



COLUMBIA & GRAPE

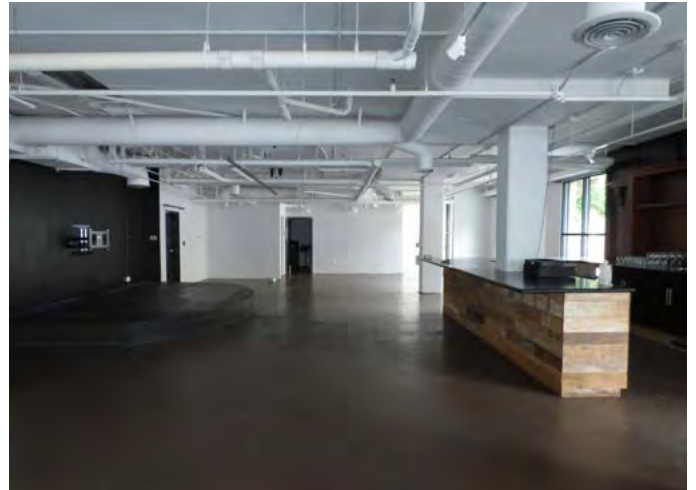
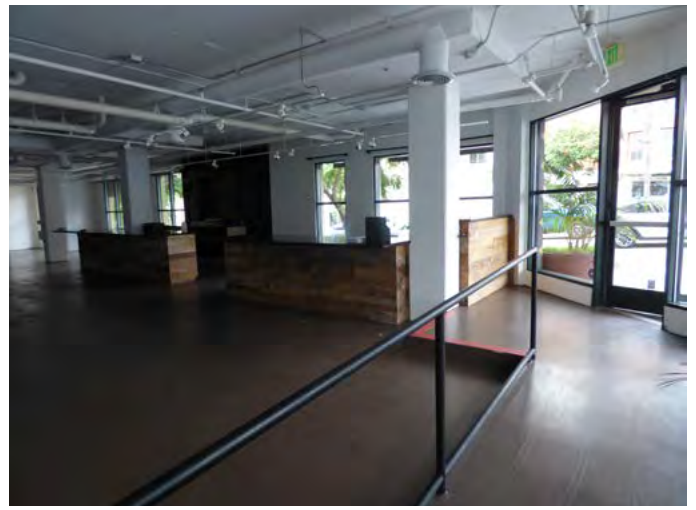
LITTLE ITALY | FOR LEASE 1970 Columbia St | San Diego, CA 92101



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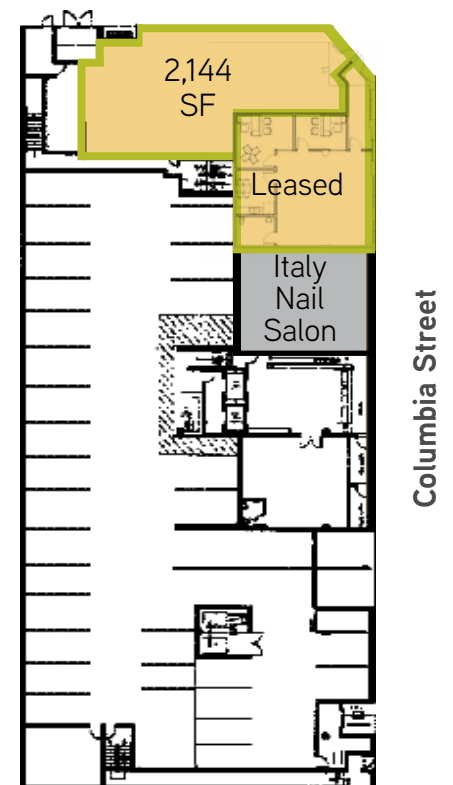


DETAILS

Location	1970-A Columbia St, San Diego, CA 92101
Available Space	2,144 SF
Timing	Available Now
Asking Rent	\$2.95 psf, NNN

HIGHLIGHTS

- > Hard to find ground floor space in Little Italy
- > Street level retail/office located at the corner of Columbia and Grape St.
- > Walking distance to all amenities
- > Exposure to more than 30,000 ADT and the nearly 100 events held in Little Italy each year



NEIGHBORHOOD: LITTLE ITALY

Little Italy represents Downtown San Diego's oldest continuous neighborhood business district. The neighborhood also hosts a weekly Saturday farmers market along with a variety of annual arts and holiday festivals, including ArtWalk and Festa (the largest Italian festival outside New York City). Recently re-branded a Hip & Historic Neighborhood it has set the bar with urban renewal efforts, home to cutting edge restaurants, creative builders and architects, and charming boutiques and retailers.

