

# 13TH & MARKET

DOWNTOWN SAN DIEGO  
EAST VILLAGE

## RETAIL FOR LEASE

Second Gen. Cleaner / Nail Salon  
/ Massage Spa

## AVAILABLE NOW

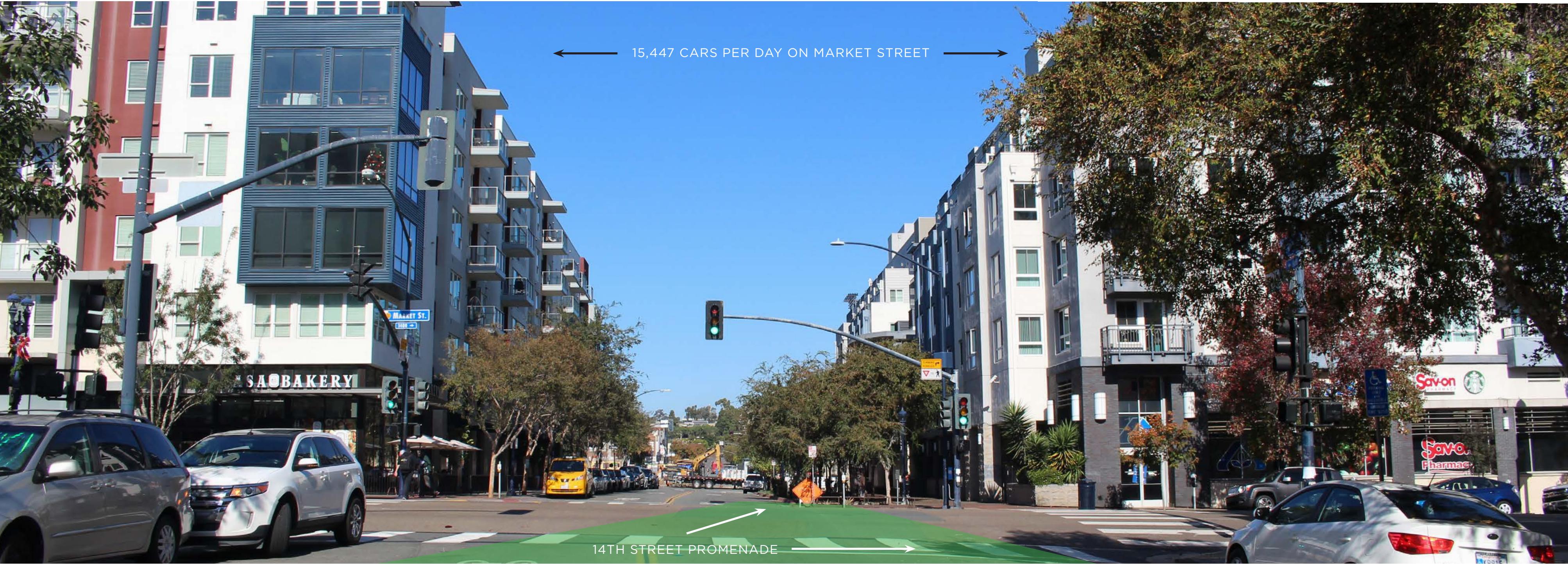
Ste 101:  $\pm$ 905 SF  
Ste 102/103:  $\pm$ 2,586 SF  
Ste 106/108:  $\pm$ 4,754 SF



## PROPERTY HIGHLIGHTS

- Located below 264 luxury residential units
- Across the street from Albertsons, Starbucks, and the Quartyard outdoor live event venue / dog park
- Co-tenants with: Sushi Gaga, Asa Bakery & Cafe, Doozydog Club, and Matte Blvck Barber Shop
- Situated directly in front of the planned 14th Street Promenade and East Village Green park
- Close proximity to Petco Park, the San Diego Convention Center, San Diego Central Library, and Thomas Jefferson School of Law
- Easy access to the I-5, 163, and 94 freeways





