

west

DOWNTOWN SAN DIEGO

UPG URBAN PROPERTY GROUP EST. 1989

JOIN...



AS PART OF PHASE 2,
MASTER PLAN PROJECT
UNDER CONSTRUCTION

FOR LEASE AT THE BASE
OF NEW TOWER

Prime Corner
Restaurant Space
Fronting Broadway



Broadway & Union Street
Restaurant & Large Patio



Located on Union Street
Moniker Coffee & Cocktails
Coming Soon

Located on Broadway Corridor
The corner of Broadway & Front

High Ceilings
20'6"

Restaurant Plus
Large Patios



The New Ideal

Completed Q4 2024

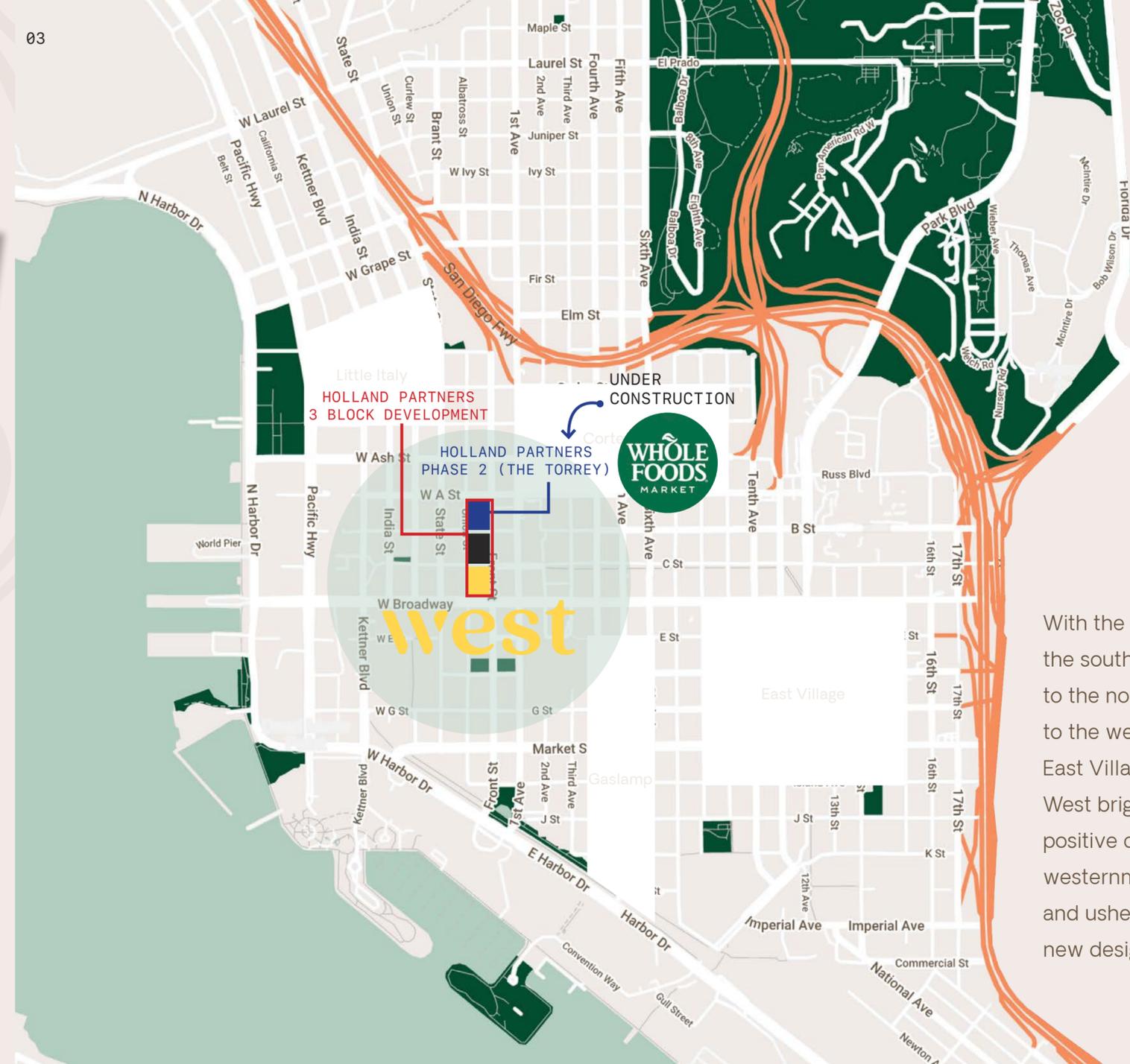
37
Stories

10K
SF Retail

288K
SF Office

431
Units

5
Levels of
Underground Parking



With the Gaslamp to the south, Cortez Hill to the north, Little Italy to the west, and the East Village to the east, West brightly emanates positive change for this westernmost pocket and ushers in an all-new designation.

