

800  
WEST  
IVY



**LITTLE ITALY**

Office/Retail for Lease | ± 1,734 SF

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



**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 C, 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

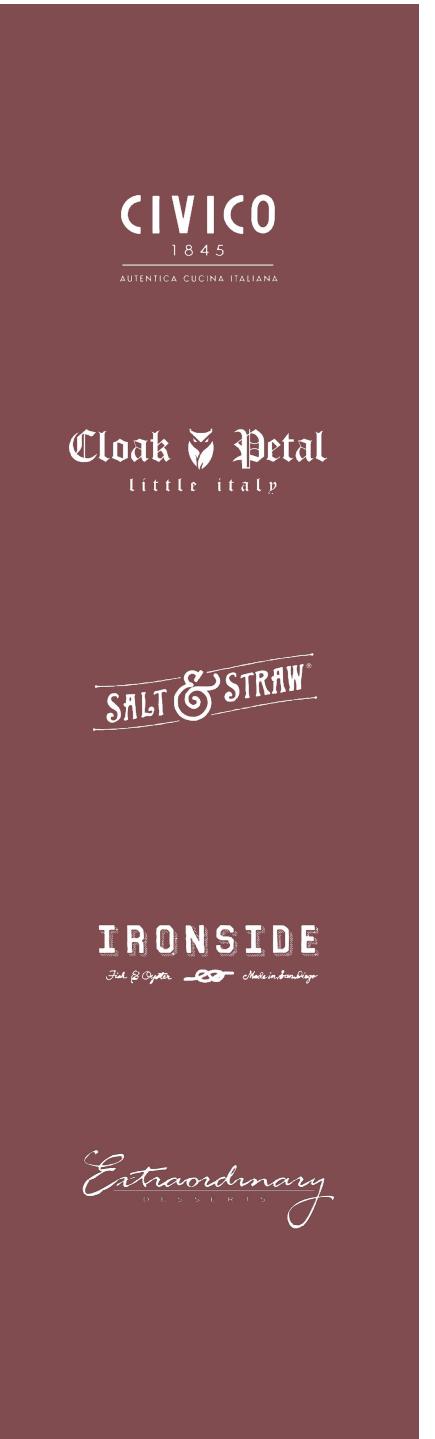


## Morning Glory



Kettner Exchange





# Cloak & Petal

SALT & STRAW®

**IRON SIDE**  
Fiel & Coyer  Made in San Diego

# Extraordinary DESSERTS



RB & WOOD



+

S



## HACK

# 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.

0  
Attendees



# BOTTLE CRAFT



LITTLE ITALY MERCADO FARMERS MARKET

92

## Walk Score

# SQUARE BLOCKS, SAN S LITTLE ITALY IS THE RGEST IN THE U.S.

### City

7

V

15.0

**15,000+**  
Visitors Every Saturday



## 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.

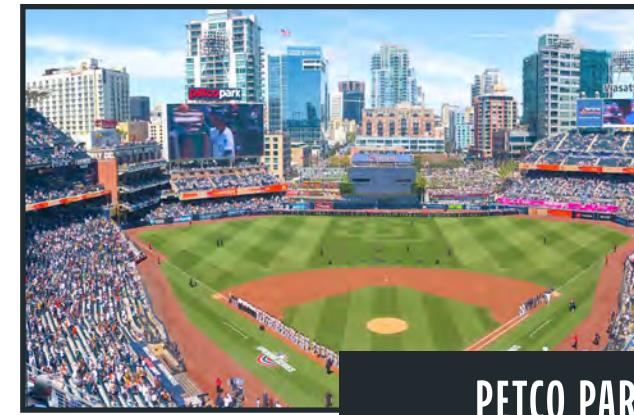
- ClickUp
- Houzz
- Measurable
- Shield AI
- Procore Technologies
- Mitek Systems
- Classy
- GoFormz
- Flowmon Networks
- Jungo
- Certify
- Reflexion Health
- Mirum Agency
- SOCI

