



For Sale
Porta D'Italia & IL Palazzo

Little Italy NNN Investment Portfolio

Ground Floor Commercial Condos

1970 Columbia St & 600 – 50 W Grape St



The Offering

Urban Property Group is pleased to present the opportunity to acquire the commercial condominiums at **Porta D'Italia** and **Il Palazzo**, located in the heart of Little Italy. These highly visible retail/office condos along Columbia Street are ideal for an investor seeking a rare chance to capitalize on one of Downtown's most desirable neighborhoods, with immediate access to I-5 and an abundance of surrounding amenities that drive strong demand.

Little Italy remains one of San Diego's most iconic neighborhoods, celebrated for its vibrant mix of acclaimed restaurants, boutique shops, art galleries, farmers markets, and pedestrian-friendly streets. With its rich history, coastal charm, and urban sophistication, the district attracts both locals and visitors year-round.

\$7M
Asking Price

6.75%
Stabilized Cap Rate

\$472,774
Stabilized NOI

Porta D'Italia
1970 Columbia St



The Details

	Porta D'Italia	Il Palazzo
Address	1970 Columbia St	600 - 50 W Grape St
APN	533-223-13-78,79	533-222-11-37
Condo Size	±4,515 SF	±6,256 SF
Total SF	±11,047 SF	
Space Type	Ground Floor Commercial Condos	

- Rare opportunity in Little Italy, one of Downtown’s most desirable neighborhoods
- Highly visible location with prime signage
- On-site parking — 5 tandem spaces
- Secure income stream backed by 7-Eleven, a nationally recognized credit tenant with proven performance and strong customer draw
- Diversified tenant mix with NNN lease structure
- Immediate access to I-5 and on main ingress/egress thoroughfares
- In the path of major development — over 5,000 units proposed and under construction
- Surrounded by popular neighbors: LALA, Cloak & Petal, Bolt Brewery, Barbusa, Born & Raised, and more!

IL Palazzo
600-50 W Grape St



The Tenants

IL Palazzo



86,000

Locations

\$121.6B

Retail Sales (2024)

97

Years in Business

7-11

7-Eleven is your go-to convenience store for food, snacks, hot and cold beverages, and so much more. The company that introduced convenience retailing to the world more than 90 years ago, has once again hit a major milestone: 85,000 7-Eleven® stores open. 7-Eleven has made a reputable name for themselves in the franchise business, and are consistently ranked as a top-five franchiser.



5,800+

Locations

115+

Years in Business

\$91.1B

Revenue (2024)

UPS

UPS, a global logistics leader, is recognized for reliable shipping, supply chain solutions, and unmatched scale. With 5,800+ U.S. retail locations, 500,000 vehicles, and nearly 600 aircraft, UPS manages over 24 million packages daily. Founded more than 115 years ago, the company has built a strong reputation and is consistently ranked among the world’s top logistics providers.



Three Punk Ales

Three Punk Ales Brewing, a bold South Bay brewery, is celebrated for its award-winning craft beers, lively atmosphere, and authentic local roots. With hop-forward IPAs, stouts, lagers, and seasonal experimentals, the vibrant taproom blends music, culture, and good times. **Their “Barley Legal” barleywine earned recognition at the 2023 Brewers Cup of California.**

Porta D’Italia

Salon 650

Salon 650, **voted San Diego’s hottest salon**, is a vibrant, inclusive salon known for its talented team of stylists who prioritize creativity, personalized care, and top-tier service. From precision haircuts and vibrant color to extensions, treatments, and event styling, Salon 650 offers a full range of services in a welcoming, luxurious setting where clients leave feeling confident and refreshed.



Italy Nails and Spa

Italy Nails & Spa, **ranked among the top 4 nail salons in San Diego**, is known for its trend-forward designs, warm atmosphere, and commitment to quality and safety. With a team of licensed professionals, Italy Nails & Spa delivers expert manicures, pedicures, and nail art in a clean, inclusive, and stylish space where clients feel confident, cared for, and inspired.





LALA



Herb & Wood



Kettner Exchange

There's so much to discover!

