

±3,026^{SF} 2ND GEN RESTAURANT

IN PARK AT THE PARK

**FLOCKE &
AVOYER**
Commercial Real Estate

**SIMON LEVI
BUILDING**



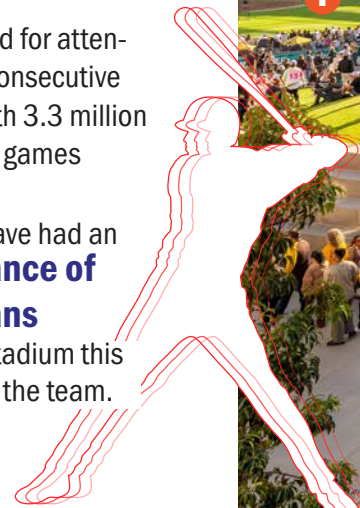
PADRES COMPLETE A \$20M MAKEOVER OF PETCO PARK'S GALLAGHER SQUARE*

PADRES 2024 BY THE NUMBERS...

Padres fans set record for attendance for a second consecutive year at Petco Park with 3.3 million people attending the games

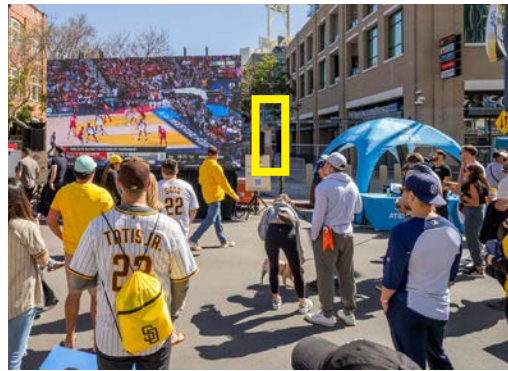
2024 - The Padres have had an **average attendance of about 41,117 fans** at the 42,445 seat stadium this season, according to the team.

www.axios.com



- 1 Petco Park
- 2 Sycuan Concert Stage
- 3 Gallagher Square
- 4 Baseball Diamond
- 5 Dog Park
- 6 Childrens Playground
- 7 Pickle Ball
- 8 Concession

±48FT OF FRONTAGE



PREMIER LOCATION FACING PARK AT THE PARK

*The San Diego Union Tribune May 28, 2023

Rendering sources from www.sandiegouniontribune.com (Renderings Courtesy, Larimer Design Architecture and GroundLevel Landscape Architecture)