For Retail Leasing

PASQUALE IOELE
PASQUALE@UPGSOCAL.COM
LIC. ID 01488187

ANDREW SHEMIRANI
ANDREW@UPGSOCAL.COM
LIC. ID 02038814



The Project

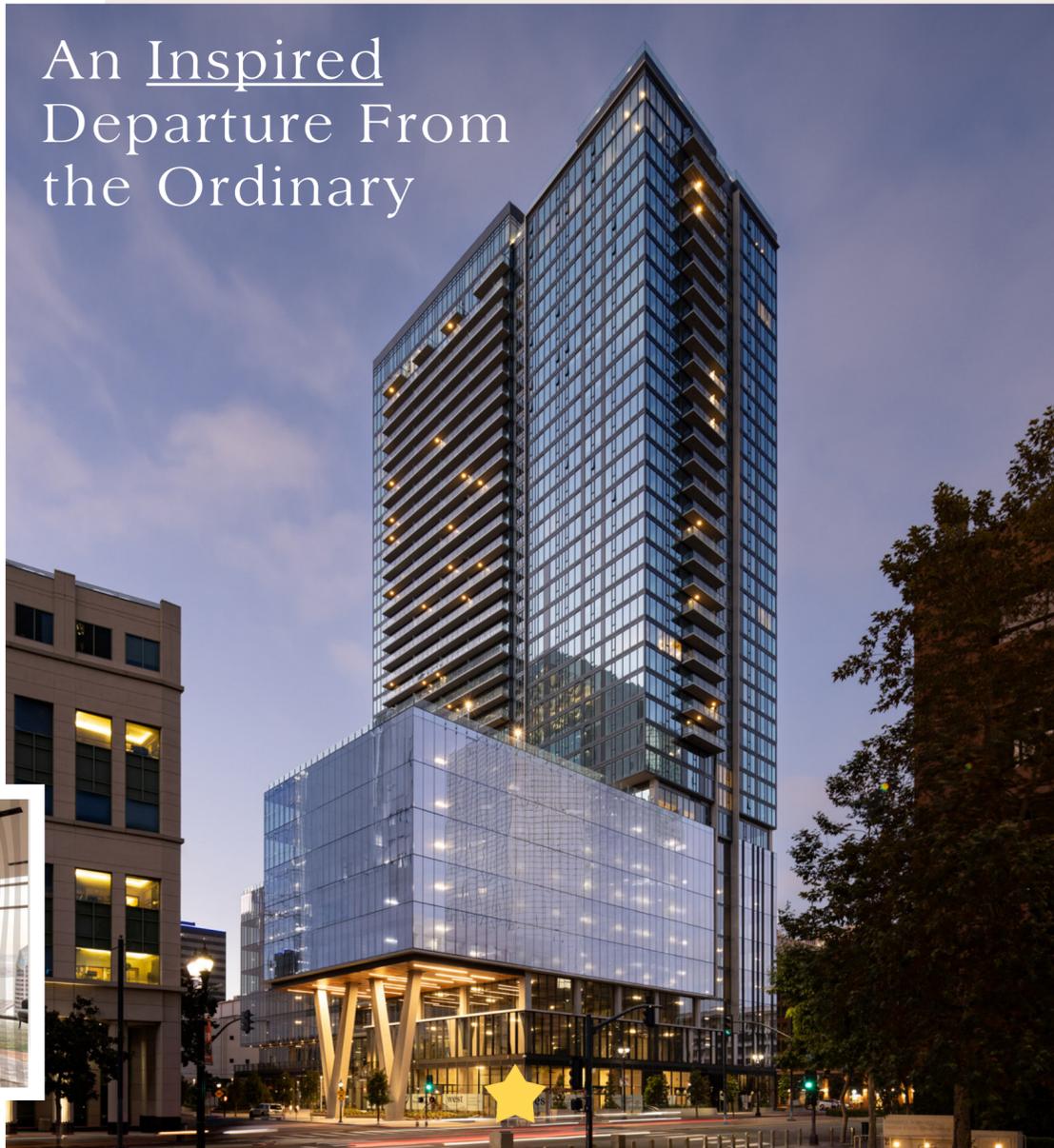


Retail / Restaurant Spaces For Lease

- ◆ Ground-floor location
- ◆ Large patios fronting Broadway (22,400 Cars Per Day) & Union Street
- ◆ Spaces feed into lobby for synergy & seamless flow between users
- ◆ Ideal F&B user to accommodate residents living within the tower as well as office tenants for lunch and after-work meetups

