



URBAN
PROPERTY
GROUP EST. 1989

upgsocal.com
858 874 1989

13TH & MARKET

**DOWNTOWN SAN DIEGO
EAST VILLAGE**

RETAIL FOR LEASE

Second Gen. Cleaner / Nail Salon
/ Massage Spa

AVAILABLE NOW

Ste 101: ± 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



FOR MORE INFORMATION

PASQUALE IOELE
pasquale@upgsocal.com
License ID: 01488187

ANDREW SHEMIRANI
andrew@upgsocal.com
License ID: 02038814

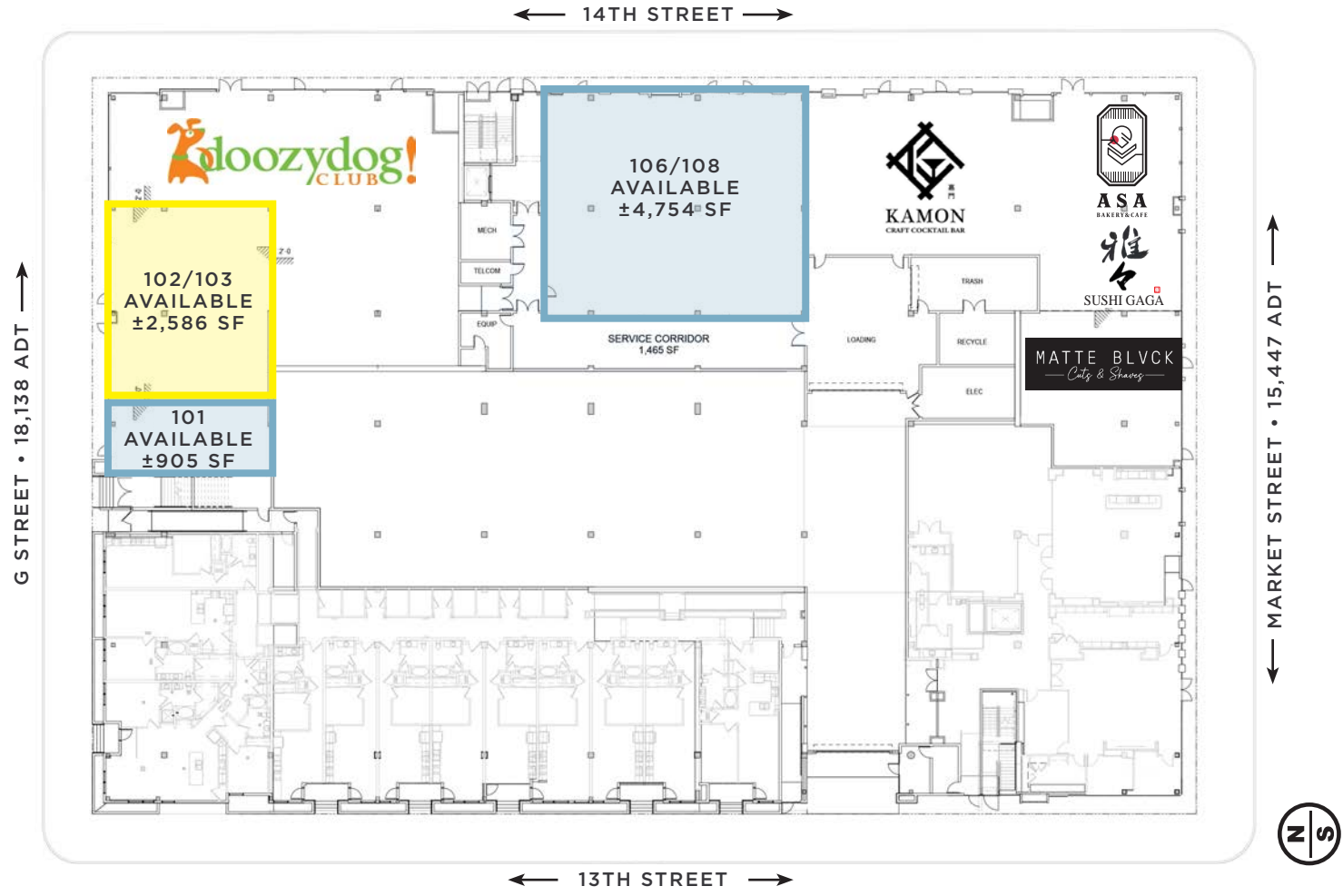
UPG **URBAN**
PROPERTY
GROUP EST. 1989
upgsocal.com
858 874 1989

13TH & MARKET **DOWNTOWN SAN DIEGO**
EAST VILLAGE








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



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



PROMENADE RENDERING



EAST VILLAGE GREEN RENDERING



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

EAST VILLAGE GREEN RENDERING



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.



