

PARK RETAIL 12

THE COLLECTION

Prime Retail Spaces For Lease Fronting Petco Park



**FLOCKE &
AVOYER**

Commercial Real Estate

PARK 12



The city at your doorstep.

Ideally located across from Petco Park, Park 12 is downtown San Diego's newest destination for retail & restaurant needs with approximately 45,000 SF of retail space. Positioned below 718 residential units, the project includes a 12,000 SF open-air plaza that connects each side of the development and has plenty of available on-site parking, making it a place for people to gather.

Encompassing 3.5 acres, Park 12 is bound by Park Blvd., 12th Street and Imperial Avenue at the convergence of the Gaslamp, Ballpark District, and the East Village.

For Leasing Information:

MICHAEL BURTON
858.875.4685
mburton@flockeavoyer.com
License ID: 01763327

PASQUALE IOELE
858.875.4665
pioele@flockeavoyer.com
License ID: 01488187

ASHLEY TIEFEL
858.875.4674
atiefel@flockeavoyer.com
License ID: 01984741

ANDREW SHEMIRANI
858.875.4692
ashemirani@flockeavoyer.com
License ID: 02038814



A Collection Of Modern Retail



Achilles Coffee



Café



Carmelita's Kitchen



Mexican Restaurant



F45 Training



Fitness Studio



Sol Collective



Yoga Studio



Sev Laser



Medical Spa



Choi's Korean



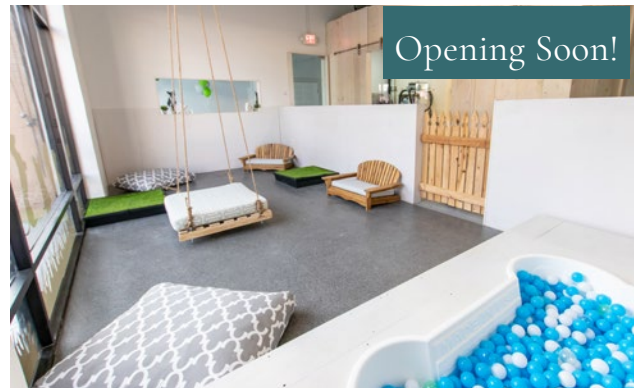
Korean Restaurant



East Village Brewing



Brewery



The Pupper Club



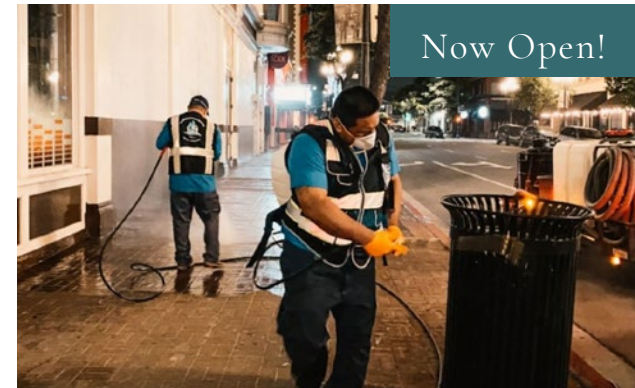
Dog Daycare, Grooming & Boarding



CVS



Retail Store & Pharmacy



Clean & Safe



Maintenance & Safety Services



Holy Matcha



Café



Pure Salon and Spa



Salon



The Project

±44,000 SF
OF RESTAURANT
& RETAIL SPACE

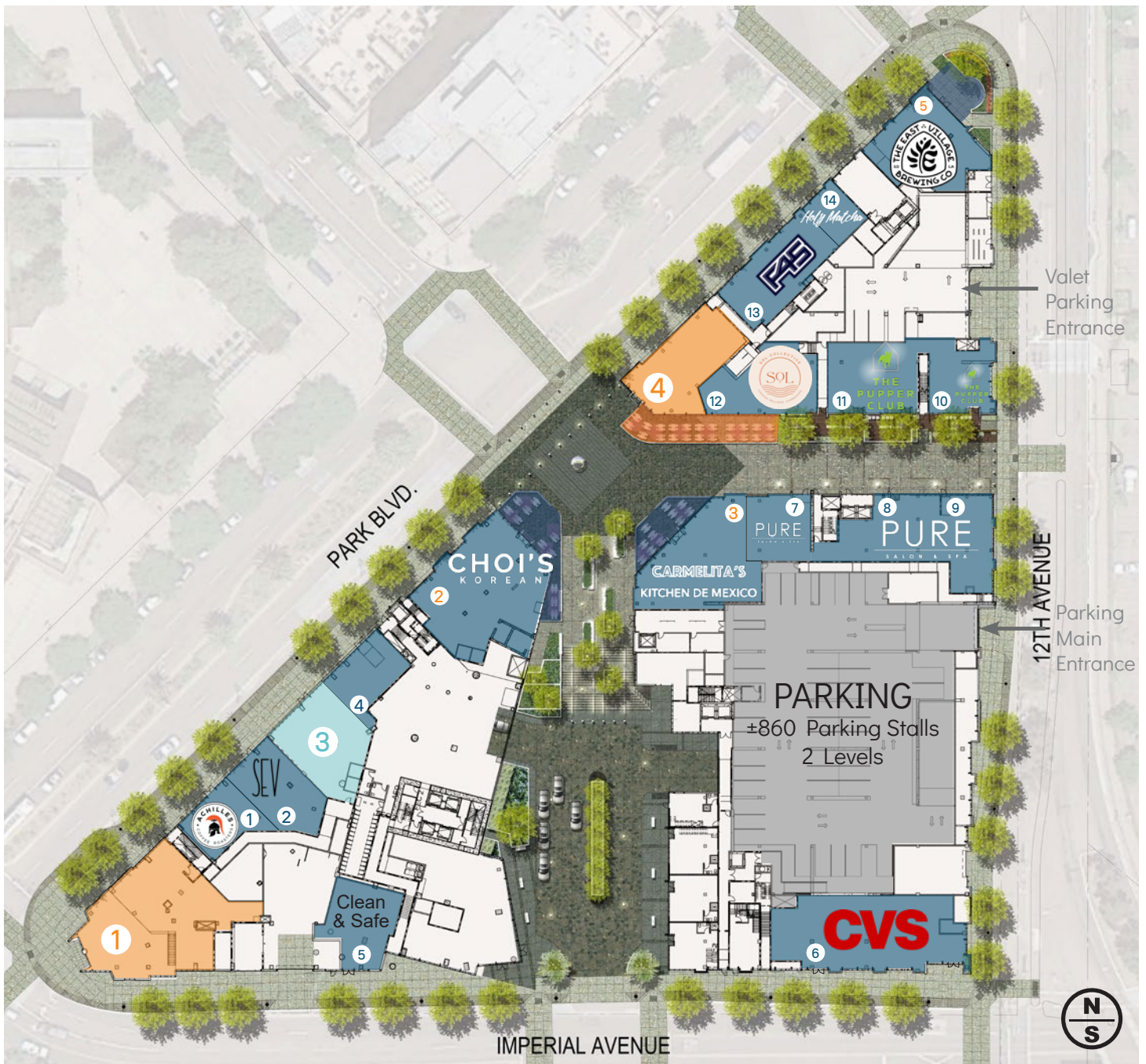
5 Signature Restaurant & 11
Iconic Retail Spaces

