

RESTAURANT/RETAIL
FOR LEASE AT THE NEW

800 BROADWAY

SPACE 1

±2,112 SF

SPACE 2

±1,326 SF

SPACE 3

±1,392 SF



URBAN
PROPERTY
GROUP
EST. 1989



1

2

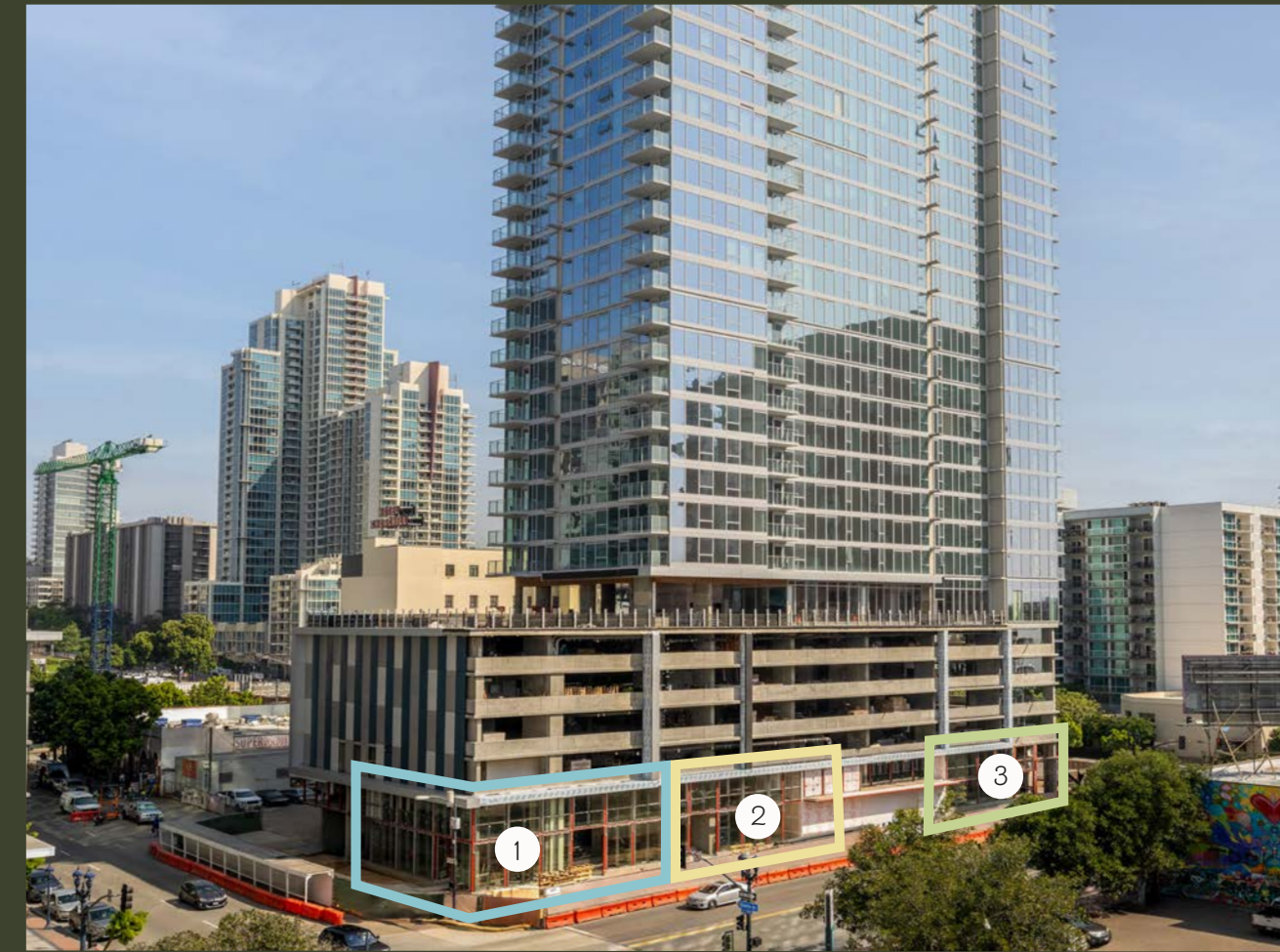
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RESTAURANT / RETAIL OPPORTUNITY