DOG PARK



EVENT LAWN



OVERVIEW

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

COMMUNITY CENTER



CHILDREN'S PARK

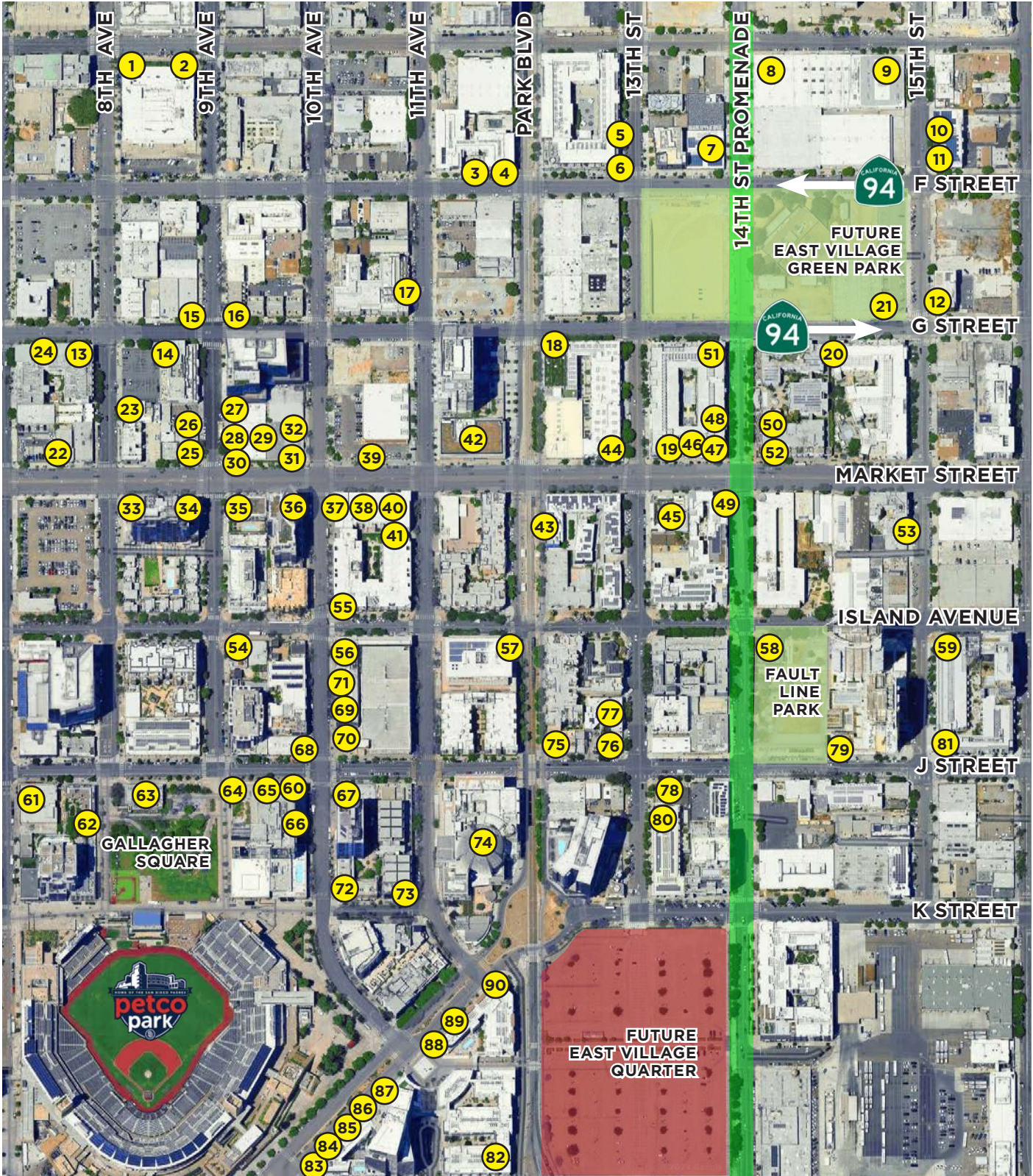


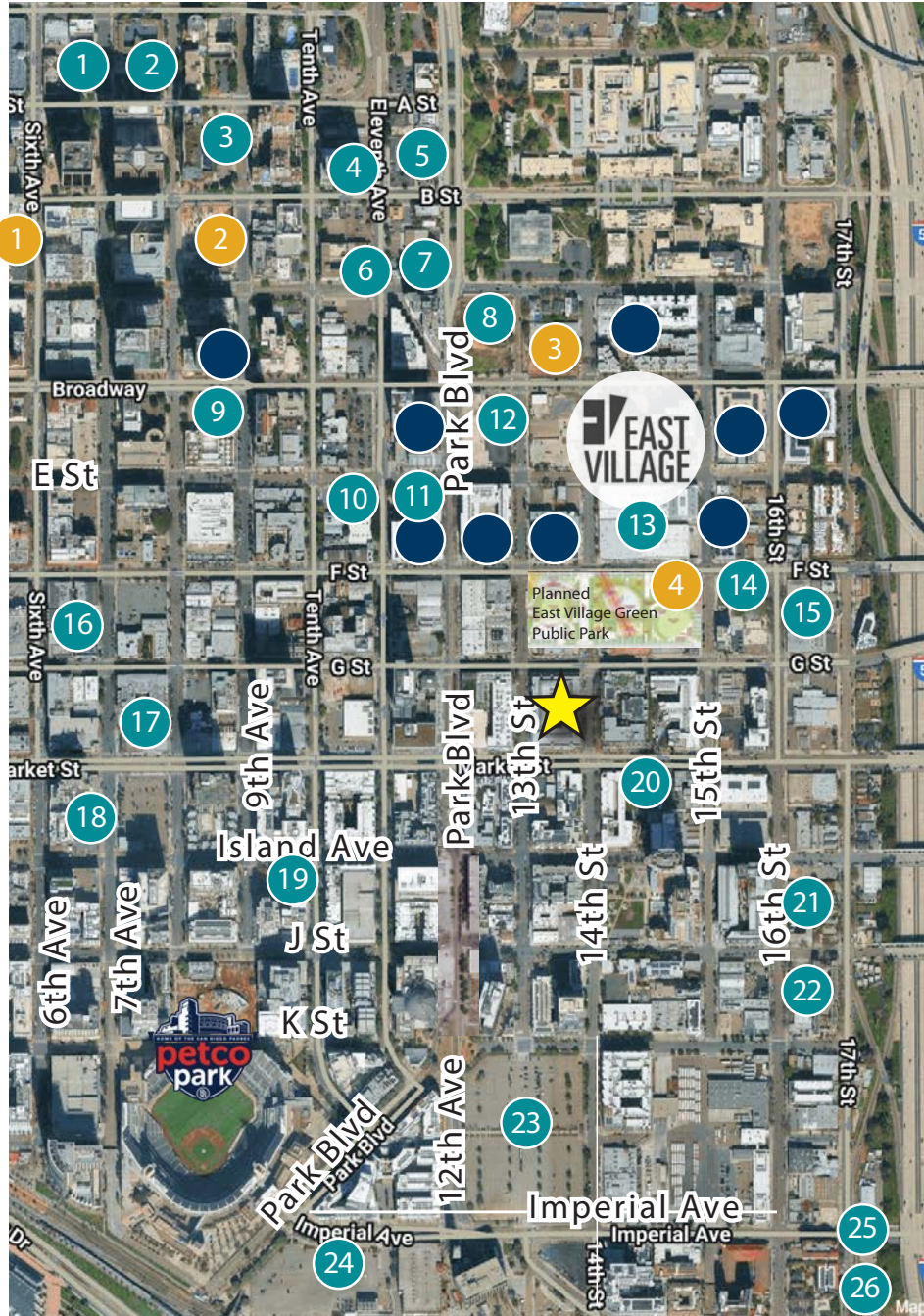


AREA TENANTS



- | | | | |
|----|-------------------------|----|-------------------------------|
| 1 | Tajima Ramen | 46 | Sushi Gaga |
| 2 | Pokez | 47 | Asa Bakery |
| 3 | Yoga Box | 48 | Kamon Craft Cocktail |
| 4 | Orange Theory | 49 | TNT Pizza |
| 5 | Rika Fika | 50 | Albertsons |
| 6 | Lola 55 | 51 | Doozydog Club |
| 7 | Urban Academy | 52 | Starbucks |
| 8 | Invictus | 53 | Normal Records |
| 9 | Punch Bowl Social | 54 | Villans Brewing |
| 10 | Spaces | 55 | Cloud 9 Deli |
| 11 | Tailored | 56 | Nail Haus |
| 12 | Bottle Rocket Bar | 57 | Callie |
| 13 | Noble Experiment | 58 | Izola |
| 14 | Hi Poke | 59 | The Boxing Club |
| 15 | Bear Republic | 60 | Casa Octavio |