**SHARP**

**Qualcomm**



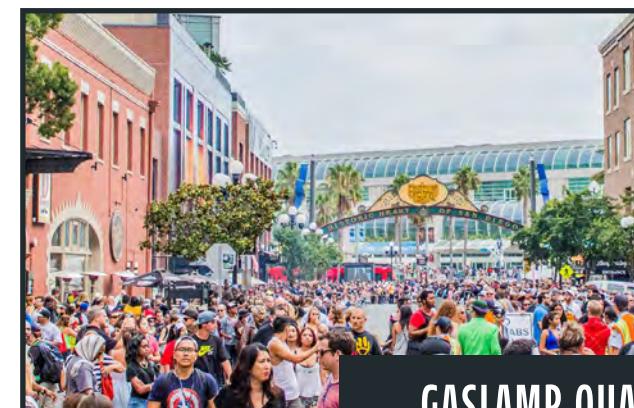
UC San Diego



**PETCO PARK**



**CONVENTION CENTER**



**GASLAMP QUARTER**



**3.23M**

Annual Visitors



**\$1.43B**

Consumer Spending



**25.24M**

San Diego International Airport Passengers



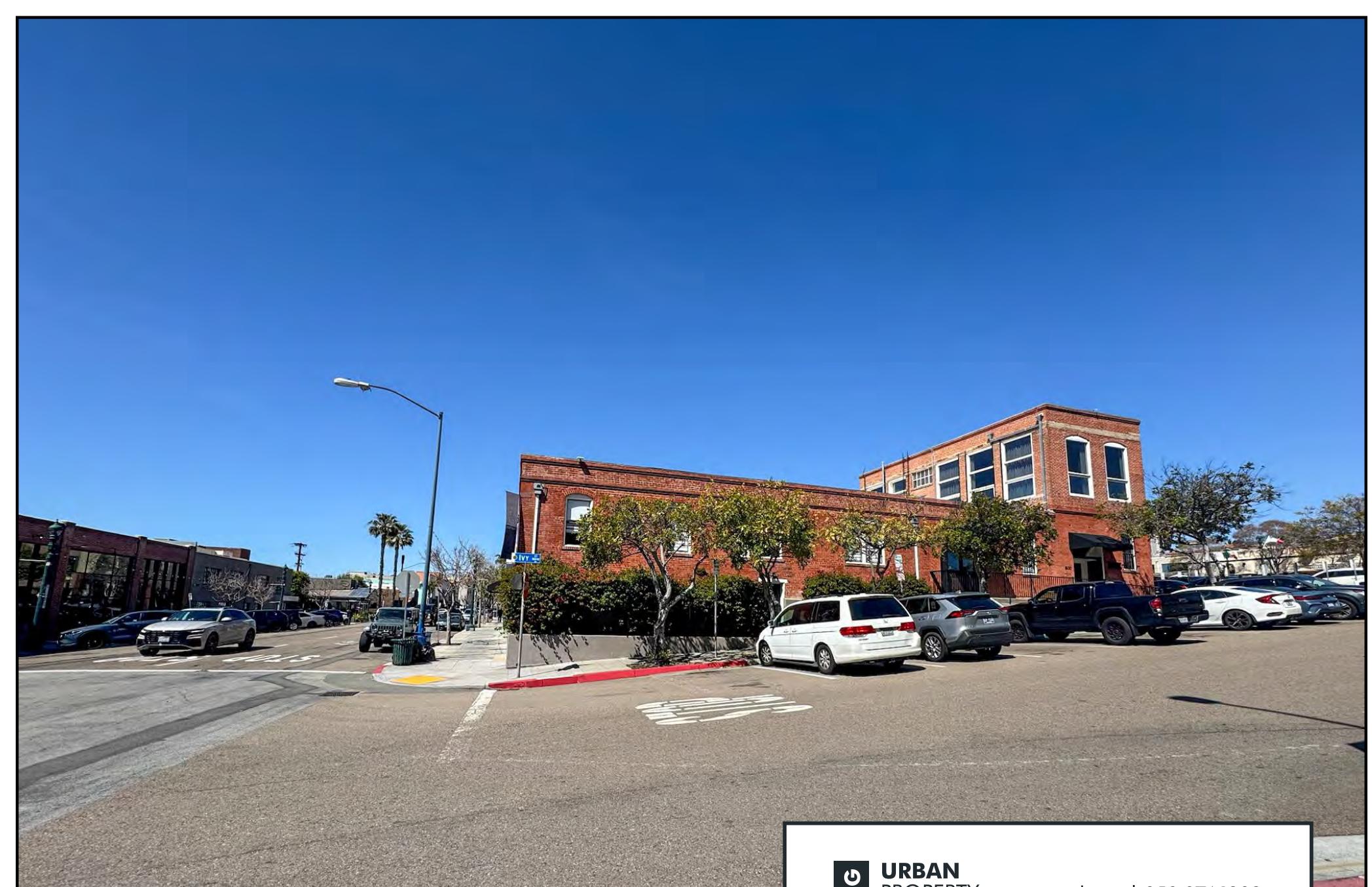
**663,000**

Convention Center Attendees



**2.9M**

Padres Attendance



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