



EAST VILLAGE *Freestanding Building*

PROMINENT CORNER LOCATION | 1131-1136 C STREET, SAN DIEGO, CA 92101

For Lease



Total Building Size: ±17,567 SF



Total Land Area: ±30,126 SF



Loading: 3 Grade Level (C Street), 1 Grade Level (11th St.), 2 Dock High (Park)



Fire Sprinklers



On-Site Parking: 18 stalls



Clear Height: ±21'



Existing Pole Sign



Adjacent to City College Transit Station

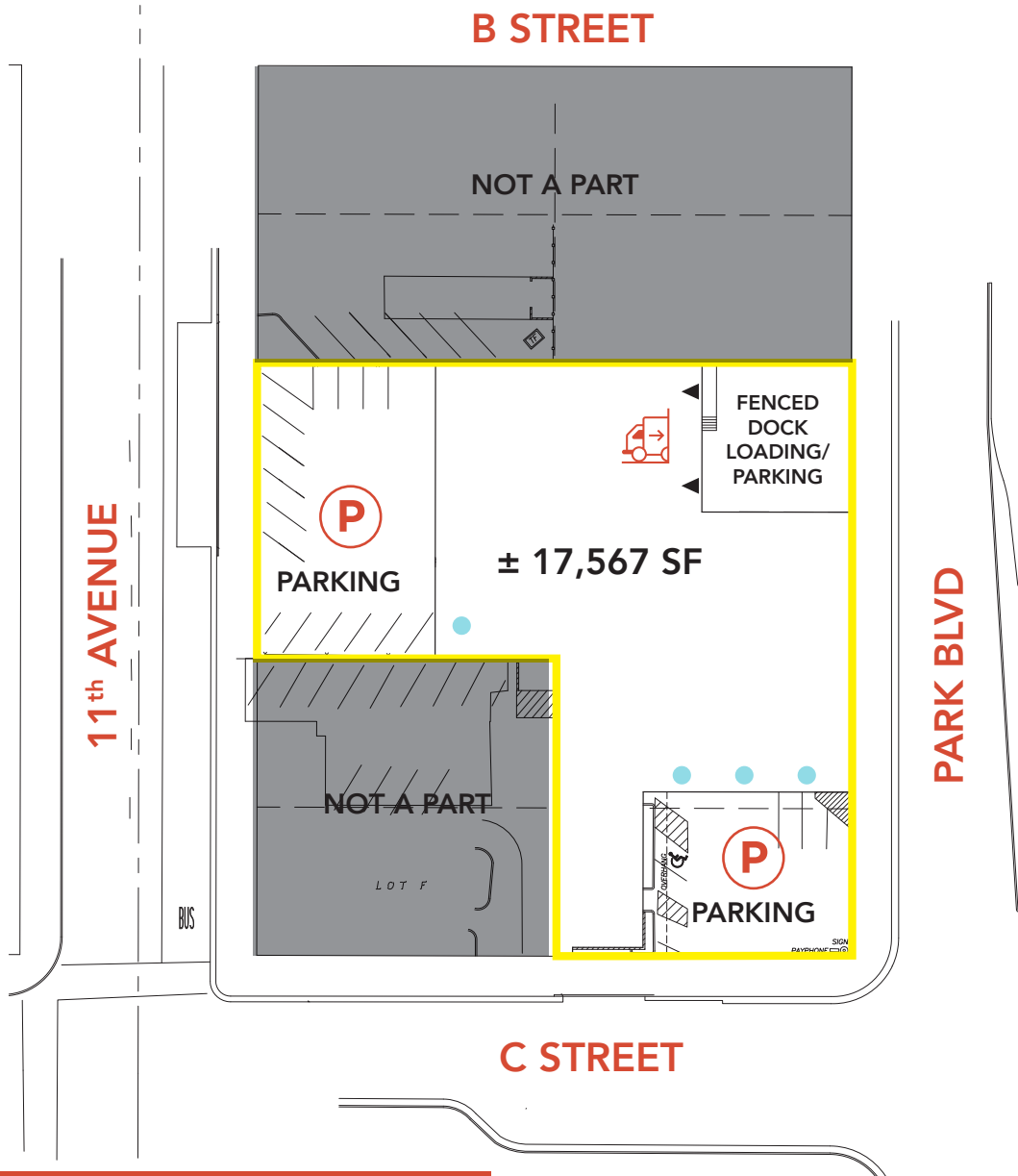


Traffic Count: 20,116 ADT

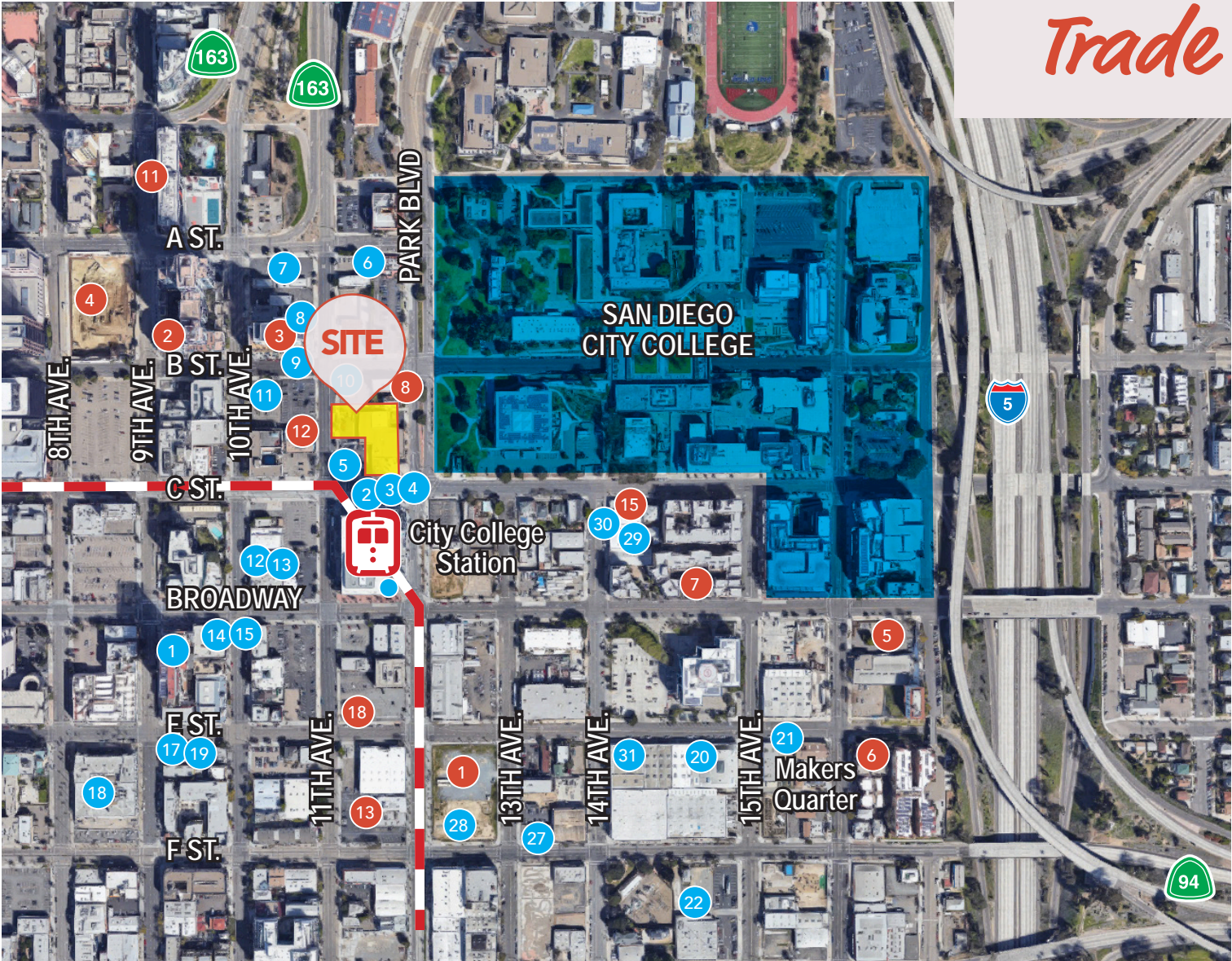


Lease Rate: \$1.00/SF, NNN

Site Plan



Trade Area Aerial



Residential •

	NAME	# OF UNITS	
1	Idea1	295	EXISTING
2	Vantage Point	679	
3	Ten Fifty B Apartments	229	
4	The Rey	478	
5	Broadstone Makers Quarter	265	
6	City Villa	70	
7	Union Square	262	
8	Biltmore Apartments	24	
9	Celadon	250	
10	Skyvue Lofts	301	
11	AVA Cortez Hill	299	UNDER CONSTRUCTION
12	St. Joseph's Studios	29	
13	F11 Apartments	99	
14	11th & Broadway	618	
15	The Beacon	44	
16	Willmark Communities	613	
17	Pacific Heights	279	
18	11th & E	462	
			PLANNED

Retail •

- | | | | | |
|-------------------------|------------------------------|------------------------------|----------------------------------|------------------------------|
