

# 13TH & MARKET

DOWNTOWN SAN DIEGO - EAST VILLAGE

**RETAIL SPACE**

**FOR LEASE**



**STE 101 ±905 SF**

Second Generation Cleaner

**STE 102/103 ±2,586 SF**

Second Generation Nail Spa

**STE 106/108 ±4,754 SF**

Second Generation Massage Spa



## PROPERTY HIGHLIGHTS

- Located below 264 luxury residential units
- Across the street from Albertsons, Starbucks, and the Quartyard outdoor live event venue / dog park
- Co-tenants with: Sushi Gaga, Asa Bakery & Cafe, Doozydog Club, and Matte Blvck Barber Shop
- Situated directly in front of the planned 14th Street Promenade and East Village Green park
- Close proximity to Petco Park, the San Diego Convention Center, San Diego Central Library, and Thomas Jefferson School of Law
- Easy access to the I-5, 163, and 94 freeways



## FOR MORE INFORMATION

**Pasquale Ioele**  
 Pasquale@upgsocal.com  
 Lic No 01488187

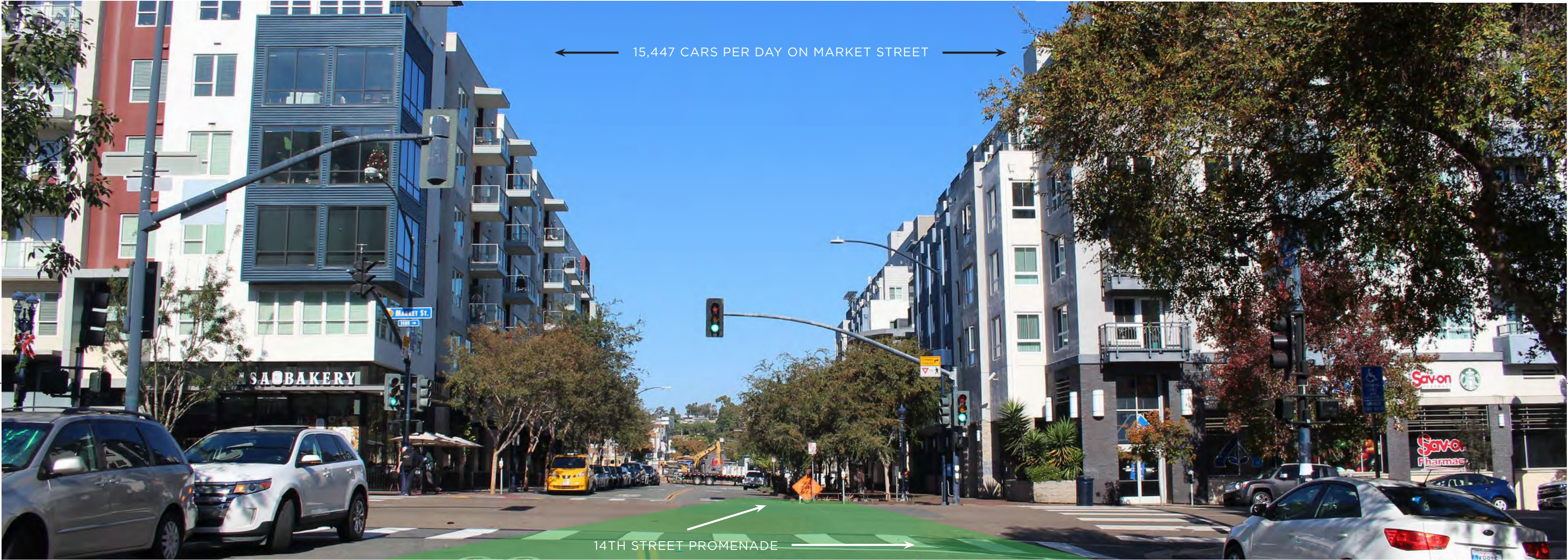
**Andrew Shemirani**  
 Andrew@upgsocal.com  
 Lic No 02038814