14TH STREET PROMENADE

# SITE PLAN

## STE 101:

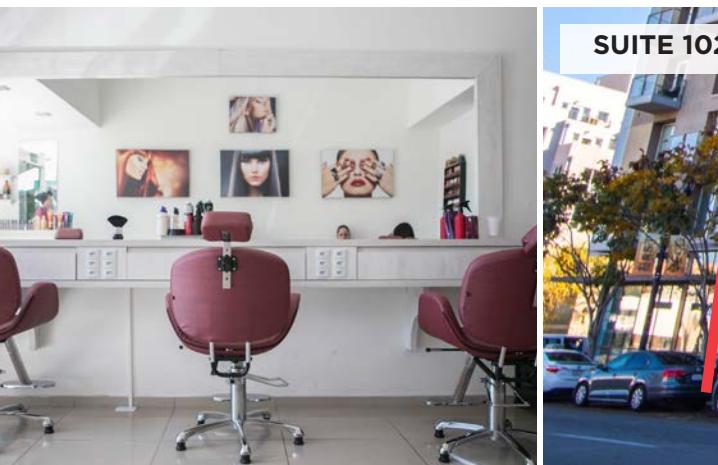
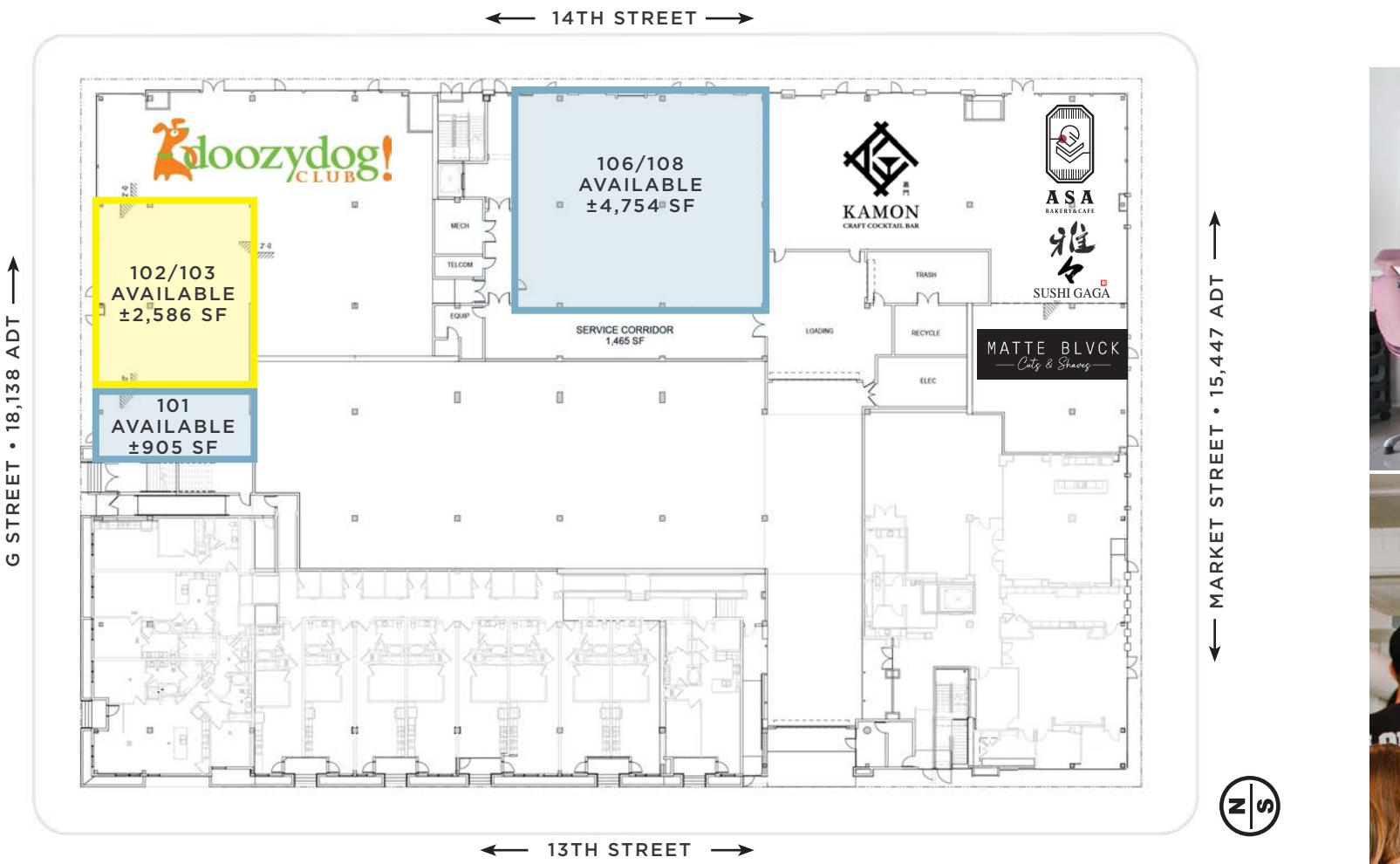
±905 SF - second generation cleaner