±718
RESIDENTIAL UNITS
Luxury & Affordable

±73,000 SF
OF COMMON AREA
*Plazas, Courtyards,
Roof Decks*

±860
PARKING STALLS
*3/1000 Retail Dedicated
Parking*

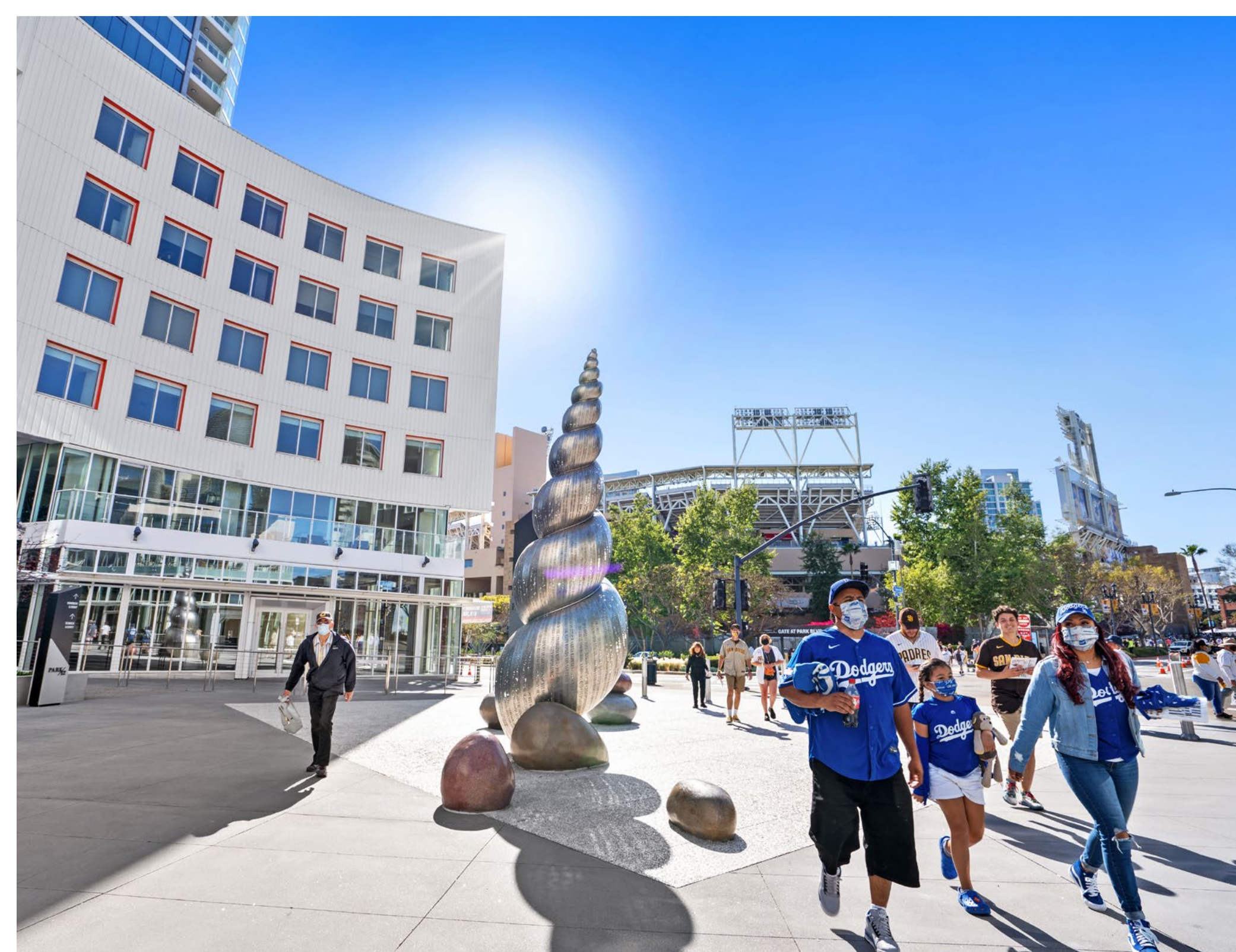
Site Plan



RESTAURANT SPACES	SF	CEILING HEIGHT
Restaurant 1 2 Levels	±4,590 Mezzanine: ±870	±20' 2" Mezz height: ±9'
Choi's Korean	±4,321 Patio: ±1,166	±13' 9" - 14' 9"
Carmelita's Kitchen de Mexico	±3,254 Patio: ±825	±13' 5"
Restaurant 4	±2,340 Patio: ±1,345	±17' 7" - 18' 3"
East Village Brewing	±2,458 Patio: ±627	14' 3"

RETAIL SPACES	SF	CEILING HEIGHTS
Achilles Coffee Roasters	±1,280	±19' 4"
Sev Laser	±1,608	±19' 4"
Retail 3	±2,369	±19' 4"
Creamistry	±1,311	±18' 4"
Clean & Safe	±1,782	±22' 3"
CVS	±4,363	±24' 3"
Pure Salon and Spa	±5,155	±13' 5" - 18' 4"
The Pupper Club	±3,684	±18' 6" - 19' 2"
Sol Collective	±2,093	±17' 7" - 18' 3"
F45 Fitness	±2,110	±16' 1"
Holy Matcha	±870	±16' 2"

*This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



Coveted Ballpark District

Aerial Map



THE TRANSFORMATIVE DEVELOPMENT

East Village Quarter

IN PLANNING



ABOUT

The San Diego Padres, Tishman Speyer, Carrier Johnson + Culture, and Ascendant Capital Partners are redeveloping the East Village Quarter property (commonly known as Tailgate Lot). This strategic partnership leverages the experience and resources of these leaders in sports, finance and transit-oriented and mixed-use development to further transform downtown San Diego.