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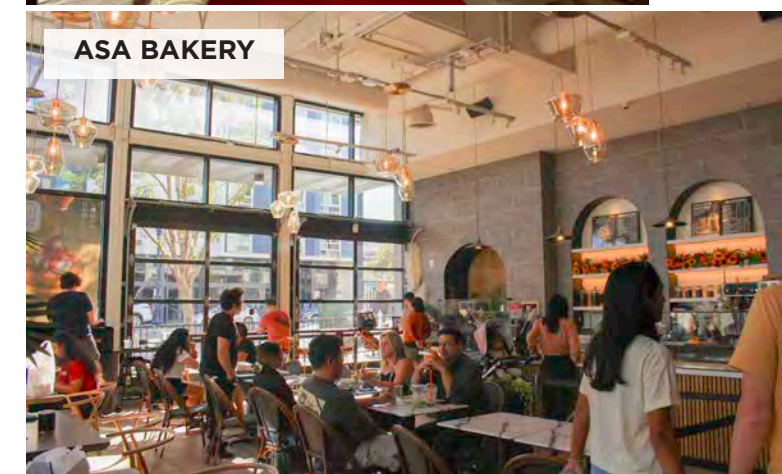
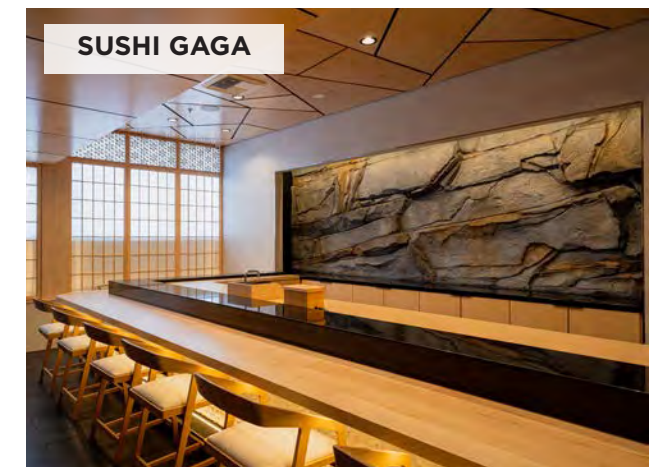
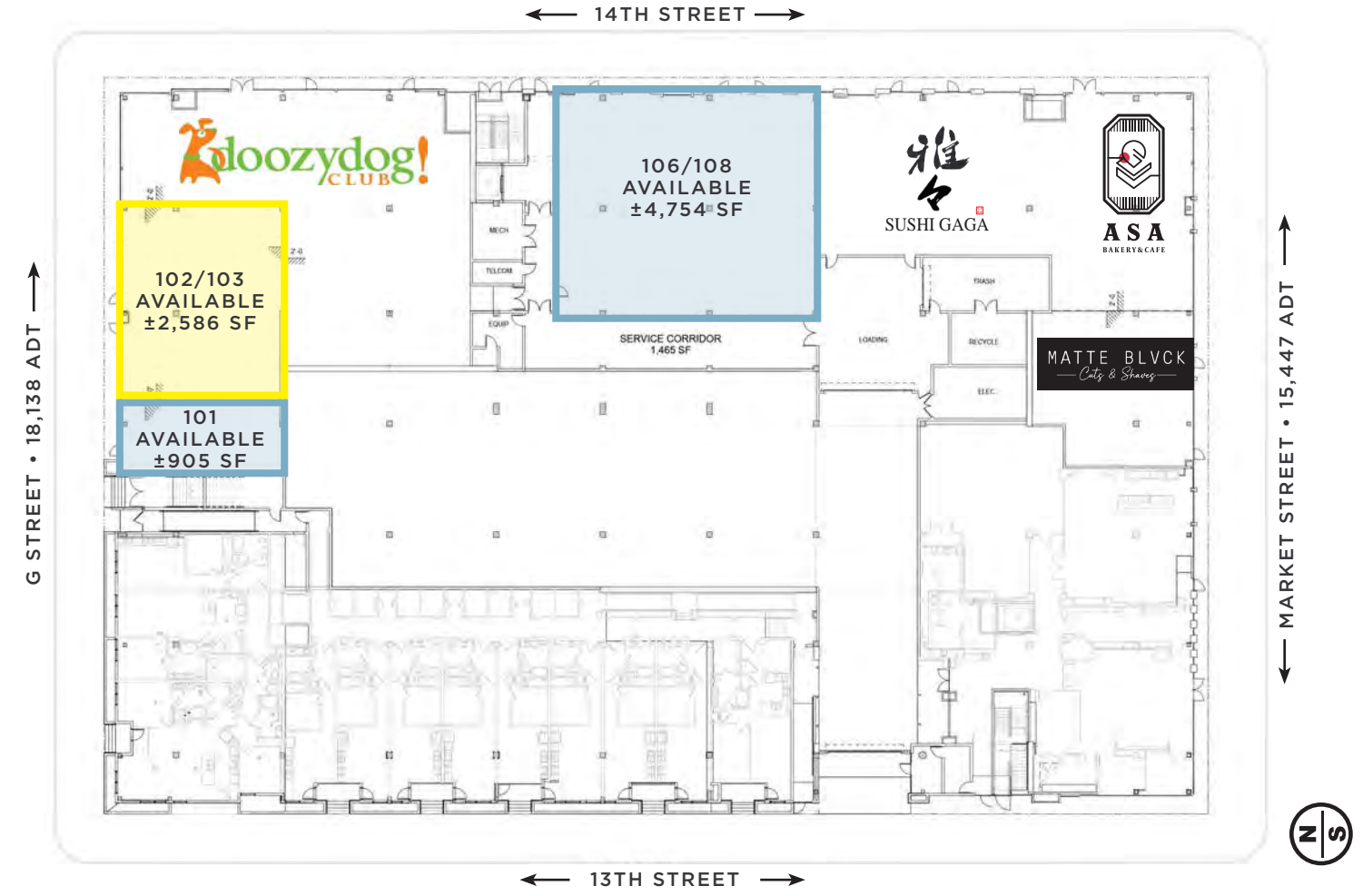
← 15,447 CARS PER DAY ON MARKET STREET →