## STE 102/103:

±2,586 SF - second generation nail spa

## STE 106/108:

±4,754 SF - second generation massage spa



## EAST VILLAGE MAP

### LEGEND

Hotels

Office

Multi-Family Residential

School / Nonprofit / Government

Under Construction / In Planning



East Village is San Diego's largest downtown neighborhood encompassing the streets between Seventh Avenue to 17th Street. 700+ businesses around the East Village neighborhood.

[eastvillagesandiego.com](http://eastvillagesandiego.com)

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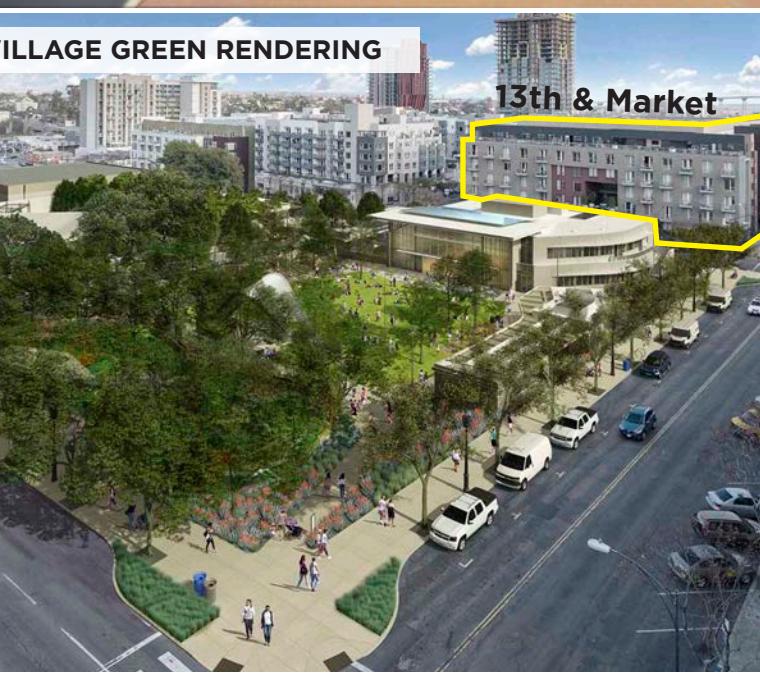


## 14TH STREET GREENWAY

Located directly across from the site, the 14th Street Greenway is a one-block pedestrian promenade between Market Street and G Street

Includes a row of trees, plants, and industrial artifacts in place of one traffic lane

Makeovers will continue down 14th Street toward National Avenue to eventually connect to the future East Village Green park



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# EAST VILLAGE GREEN

## UNDER CONSTRUCTION

With East Village Green, San Diego's largest downtown neighborhood will have access to a city park unlike any other. The open-air public park is set to take over the four acres that make up one entire downtown block and the adjacent double block between 13th, F, 15th, and G Streets.



OVERVIEW

- ±11,000 SF event lawn & performance pavilion
- ±8,500 SF children's play area & interactive water feature
- ±14,200 SF community center
- 2 cafes
- ±180-space underground parking garage