PROPERTY HIGHLIGHTS

±3,026 SF available for lease

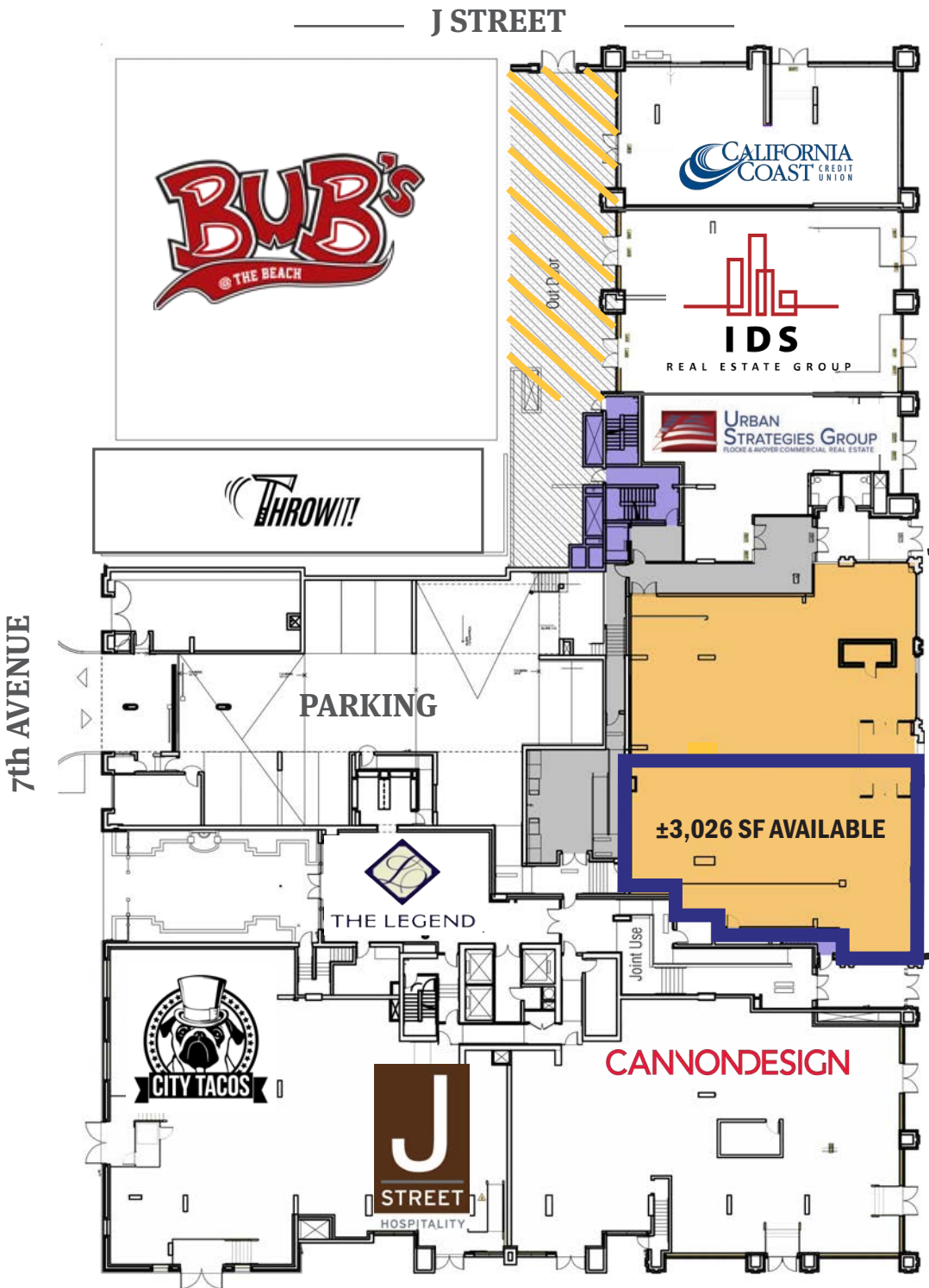
±25ft ceiling heights

2nd generation brewery space

Can also accommodate a creative office, fitness, or retail use

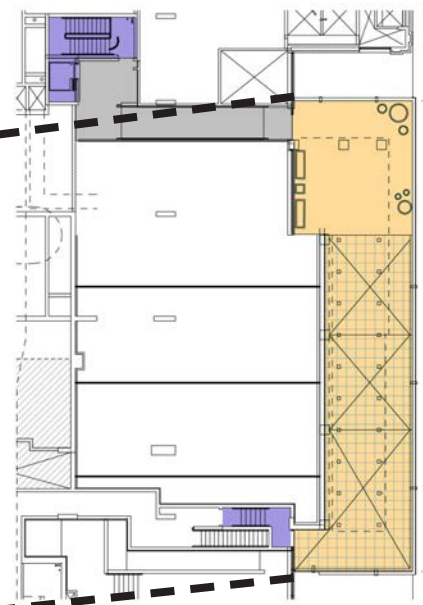
Adjacent to The Legend's luxury high rise residential tower featuring 178 condos