1.35M

SF OFFICE

612

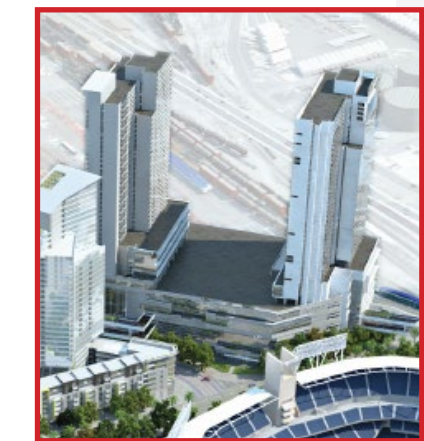
RESIDENTIAL UNITS

236K

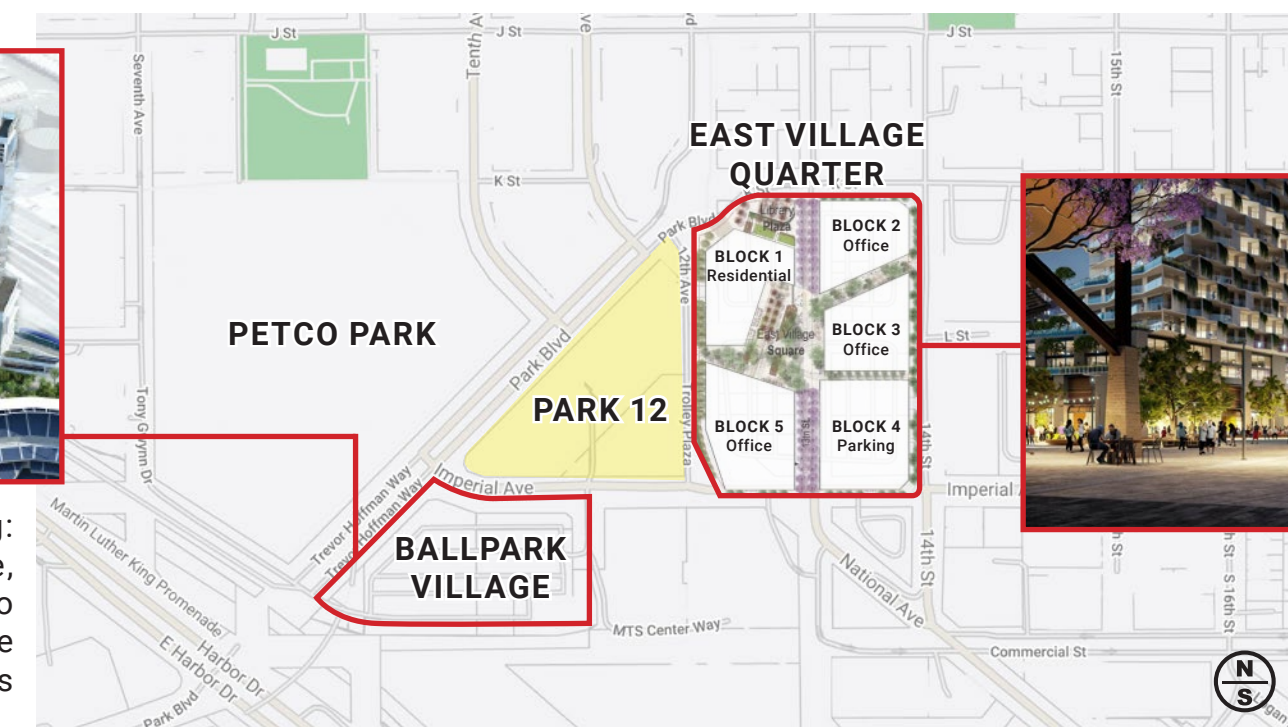
SF OPEN SPACE

1,600

SPACE PARKING STRUCTURE



Also in planning: Ballpark Village, entitled for two 500-ft mixed-use towers



East Village Quarter Renderings c/o Carrier Johnson + Culture



THE PROJECT IS HIGHLIGHTED BY A 12,000 SF OPEN-AIR PLAZA LEADING DIRECTLY INTO PETCO PARK'S MAIN GATE, CREATING AN INVITING ATMOSPHERE FOR VISITORS TO EAT, PLAY AND STAY.