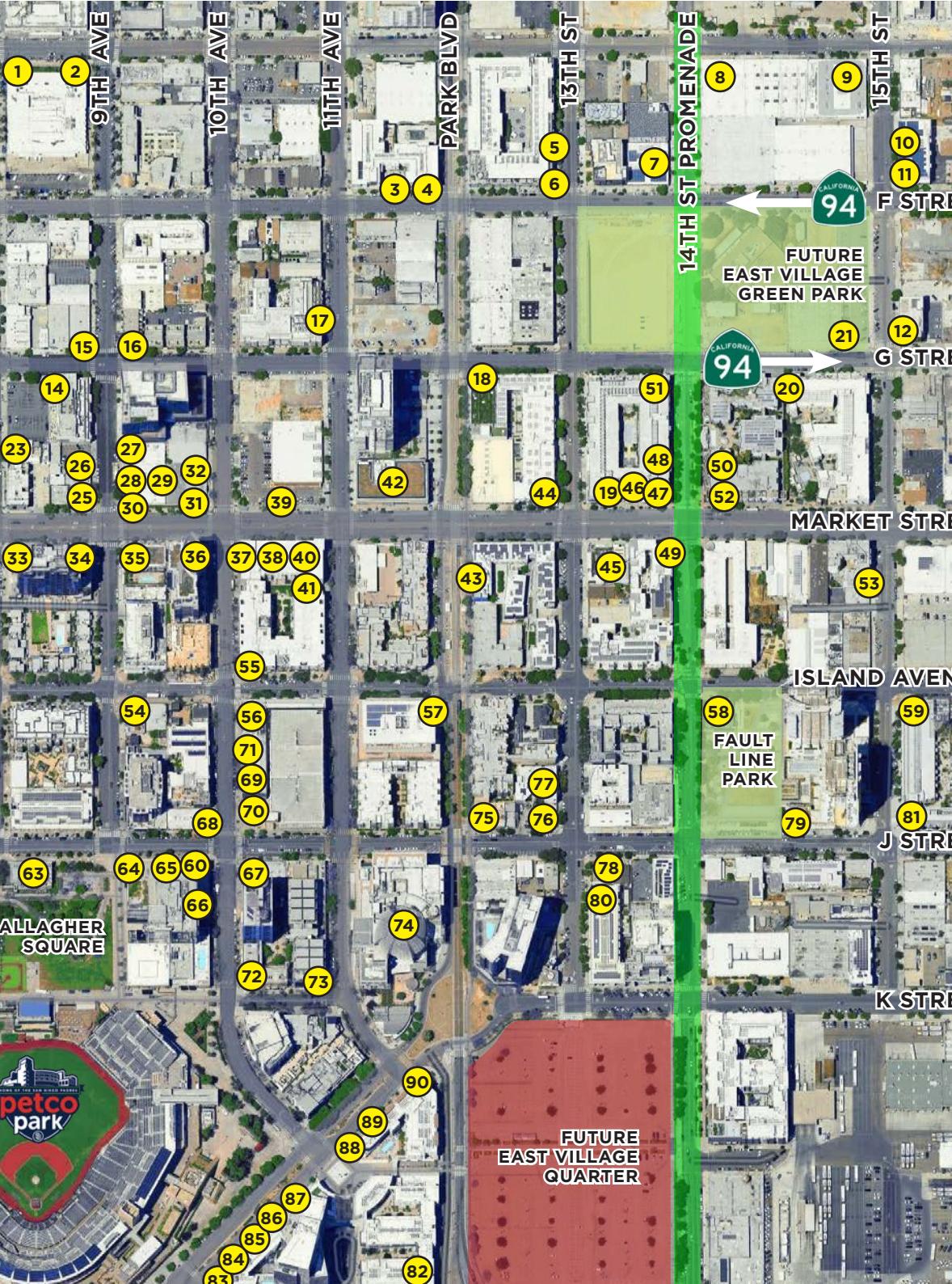




## AREA TENANTS

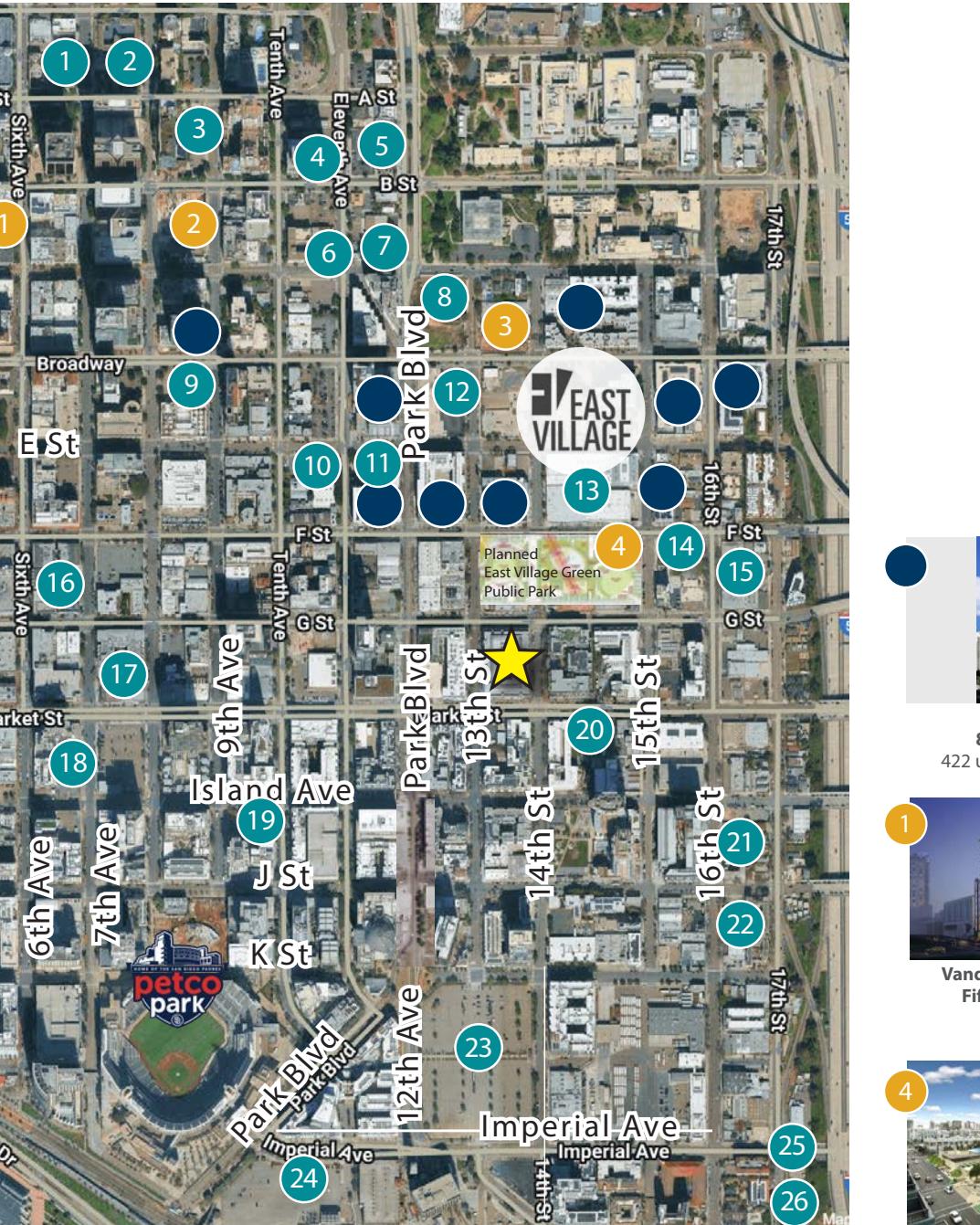
- 1 Tajima Ramen
- 2 Pokez
- 3 Yoga Box
- 4 Orange Theory
- 5 Rika Fika
- 6 Lola 55
- 7 Urban Academy
- 8 Invictus
- 9 Punch Bowl Social
- 10 Spaces
- 11 Tailored
- 12 Bottle Rocket Bar
- 13 Noble Experiment
- 14 Hi Poke
- 15 Bear Republic
- 16 DeCore Classic Italian
- 17 Village Cafe
- 18 Square Pizza
- 19 Matte Blvck Barber Shop
- 20 East Village Dental
- 21 Smart & Final
- 22 Wild Dove Boutique
- 23 Bay City Brewing
- 24 Eggs
- 25 Knotty Barrel
- 26 The Kabob Shop
- 27 Modern Times
- 28 The Inviatorium
- 29 J & Tony's Cured Meats
- 30 Lotus Thai
- 31 Tavern Bowl
- 32 Cowboy Star
- 33 US Bank
- 34 Floyd's 99
- 35 Krisp
- 36 Nektar
- 37 Starbucks
- 38 Supercuts
- 39 Grocery Outlet
- 40 UPS
- 41 Olympic Cleaners
- 42 UCSD Extension Campus
- 43 Little Miss Brewing
- 44 BeShock Ramen
- 45 Quartyard

