

EMERALD  
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**KEARNY**  
Real Estate Company



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OPPORTUNITY



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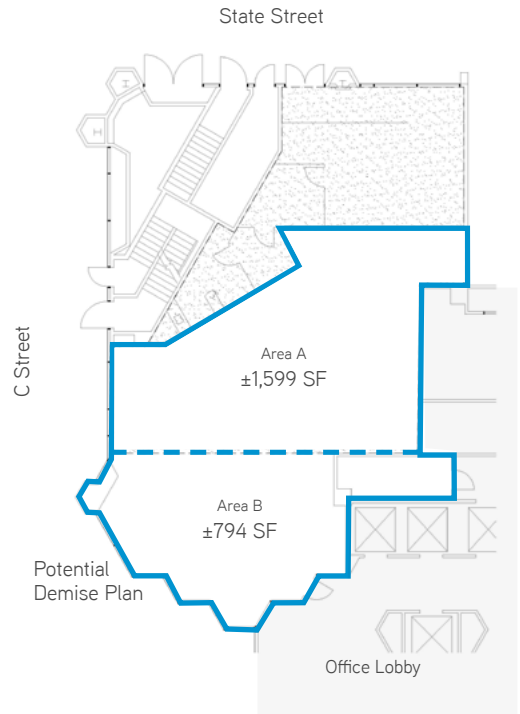
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# RETAIL OPPORTUNITIES

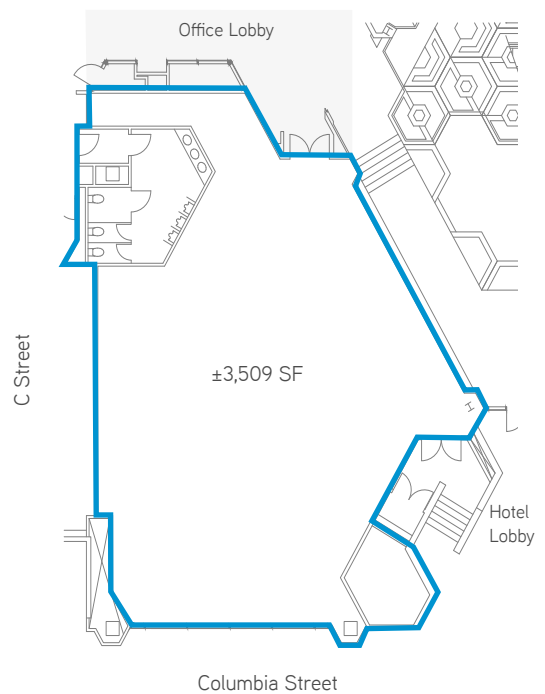
- › Adjacent to new 704,000 SF courthouse - estimated 4,000 visitors per day
- › Mixed-Use with Westin Hotel & Restaurants
- › San Diego’s only mixed-use business center comprising office, hotel, retail or restaurant space
- › Valet & on-site parking available
- › One block from the San Diego Trolley, the Coaster and Amtrak Station



<b>Location</b>	401 W Broadway, Suite 100 San Diego, CA 92101
<b>Available Space</b>	±794 - 2,393 SF
<b>Asking Rent</b>	\$3.25 psf, MG
<b>Parking</b>	Valet
<b>Timing</b>	Available Now



<b>Location</b>	402 W Broadway, Suite 190 San Diego, CA 92101
<b>Available Space</b>	±3,509 SF
<b>Asking Rent</b>	\$2.75-2.95 psf, MG
<b>Parking</b>	Valet
<b>Timing</b>	Available Now



# ADJACENT TO NEW DOWNTOWN COURTHOUSE

Stretching 22 stories into the sky above downtown San Diego, the new \$555.5 million state courthouse is a high-tech marvel where people from all walks of life are likely to cross paths.

The \$555 million courthouse at the corner of Union and West C streets consolidates all the downtown San Diego Superior Court offices into one modern building, totaling 704,000 square feet. The new building has 71 courtrooms and will connect to the existing Hall of Justice by a skybridge over C street.



## C STREET CORRIDOR AT A GLANCE



**5,686**

Weekly Trolley Ridership at C Street



**4,000**

Daily Visitors to Courthouse



**1,400,000**

Annual Visitors to Courthouse



**1,175**

Courthouse Employees





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