Aerial Use Map

Park 12's ideal location in the Ballpark District pulls from a variety of neighboring uses, with an abundance of residential units, office, and hotel rooms within blocks of the site.

±8,904

RESIDENTIAL UNITS

with **±1,906** units under construction / in planning

±968,273

SF OF OFFICE

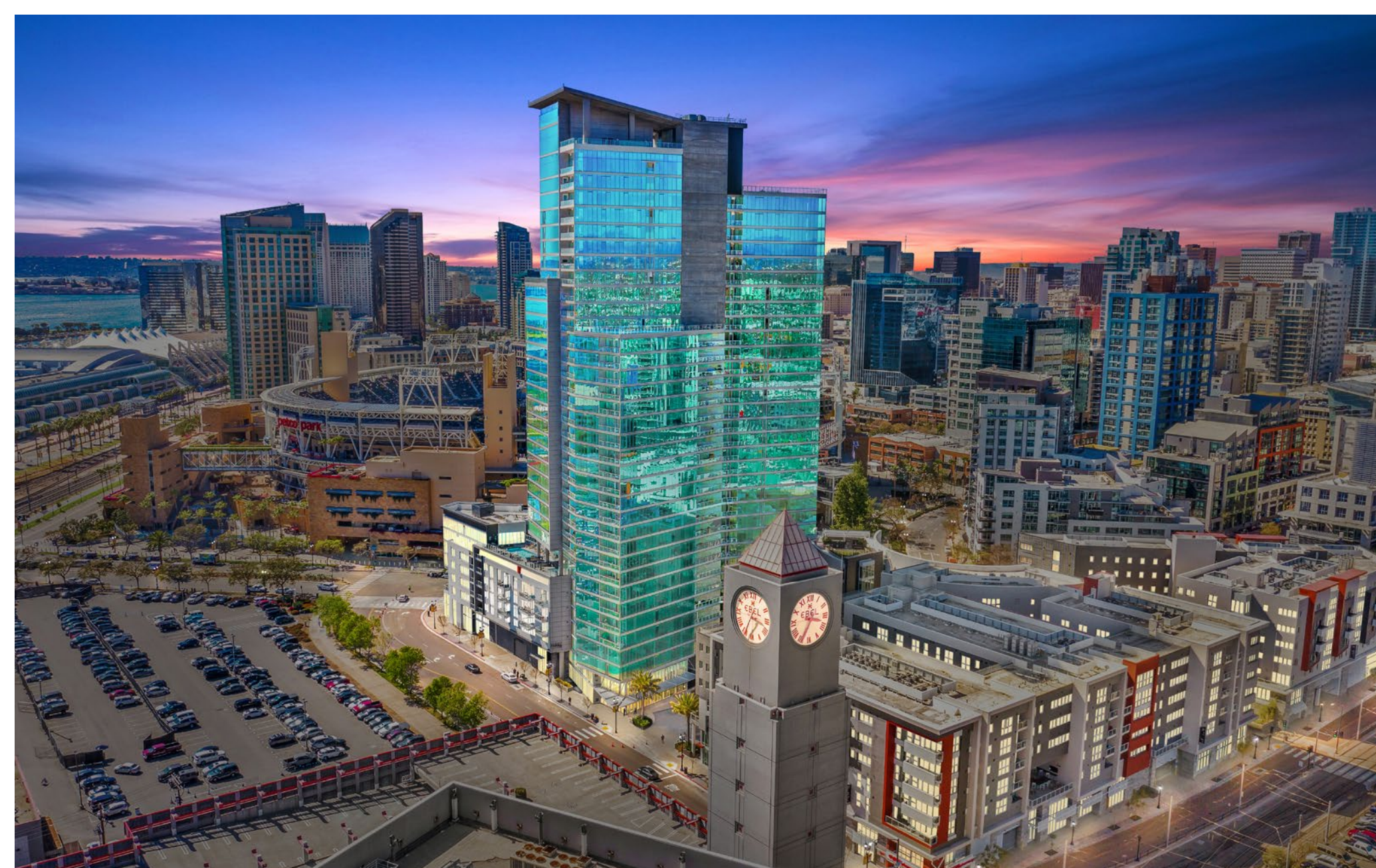
with **±1.35M** SF under construction / in planning