14TH STREET PROMENADE →



# SITE PLAN

- STE 101:**  
±905 SF - second generation cleaner
- STE 102/103:**  
±2,586 SF - second generation nail spa
- STE 106/108:**  
±4,754 SF - second generation massage spa







eastvillagesandiego.com



## 1

9

## AST VILLAGE GREEN RENDERING

## PROMENADE RENDERING

## EAST VILLAGE GREEN RENDERING

## EAST VILLAGE GREEN RENDERING



# EAST VILLAGE GREEN

## UNDER CONSTRUCTION

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.



### DOG PARK



### EVENT LAWN



## OVERVIEW

- ±11,000 SF event lawn & performance pavilion
- ±14,200 SF community center
- ±180-space underground parking garage
- ±8,500 SF children's play area & interactive water feature
- 2 cafes
- 2 dog parks

### COMMUNITY CENTER



### CHILDREN'S PARK



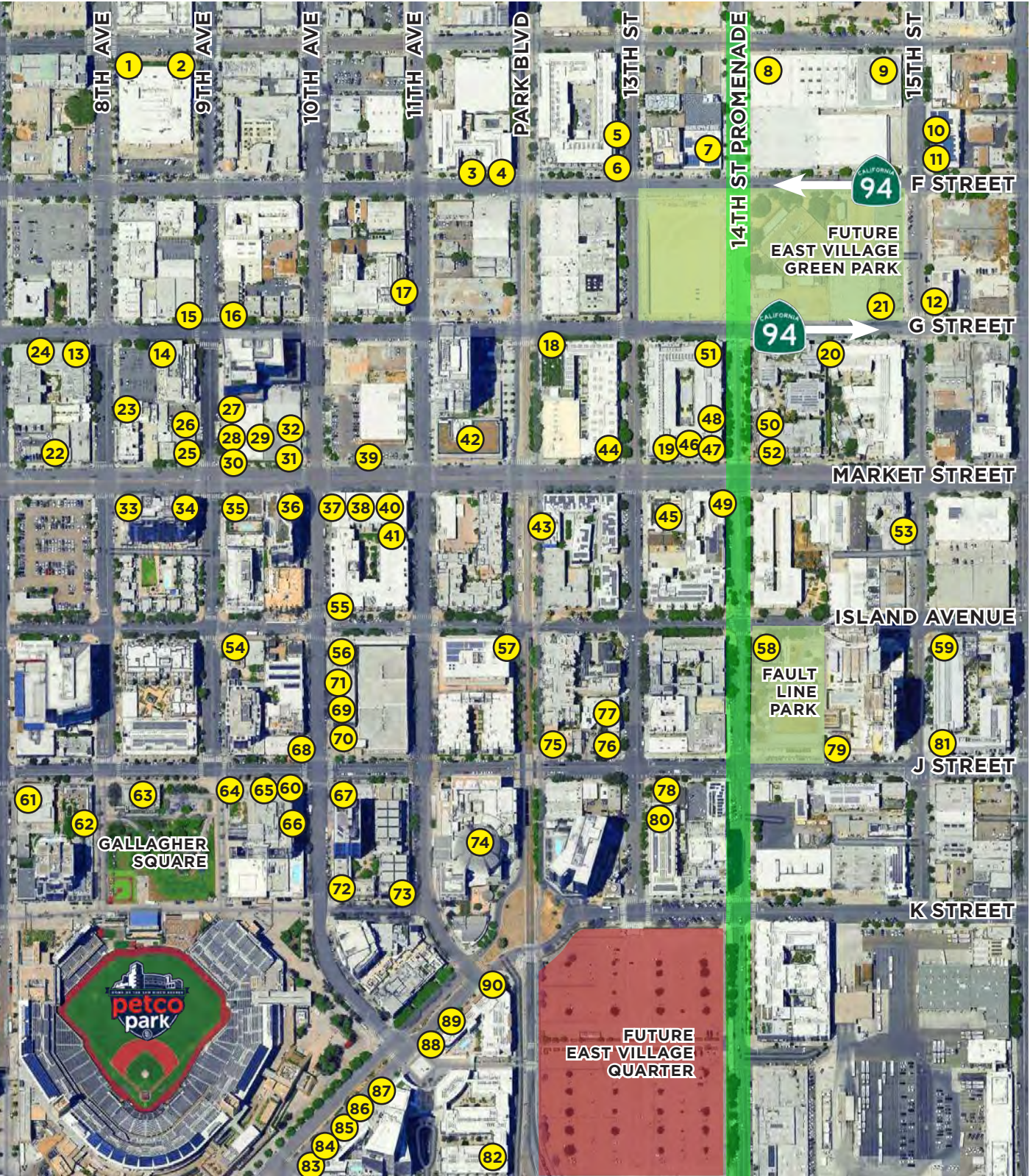




AREA TENANTS



- |    |                         |    |                               |
|----|-------------------------|----|-------------------------------|
| 1  | Tajima Ramen            | 46 | Sushi Gaga                    |
| 2  | Pokez                   | 47 | Asa Bakery                    |
| 3  | Yoga Box                | 48 | Kamon Craft Cocktail          |
| 4  | Orange Theory           | 49 | TNT Pizza                     |
| 5  | Rika Fika               | 50 | Albertsons                    |
| 6  | Lola 55                 | 51 | Doozydog Club                 |
| 7  | Urban Academy           | 52 | Starbucks                     |
| 8  | Invictus                | 53 | Normal Records                |
| 9  | Punch Bowl Social       | 54 | Villans Brewing               |
| 10 | Spaces                  | 55 | Cloud 9 Deli                  |
| 11 | Tailored                | 56 | Nail Haus                     |
| 12 | Bottle Rocket Bar       | 57 | Callie                        |
| 13 | Noble Experiment        | 58 | Izola                         |
| 14 | Hi Poke                 | 59 | The Boxing Club               |
| 15 | Bear Republic           | 60 | Casa Octavio                  |
| 16 | DeCore Classic Italian  | 61 | Bubs at the Park              |