- 46 Sushi Gaga
- 47 Asa Bakery
- 48 Kamon Craft Cocktail
- 49 TNT Pizza
- 50 Albertsons
- 51 Doozydog Club
- 52 Starbucks
- 53 Normal Records
- 54 Villans Brewing
- 55 Cloud 9 Deli
- 56 Nail Haus
- 57 Callie
- 58 Izola
- 59 The Boxing Club
- 60 Casa Octavio
- 61 Bubs at the Park
- 62 Fairweather
- 63 Tom's Watchbar
- 64 Copa Vida
- 65 Nick the Greek
- 66 Fit
- 67 Meraki Lounge
- 68 Far Corner Pizza
- 69 Monzu Fresh Pasta
- 70 Flirt Salon
- 71 Milk & Cookies
- 72 Swagyu Burger
- 73 KOS Coffee Co
- 74 San Diego Central Library
- 75 Storyhouse Spirits
- 76 The Mission
- 77 Hinar Dessert
- 78 The Lost Abbey
- 79 Sovereign Modern Thai Cuisine
- 80 Doggos Gus Hot Dog
- 81 Ale Tales Tap Room
- 82 CVS
- 83 Basic Bar & Pizza
- 84 Achilles Coffee
- 85 BeFit Modern Pilates
- 86 SEV
- 87 Choi's
- 88 Panini Kabob Grill
- 89 F45
- 90 East Village Brewing Co

