

# 3rd & A

RETAIL SUITE 1  
AVAILABLE: 1,124 SF

RETAIL SUITE 3  
AVAILABLE: 1,179 SF

COME JOIN:



**UPG**  
**URBAN**  
**PROPERTY**  
**GROUP** est. 1989





# 3rd & A

## CONTACT US

Andrew Shemirani  
andrew@upgsocal.com  
Lic No 02038814

Pasquale loele  
pasquale@upgsocal.com  
Lic No 01488187



## HIGHLIGHTS

- + Two ground-level restaurant / retail spaces at the base of a 21-story residential tower with 270 units
- + Located at the convergence of downtown's business core & Cortez Hill
- + Frontage on 3rd Avenue (6,854 Cars Per Day) between A Street (18,092 CPD) and Ash Street (15,500 CPD)
- + Dense daytime population of more than 90,000 within one mile
- + Area tenants include San Diego Civic Theatre, Copley Symphony Hall, The US Grant, Donut Bar, The Taco Stand, The Local, Mendocino Farms, House of Blues, and the future Campus at Horton
- + Multiple surface parking lots located within three blocks
- + Easy access to the I-5 and CA-163 as well as CA-94



310 A STREET  
SAN DIEGO, CA 92101

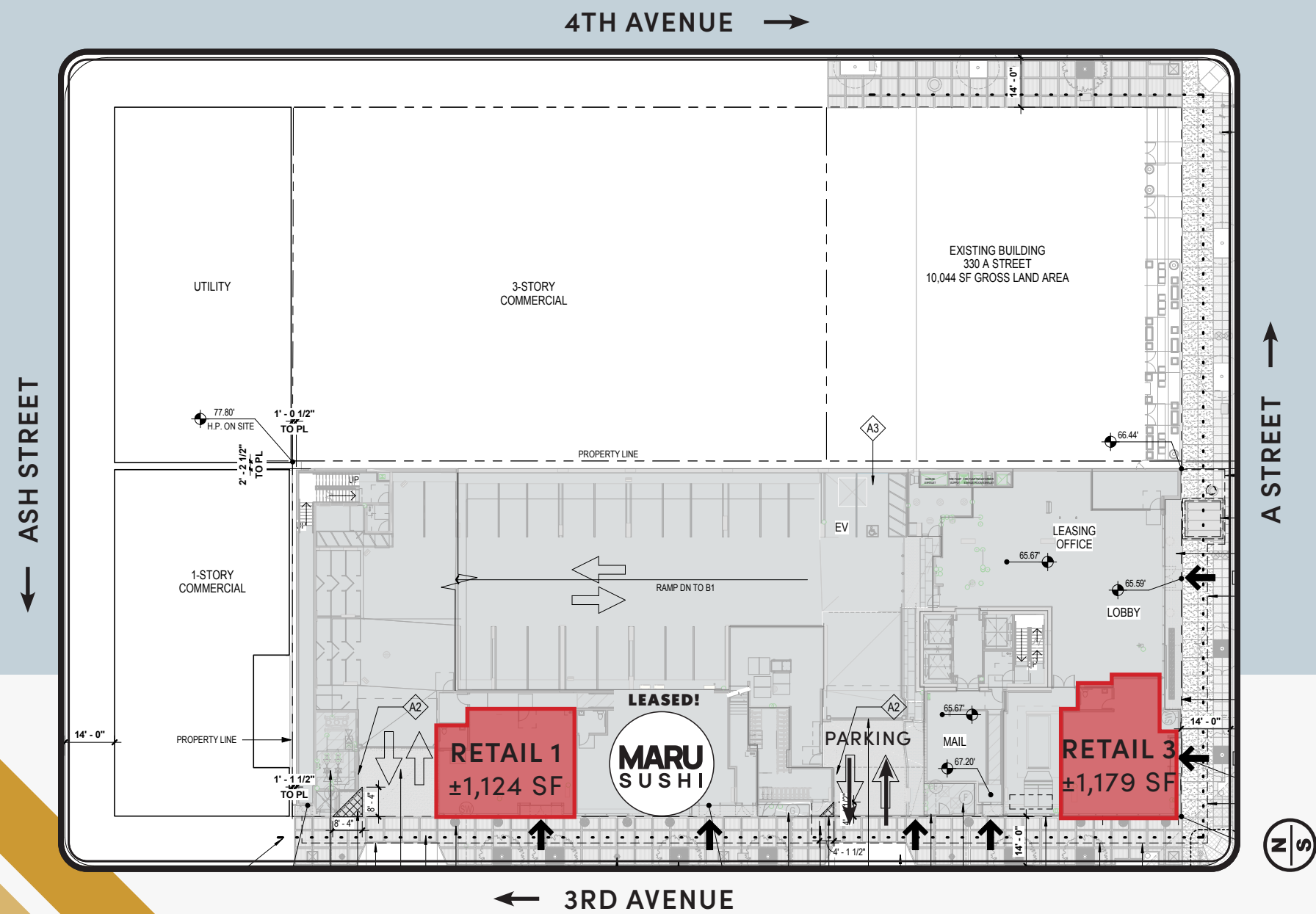


RETAIL 1:  $\pm 1,124$  SF  
RETAIL 2: LEASED  
RETAIL 3:  $\pm 1,179$  SF





# Site Plan





# Location Highlights

WITHIN 5 BLOCKS  
THERE ARE . . .

**6.18 MILLION**  
**SQUARE FEET OF OFFICE**  
*with 31.69M square feet  
under construction / In planning*

**4,500**  
**RESIDENTIAL UNITS**  
*with 35,000 units  
under construction / In planning*

**3,757**  
**HOTEL ROOMS**  
*with 3479 rooms  
under construction / In planning*



## Exceptional Downtown Location

- + Located on the edge of Cortez Hill and the Civic / Financial Core districts with dense office and daytime population
- + Walking distance to the Civic Center, Little Italy, Gaslamp Quarter, the Campus at Horton, and the San Diego County State and Federal Courthouses
- + Three blocks away from 5th Avenue trolley and bus station
- + Multiple public parking structures and surface lots within blocks of the site
- + Close proximity to Petco Park, the Convention Center, Balboa Park, and the San Diego International Airport
- + Easy access to the I-5, CA-163, and CA-94 freeways



