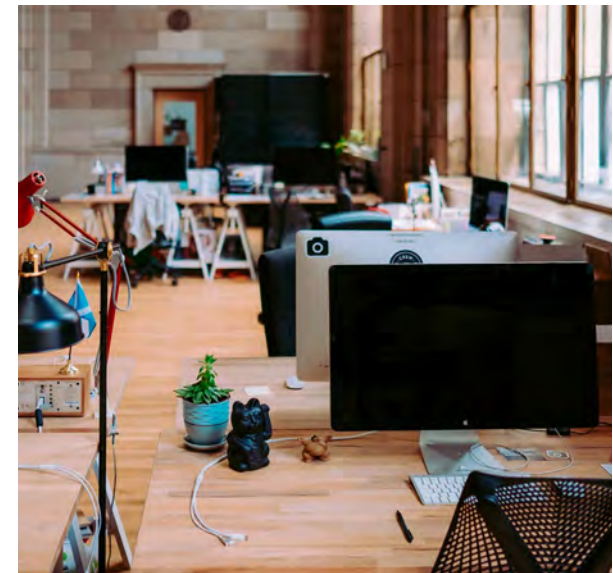


fifth & ash

Downtown Retail/Office Opportunity | ± 5,762 SF

UPG URBAN
PROPERTY
GROUP EST. 1989



property highlights

- Corner retail/office space on Fifth Ave, main thoroughfare from Gaslamp to I-5
- Space features roll up door, private offices, and storage space
- Prime visibility and signage opportunity - over 11,995 vehicles pass this site per day
- Positioned to serve daytime population of Core and Cortez Hill - 63,959 people in Downtown during the day
- Ability to capitalize on growing Downtown development and burgeoning residential population - 6,057 units within 0.25mi
- Surrounding tenants include: Cocina 35, First Republic Bank, Paul Mitchell School, Donut Bar, Swami's Cafe, and more
- Close proximity to Little Italy, Core Business District, and Gaslamp Quarter
- Immediate access to I-5 and Hwy 163

±5,762 SF

available space

Available Now

timing

1360 Fifth Ave

address



In the Path of Development

fifth & ash

SAN DIEGO INTERNATIONAL AIRPORT
(42 M PASSENGERS PER YEAR)

KETTNER CROSSING
(64 UNITS)

CEDAR STREET
(110 UNITS)



RADD
(1.7 M SF)

COLUMBIA & HAWTHORN
(124 UNITS)

ESSEX ADDITION
(42 ROOMS)

AIR RIGHTS TOWER
(73 UNITS)

SIMONE LITTLE ITALY
(395 UNITS)

THE HELM
(78 ROOMS)

1ST & BEECH
(220 UNITS)

8TH & B
(389 UNITS)

CORTEZ HILL APARTMENTS
(88 UNITS)

PACIFIC HEIGHTS
(492 UNITS)

10TH & B
(542 UNITS)

BROADWAY TOWERS
(344 UNITS)

PARK & BROADWAY
(325 UNITS)

HARRINGTON HEIGHTS
(273 UNITS)



BROADWAY SUITES
(317 ROOMS)

WEST
(431 UNITS)

THE TORREY
(450 UNITS)

THE LINDLEY
(362 UNITS | 60 ROOMS)

COLUMBIA & A
(159 UNITS)

1304 INDIA
(233 ROOMS)

4TH & B
(301 ROOMS)

800 BROADWAY
(389 UNITS)

K ELEVATE HOTEL
(135 ROOMS)

MANCHESTER PACIFIC
(1161 ROOMS)

TWO AMERICA PLAZA
(48 UNITS | 300 ROOMS)

1460 INDIA
(328 UNITS)

1ST & ISLAND
(211 UNITS)

4TH & J
(240 ROOMS)

HORTON CAMPUS
(1 M SF)

CITIZEN M
(302 ROOMS)

AC HOTEL
(147 ROOMS)

RADIAN
(241 UNITS)

JEFFERSON MAKERS QUARTER
(368 UNITS)

LOGAN YARDS
(900 UNITS)

UNDER REVIEW
RECENTLY COMPLETED
UNDER CONSTRUCTION

PETCO PARK
(2.9M ANNUAL VISITORS)

downtown growth

Over the last decade or more, San Diego has undergone a housing and development boom that has extended throughout most areas of the city, including the Cortez Hill neighborhood in downtown. Downtown has emerged as a hotbed for innovation and employment in Southern California, attracting tech companies that have opened new offices and expanded.