| 1 Dog Haus | 8 Burger King | 15 Papa John's | 21 10 Barrel Brewing | 27 Dog Days Daycare Boarding |
| 2 Subway | 9 Bruegger's Bagels | 16 MAK Cleaners | 22 Smart & Final | 28 LoLa 55 |
| 3 Metro PCS | 10 Del Taco | 17 Pokez' Mexican Restaurant | 23 You & Yours Distilling | 29 City Boxing |
| 4 Albert's Mexican Food | 11 Jiffy Lube | 18 USPS | 24 9 Round Kickbox Fitness | 30 Hive Sushi Lounge |
| 5 Jack in the Box | 12 El Dorado Cocktail Lounge | 19 Tajima Ramen | 25 Alberton's / Savon/ Starbucks | 31 Invictus Fitness |
| 6 McDonald's | 13 55 Thai Kitchen | 20 Punch Bowl Social | 26 Doozydog! Club | |
| 7 Shell | 14 Hodad's | | | |

Area Demographics

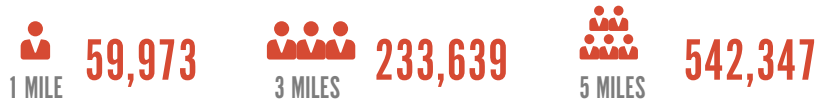


POPULATION

2018 Population -
Current Year Estimate

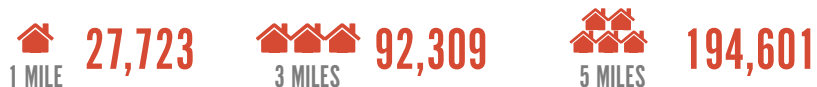


2023 Population - Five Year Projection



HOUSEHOLDS

2018 Households -
Current Year Estimate



2023 Households - Five Year Projection



HOUSEHOLD INCOME

2018 Average
Household Income



2023 Average Household Income



DAYTIME POPULATION 2018



Daytime Worker



Daytime Population



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