±2,744

HOTEL ROOMS

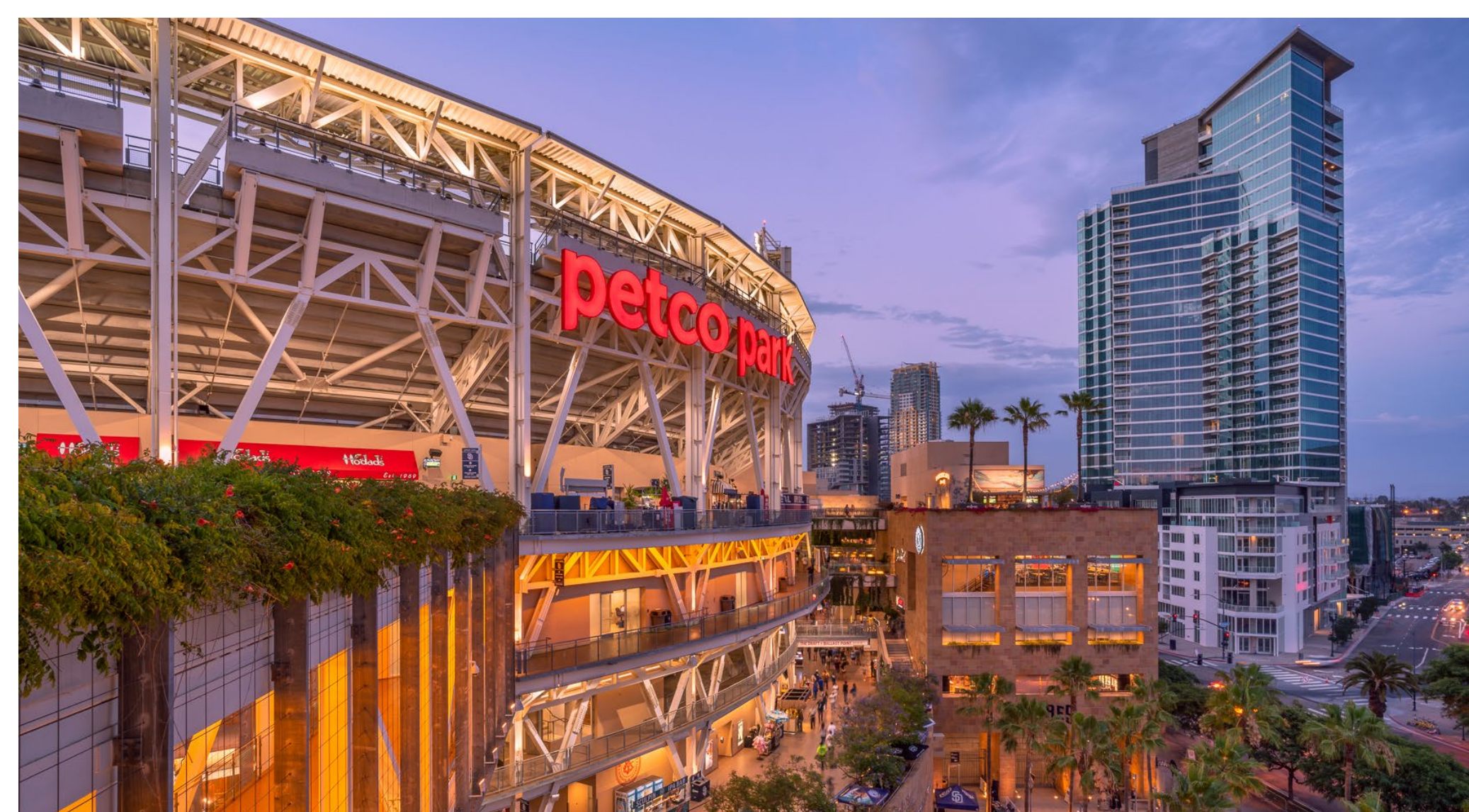
with **±2,450** rooms under construction / in planning