| 16 | DeCore Classic Italian | 61 | Bubs at the Park |
| 17 | Village Cafe | 62 | Fairweather |
| 18 | Square Pizza | 63 | Tom's Watchbar |
| 19 | Matte Blvck Barber Shop | 64 | Copa Vida |
| 20 | East Village Dental | 65 | Nick the Greek |
| 21 | Smart & Final | 66 | Fit |
| 22 | Wild Dove Boutique | 67 | Meraki Lounge |
| 23 | Bay City Brewing | 68 | Far Corner Pizza |
| 24 | Eggies | 69 | Monzu Fresh Pasta |
| 25 | Knotty Barrel | 70 | Flirt Salon |
| 26 | The Kabob Shop | 71 | Milk & Cookies |
| 27 | Modern Times | 72 | Swagyu Burger |
| 28 | The Inviatorium | 73 | KOS Coffee Co |
| 29 | J & Tony's Cured Meats | 74 | San Diego Central Library |
| 30 | Lotus Thai | 75 | Storyhouse Spirits |
| 31 | Tavern Bowl | 76 | The Mission |
| 32 | Cowboy Star | 77 | Hinar Dessert |
| 33 | US Bank | 78 | The Lost Abbey |
| 34 | Floyd's 99 | 79 | Sovereign Modern Thai Cuisine |
| 35 | Krisp | 80 | Doggos Gus Hot Dog |
| 36 | Nektar | 81 | Ale Tales Tap Room |
