



FOR LEASE

2,036 SF of Retail/Office/Flex, corner unit

701 16th Street, San Diego, CA 92101



PROPERTY HIGHLIGHTS

- ◆ Iconic Snowflake Bakery Building
- ◆ +/- 30,000 Square Feet class B Building
- ◆ 15,485 SF lot
- ◆ Full Remodel
- ◆ 4 Parking spaces @ \$100 per space
- ◆ Prime East Village / Makers Quarter Location
- ◆ Easy Access to I-5 and CA-94
- ◆ APN 535-180-26-00
- ◆ Excellent Signage
- ◆ Ground Floor Retail/Office
- ◆ Private Restrooms
- ◆ Seismic Retrofit

LEASE RATE

- ◆ \$2.25 PSF + Utilities

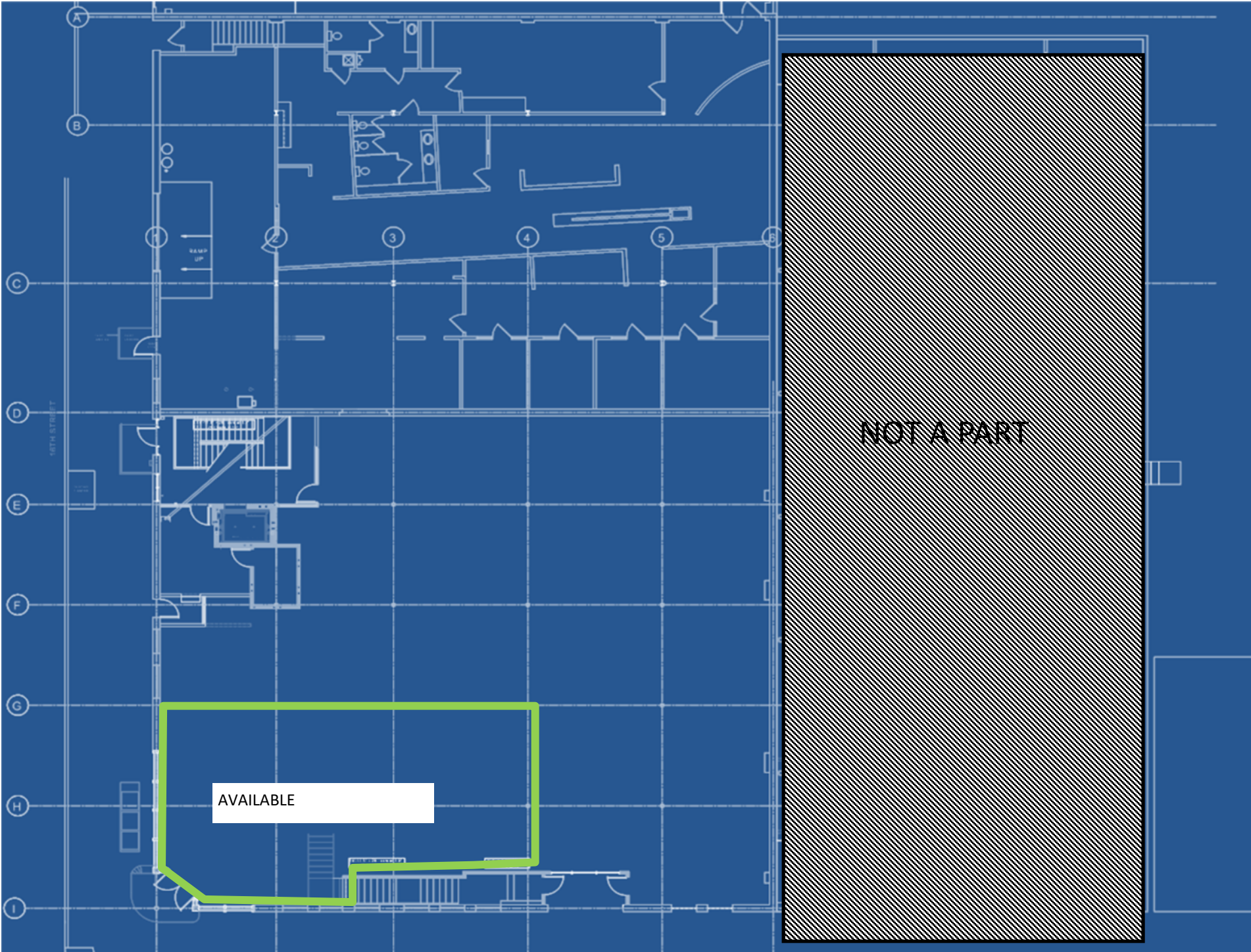


701 16TH



BLOCK D





AVAILABLE

NOT A PART

DEMOGRAPHICS

9 2 10 1

80,000

WORK DOWNTOWN

20 MIN.

AVERAGE COMMUTE

31%

MILLENNIAL WORKFORCE SPACES

7

INCUBATORS/ACCELERATORS

8+

COWORKING SPACES

90+

ART/CULTURAL GROUPS

1 IN 5

WALK TO WORK

85%

EXERCISE 3+ DAYS/WEEK

51%

COLLEGE GRADUATES

110

STARTUPS





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