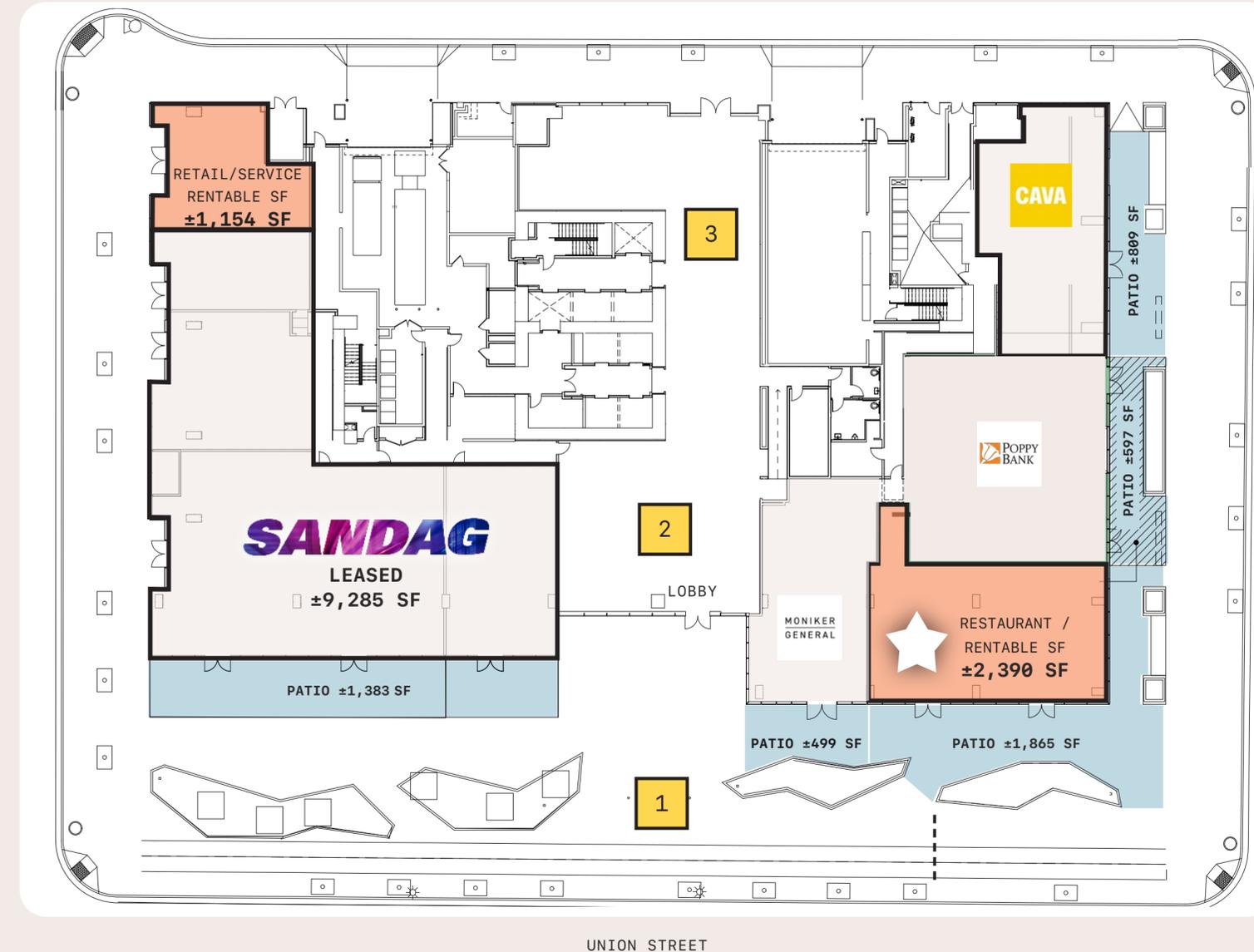
Modern San Diego Living

- ◆ West is the south block of a three-city-block development; the first to undergo construction
- ◆ The Torrey is the north block development and commenced construction Q1 2024
- ◆ Surrounded by the densest daytime population in San Diego — more than 90,000 within one mile
- ◆ 431 residential units
- ◆ ±288,000 SF of office
- ◆ Delivery date is Q1 2024



Site Plan

(Proposed Demise)



Level One - Ground Floor

- LEASED
- PENDING
- AVAILABLE

(1) STREET LEVEL ENTRANCE NEAR LOBBY ON UNION NEXT TO COVERED RESTAURANT PATIO

(2) LOBBY WITH RESTAURANT ENTRANCE AT RIGHT

(3) LOBBY VIEW WITH ELEVATORS AND CAFE ENTRANCE AT LEFT



DELI/FAST CASUAL AND RESTAURANT SPACE CAN BE COMBINED OR FURTHER DEMISED

CEILING HEIGHT 20'-6"



