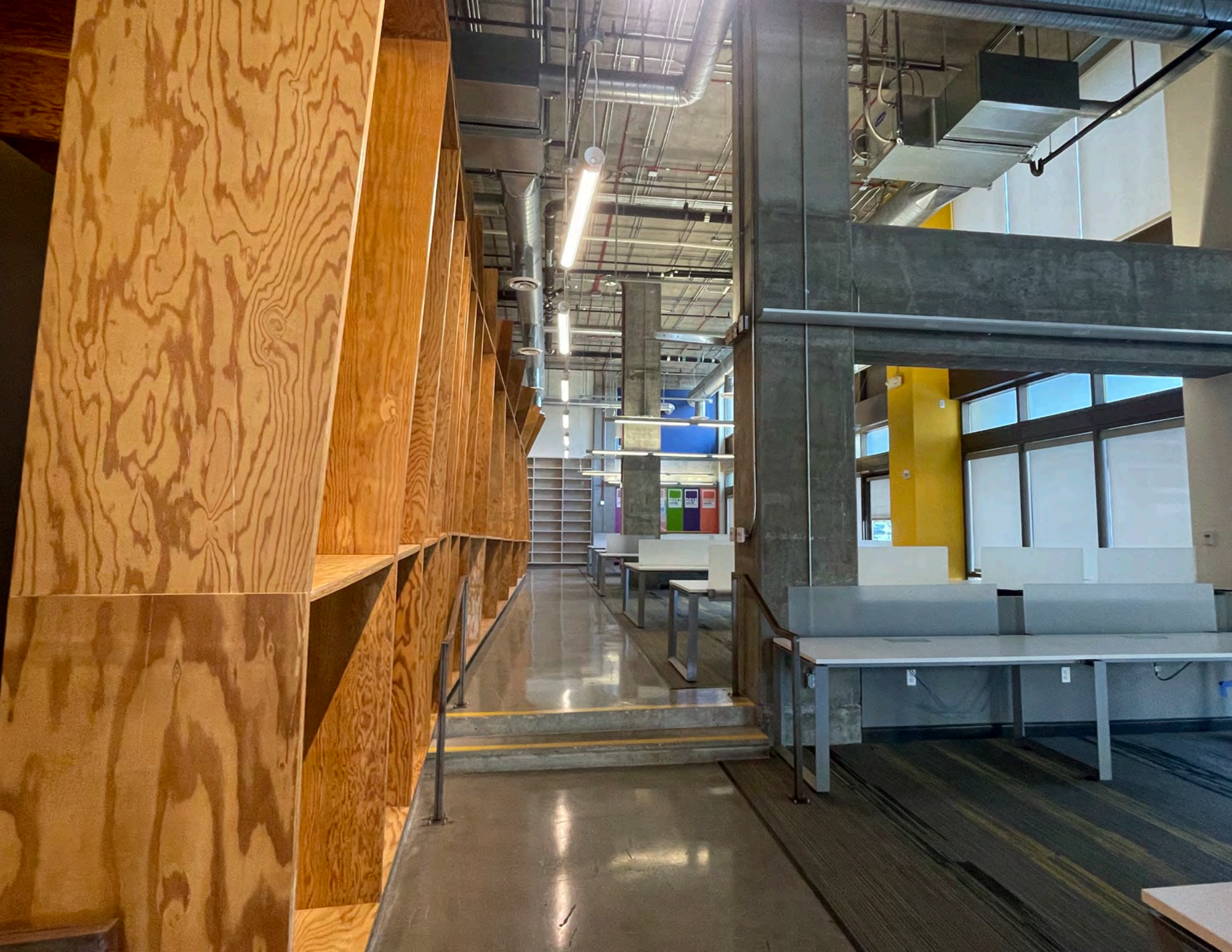


- FOR LEASE ±5,205 SF
- ADDITIONAL ±3,045 SF\* AVAILABLE

\*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	31,689 <sup>1</sup> HOUSING UNITS Existing +3,044 <sup>2</sup> HOUSING UNITS Under Construction	+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