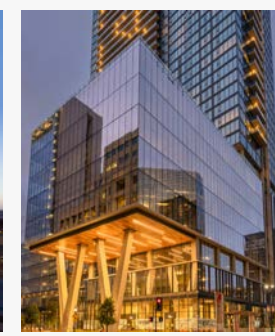
### NEW DOWNTOWN DEVELOPMENTS



**1** Twenty by Six  
±364,160 SF office;  
±15,000 SF retail



**2** The Theatre House  
336 units; 190 rooms  
*In Planning*



**3** West  
431 units; ±20,000 SF retail  
±250,000 SF office; ±  
*Completed Q3 2024*



**4** The Campus at Horton  
±700,000 SF office; ±300,000 SF retail  
*Under Construction*



**5** Diega  
617 units; ±18,908 SF retail



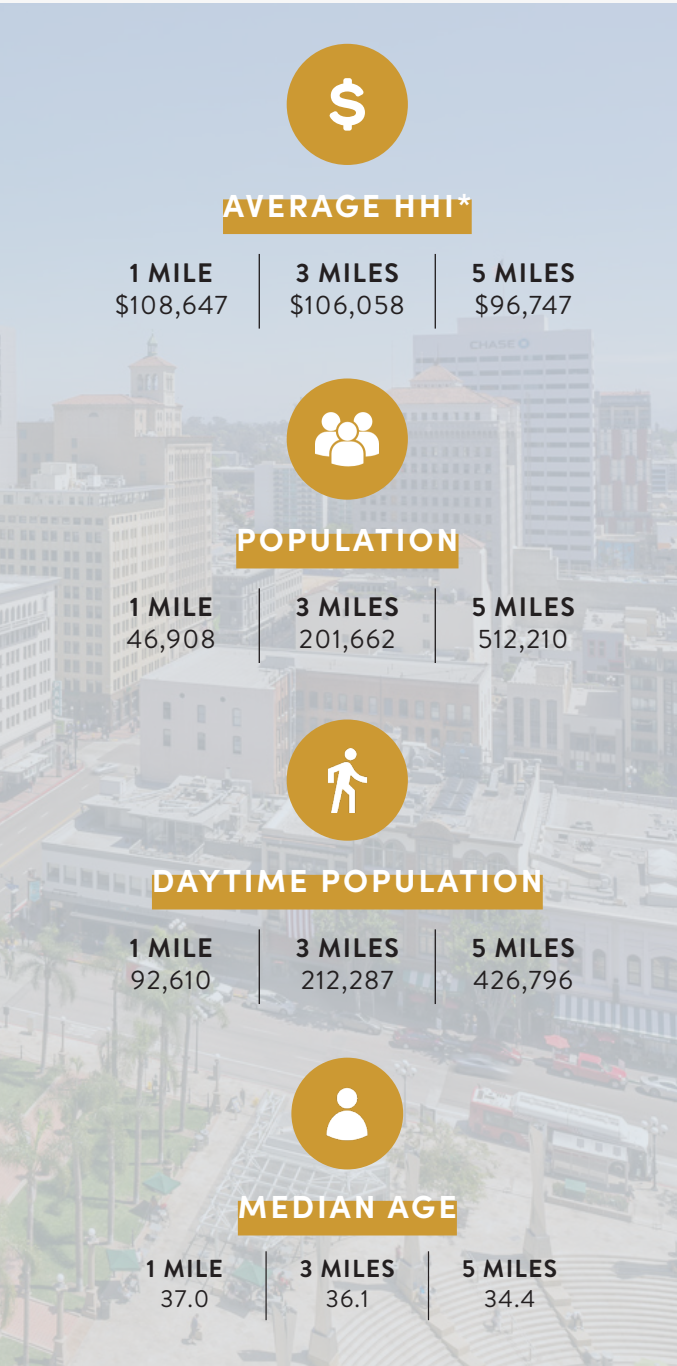
**6** 800 Broadway  
384 units; ±22,000 SF retail  
*Under Construction*



# Area Tenants



# 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.



# Area Use Map

## LEGEND

- HOTELS
- NOTABLE OFFICE BUILDINGS
- MULTI-FAMILY RESIDENTIAL
- SCHOOL / NONPROFIT / GOVERNMENT
- UNDER CONSTRUCTION / IN PLANNING



# San Diego Quick Facts



**38K**  
POPULATION  
OF DOWNTOWN  
SAN DIEGO

**81,237**  
TOTAL JOBS  
LOCATED  
DOWNTOWN

**3.3M**  
POPULATION  
OF SAN DIEGO  
COUNTY

## SAN DIEGO TOURISM

**34.9M**  
ANNUAL VISITORS  
TO SAN DIEGO

**\$10.4B**  
VISITOR SPENDING  
IN SAN DIEGO

**20.6M**  
ANNUAL AIR PASSENGERS  
AT SAN DIEGO  
INTERNATIONAL AIRPORT

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**GASLAMP QUARTER**  
**10M**  
ANNUAL VISITORS

**SAN DIEGO  
CONVENTION CENTER**  
**862,408**  
ANNUAL ATTENDEES

- + \$724.1M in direct attendee spending
- + 108 annual events
- + Largest event: Comic-Con (135,000 attendees)

**PETCO PARK**  
**2.4M**  
ANNUAL ATTENDEES

- + Home of the San Diego Padres
- + \$70M spent annually in the stadium
- + 300 private & public events annually

**SAN DIEGO  
TROLLEY LINES**  
**40M**  
ANNUAL PASSENGERS

- + Extension line to La Jolla is currently under construction





upgsocal.com  
858 874 1989

**ANDREW SHEMIRANI**

andrew@upgsocal.com

Lic No 02038814

**PASQUALE IOELE**

pasquale@upgsocal.com

Lic No 01488187

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