1

(4) STREET LEVEL, WEST FACING AS OF Q2 2024

(5) STREET LEVEL CORNER OF BROADWAY AND UNION, RESTAURANT CORNER AND PATIO, AS OF Q2 2024



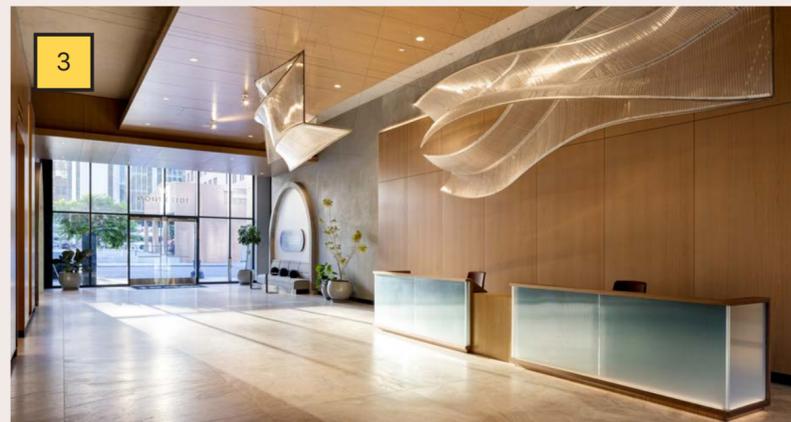
4



5



2



3

(1) LOBBY VIEW WITH RESTAURANT ENTRANCE AT RIGHT

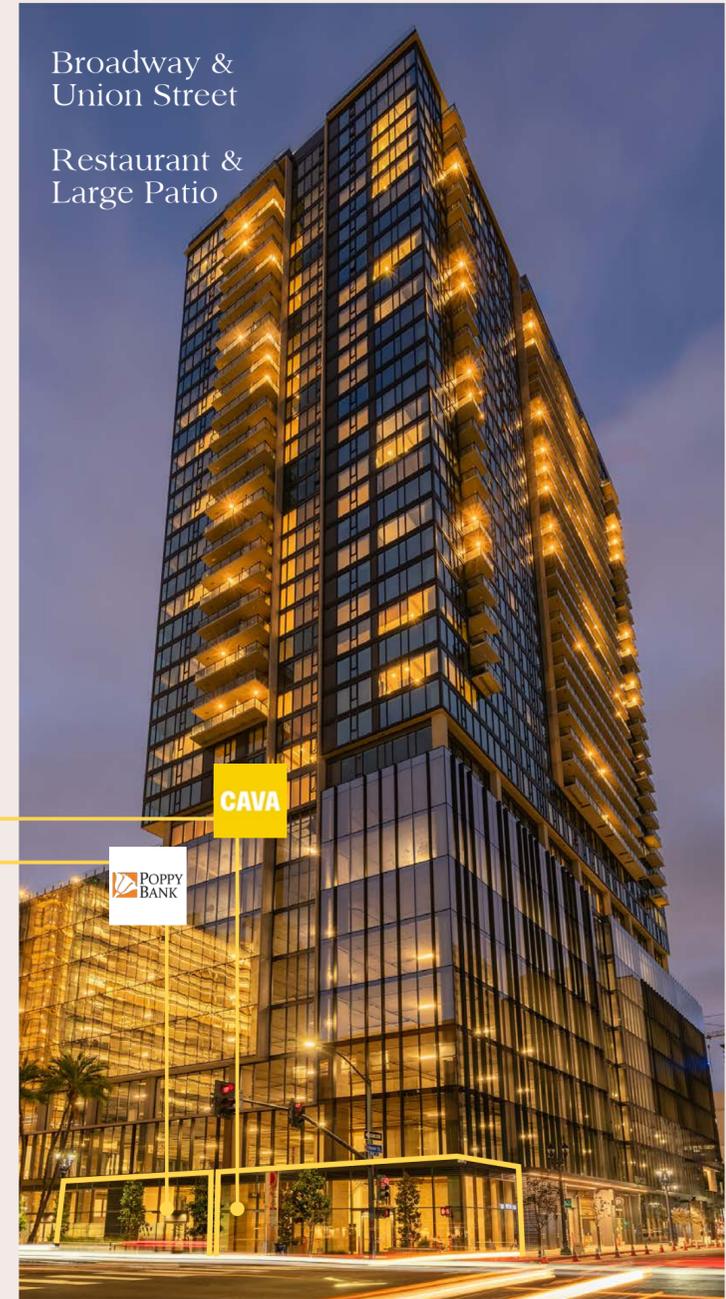
(2) STREET LEVEL ENTRANCE NEAR LOBBY ON UNION NEXT TO COVERED RESTAURANT PATIO

(3) LOBBY VIEW WITH ELEVATORS AND CAFE ENTRANCE AT LEFT





Broadway & Union Street
 Restaurant & Large Patio

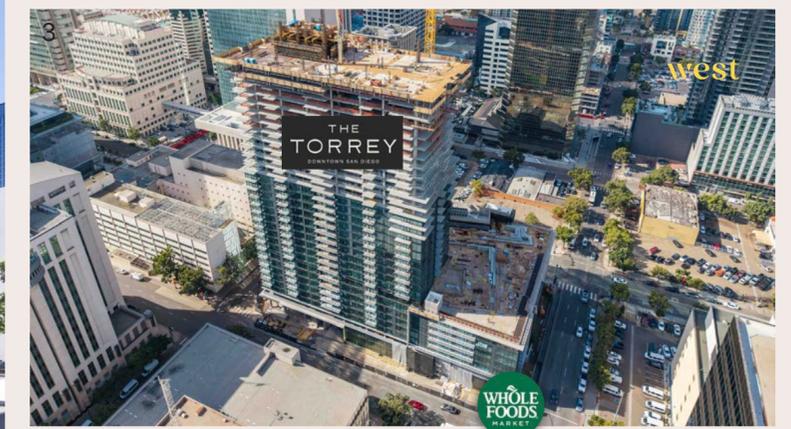


The Torrey

Phase II

CURRENTLY IN CONSTRUCTION

- (1) WHOLEFOODS / THE TORREY, RENDERING
- (2) WHOLEFOODS EXTERIOR RENDERING
- (3) CONSTRUCTION AS OF JULY 2024
- (4) THE TORREY, RENDERING



