

800
WEST
IVY



LITTLE ITALY

Office/Retail for Lease | \pm 1,734 SF

UPG **URBAN**
PROPERTY
GROUP est. 1989



ADJACENT PARKING

800 W IVY ST, SAN DIEGO, CA 92101

Address

±1,734 SF

Available Space

OFFICE/RETAIL

Space Type

\$3.75, MG

Rate



PRIME OFFICE/RETAIL SPACE NESTLED IN ONE OF DOWNTOWN'S MOST VIBRANT ENCLAVES!

- Beautiful office/retail space in prime Little Italy location with street level entrance
- Space features private offices, conference room, kitchenette, restroom, and ability for flexible floor plan changes
- Rare adjacent on-site parking lot
- Little Italy is one of Downtown's most desired neighborhoods with the best restaurants
- Walking distance to eateries including Ballast Point Brewing, The Crack Shack, Bottlecraft, Bird Rock Coffee Roasters, Mona Lisa, Underbelly, Roman Wolves, and many more!
- Within the immediate vicinity of I-5, Little Italy Station, Core Business District, Waterfront Park and thousands of apartments
- Across the street from 2100 Kettner, a recently completed 234,000 SF project featuring neighbors including Postino, San Diego FC, Body Fit Training, The NOW Massage, Manivela Coffee, Slice House, and more!



THE LOCATION

Once home to San Diego's flourishing tuna fishing industry and generations of Italian families who made their living on the sea, Little Italy is now a lively neighborhood with cozy patio cafés, international restaurants, craft brew stops, urban wineries, art galleries, sophisticated shops, boutique hotels, and the festive Piazza della Famiglia. Additionally, the property has a Walkscore of 92 out of 100 and is 1 mile to the Santa Fe Depot Station.



**WHERE YOU ARE
IS WHO YOU ARE**

- | | | | |
|----|------------------------|----|------------------------|
| 1 | Ballast Point Brewing | 16 | VinoCorso |
| 2 | Postino | 17 | Mr. Moto |
| 3 | The Crack Shack | 18 | Salt & Straw |
| 4 | Camino Riviera | 19 | Parakeet Cafe |
| 5 | Bottlecraft | 20 | Morning Glory |
| 6 | Bobboi Natural Gelato | 21 | Buon Appetito |
| 7 | Pali Wine Co. | 22 | Isola |
| 8 | Swagyu Burger | 23 | Nibble Chocolate |
| 9 | Devil's Dozen | 24 | Bolt Brewery |
| 10 | Kettner Exchange | 25 | Cloak & Petal |
| 11 | Mona Lisa | 26 | Born & Raised |
| 12 | Waterfront Bar & Grill | 27 | Civico 1845 |
| 13 | Rovino | 28 | Filippu's Pizza Grotto |
| 14 | Roman Wolves | 29 | Nolita Hall |
| 15 | Underbelly | 30 | Wilma's Carousel Bar |



CIVICO
1845
AUTENTICA CUCINA ITALIANA

Cloak & Petal
little italy

SALT & STRAW

IRONSIDE
Fish & Oyster Made in San Diego

Extraordinary
DESIGN



HERB & WOOD

70+

Eateries

120,000

Annual Art Walk Attendees

CRACK SHACK



BOTTLECRAFT

92

Walk Score

THERE'S SO MUCH TO DISCOVER IN LITTLE ITALY

Little Italy is a charming neighborhood in downtown San Diego, known for its cultural heritage and culinary scene. With colorful streets, boutique shops, art galleries, and restaurants serving Italian cuisine, Little Italy also hosts a weekly farmers market and annual events such as the Little Italy Fest and the Art Walk. Little Italy's culinary scene is a major draw for visitors, offering a variety of Italian delicacies from popular restaurants like Davanti Enoteca and Civico 1845. The neighborhood is also home to trendy bars and breweries like Ballast Point Brewing and Kettner Exchange, making it a destination for foodies and beer lovers alike. Little Italy's laid-back atmosphere and delicious food make it a must-visit neighborhood in San Diego.

LITTLE ITALY MERCADO FARMERS MARKET



6

City Blocks

200+

Vendors

15,000+

Visitors Every Saturday

AT 48-SQUARE BLOCKS, SAN
DIEGO'S LITTLE ITALY IS **THE
LARGEST IN THE U.S.**

DISCOVER
DOWNTOWN

AMERICA'S FINEST CITY

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. 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.

"SAN DIEGO IS BECOMING SOUTHERN CALIFORNIA'S COOLEST CITY"

-TRAVEL + LEISURE

DOWNTOWN'S EMPLOYERS

The city's tech scene is putting San Diego on a fast track toward new heights of success. These tech companies in downtown San Diego making it all happen.