| 17 | Village Cafe            | 62 | Fairweather                   |
| 18 | Square Pizza            | 63 | Tom's Watchbar                |
| 19 | Matte Blvck Barber Shop | 64 | Copa Vida                     |
| 20 | East Village Dental     | 65 | Nick the Greek                |
| 21 | Smart & Final           | 66 | Fit                           |
| 22 | Wild Dove Boutique      | 67 | Meraki Lounge                 |
| 23 | Bay City Brewing        | 68 | Far Corner Pizza              |
| 24 | Eggies                  | 69 | Monzu Fresh Pasta             |
| 25 | Knotty Barrel           | 70 | Flirt Salon                   |
| 26 | The Kabob Shop          | 71 | Milk & Cookies                |
| 27 | Modern Times            | 72 | Swagyu Burger                 |
| 28 | The Inviatorium         | 73 | KOS Coffee Co                 |
| 29 | J & Tony's Cured Meats  | 74 | San Diego Central Library     |
| 30 | Lotus Thai              | 75 | Storyhouse Spirits            |
| 31 | Tavern Bowl             | 76 | The Mission                   |
| 32 | Cowboy Star             | 77 | Hinar Dessert                 |
| 33 | US Bank                 | 78 | The Lost Abbey                |
| 34 | Floyd's 99              | 79 | Sovereign Modern Thai Cuisine |
| 35 | Krisp                   | 80 | Doggos Gus Hot Dog            |
| 36 | Nektar                  | 81 | Ale Tales Tap Room            |
| 37 | Starbucks               | 82 | CVS                           |
| 38 | Supercuts               | 83 | Basic Bar & Pizza             |
| 39 | Grocery Outlet          | 84 | Achilles Coffee               |
| 40 | UPS                     | 85 | BeFit Modern Pilates          |
| 41 | Olympic Cleaners        | 86 | SEV                           |
| 42 | UCSD Extension Campus   | 87 | Choi's                        |
| 43 | Little Miss Brewing     | 88 | Panini Kabob Grill            |
| 44 | BeShock Ramen           | 89 | F45                           |
| 45 | Quartyard               | 90 | East Village Brewing Co       |