west

DOWNTOWN SAN DIEGO

Residential

LUXURY APARTMENTS
PENTHOUSE SUITES

UNRIVALED AMENITIES
LIFESTYLE CONCIERGE

Office

HI-TECH & SUSTAINABLE
LARGE FLOOR PLATES

TALL SLAB-TO-SLAB CEILINGS
EXPANDABLE

Amenities ^{9th Floor}

FITNESS
MEETING & EVENTS SPACE

GREEN ROOF
VIEW DECK

Food & Drink

STEAKHOUSE
CAFE

GRAB & GO

Shop

TECH
LIFESTYLE

BESPOKE

Lobby

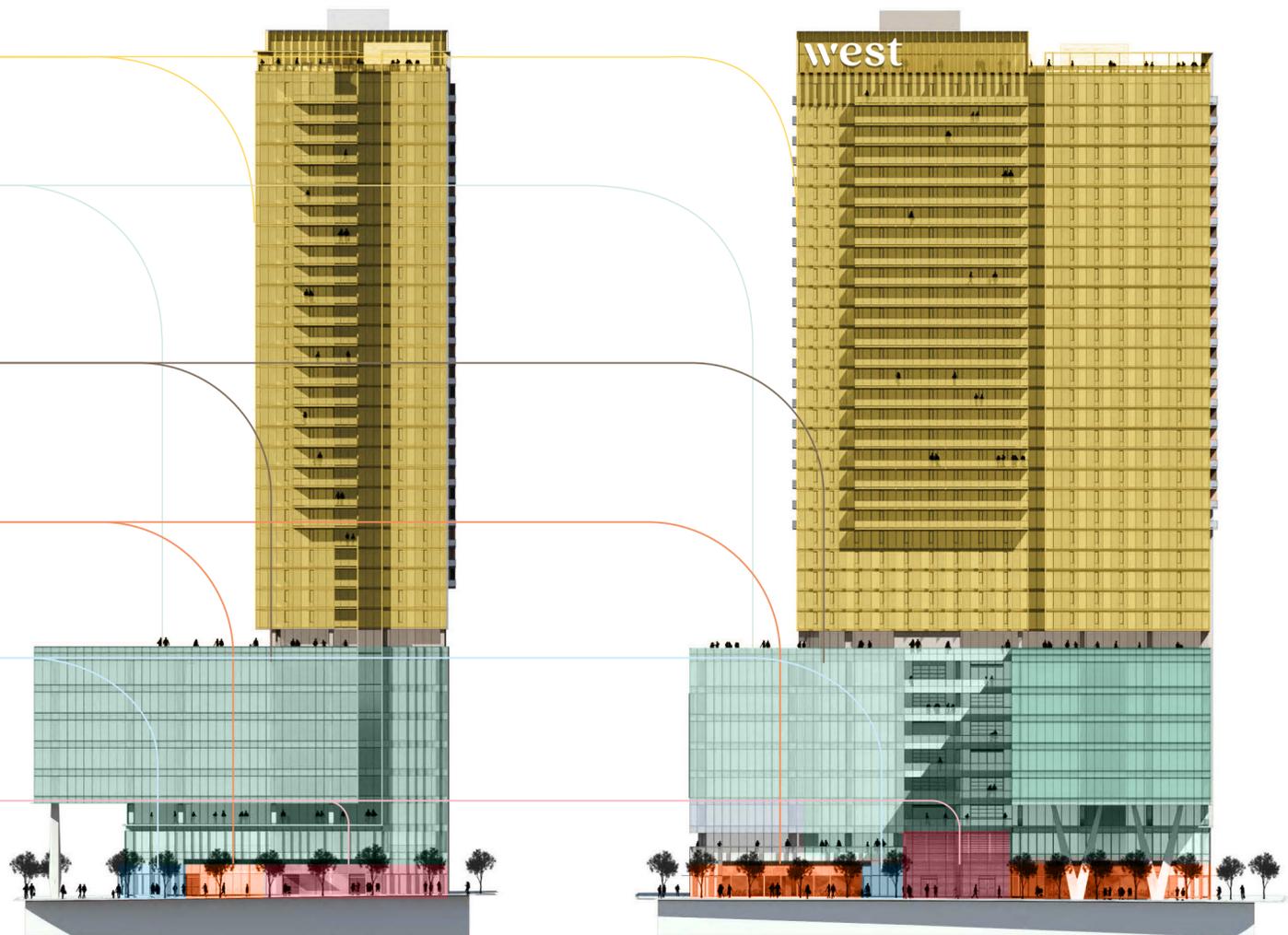
BLENDED SOCIAL INTERACTIONS

BAR & LOUNGE
24-HOUR CONCIERGE

Art

LARGE PUBLIC WORKS
BOLD MOVES

BROAD STATEMENTS



The Mix

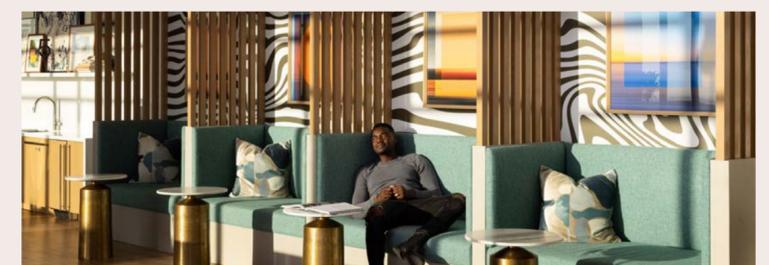


LEARN MORE ABOUT THE AMENITIES →

THE PROJECT TO DATE JULY 2024

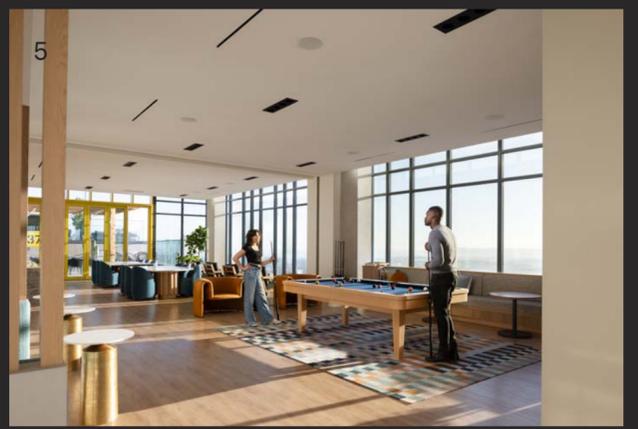
Ninth Floor

- (1) INDOOR/OUTDOOR
- (2) OUTDOOR
- (3) LOCKER ROOM
- (4-5) SHARED ROOM
- (6) FITNESS CENTER



Thirty Seventh Floor

- (1) POOL BAR
- (2) POOL DECK
- (3) LIBRARY
