



The Merian

PARK BLVD & MARKET ST
SAN DIEGO / CALIFORNIA



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For Lease.

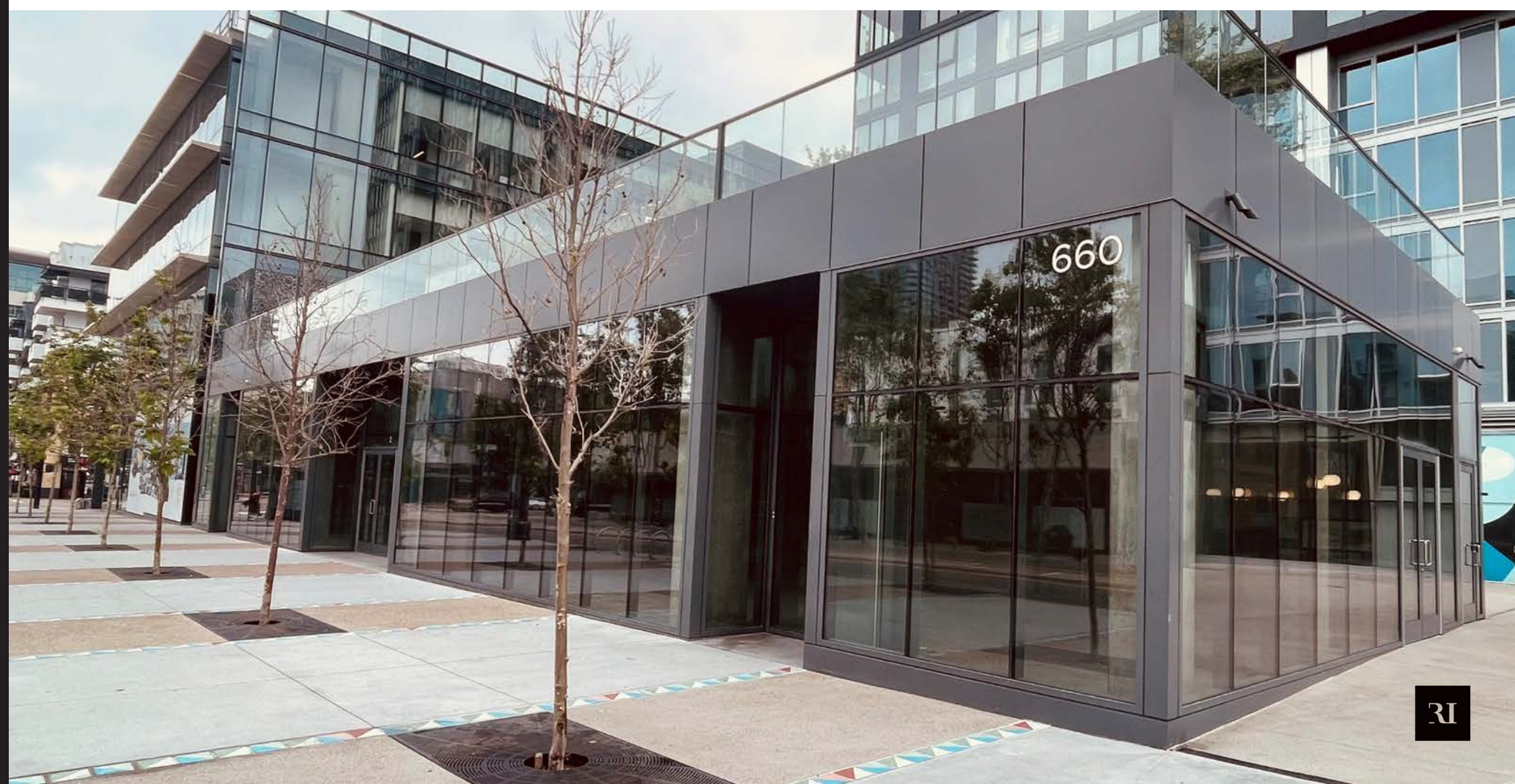
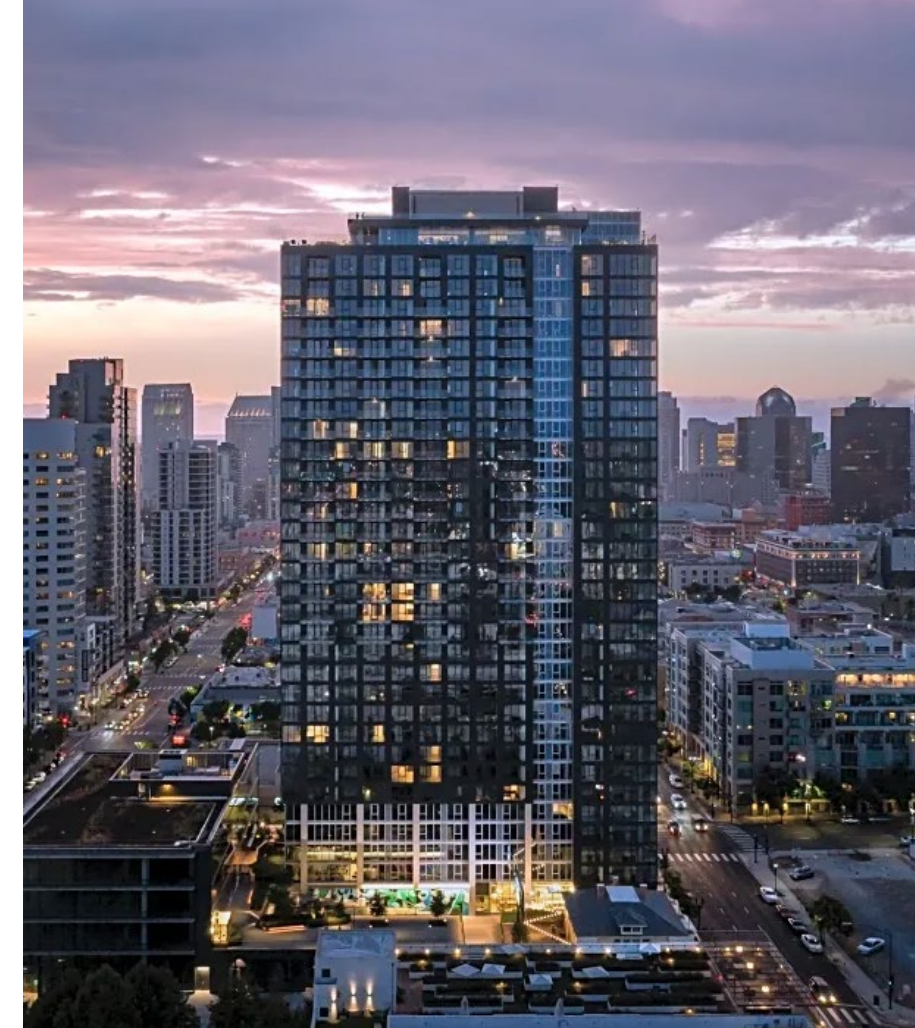
About The Merian