Numbers based on map below.



Join the Neighborhood

As a mixed-use development that brings together unrivaled access, entertainment, city living, modern homes, and striking architecture, Park 12 is a defining address for downtown San Diego.



Petco Park

- Home of the San Diego Padres
- 2.4M annual attendees
- 81 Padres home games
- 300 private and public events annually
- Petco Park visitors spend \$70M annually in Downtown Stadium



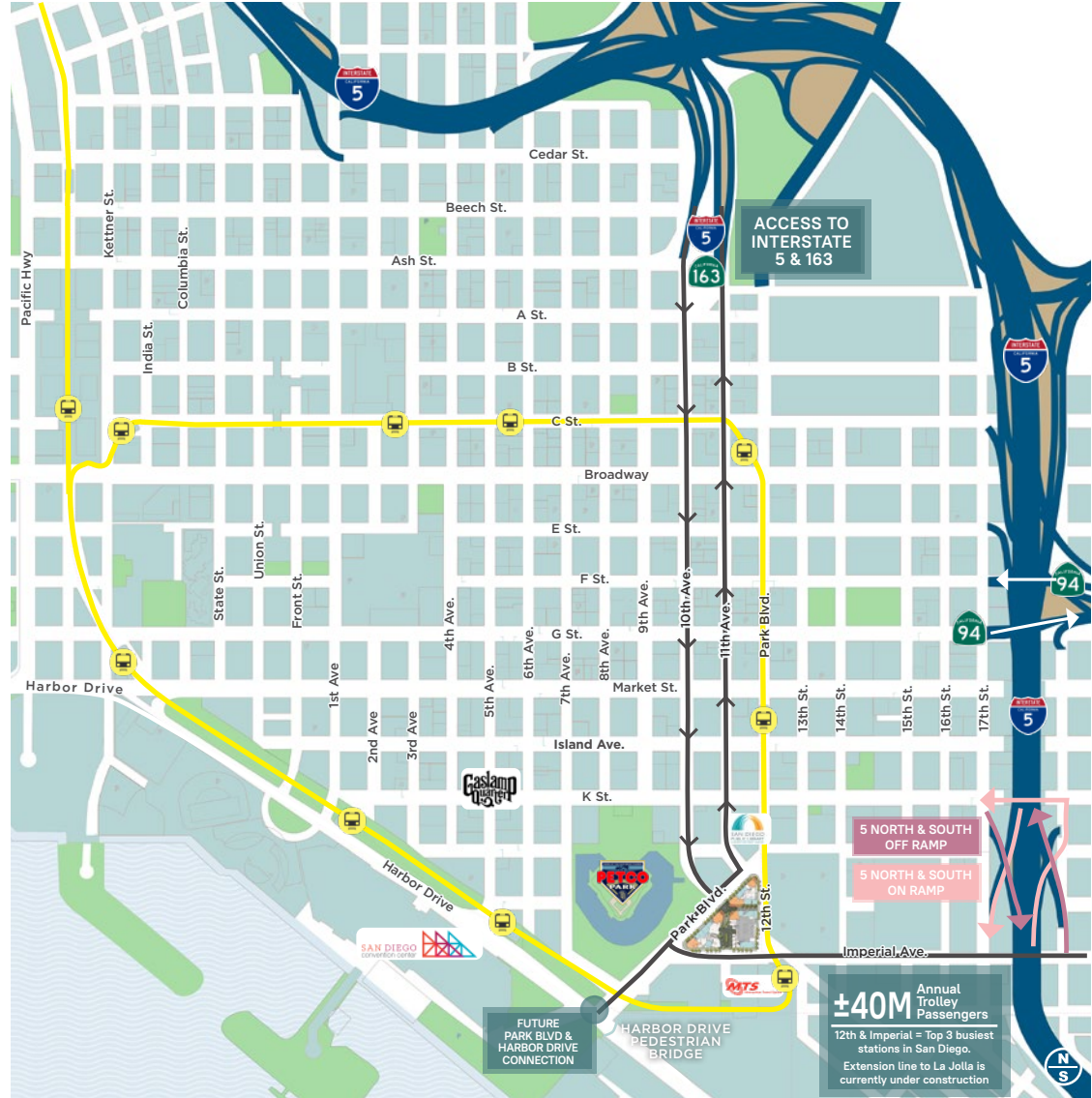
San Diego Central Library

- ±497,650 SF
- Nine stories
- 320-seat auditorium
- e3 Civic High - Charter High School with 460 students
- More than 1 million annual visitors