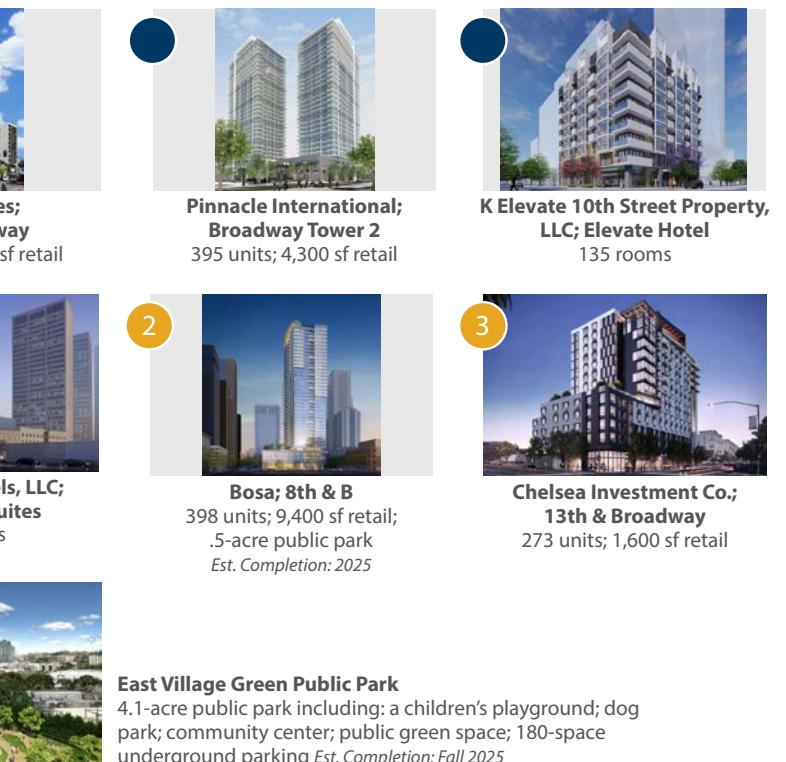


# EAST VILLAGE DEVELOPMENT PIPELINE

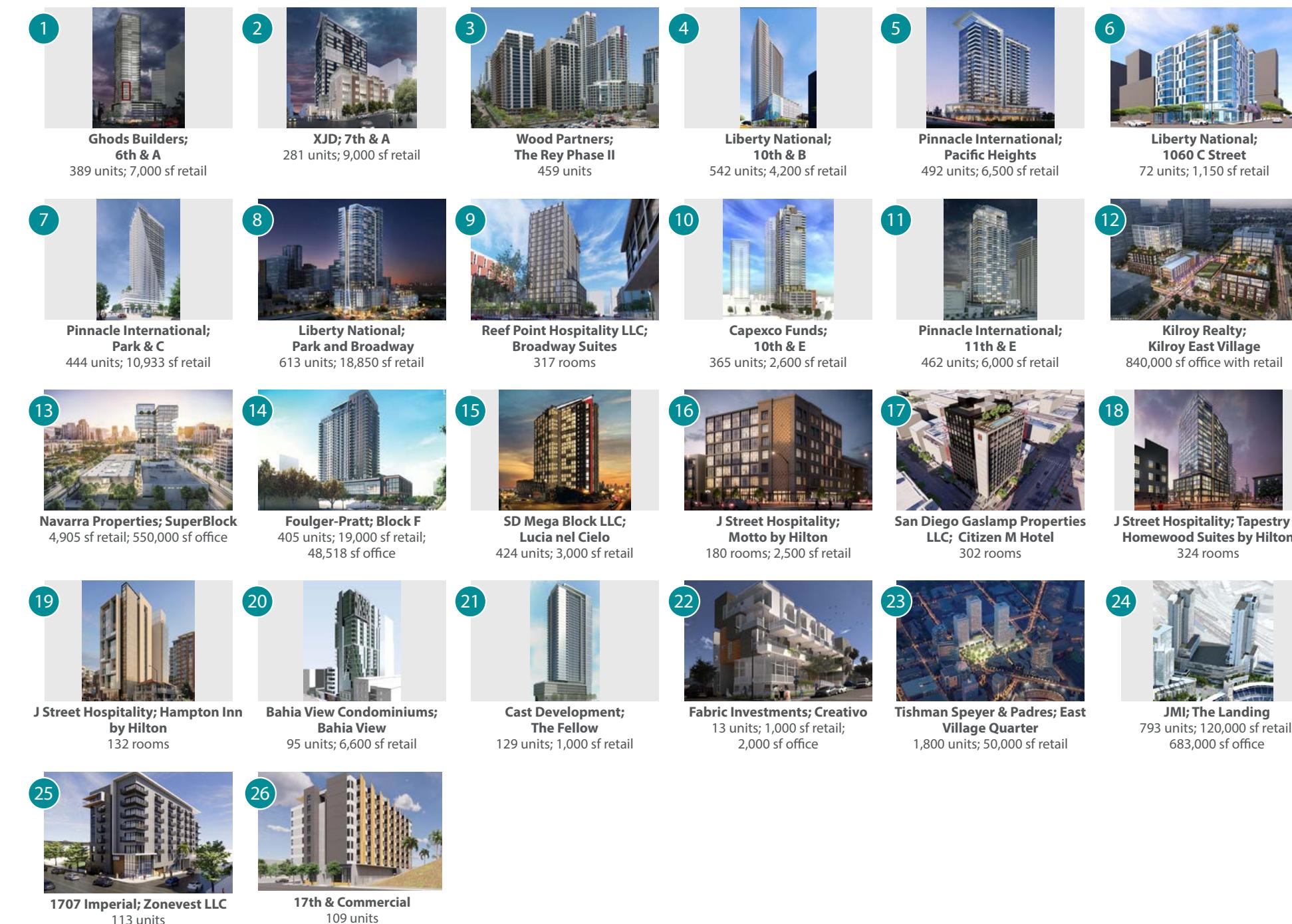
Q 4 2025



- Recently Completed
- Pipeline
- Under Construction



**East Village Green Public Park**  
4.1-acre public park including: a children's playground; dog park; community center; public green space; 180-space underground parking *Est. Completion: Fall 2025*





## INTERSTATE & TROLLEY CONNECTIONS

### A NEW CONNECTIVITY IS IN PROCESS BETWEEN PARK BLVD & HARBOR DR.

When this opens vehicularly, Park blvd will be booming with even more traffic.



## QUICK FACTS SAN DIEGO COUNTY

**32.5M**  
Visitors to San Diego annually

**80**  
Events held at the Convention Center

**\$16.4B**  
Visitor industry revenue generator

**81,237**  
Total jobs located downtown

**14,872**  
Number of hotel rooms

**1.5M**  
Annual visitors to the Midway Museum

Sources: Sandiego.gov; Sandiego.org; San Diego Convention Center Corporation, Inc.

**\$14.8B**  
Visitors spent around San Diego

**18M**  
Visitors spent the night in San Diego

**3.3M**  
Population of San Diego County

**41,952**  
Total population of Downtown San Diego

**11M**  
Total office square footage

**6,280**  
Total number of businesses

**20.6M**  
Air passengers at San Diego International Airport

**558,522**  
Individual attendees at the Convention Center

**10M+**  
Annual visitors to Balboa Park and the San Diego Zoo

**64**  
Total cruise ships per year at B Street Terminal

**250,000**  
Cruise passengers per year

**2.4M**  
Petco Park annual attendees

## DOWNTOWN SAN DIEGO



# CONTACT US

## ANDREW SHEMIRANI

[andrew@upgsocal.com](mailto:andrew@upgsocal.com)  
License ID: 02038814

## PASQUALE IOELE

[pasquale@upgsocal.com](mailto:pasquale@upgsocal.com)  
License ID: 01488187

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