DOWNTOWN / SAN DIEGO

Downtown San Diego continues to serve as a dynamic retail environment, flanked by top-rated restaurants, unique shopping experiences, and traffic-driving destinations (Petco Park, the Midway, Balboa Park, Gaslamp Quarter, etc). This project offers a unique opportunity to create a sense of place in this rapidly growing urban area.

PROPERTY HIGHLIGHTS

- A historic, free-standing building suitable for a variety of retail and restaurant uses
- New retail space fronting Park Blvd provides businesses with the opportunity to tap into the onsite customer base
- Site is anchored by a 426-unit luxury residential tower



Site Plan.



GST



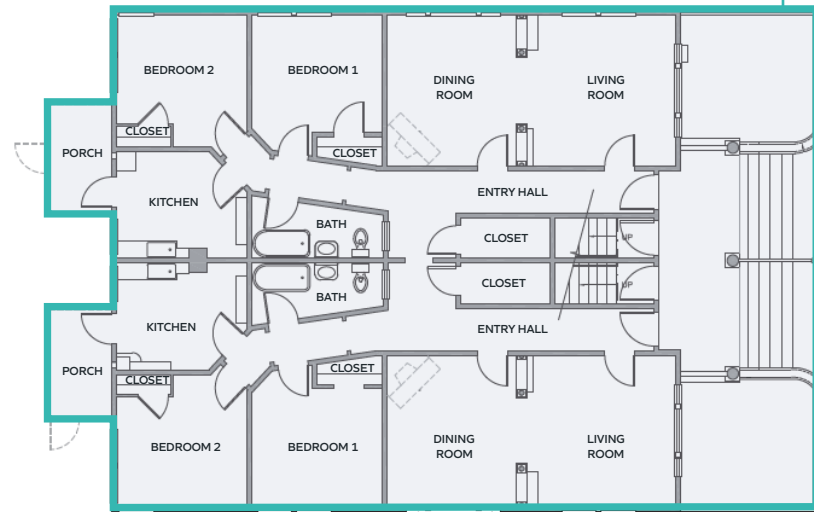
Large patio opportunity



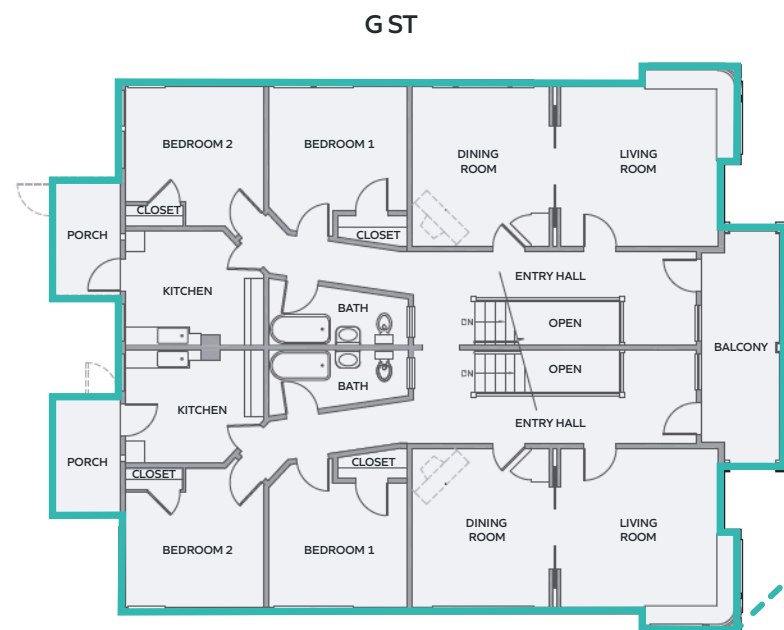
PARK BLVD

Retail/Restaurant
1,400–3,000 SF
Available

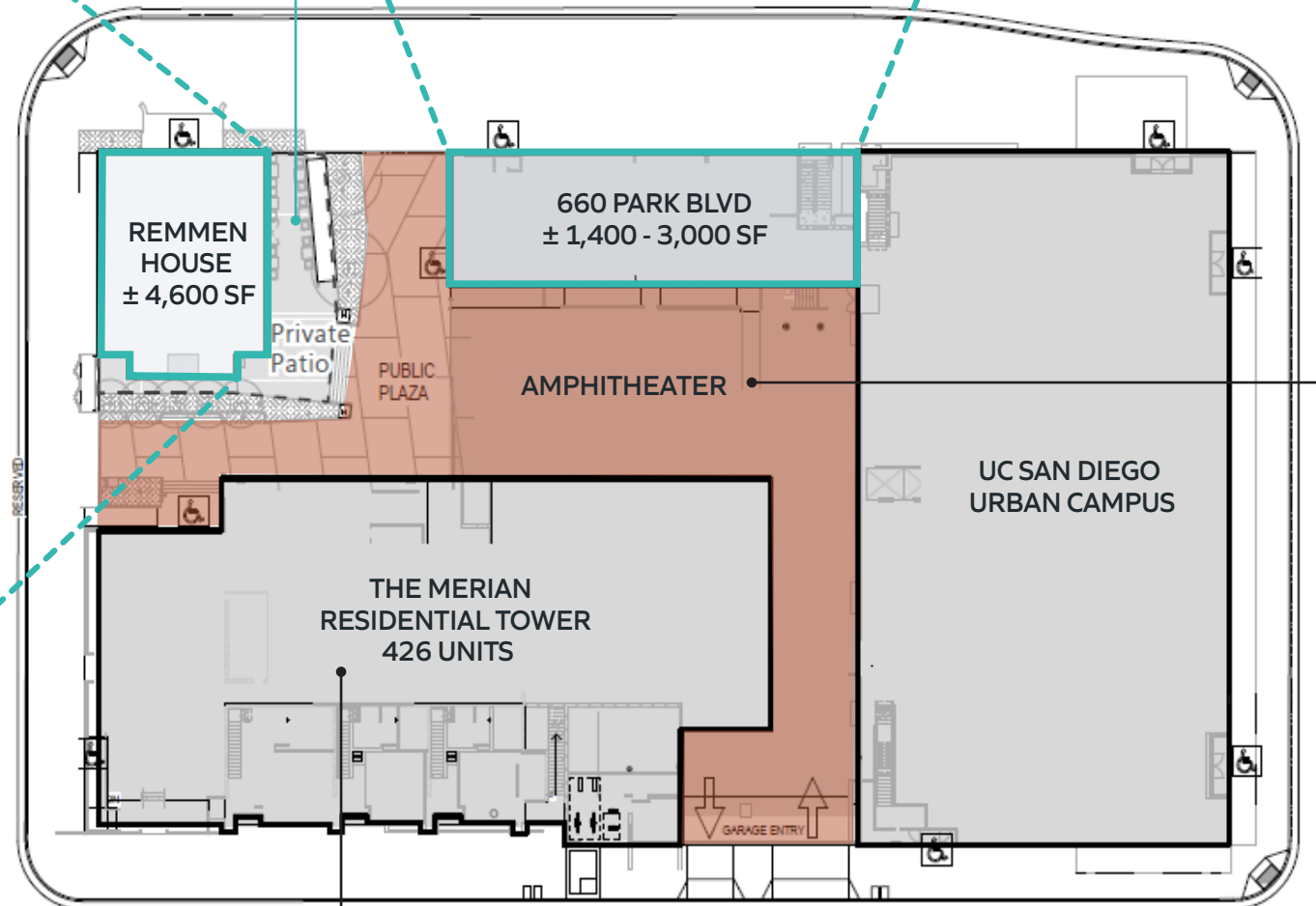
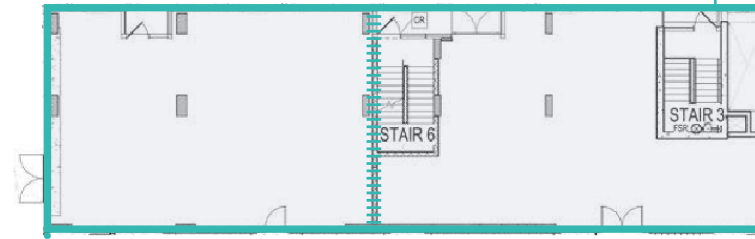
Remmen House
4,600 SF Available



1st Floor



2nd Floor



ELEVENTH AVE

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Neighborhood Aerial



Trade Area Aerial.

