



# VANTAGEPOINTE

## FOR LEASE

RETAIL/RESTAURANT/OFFICE

Block Bounded By 9th, 10th, A & B  
East Village/Core/Cortez Hill  
Downtown San Diego



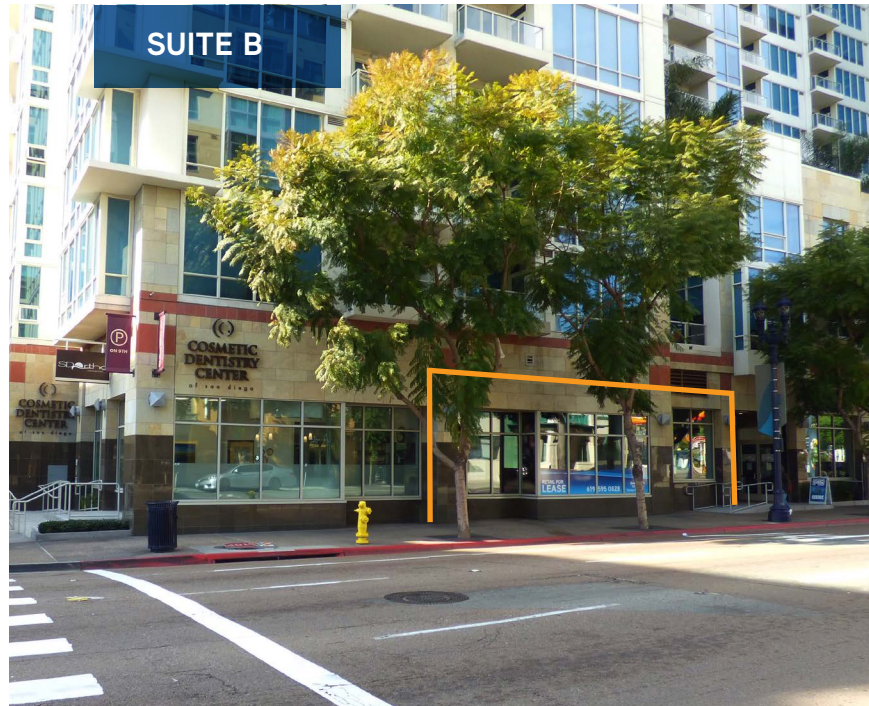
**DAVID MAXWELL**  
858.677.5343  
david.maxwell@colliers.com

