

RESTAURANT/RETAIL
FOR LEASE AT THE NEW

800 BROADWAY

GROUND FLOOR
±1,326 - ±2,112 SF

UPG URBAN
PROPERTY
GROUP EST. 1989

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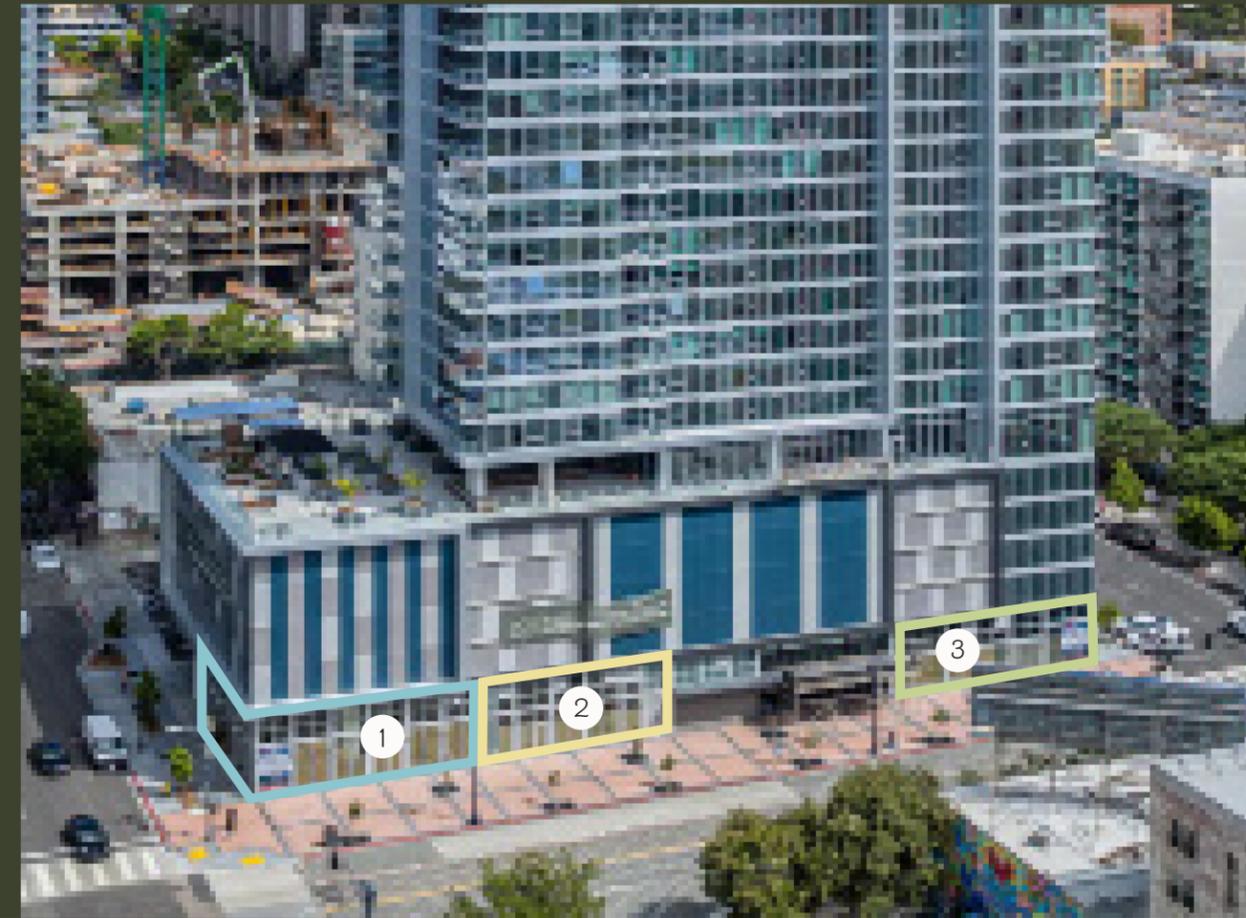
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RESTAURANT / RETAIL OPPORTUNITY



PROPERTY HIGHLIGHTS

New construction, 40-story with 400 residential units above



FOR LEASING INFORMATION

Andrew Shemirani

andrew@upgsocal.com

Lic. ID O2O38814

Pasquale Ioele

pasquale@upgsocal.com

Lic. ID OI488187

Available restaurant/retail spaces for lease with

High ceilings

→ NE Corner, Space 1, ± 2,112 SF

→ Inline, Space 2, ± 1,326 SF

→ NW Corner, Space 3, ± 1,392 SF

Located in Downtown with a high daytime population, major attractions, and hotels, including: US Grant, Convention Center, Petco Park, House of Blues, and I-5 Freeway.