COLUMBIA

LITTLE ITALY

CORTEZ

CIVIC CORE

SAN DIEGO CITY COLLEGE

SITE

EAST VILLAGE

MARINA



Meet the Neighbors

\$5B+

10min

IN DEVELOPMENT
WITHIN 1 MILE

WALK TO
PETCO PARK



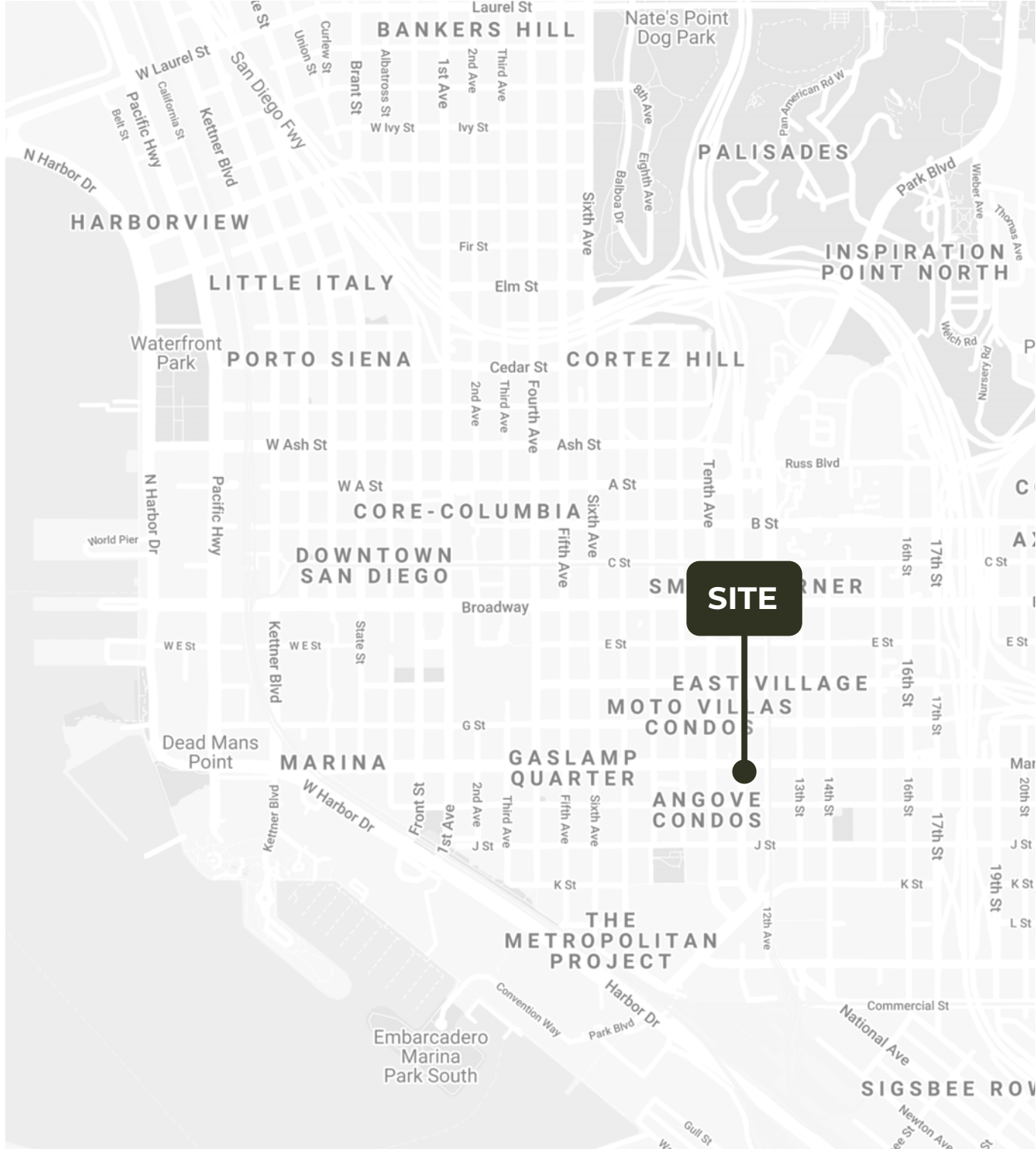
CALLIE



SAN DIEGO / CALIFORNIA

Area Demographics.

SAN DIEGO / CALIFORNIA



Population	1 Mile	3 Miles	5 Miles
Estimated Population	55,443	198,415	485,627
Forecasted Population (2022)	60,854	204,740	494,207

Daytime Demos	1 Mile	3 Miles	5 Miles
Total Daytime Population	102,255	297,663	611,788

Median Household Income	1 Mile	3 Miles	5 Miles
Estimated Median Household Income	\$72,619	\$81,640	\$75,055
Median Disposable Income	\$59,238	\$66,150	\$60,746

Avg Household Income	1 Mile	3 Miles	5 Miles
Estimated Average Household Income	\$113,619	\$119,950	\$109,061
Average Disposable Income	\$79,829	\$85,391	\$79,381

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**Restaurant & Retail
Spaces Available.**



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