- (4 - 5) CLUB ROOM

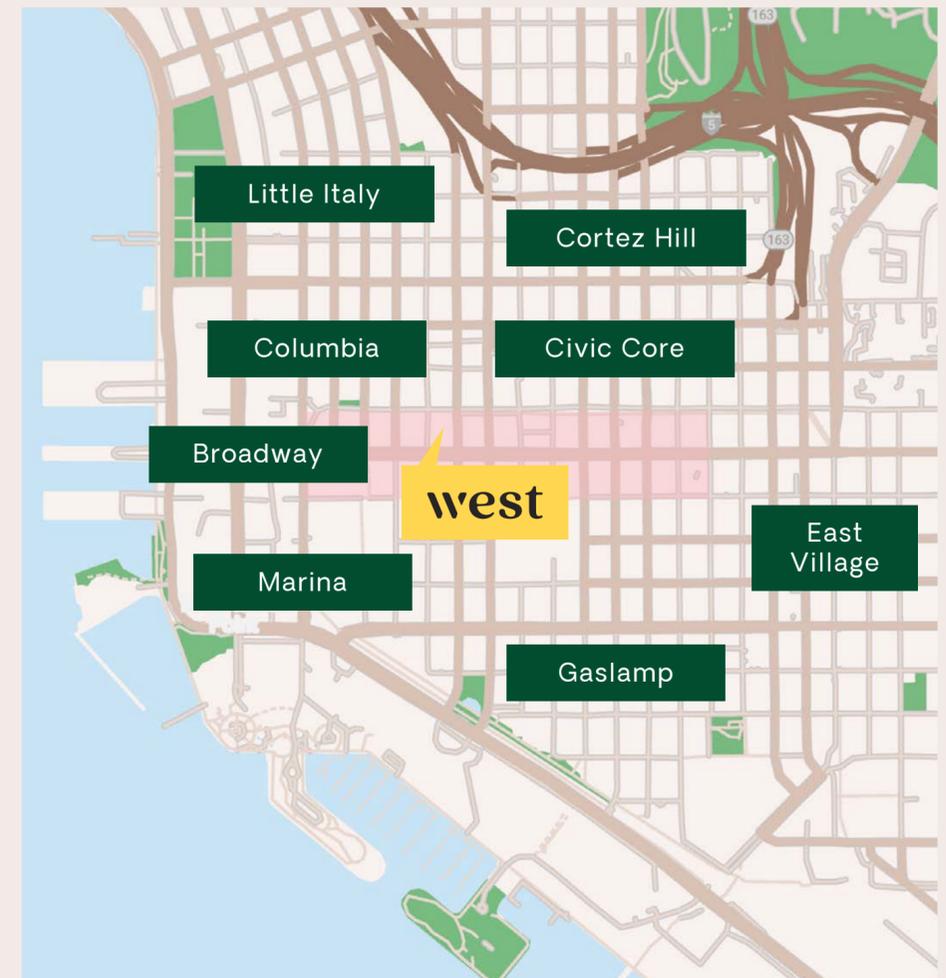




BROADWAY CORRIDOR

The Broadway Corridor is a vibrant and bustling stretch of downtown with the densest daytime population in San Diego County.

Demographics



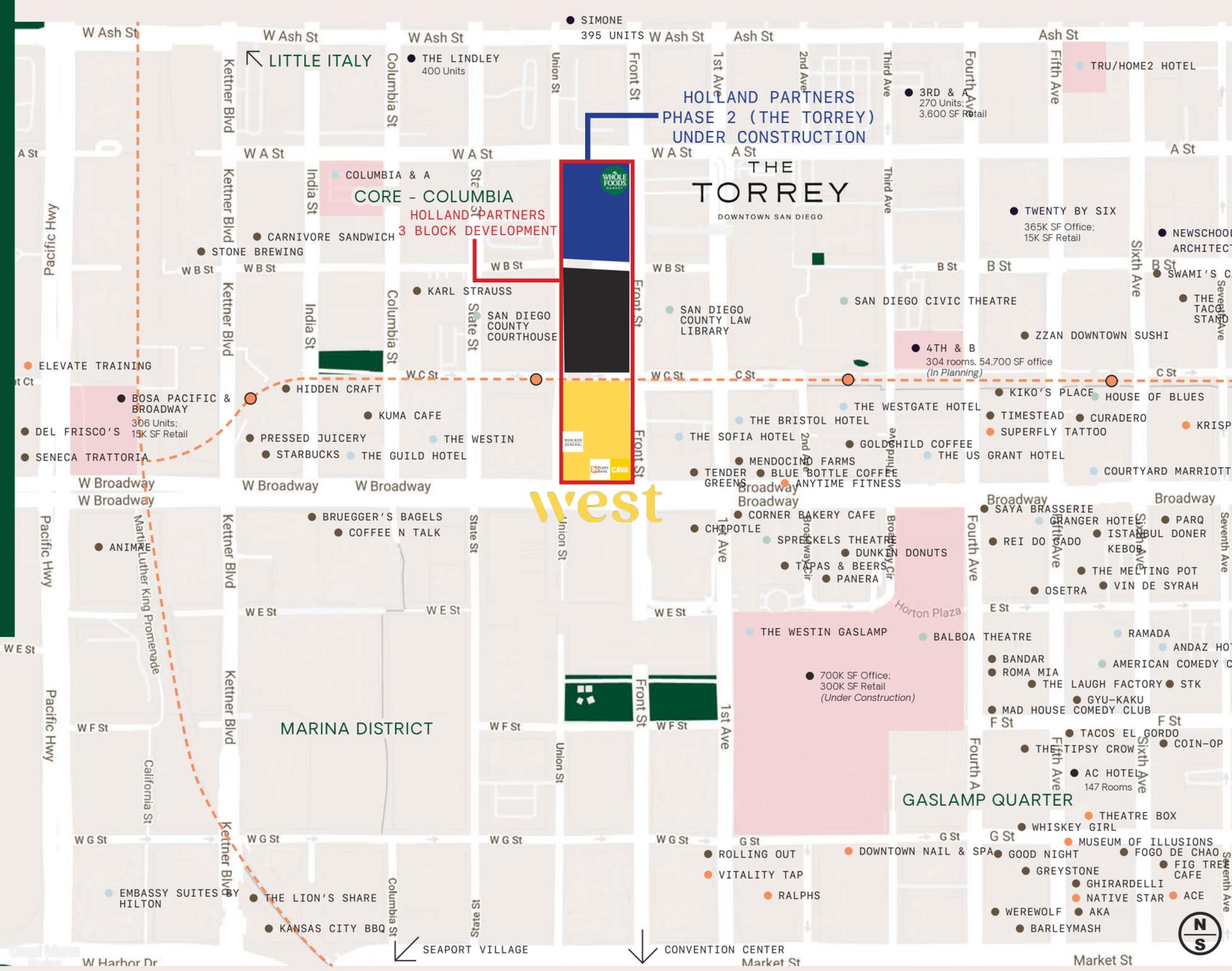
*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

	1 MILE	3 MILES	5 MILES
POPULATION	44,405	194,812	491,236
HOUSEHOLD INCOME	\$111,188	\$105,528	\$96,218
DAYTIME POPULATION	89,588	204,991	420,953
MEDIAN AGE	36.5	35.9	34.4

37,000 Residents downtown	4.67M Total SF of office space within four blocks	13,818 Hotel rooms downtown
87,655 Daytime population downtown	35.1M Annual visitors to San Diego	\$11.6B Annual visitor spending in San Diego

Area Tenants

- LEGEND**
- WEST
 - NEW DEVELOPMENTS
 - RESTAURANTS / BARS
 - RETAIL / SERVICES
 - HOTELS
 - CULTURE
 - TROLLEY CONNECTION