2ND GEN RESTAURANT

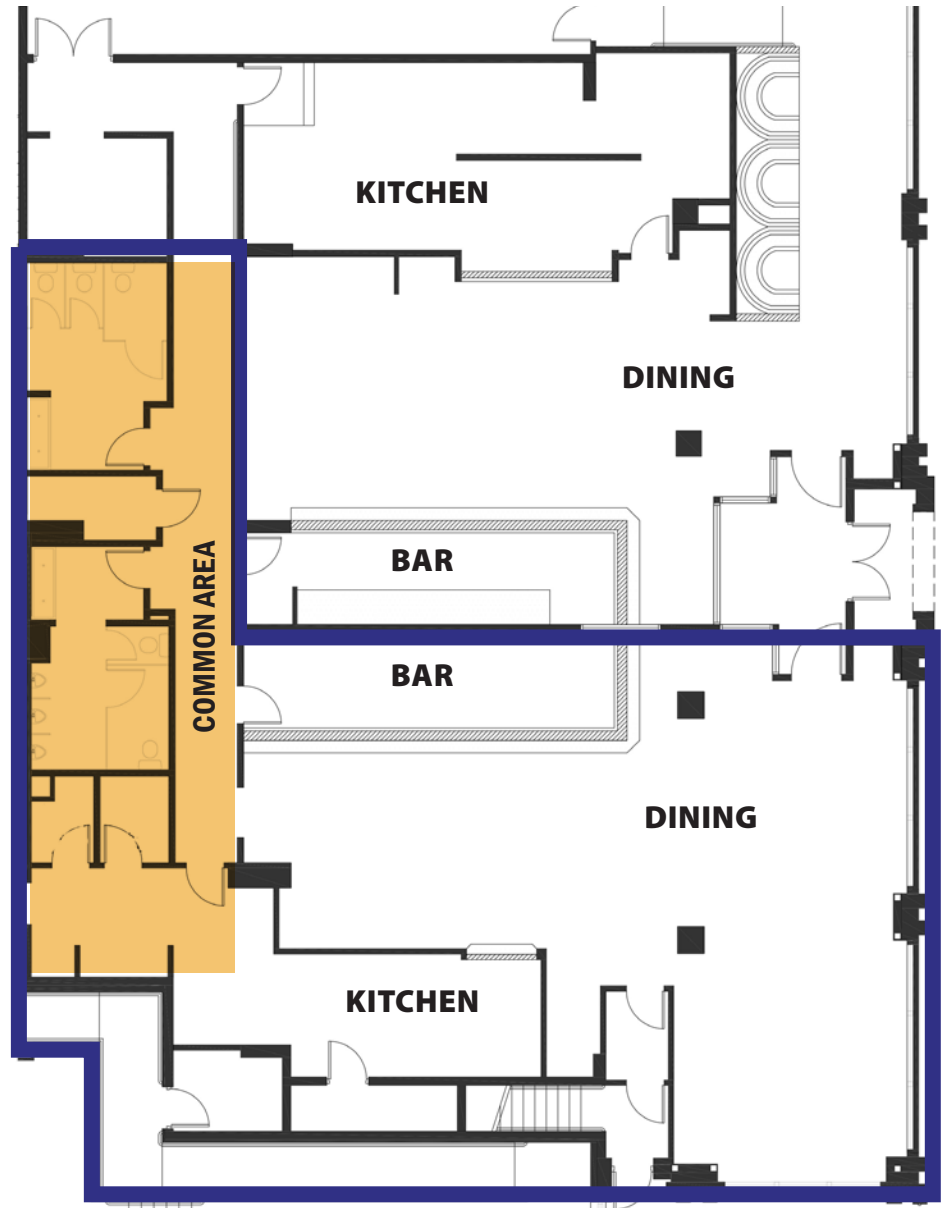
LEVEL TWO



- ±3,026 SF
- ±25ft ceiling heights
- ±48ft of frontage facing Petco Park

*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.