PROPERTY HIGHLIGHTS

New construction, 40-story with 400 residential units above



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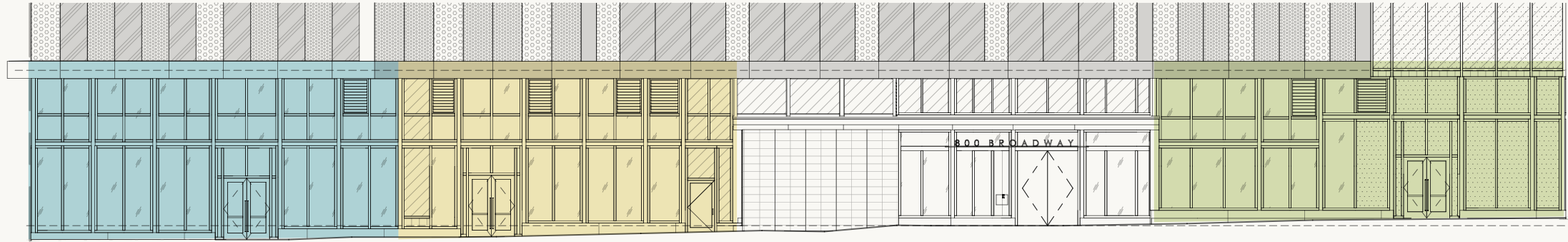
Available restaurant/retail spaces for lease with
High ceilings
→ NE Corner, Space 1, $\pm$ 2,112 SF
→ Inline, Space 2, $\pm$ 1,326 SF
→ NW Corner, Space 3, $\pm$ 1,392 SF

Located in Downtown with a high daytime
population, major attractions, and hotels,
including: US Grant, Convention Center, Petco
Park, The Campus at Horton, House of Blues, and
I-5 Freeway.