| 37 | Starbucks | 82 | CVS |
| 38 | Supercuts | 83 | Basic Bar & Pizza |
| 39 | Grocery Outlet | 84 | Achilles Coffee |
| 40 | UPS | 85 | BeFit Modern Pilates |
| 41 | Olympic Cleaners | 86 | SEV |
| 42 | UCSD Extension Campus | 87 | Choi's |
| 43 | Little Miss Brewing | 88 | Panini Kabob Grill |
| 44 | BeShock Ramen | 89 | F45 |
| 45 | Quartyard | 90 | East Village Brewing Co |

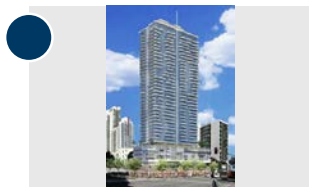




EAST VILLAGE DEVELOPMENT PIPELINE

Q4 2025

- Recently Completed
- Pipeline
- Under Construction



**CA Ventures;
800 Broadway**
422 units; 5,800 sf retail



**Pinnacle International;
Broadway Tower 2**
395 units; 4,300 sf retail



**K Elevate 10th Street Property,
LLC; Elevate Hotel**
135 rooms



**Vandervall Hotels, LLC;
Fifth & Ash Suites**
271 rooms



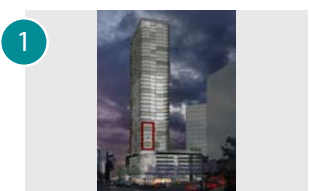
Bosa; 8th & B
398 units; 9,400 sf retail;
.5-acre public park
Est. Completion: 2025