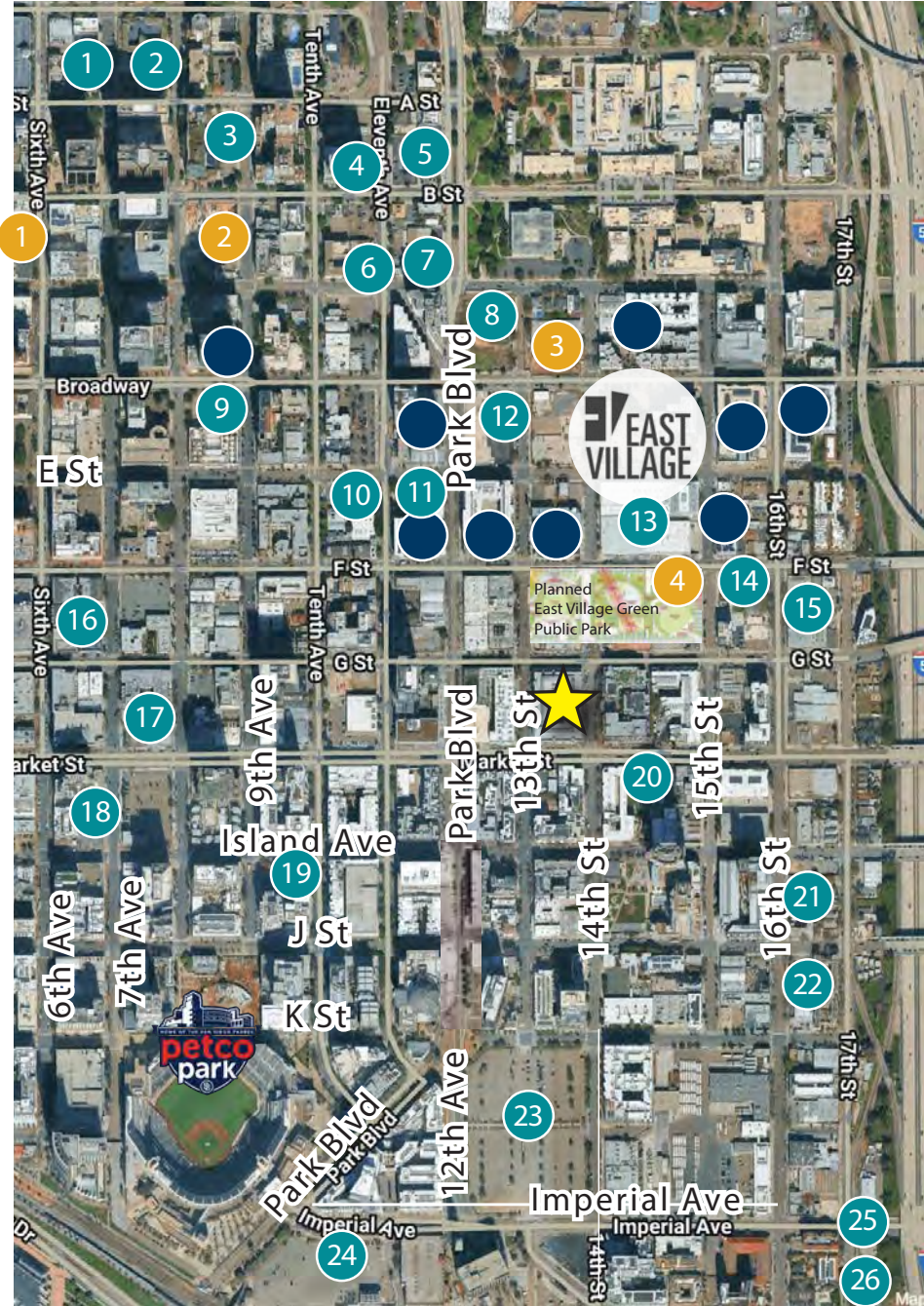




EAST VILLAGE  
DEVELOPMENT PIPELINE

Q4 2025

- Recently Completed
- Pipeline
- Under Construction



1

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

2

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

3

Wood Partners;  
The Rey Phase II  
459 units

4

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

5

Pinnacle International;  
Pacific Heights  
492 units; 6,500 sf retail

6

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

7

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

8

Liberty National;  
Park and Broadway  
613 units; 18,850 sf retail

9

Reef Point Hospitality LLC;  
Broadway Suites  
317 rooms

10

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

11

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

12

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

13

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

14

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

15

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

16

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

17

San Diego Gaslamp Properties  
LLC; Citizen M Hotel  
302 rooms

18

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

19

J Street Hospitality; Hampton Inn  
by Hilton  
132 rooms

20

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

21

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

22

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

23

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

24

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

25

1707 Imperial; Zonevest LLC  
113 units

26

17th & Commercial  
109 units

1

CA Ventures;  
800 Broadway  
422 units; 5,800 sf retail

2

Pinnacle International;  
Broadway Tower 2  
395 units; 4,300 sf retail

3

K Elevate 10th Street Property,  
LLC; Elevate Hotel  
135 rooms

4

East Village Green Public Park  
4.1-acre public park including: a children's playground; dog  
park; community center; public green space; 180-space  
underground parking Est. Completion: Fall 2025

1

Vandervall Hotels, LLC;  
Fifth & Ash Suites  
271 rooms

2

Bosa; 8th & B  
398 units; 9,400 sf retail;  
.5-acre public park  
Est. Completion: 2025