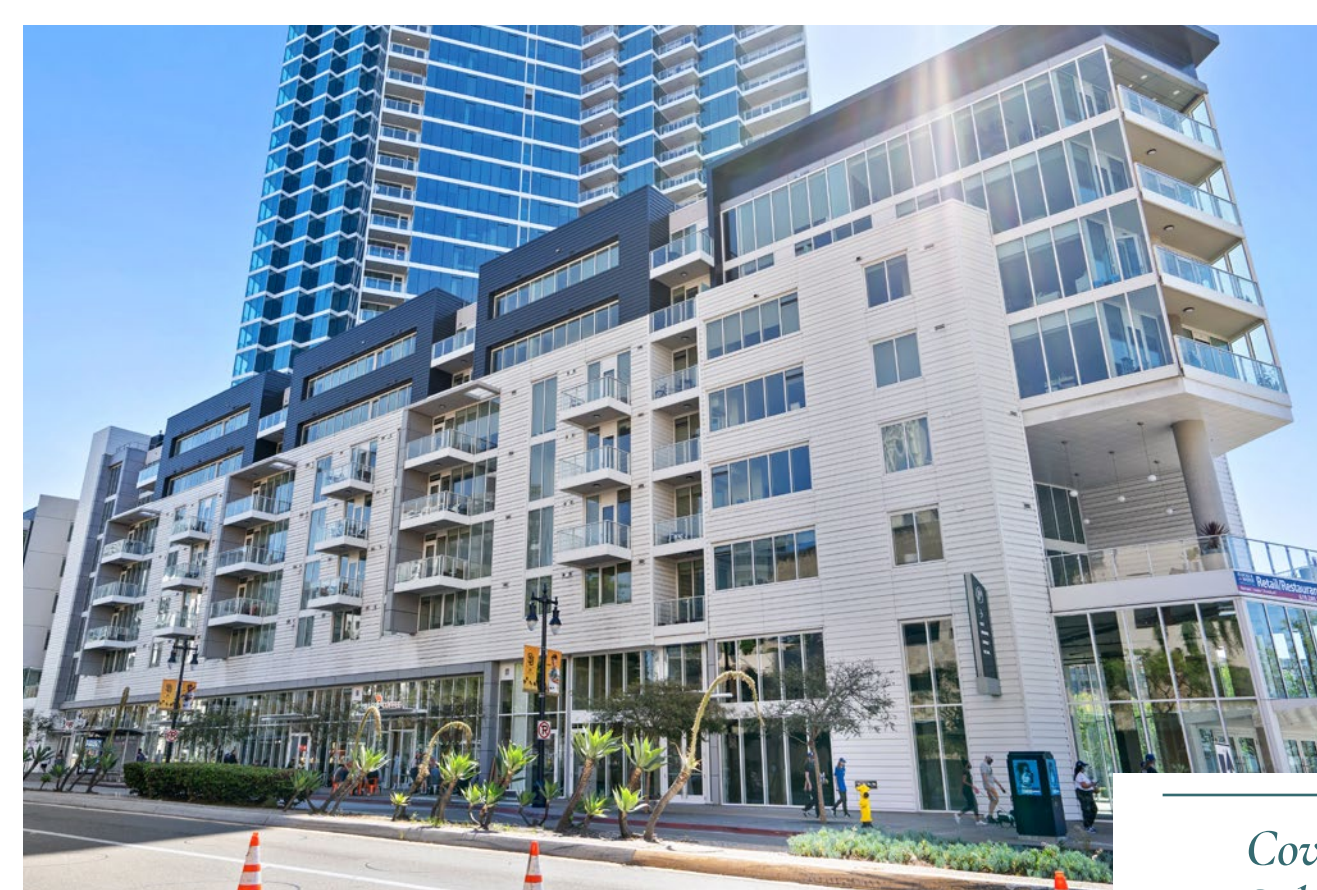
Interstate & Trolley Connections

PARK 12'S PROXIMITY TO MAJOR HIGHWAYS, TROLLEY LINES AND DOWNTOWN ROADS PROVIDES EXCELLENT CONNECTIVITY IN AND OUT OF THE PROJECT



San Diego Convention Center

- ±2,600,000 SF
- 108 annual events held
- ±862,408 individual attendees
- ±\$724.1M direct attendee spending
- Largest event: Comic-Con International (135,000 attendees)