Broadway Corridor Tenants



Anytime Fitness



Corner Bakery Cafe



Cava



Istanbul Doner Kebab



Tender Greens



Mendocino Farms



Bruegger's Bagels



Grant Grill



Chipotle



Hodads



Goldchild Coffee Roasters



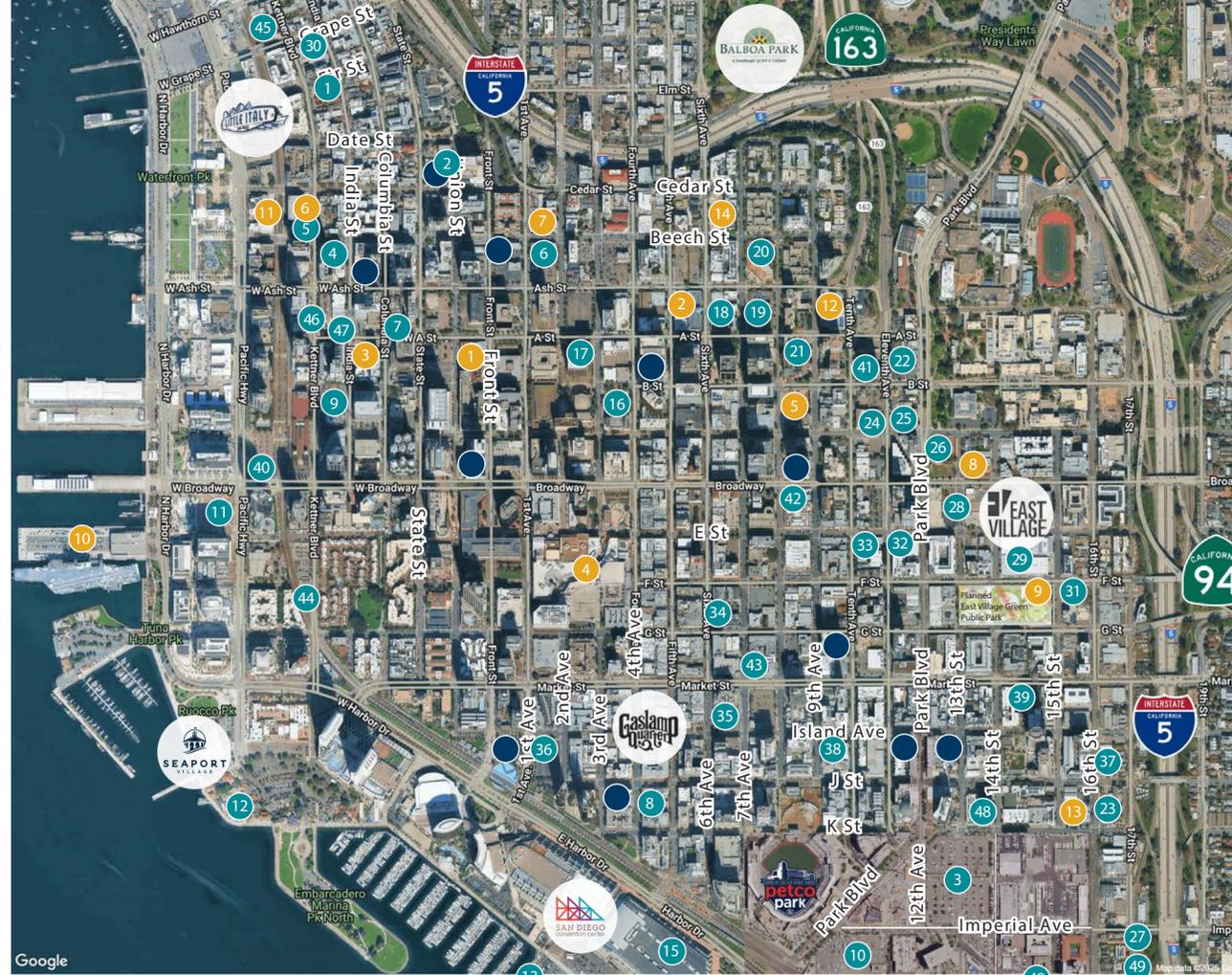
Pressed Juicery



Coffee N Talk



Blue Bottle Coffee



Downtown San Diego Development Pipeline Q4 2025

Under Construction Approx:

- 2,502 Residential Units
- 360,286 SF Retail
- 700,000 SF Office
- 502 hotel Rooms
- East Village Green Acre Public Park
- Freedom Park at Navy Pier

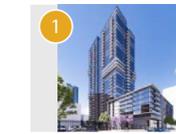
Pipeline Approx:

- 2,081 Residential Units
- 93,209 SF Retail
- 59,800 SF Office
- 1,636 Hotel Rooms
- Convention Center Expansion

Recently Completed Approx:

- 1,894 Residential Units
- 203,700 SF Retail
- 1,121,100 SF Office
- 390 Hotel Rooms
- 66,000 SF UCSD Extension
- IQHQ 1.7M SF BioTech / Retail

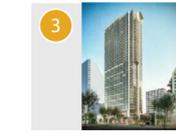
Under Construction



1
Holland Partners;
The Torrey
450 units; 49,500 sf retail



2
Vanderval Hotels, LLC;
Tru/Home2 Hotel
271 rooms



3
Pinnacle International;
Columbia & A Tower
220 units; 234 rooms



4
Stockdale Capital Partners;
Campus at Horton
300,000 sf retail; 700,000 sf office
Est. Completion: Q1 2025



5
Bosa; 8th & B
398 units; 9,400 sf retail;
.5-acre public park



6
Holland Partners;
Kettner Crossing Phase 1
64 units



7
Greystar; Ancora
1st & Beech
227 units



8
Harrington Heights;
13th & Broadway
273 units; 1,600 sf retail



9
East Village Green Public Park
4.1-acre public park; children's playground;
dog park; community center; public green
space; 180-space underground parking



10
Freedom Park at Navy Pier
10-acre park; nature garden, memorials
and monuments, play structures, seating
and shading, and interpretive signage.