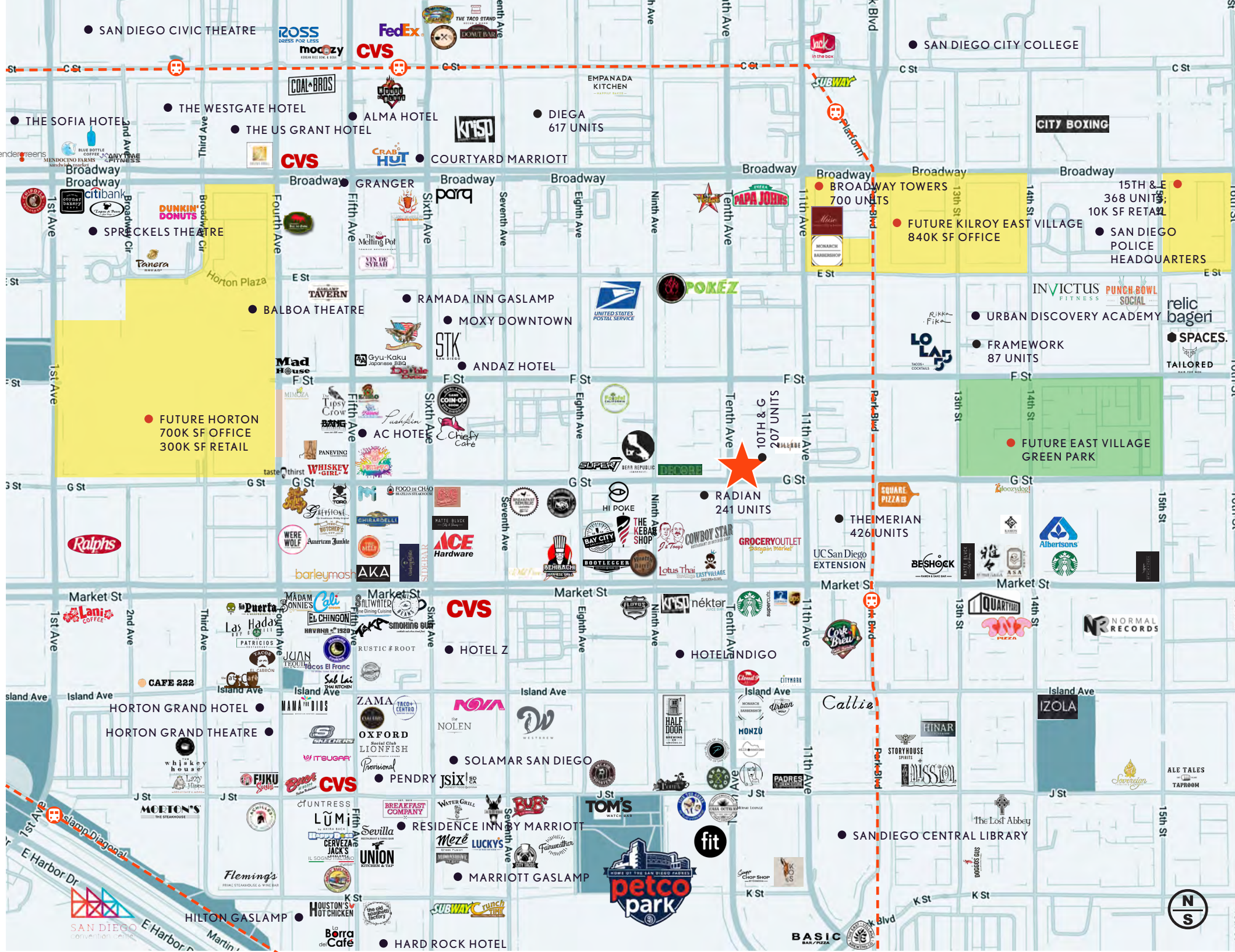
# NEIGHBORHOOD SUMMARY DEMOGRAPHICS

	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	3.3M	35.1M
Residents in Downtown	Population of San Diego County	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





5-MIN DRIVE TIME

PETCO PARK  
SEAPORT VILLAGE  
BALBOA PARK  
U.S.S. MIDWAY MUSEUM  
SAN DIEGO CONVENTION CENTER

15-MIN DRIVE TIME

SAN DIEGO ZOO  
LIBERTY STATION  
CORONADO ISLAND  
OLD TOWN  
SEA WORLD

30-MIN DRIVE TIME

LEGO LAND  
LA JOLLA SHORES BEACH  
USCSD  
DEL MAR RACETRACK  
SAN DIEGO SAFARI PARK

DOWNTOWN  
QUICK FACTS

6,280  
TOTAL NUMBER OF  
BUSINESSES

2.4M  
ANNUAL ATTENDEES  
AT PETCO PARK

40M  
ANNUAL PASSENGERS  
ON SAN DIEGO  
TROLLEY LINES

1M  
ANNUAL VISITORS AT  
SAN DIEGO PUBLIC  
LIBRARY

862,408  
INDIVIDUAL ATTENDEES  
AT THE CONVENTION  
CENTER

108  
EVENTS HELD AT THE  
CONVENTION CENTER

TOURISM +  
HOTELS IN  
DOWNTOWN  
SAN DIEGO



AREA USE MAP

- HOTELS
- MULTI-FAMILY
- OFFICE
- TROLLEY
- SCHOOL / GOVERNMENT
- UNDER CONSTRUCTION / PLANNED





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 @USG\_SanDiego  
 @USGsandiego