**Chelsea Investment Co.;
13th & Broadway**
273 units; 1,600 sf retail



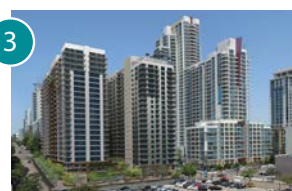
East Village Green Public Park
4.1-acre public park including: a children's playground; dog park; community center; public green space; 180-space underground parking *Est. Completion: Fall 2025*



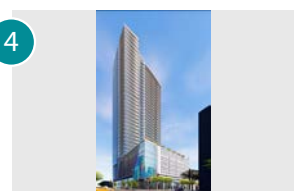
**Ghods Builders;
6th & A**
389 units; 7,000 sf retail



XJD; 7th & A
281 units; 9,000 sf retail



**Wood Partners;
The Rey Phase II**
459 units



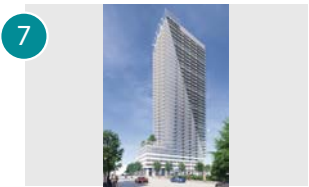
**Liberty National;
10th & B**
542 units; 4,200 sf retail



**Pinnacle International;
Pacific Heights**
492 units; 6,500 sf retail



**Liberty National;
1060 C Street**
72 units; 1,150 sf retail



**Pinnacle International;
Park & C**
444 units; 10,933 sf retail



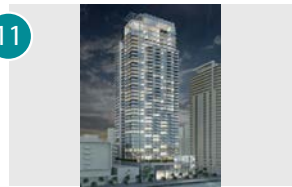
**Liberty National;
Park and Broadway**
613 units; 18,850 sf retail



**Reef Point Hospitality LLC;
Broadway Suites**
317 rooms



**Capexco Funds;
10th & E**
365 units; 2,600 sf retail



**Pinnacle International;
11th & E**
462 units; 6,000 sf retail



**Kilroy Realty;
Kilroy East Village**
840,000 sf office with retail



Navarra Properties; SuperBlock
4,905 sf retail; 550,000 sf office



Foulger-Pratt; Block F
405 units; 19,000 sf retail;
48,518 sf office



**SD Mega Block LLC;
Lucia nel Cielo**
424 units; 3,000 sf retail



**J Street Hospitality;
Motto by Hilton**
180 rooms; 2,500 sf retail



**San Diego Gaslamp Properties
LLC; Citizen M Hotel**
302 rooms



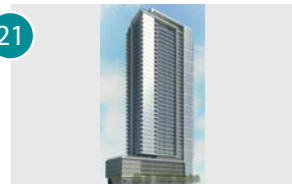
**J Street Hospitality; Tapestry &
Homewood Suites by Hilton**
324 rooms



**J Street Hospitality; Hampton Inn
by Hilton**
132 rooms



**Bahia View Condominiums;
Bahia View**
95 units; 6,600 sf retail



**Cast Development;
The Fellow**
129 units; 1,000 sf retail



Fabric Investments; Creativo
13 units; 1,000 sf retail;
2,000 sf office



**Tishman Speyer & Padres; East
Village Quarter**
1,800 units; 50,000 sf retail



JMI; The Landing
793 units; 120,000 sf retail;
683,000 sf office



1707 Imperial; Zonevest LLC
113 units



17th & Commercial
109 units

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

\$14.8B
Visitors spent around San Diego

20.6M
Air passengers at San Diego International Airport

80
Events held at the Convention Center

18M
Visitors spent the night in San Diego

558,522
Individual attendees at the Convention Center

\$16.4B
Visitor industry revenue generator

3.3M
Population of San Diego County

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

DOWNTOWN SAN DIEGO

81,237
Total jobs located downtown

41,952
Total population of Downtown San Diego

64
Total cruise ships per year at B Street Terminal

14,872
Number of hotel rooms

11M
Total office square footage

250,000
Cruise passengers per year

1.5M
Annual visitors to the Midway Museum

6,280
Total number of businesses

2.4M
Petco Park annual attendees

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

13TH & MARKET



URBAN
PROPERTY
GROUP est. 1989

upgsocal.com
858 874 1989

CONTACT US

ANDREW SHEMIRANI

andrew@upgsocal.com

License ID: 02038814

PASQUALE IOELE

pasquale@upgsocal.com

License ID: 01488187

©2025 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.