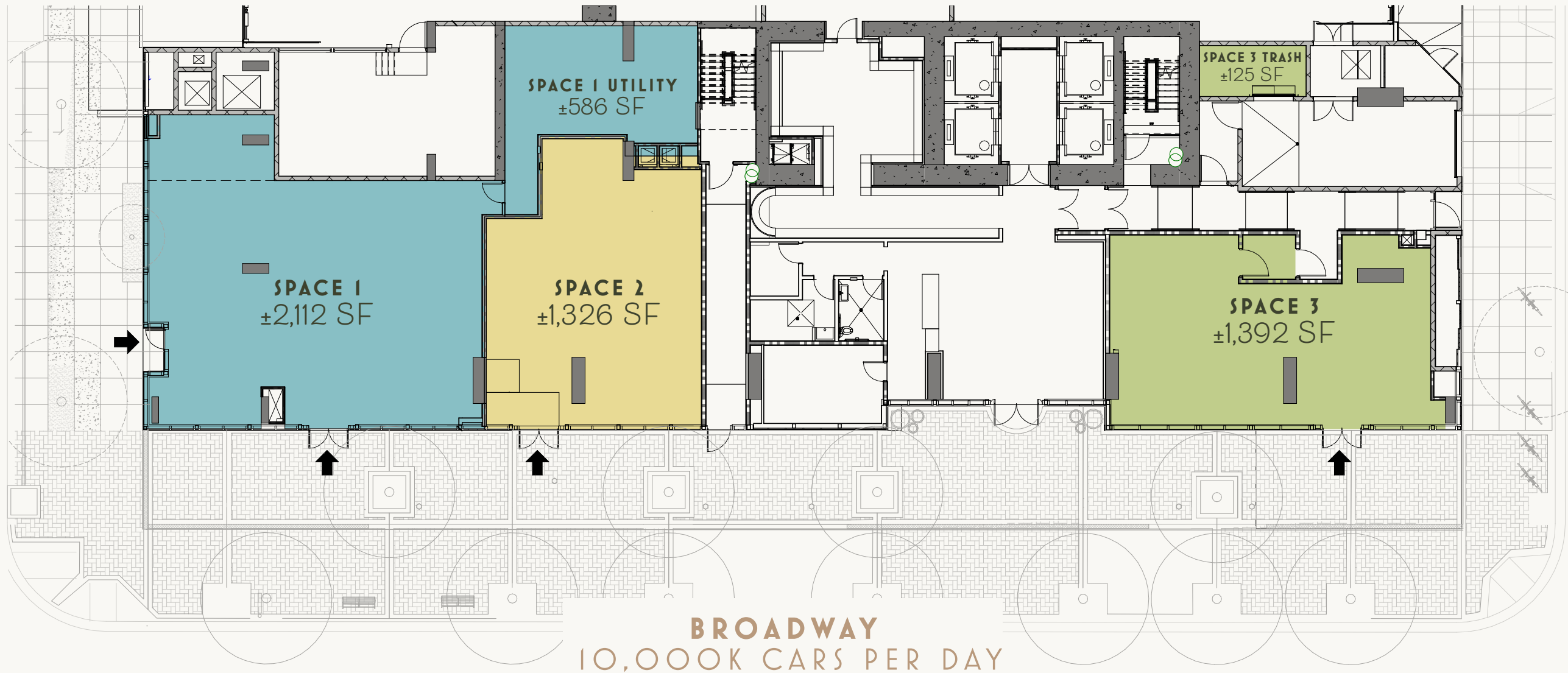
Four blocks from the new Horton Campus -
currently under construction

Two blocks to San Diego Trolley lines, with a
coastal extension line to La Jolla just completed