AT A GLANCE



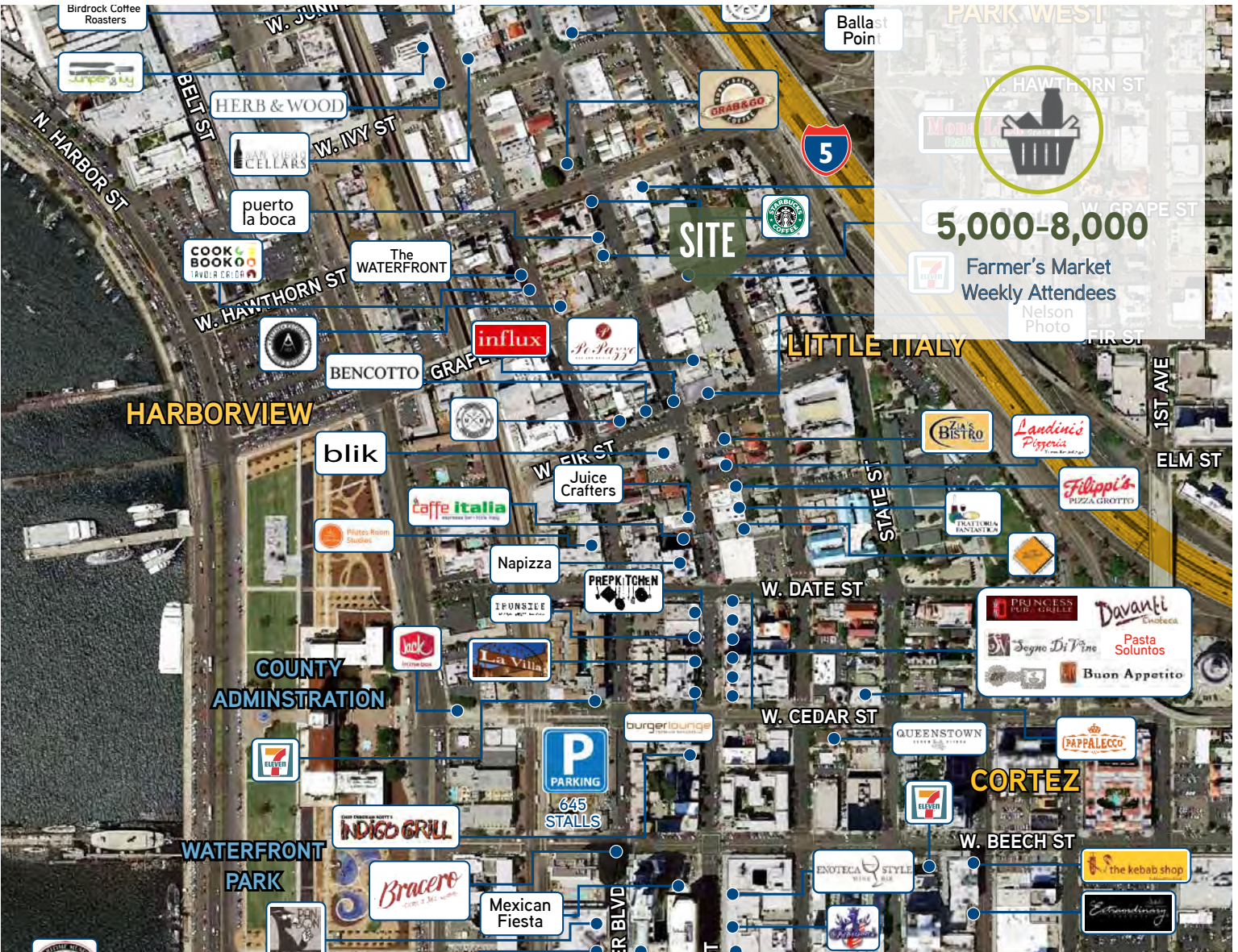
120,000

Art Walk
Annual Attendees



100,000

Festa
Annual Attendees



5,000-8,000

Farmer's Market
Weekly Attendees

Nelson Photo



SITE

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97

Walker's Paradise



72

Very Bikeable



68

Good Transit



1,126,405

Population w/in 15 min drive



52.8%

Total Employee Population



25.8%

Household Income Over \$100,000

UPT
SAN DIEGO
est. 1989

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