11
Cedar Street Apartments
138 units



12
Jacaranda on 9th
Apartments
88 units



13
Riaz Capital
259 units



14
Kindred
BRIDGE Housing
126 units; 4,186 sq. ft. retail

Pipeline



1
Liberty National;
Columbia & Hawthorne
22 rooms; 33 units; 4,000 sf retail



2
Liberty National;
State & Grape
56 rooms; 92 units



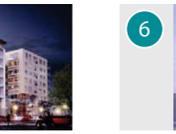
3
Tishman Speyer & Padres;
East Village Quarter
1,800 units; 50,000 sf retail



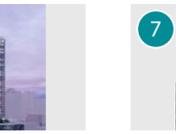
4
Forge Land Company;
India & Beech
337 units; 2,500 sf retail



5
Essex; Citiplac Front & Ash
147 units



6
Liberty National
First & Beech
433 units



7
TR Legacy Holdings; 499 West Ash
336 units; 284 rooms; 25,000
sf retail; 10,000 sf office



8
Jman Tower LLC; Air Rights
Tower
81 units



9
Crown Invest LLC;
Two America Plaza
51 units; 300 rooms; 11,700 sf retail



10
JMI; The Landing
793 units; 120,000 sf retail;
683,000 sf office



11
Manchester Financial
Group; Manchester Hotel
1,161 rooms; 1.9-acre plaza



12
1HWY1; Seaport San Diego
2,058 rooms; 242,000 sf retail;
145,000 sf office



13
Robert Green Company;
5th Avenue Landing
1,396 rooms



14
Convention Center; Phase 3 Exp.
Exhibit halls, meeting rooms,
ballrooms, rooftop park



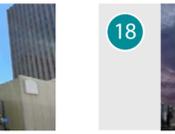
15
Robert Green Company;
4th & J Hotel
240 rooms; 24,000 sf retail



16
Lida Group Holdings, Inc;
The Theatre House
301 rooms; 59,800 sf office



17
Floit Properties, Inc.
183 units; 4,182 sf retail



18
Ghods Builders;
6th & A
389 units; 7,000 sf retail



19
XJD; 7th & A
281 units; 9,000 sf retail



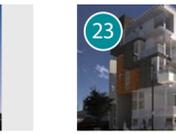
20
JSD2, LLC; 777 Beech
104 units



21
Wood Partners;
The Rey Phase II
459 units



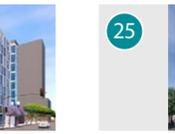
22
Pinnacle International;
Pacifi Heights
492 units; 6,500 sf retail



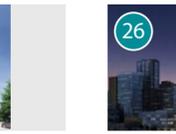
23
Fabric Investments; Creativo
13 units; 1,000 sf retail;
2,000 sf office



24
Liberty National;
1060 C Street
72 units; 1,150 sf retail



25
Pinnacle International;
Park & C
444 units; 10,933 sf retail



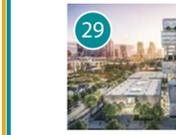
26
Liberty National;
Park and Broadway
352 units; 4,200 sf retail



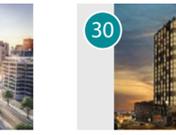
27
1707 Imperial;
Zonevest LLC
113 units



28
Kilroy Realty;
Kilroy East Village
840,000 sf office with retail



29
Navarra Properties; SuperBlock
4,905 sf retail; 550,000 sf office



30
SD Mega Block LLC;
Lucia nel Cielo
424 units; 3,000 sf retail



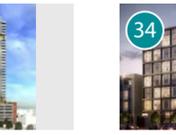
31
Foulger-Pratt; Block F
405 units; 19,000 sf retail;
48,518 sf office



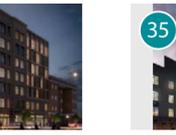
32
Pinnacle International;
11th & E
462 units; 6,000 sf retail



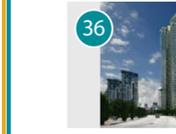
33
Capexco Funds; 10th & E
365 units; 2,600 sf retail



34
J Street Hospitality; Motto
by Hilton
180 rooms; 2,500 sf retail



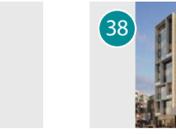
35
J Street Hospitality;
Tapestry & Homewood
Suites by Hilton 324 rooms



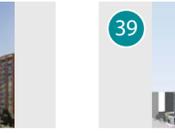
36
Bosa; First & Island Condos
211 units; 22,400 sf retail



37
Cast Development;
The Fellow
129 units; 1,000 sf retail



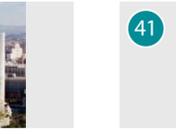
38
J Street Hospitality;
Hampton Inn by Hilton
132 rooms



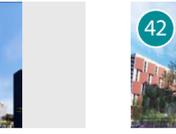
39
Bahia View Condominiums;
Bahia View
95 units; 6,600 sf retail



40
Bosa; Pacific & Broadway -
Parcel 1
306 units; 15,000 sf retail



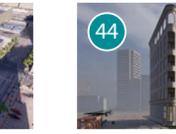
41
Liberty National;
10th & B
542 units; 4,200 sf retail



42
Reef Point Hospitality LLC;
Broadway Suites
317 rooms



43
San Diego Gaslamp Properties
LLC; Citizen M Hotel 302 rooms



44
Rodney Masri; 639 Kettner
750 sf retail



45
KR 2045 Pacific Highway LLC; 2045 Pacific Highway
12,000 sf retail; 275,000 sf office



46
IP Investments LLC; Cedar Street
Apartments 134 units



47
Elevate Investments
233 rooms; 1,700 sf retail



48
Mirka Tower
318 units



49
17th & Commercial
109 units

west

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For More Information

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