FLOOR PLAN



**PARK AT THE PARK
CO-TENANTS**

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 
- 8 
- 9 
- 10 



**EASY
ACCESS OFF
J STREET**

AREA HIGHLIGHTS

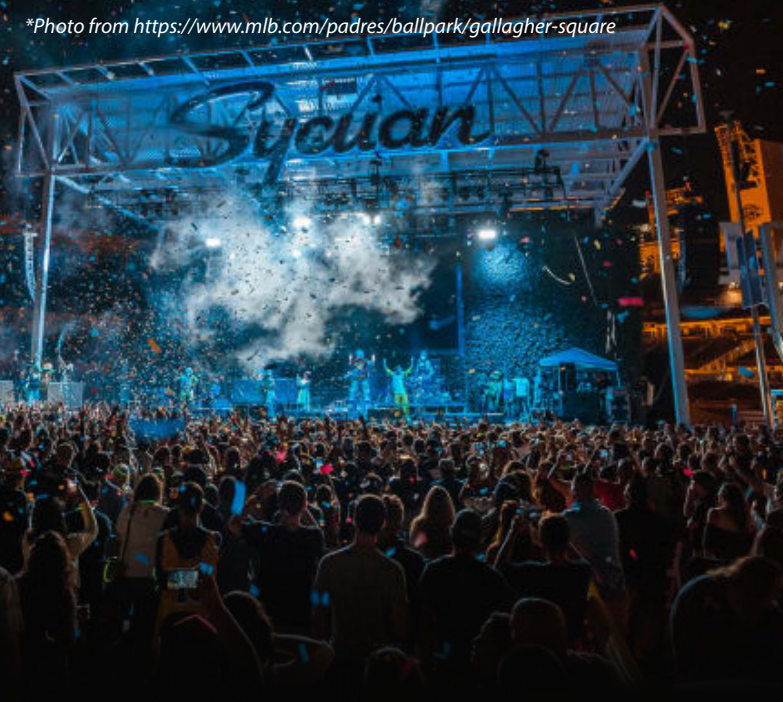
- Located in the Ballpark / East Village district
- Situated in left field of Petco Park
- One block from San Diego's historic Gaslamp Quarter
- Convention Center and San Diego Central Library
- Close proximity to the San Diego
- 2,900+ residential units and 1,400+ units under construction or in planning within 6 blocks of the Simon Levi Building



J STREET

2024 SYCUAN STAGE CONCERT LINE UP & EVENTS IN GALLAGHER SQUARE

*Photo from <https://www.mlb.com/padres/ballpark/gallagher-square>



PARTIAL LIST...

- Belanova
- Riley Green
- Lane 8
- Maggie Rogers
- Mon Laferte

- Jordan Davis
- Mother Mother
- Chromeo and The Midnight
- Cinco De Mayo
- Holiday Market



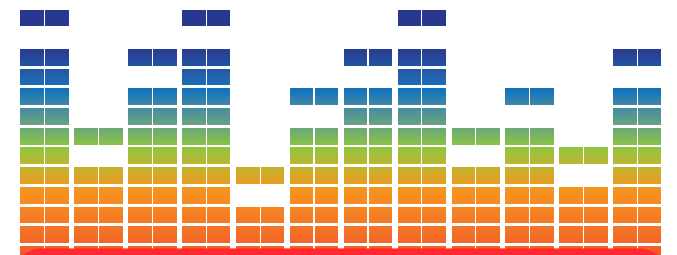
2024 CONCERT LINE UP & EVENTS AT PETCO PARK

PARTIAL LIST...

- Chris Stapleton
- Padres FanFest
- Hot Chocolate 15k Race
- KSON CountryFest
- Exhibition Series vs Mariners
- Petco Park Home Opener
- Padres Pedal The Cause
- Concert: Billy Joel & Sting
- Out At The Park
- Mon Laferte Concert
- Padres Blood Drive
- Mother Mother
- Postgame Fireworks
- Blink 182
- Star Wars Weekend
- Comic Con Events
- Foo Fighters
- Harry Potter Night
- Pink
- Hispanic Heritage Weekend
- Green Day & Smashing Pumpkins & Rancid
- 5th Annual Dia De Los Deftones
- Holiday Bowl 2024

CAN HOST UP TO 10,000 CONCERT-GOERS

Gallagher Square concert activity peaked in **2022** with 21 shows and **total revenue of nearly \$3 million**, according to information provided by the Padres. In addition, Gallagher Square can **host up to 10,000 concert-goers**, has become an increasingly popular destination for touring acts and multi-day festivals that can't fill a full stadium*.