- | | | | |
|----|-----------------------|----|------------------------|
| 1 | MOE Coffee | 23 | Waterfront Bar & Grill |
| 2 | Wolfie's Carousel Bar | 24 | Bolt Brewery |
| 3 | Camino Riviera | 25 | Cloak and Petal |
| 4 | James Coffee Co. | 26 | Harumama |
| 5 | Nolita Hall | 27 | Barbusa |
| 6 | Ballast Point Brewing | 28 | Born and Raised |
| 7 | RakiRaki | 29 | Bencotto |
| 8 | The Yasai | 30 | Monello |
| 9 | Bottlecraft | 31 | Underbelly |
| 10 | Bird Rock | 32 | Civico 1845 |
| 11 | The Crack Shack | 33 | Ristorante Illando |
| 12 | Juniper & Ivy | 34 | Filippi's Pizza Grotto |
| 13 | Herb & Wood | 35 | Morning Glory |
| 14 | Vino Carta | 36 | Vincenzo |
| 15 | Pali Wine Co. | 37 | Salt & Straw |
| 16 | Bobboi Gelato | 38 | Davanti Enoteca |
| 17 | Bun & Patti | 39 | Ironside Fish & Oyster |
| 18 | Zinqué | 40 | Buon Appetito |
| 19 | Mona Lisa | 41 | Loft Coffee |
| 20 | Starbucks | 42 | Queenstown |
| 21 | Holy Paleta | 43 | Allegro |
| 22 | Kettner Exchange | 44 | Isola Pizza Bar |



Convenient Connectivity

Positioned in the heart of Little Italy, this location offers unmatched ease of access to all of San Diego's most notable destinations. Whether heading to Petco Park, the Convention Center, the airport, or Mission Valley, travel is seamless with multiple transit options, walkable connections, and nearby freeway on-ramps. Major highways like I-5 and SR-163 are only moments away, providing direct links across downtown and to the broader region. From business to leisure, every corner of the city feels within reach, making this address a central hub of convenient connectivity.

Coronado
20,000+ Residents

Seaport Village
70 Acres; \$3.5B, 13+ Eateries

Convention Center
663,000 Annual Visitors

Gaslamp Quarter
10.5M Annual Visitors

Campus at Horton
1M SF Under Construction

USS Midway
1.5M Annual Visitors

RaDD
1.7M SF Under Construction

Port of San Diego
30,000 Annual Passengers

Waterfront Park
1M+ Annual Visitors

SD Int'l Airport
24M Annual Passengers

porta d'italia
+ *il palazzo*

Bankers Hill
11,000+ Residents



1 Min
to I-5



5 Mins
to Balboa Park



6 Mins
to SD Int'l Airport



6 Mins
to Convention Center



7 Mins
Petco Park



7 Mins
Gaslamp Quarter



Morning Glory



Postino

Roman Wolves



120,000

Annual Art Walk Attendees

99

Walk Score

70+

Eateries

In the heart of where you want to be

Little Italy

Located in the heart of Downtown San Diego, Little Italy is a walkable neighborhood full of culture and character. Its colorful streets are lined with independent galleries, local designer shops, and cozy cafés. The community hosts popular events like the weekly farmers market, Little Italy Fest, and the annual Art Walk, drawing both locals and visitors. With its blend of artistic flair and welcoming atmosphere, it remains one of San Diego's most cherished destinations.



Nolita Hall



#2 in the U.S. among "Best Little Italy Neighborhoods"

TRAVEL+
LEISURE

The planned growth of Downtown will only boost its popularity among desirable American cities to live, work & play.

Forbes



Campus at Horton

Mixed-use office, retail and restaurant project to create 3,000+ jobs and over \$1.8B in economic impact annually.



Game Changers

Columbia & Hawthorn
125 Units



Fairmont Manchester
1,168 Rooms



Two America Plaza
301 Rooms



304 C St
282 Units



Kettner Crossing
295 Units



Celine
52 Units



Ancora
220 Units



The Torrey
450 Units



Kindred
126 Units



Columbia & A
204 Units



PROPOSED UNDER CONSTRUCTION

RaDD
RaDD will contribute more than 4,000 jobs, \$50M in annual taxes and fees, and \$15 billion in economic benefits.