*Coveted
Cultured
Connected*
PARK 12



Downtown Demographics

38K

Population of Downtown San Diego

81,237

Total jobs located Downtown

90

Walkability Score

130

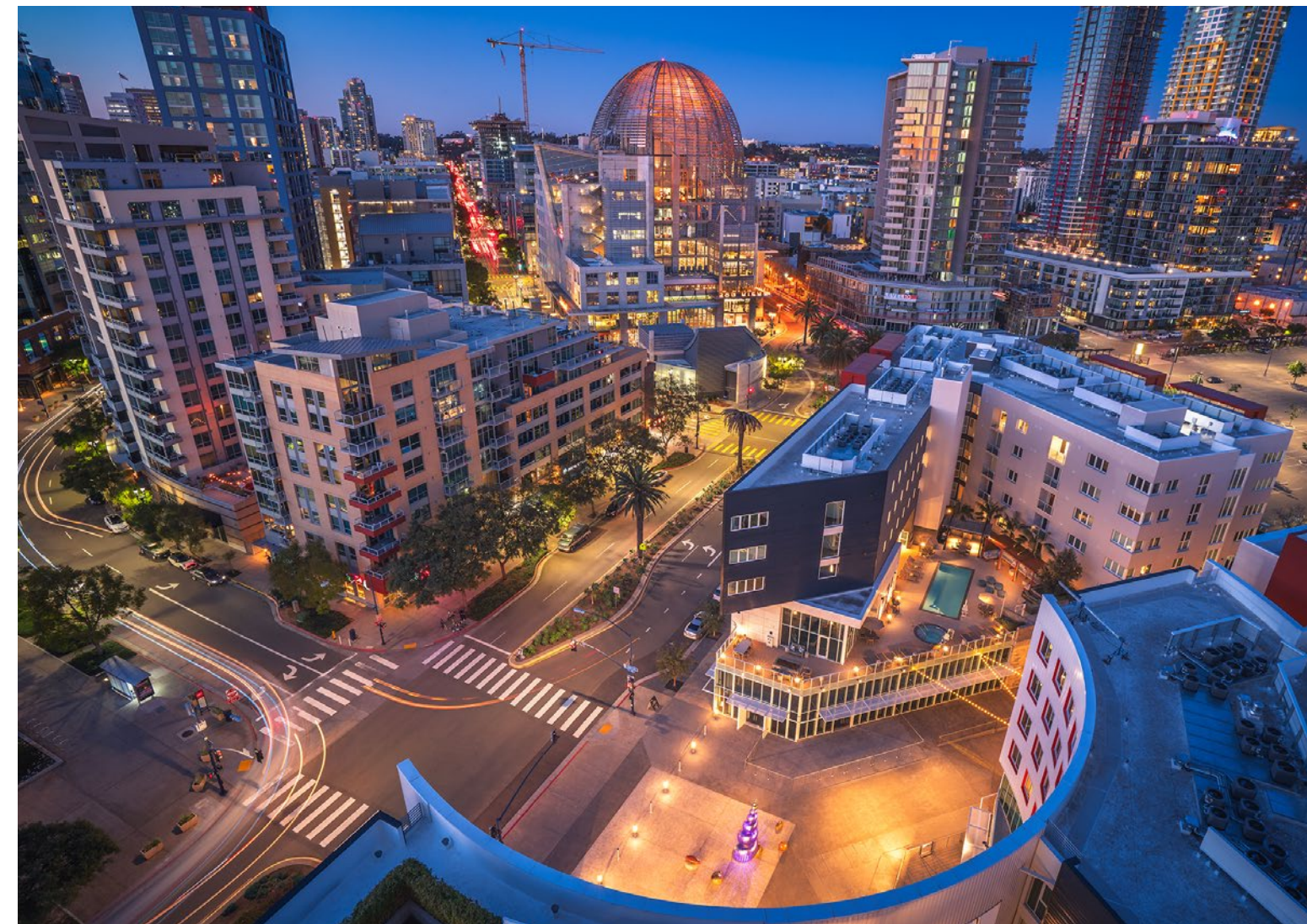
Tech & Innovation Startups

97%

Population growth since 2000

91%

Projected population growth by 2050



SAN DIEGO FACTS

3.3M

Population of San Diego County

34.9M

Annual visitors to San Diego

\$10.4B

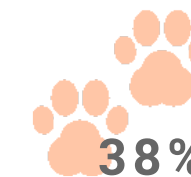
Visitor spending around San Diego

20.6M

Annual air passengers at San Diego International Airport



88% of residents dine out more than twice per week



38% of residents have pets, 73% of those are dogs



85% of residents exercise at least three times a week



41%

of Downtown residents are millennials

Know the People

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

PARK RETAIL 12

THE COLLECTION

MICHAEL BURTON

858.875.4685
mburton@flockeavoyer.com
License ID: 01763327

PASQUALE IOELE

858.875.4665
pioele@flockeavoyer.com
License ID: 01488187

ASHLEY TIEFEL

858.875.4674
atiefel@flockeavoyer.com
License ID: 01984741

ANDREW SHEMIRANI

858.875.4692
ashemirani@flockeavoyer.com
License ID: 02038814



@urban_strategies_group

@USG_SanDiego

@USGsandiego

**All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.*