To learn more about concerts, visit:
Padres.com/Concerts

*The San Diego Union Tribune June 8, 2023
<https://www.sandiegouniontribune.com>

BY THE NUMBERS PETCO PARK & GALLAGHER SQUARE

\$70 MILLION AMOUNT PETCO PARK VISITORS SPEND ANNUALLY IN THE DOWNTOWN STADIUM

*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.



WALK SCORE 98
Walker's Paradise - Daily errands do not require a car.



BIKE SCORE 88
Very Bikeable, Biking is convenient for most trips

TRANSIT SCORE 80
Excellent Transit, Transit is convenient for most trips.

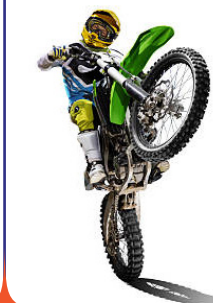


300 PRIVATE & PUBLIC EVENTS ANNUALLY

OTHER EVENTS

- FanFest
- Beerfest
- Bark at the Park
- Independance Day
- ComicCon Event
- Fireworks
- Holiday Market
- MORE!

To learn more about events, visit:
Padres.com/Events



TENANT & USE MAP



RESIDENTIAL

- | | |
|-------------------------------------|-------------------------------------|
| 1. The Harbor Club 201 units | 12. Park Boulevard East 104 units |
| 2. 4th + J 170 units | 13. Alexan San Diego 320 units |
| 3. Gaslamp City Square 223 units | 14. K1 208 units |
| 4. Alta 176 units | 15. Metrome 184 units |
| 5. The Lofts at 655 106 units | 16. Fahrenheit 77 units |
| 6. The Lofts at 677 147 units | 17. Urbana Apartments 96 units |
| 7. Nexus 96 units | 18. Diamond Terrace 113 units |
| 8. The Mark 244 units | 19. Parkloft 129 units |
| 9. Strata 163 units | 20. Icon 325 units |
| 10. M2i 230 units | 21. Park Terrace 233 units |
| 11. Park Boulevard West 117 units | 22. Park 12 713 units |

OFFICE

- | | |
|-------------------------------------|-------------------------------------|
| 1. Brunswig Drug Bldg 37,000 SF | 6. Schiefer Building 14,617 SF |
| 2. Steele Lofts 25,000 SF | 7. DiamondView 305,255 SF |
| 3. Pack Loft 20,000 SF | 8. Bumble Bee Foods 29,528 SF |
| 4. Sempra Energy 320,000 SF | 9. James R. Mills Bldg 180,000 SF |
| 5. J Street Hospitality 49,755 SF | |

HOTELS

- | | |
|---|-------------------------------------|
| 1. Hilton Gaslamp 282 rooms | 6. Pendry Hotel 317 rooms |
| 2. Hard Rock Hotel 420 rooms | 7. Hotel Solamar 232 rooms |
| 3. Omni 511 rooms | 8. Courtyard by Marriott 90 rooms |
| 4. Marriott Gaslamp Quarter 306 rooms | 9. Hotel Indigo 210 rooms |
| 5. Residence Inn 240 rooms | |

UNDER CONSTRUCTION / IN PLANNING

- | | |
|---|--|
| 1. 
Robert Green Company; 4th & J Hotel
241 rooms; 5,000 sf retail
<i>In Planning</i> | 2. 
J Street Hospitality; 7th & Island - Canopy by Hilton
324 rooms
<i>In Planning</i> |
| 3. 
Cisterra; 7th & Market
Ritz-Carlton Hotel: 153 rooms;
218 units; grocery store;
156,000 sf office
<i>In Construction</i> | 4. 
K Elevate 10th Street Property, LLC; Elevate Hotel
135 rooms |
| 5. 
J Street Hospitality; Hampton Inn by Hilton
132 rooms
<i>In Planning</i> | 6. 
Tishman Speyer & Padres; East Village Quarter
612 units; 50,000 sf retail; 1.35M sf office; public plazas
<i>In Planning</i> |
| | 7. 
Buchanan Street Partners; 10th & Island
Sonder: 134 rooms
<i>In Construction</i> |



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