America's Finest City is one of the top five cities—alongside Boston, San Jose, San Francisco, and Seattle—with the highest rates of job growth in the technology sector. Downtown is a regional employment center, a public transportation hotspot and the number one space for innovation firms and startup growth in the region. It's an urban core that ignites the economic engine of greater San Diego.



radd

Downtown San Diego's Research and Development District (RaDD) being developed by IQHQ is an 8 city block, \$1.5 billion life science campus that is comprised of 5 buildings for lab, office and retail use.



seaport village

The \$1.6 billion project will redevelop 70 acres that will include hotels, retail, office, parking, waterside docks, an education center, observation tower and aquarium, paddle board dock, a beach and a bridge that connect to Embarcadero Marina Park South.



campus at horton

The Campus at Horton is expected to generate over \$1.8 billion in annual regional economic activity annually and create 3,000 to 4,000 high paying jobs for Downtown San Diego.

the neighbors

Cortez Hill is a residential neighborhood located in San Diego, north of the Core District and south of Interstate-5. Known for its 111-acre hill that is the highest land mass in downtown, it has attracted residents for over a century with a mix of original Victorian style homes and modern condos.

The neighborhood offers amenities such as schools, churches, Tweet Street Park and commercial shops. Ash Street connects to the Little Italy and Columbia waterfronts, and residents can enjoy views of urban San Diego, Balboa Park, the bay, and Pacific Ocean. Upcoming developments include a pedestrian green-belt bridge connecting Balboa Park to downtown, making it a desirable location for its diverse housing, proximity to downtown and waterfront and mountain views.

connected

60% of Downtown workers use public transportation to commute to work - San Diego Trolley now extends to UCSD/UTC

talent

41% of Downtown residents work in management, business, science, or the arts (5% higher than the country average)

lifestyle

86% of Downtown residents prefer to work in Downtown over other San Diego neighborhoods



quigley fine wines



cali breakfast



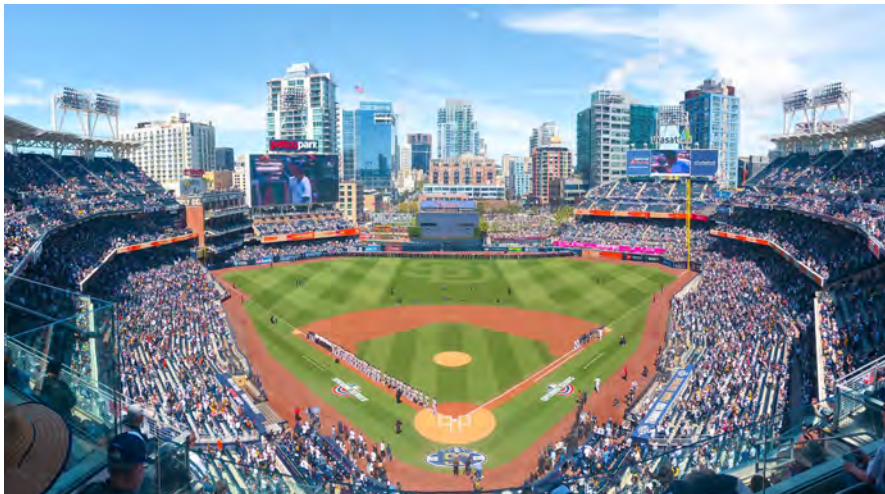
flamin' pho & sushi bar

downtown san diego

As the national trend to trade in your car for a short walk to work and consistent connectivity to amenities increases, Downtown continues to see growth. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy.

With San Diego's largest employers having offices in Downtown, it allows employees to walk, bike, take public transportation, or drive only a few minutes to work.

By 2050, the region is expected to grow by roughly 1 million residents, 500,000 jobs and 330,000 housing units.* As the population increases, new growth and development will continue to cluster around and concentrate within the existing urbanized areas, including Downtown.



37,000
POPULATION

20,135
RESIDENTIAL UNITS

25M
ANNUAL VISITORS





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