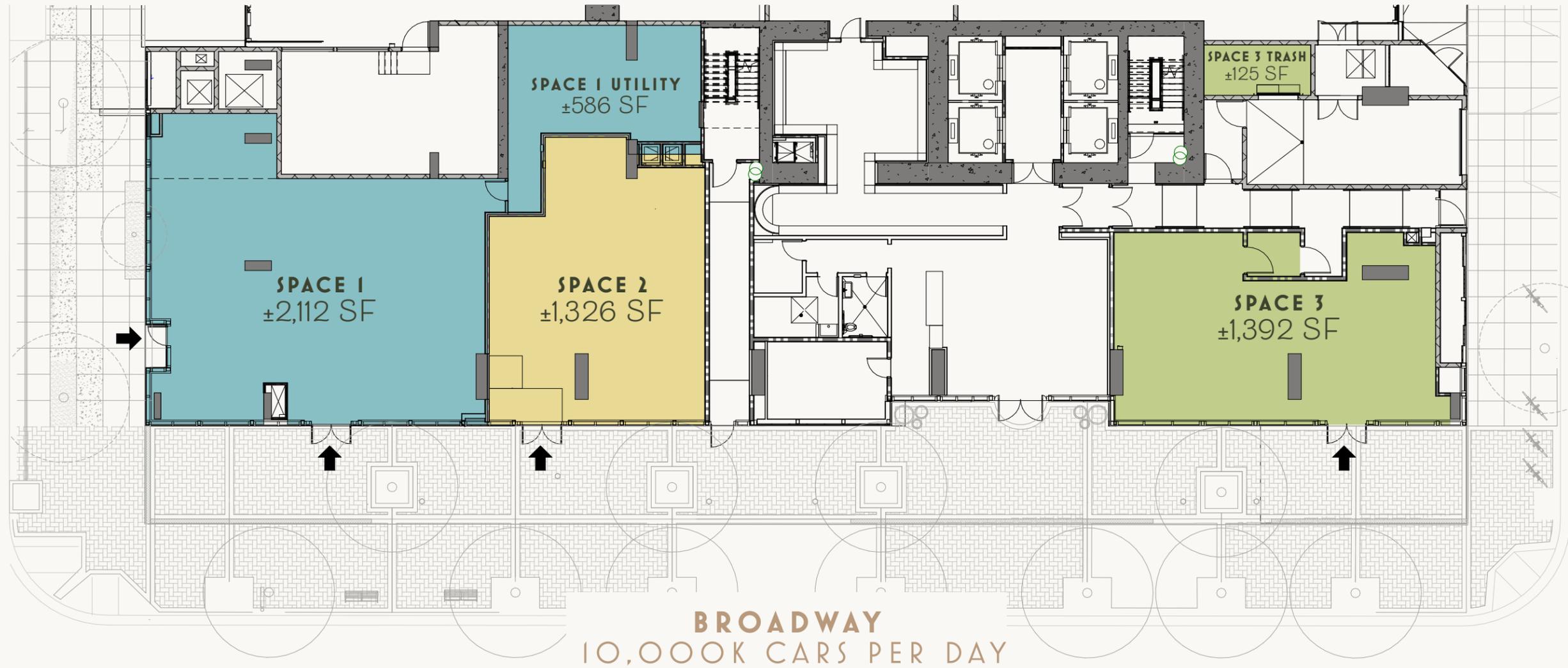
Four blocks from the new Horton Campus - currently under construction

Two blocks to San Diego Trolley lines, with a coastal extension line to La Jolla



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SITE PLAN



AREA TENANTS

DOWNTOWN SAN DIEGO CONTAINS A UNIQUE MIXTURE OF CRAFT FOOD, BIG BOX TENANTS AND HOTELS THAT SERVE THE SURROUNDING POPULATION.

GRANGER HOTEL



US GRANT HOTEL

DOWNTOWN SAN DIEGO, CA

DEMOGRAPHICS

800 BROADWAY, SAN DIEGO, CA 92101

	1 MILE	3 MILES	5 MILES
POPULATION	57,628	204,900	505,006
DAYTIME POPULATION	89,880	202,688	425,179
AVERAGE HH INCOME	\$108,843	\$127,140	\$120,483
MEDIAN AGE	37.6	36.1	34.5

±35M

±37K

±10.4B

ANNUAL VISITORS
TO SAN DIEGO

RESIDENTS LIVE
IN DOWNTOWN

VISITOR SPENDING
IN SAN DIEGO

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*Photo Credit: taken by Autumn Murphy

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Andrew Shemirani

andrew@upgsocal.com

Lic. ID O2038814

Pasquale loele

pasquale@upgsocal.com

Lic. ID OI488187



upgsocal.com
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