3

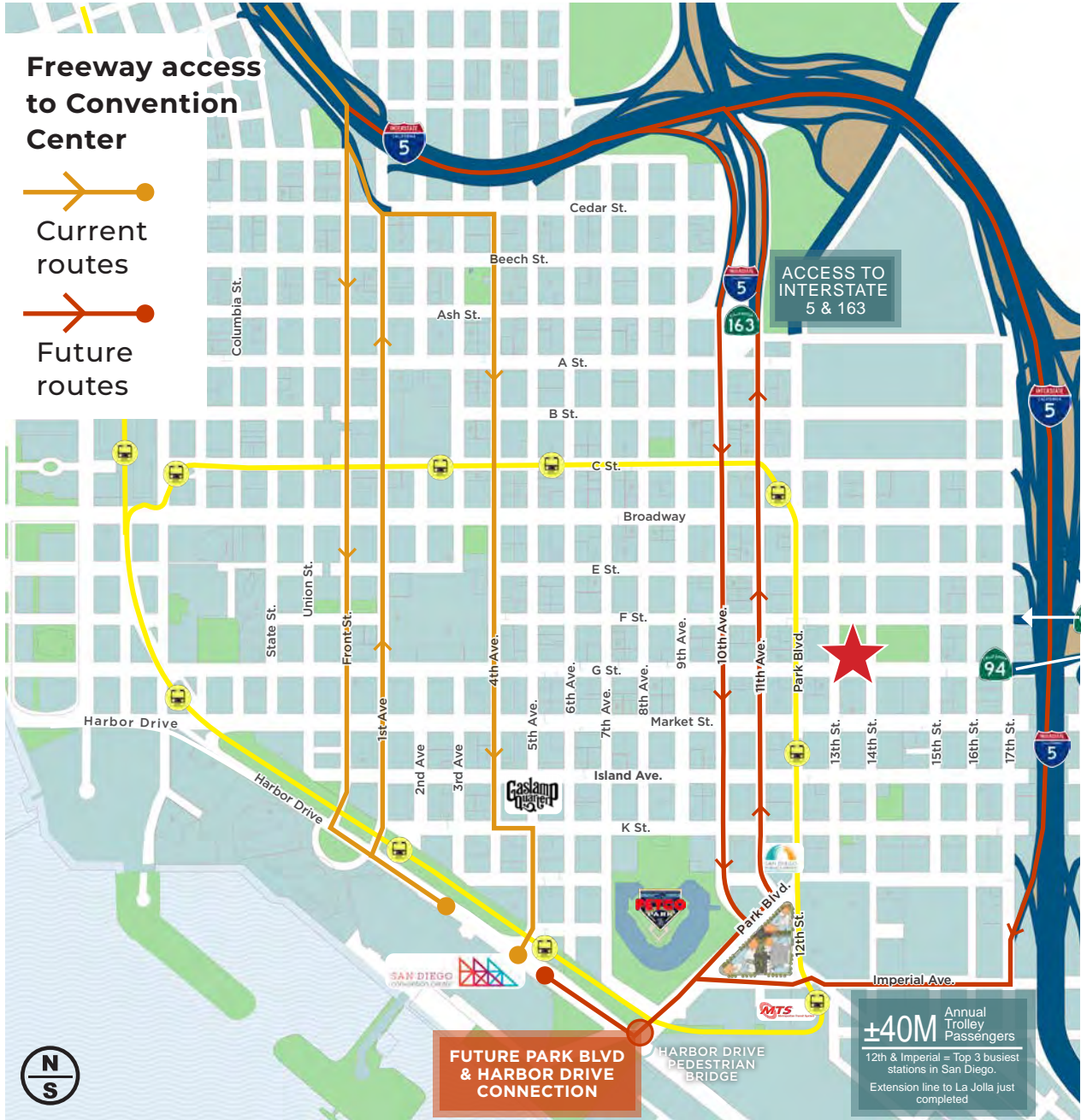
Chelsea Investment Co.;  
13th & Broadway  
273 units; 1,600 sf retail



INTERSTATE & TROLLEY  
CONNECTIONS

A NEW CONNECTIVITY IS IN  
PROCESS BETWEEN PARK  
BLVD & HARBOR DR.

When this opens vehicularly,  
Park blvd will be booming  
with even more traffic.



QUICK FACTS  
SAN DIEGO COUNTY

**32.5M**  
Visitors to San Diego  
annually

**\$14.8B**  
Visitors spent  
around San Diego

**20.6M**  
Air passengers at San Diego  
International Airport

**80**  
Events held at the  
Convention Center

**18M**  
Visitors spent the  
night in San Diego

**558,522**  
Individual attendees at the  
Convention Center

**\$16.4B**  
Visitor industry  
revenue generator

**3.3M**  
Population of  
San Diego County

**10M+**  
Annual visitors to Balboa Park  
and the San Diego Zoo

DOWNTOWN SAN DIEGO

**81,237**  
Total jobs located  
downtown

**41,952**  
Total population of  
Downtown San Diego

**64**  
Total cruise ships per year  
at B Street Terminal

**14,872**  
Number of  
hotel rooms

**11M**  
Total office square  
footage

**250,000**  
Cruise passengers  
per year

**1.5M**  
Annual visitors to the  
Midway Museum

**6,280**  
Total number of  
businesses

**2.4M**  
Petco Park annual  
attendees

Sources: SanDiego.gov; SanDiego.org; San Diego  
Convention Center Corporation, Inc.





**URBAN  
PROPERTY  
GROUP** est.  
1989

# 13TH & MARKET

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**RETAIL SPACE**

**FOR LEASE**



Pasquale Ioele  
Pasquale@upgsocal.com  
Lic No 01488187

Andrew Shemirani  
Andrew@upgsocal.com  
Lic No 02038814

upgsocal.com  
858 874 1979

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