SITE
PLAN

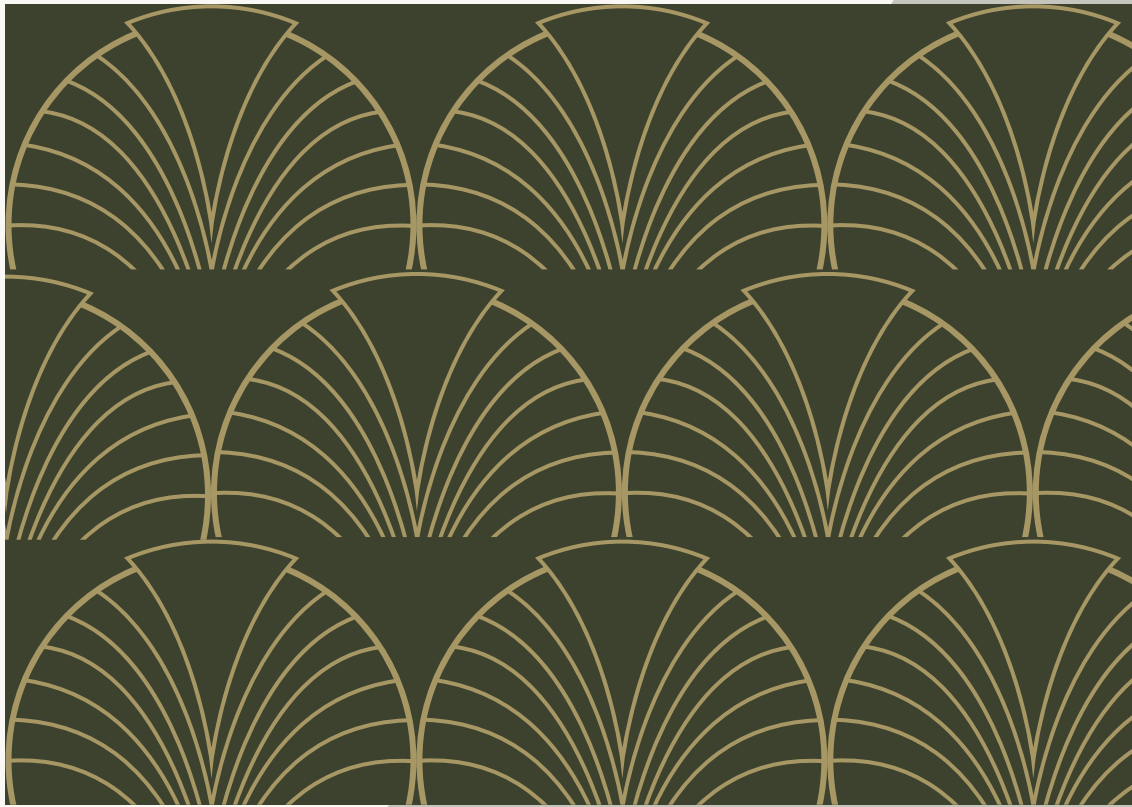


EIGHTH AVENUE



BROADWAY
10,000K CARS PER DAY

NINTH AVENUE





SAN DIEGO INTL. AIRPORT
2.5 Miles Away

- 20.6M annual air passengers



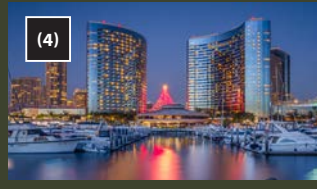
LITTLE ITALY
0.5 Miles Away

- 10,000 daytime population
- Weekly Farmers' Market



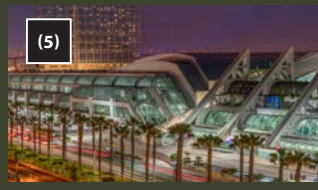
USS MIDWAY
0.8 Miles Away

- Historic naval ship museum
- 1.5M+ annual visitors



SEAPORT VILLAGE
0.5 Miles Away

- 4M annual visitors



CONVENTION CENTER
0.8 Miles Away

- ±836,000 annual attendees
- Largest event: San Diego Comic-Con (135,000 attendees)



GASLAMP QUARTER
0.1 Miles Away

- 10M+ annual visitors



PETCO PARK
0.6 Miles Away

- 2.4M+ annual attendees
- Home of San Diego Padres
- \$70M spent in stadium annually