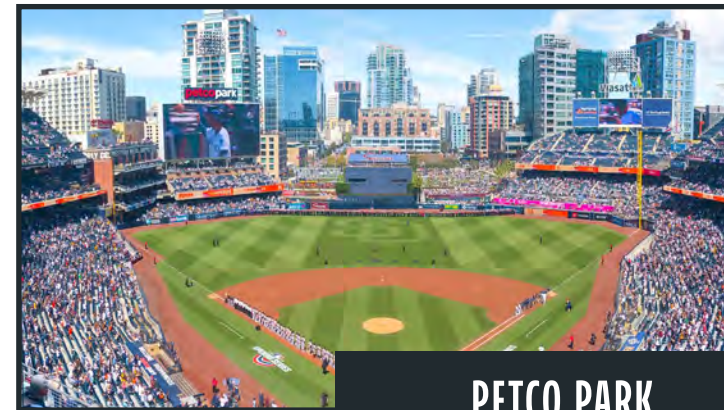
- ClickUp
- Houzz
- Measurable
- Shield AI
- Procore Technologies
- Mitek Systems
- SOCi
- Classy
- GoFormz
- Flowmon Networks
- Jungo
- Certify
- Reflexion Health
- Mirum Agency

SHARP

Qualcomm

UC San Diego

The City of
SAN DIEGO



PETCO PARK



CONVENTION CENTER



GASLAMP QUARTER



32.3M

Annual Visitors



\$14.3B

Consumer Spending



25.24M

San Diego International
Airport Passengers



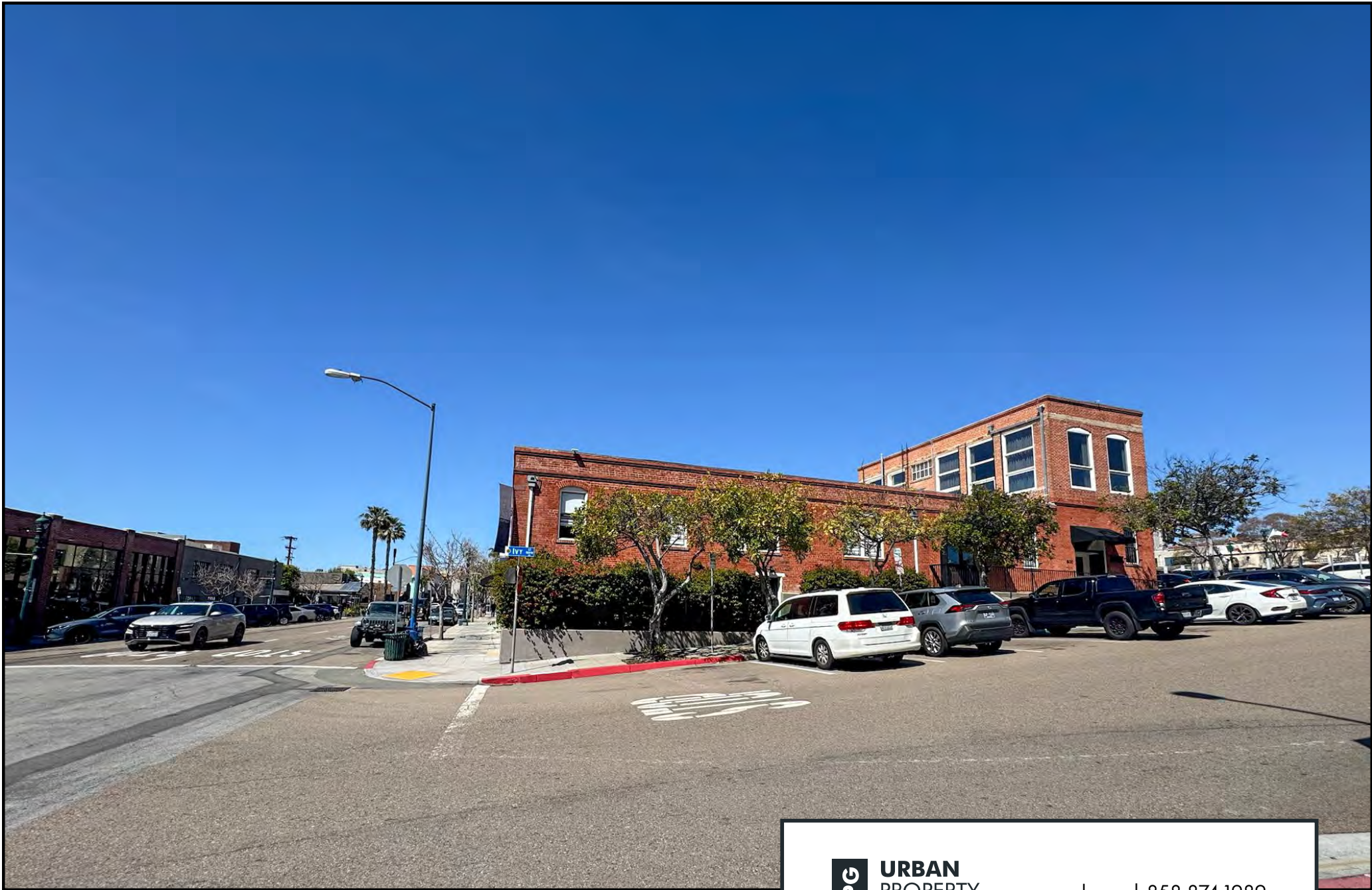
663,000

Convention Center
Attendees



2.9M

Padres Attendance



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