Seaport Village
Seaport San Diego is a bold plan to transform the bayfront for the next generation.



3,704
Units Under Construction

7,426
Units Proposed

494
Rooms Under Construction

3,008
Rooms Proposed

*Within 2 mi. of site


Discover Downtown



The heartbeat of every city lives in its downtown, and San Diego is no exception. Located only minutes from the airport, San Diego's thriving urban center offers an abundance of options for accommodations, activities, dining and cultural attractions, all easily accessible by foot, bike, car or public transportation.




Convention Center




99

Walker's Paradise



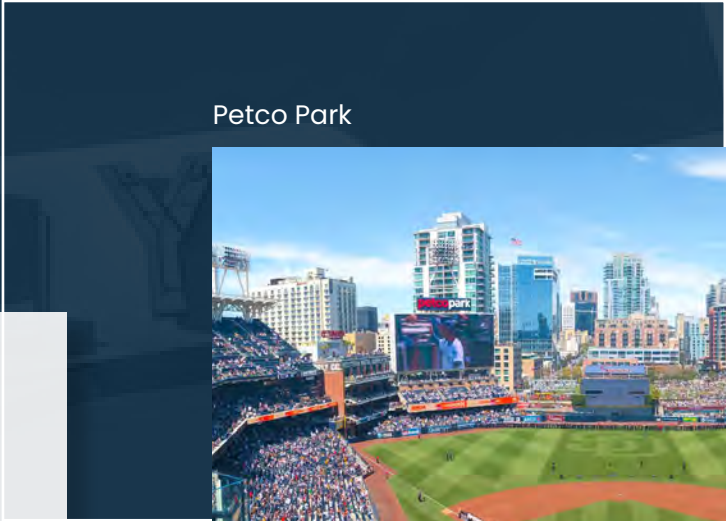
83

Very Bikeable



81

Good Transit



Petco Park



Gaslamp Quarter



	1 Mile	2 Mile	3 Mile
Population (2024)	36,720	98,435	193,051
Project Population (2029)	37,232	99,038	193,839
Total Daytime Employment	60,661	127,331	206,130
Total Households	21,294	52,061	94,268
Avg. Household Income	\$116,882	\$110,865	\$110,553
Total Consumer Spending	\$661.3M	\$1.6B	\$3B

San Diego is becoming California's coolest city

TRAVEL+LEISURE



32M

Annual Visitors
to San Diego



San Diego's Mediterranean climate, ranked among the best in the nation, offers year-round outdoor recreation, 70 miles of coastline, world-class resorts, and golf. The city also thrives culturally with premier theaters, Balboa Park's museums, and a rich history dating to the 17th century, proudly recognized as the birthplace of California.

San
Diego



32,000+

Units Currently Under
Construction and Proposed

\$14.6B

Contributions from visitors every
year to San Diego's economy

America's
Finest
City!

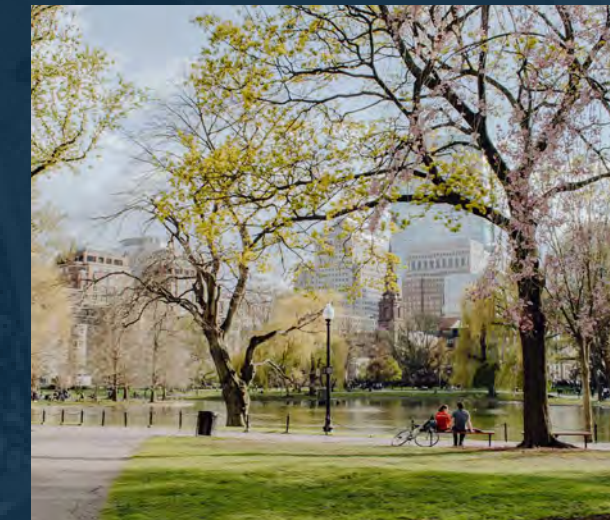
2nd

Largest City
in CA

*San Diego is a shared embrace of an easy, breezy
Southern California casualness.*

The
New York
Times

Balboa Park





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