CENTRAL LIBRARY
0.8 Miles Away

- 1M annual visitors
- ±497,650 SF, nine stories
- 320-seat auditorium

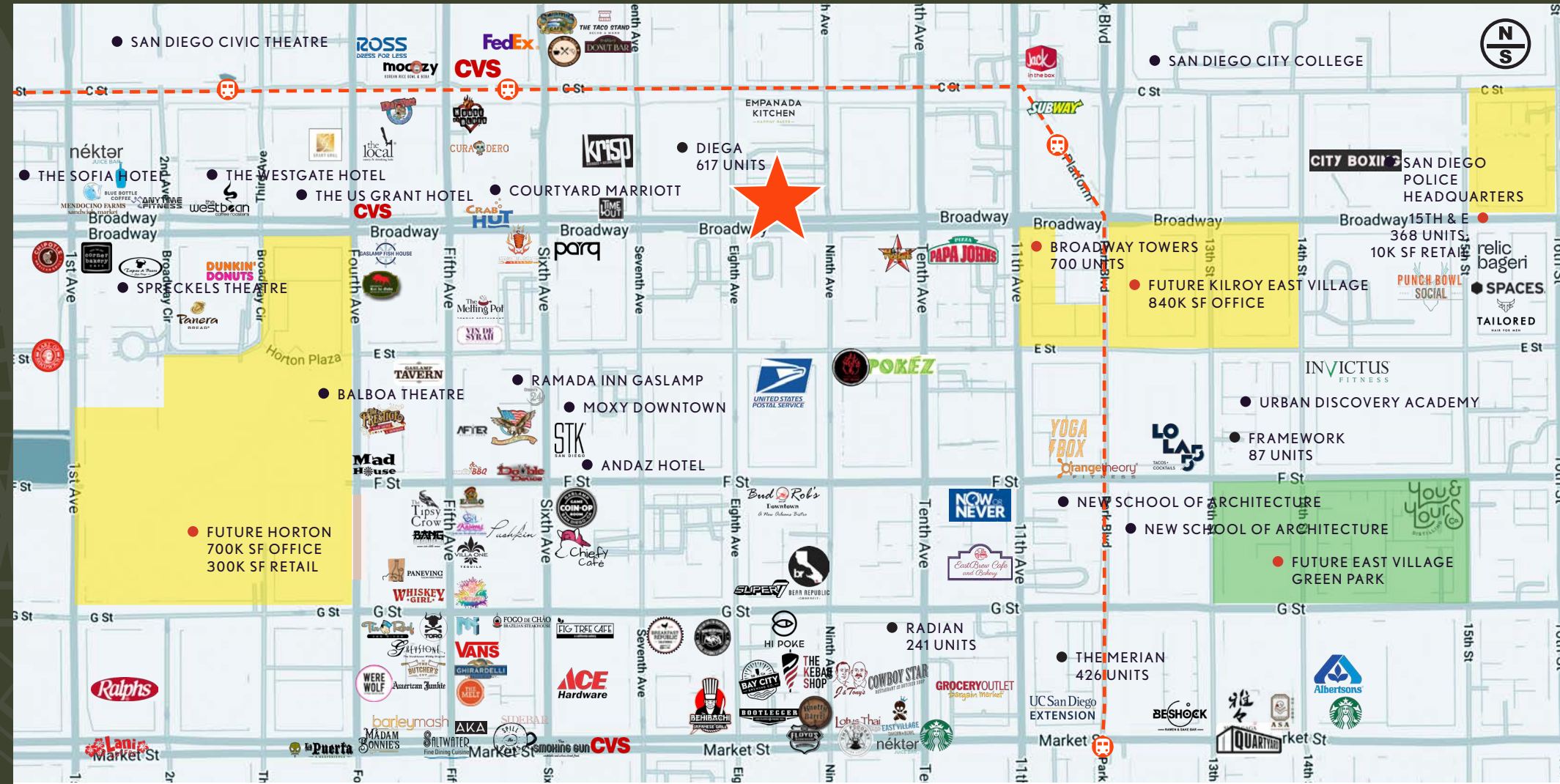


SAN DIEGO ZOO / BALBOA PARK
1.7 Miles Away

- 12M annual visitors combined

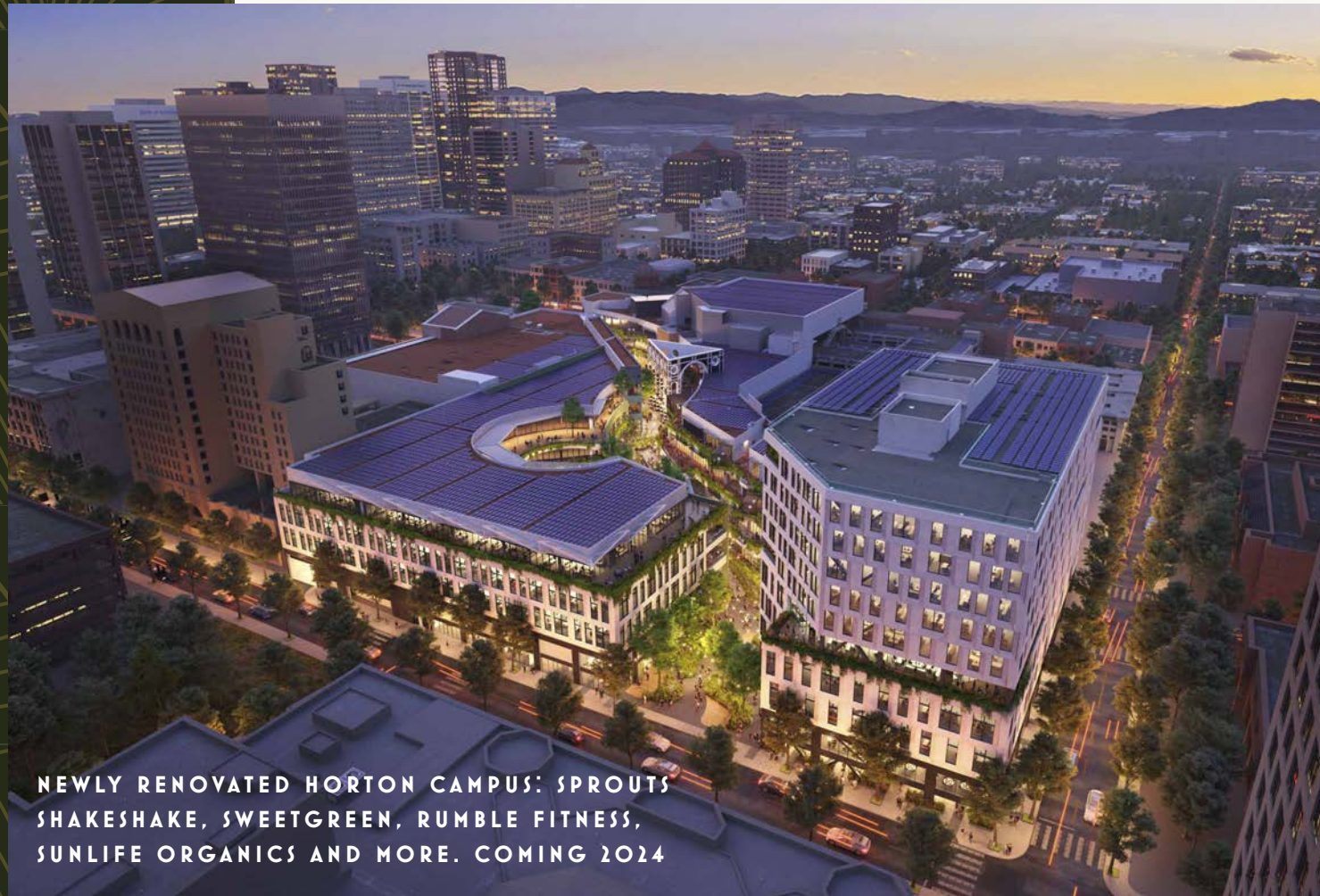


MAP TENANT



AREA TENANTS

DOWNTOWN SAN DIEGO CONTAINS A UNIQUE MIXTURE OF CRAFT FOOD, BIG BOX TENANTS AND HOTELS THAT SERVE THE SURROUNDING POPULATION.



NEWLY RENOVATED HORTON CAMPUS: SPROUTS, SHAKESHAKE, SWEETGREEN, RUMBLE FITNESS, SUNLIFE ORGANICS AND MORE. COMING 2024



DOWNTOWN SAN DIEGO, CA

DEMOGRAPHICS

800 BROADWAY, SAN DIEGO, CA 92101

	1 MILE	3 MILES	5 MILES
POPULATION	57,628	204,900	505,006
DAYTIME POPULATION	89,880	202,688	425,179
AVERAGE HH INCOME	\$108,843	\$127,140	\$120,483
MEDIAN AGE	37.6	36.1	34.5

±35M	±37K	±10.4B
ANNUAL VISITORS TO SAN DIEGO	RESIDENTS LIVE IN DOWNTOWN	VISITOR SPENDING IN SAN DIEGO

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*Photo Credit: taken by Autumn Murphy

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