**SERENA PATTERSON**  
858.677.5307  
serena.patterson@colliers.com

**BILL SHRADER**  
858.677.5324  
bill.shrader@colliers.com

**UPT**  
SAN DIEGO  
est. 1989

**Colliers**  
INTERNATIONAL



## PROPERTY HIGHLIGHTS

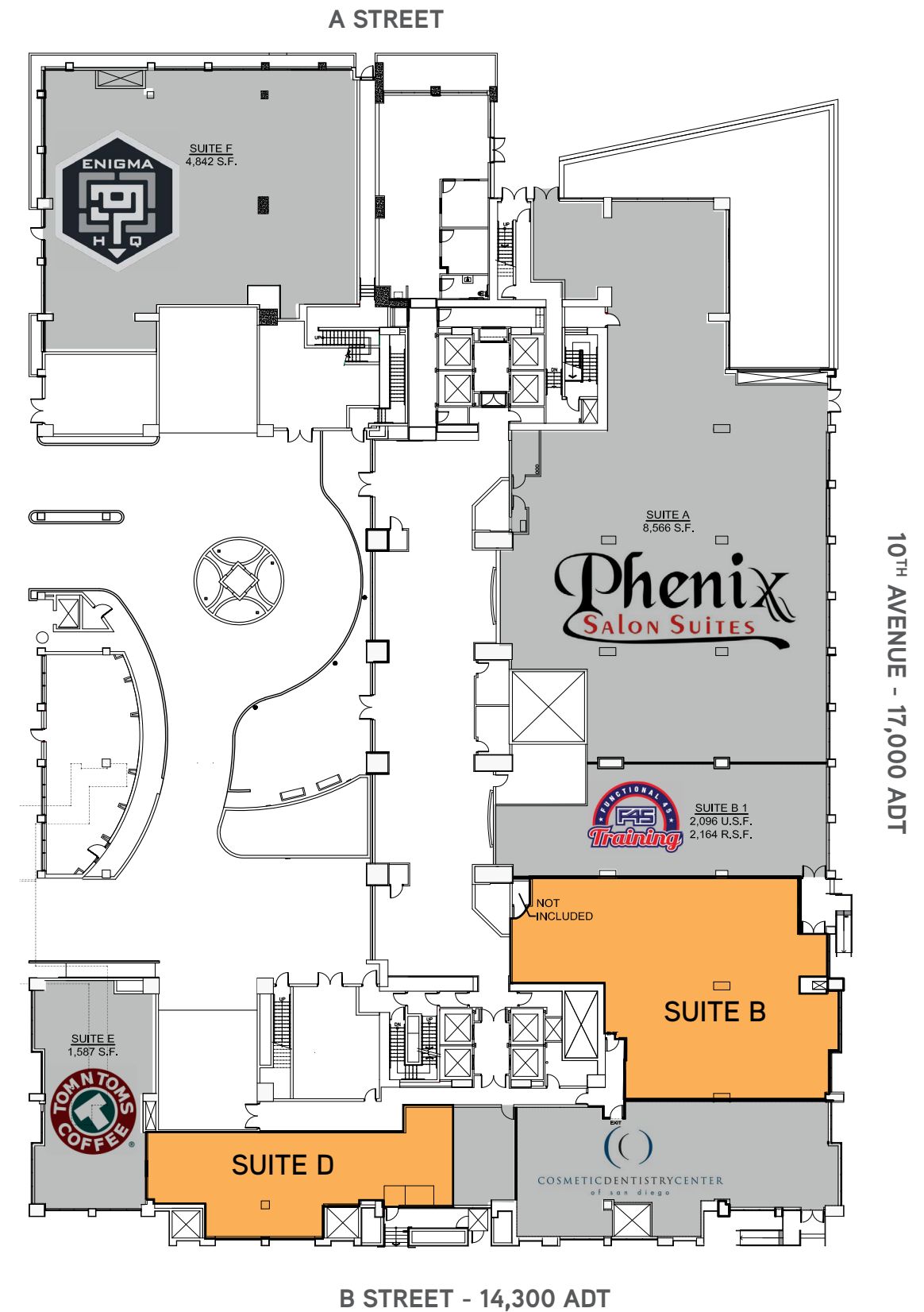
- ▶ Highly prized retail spaces in the tallest residential building in downtown with on-site parking potentially available
- ▶ Prime signage opportunity on Tenth Avenue and B Street, one of two main gateways into downtown from I-5 South & Hwy 163
- ▶ Situated on the ground floor of a 689-unit apartment building (95% occupancy), with over 2,878 units within a short walk
- ▶ 550 hotel rooms within a 3-block radius
- ▶ Phenomenal location as Hwy 163 enters downtown San Diego, with easy access to I-5 and Hwy 94
- ▶ One block from Symphony Towers and 701 B Street, both Class-A office towers
- ▶ Ideal location to serve strong daytime CBD population with nearly 130,000 employees in a one-mile radius and growing Cortez Hill and East Village residential neighborhoods

## DETAILS

<b>Suite B</b>	1240 10th Ave, Suite B
<b>Available Space</b>	3,800 SF
<b>Asking Rent</b>	\$1.75 psf, NNN

<b>Suite D</b>	912 B Street, Suite D
<b>Available Space</b>	1,690 SF
<b>Asking Rent</b>	\$1.95 psf, NNN

## SITE PLAN





VANTAGEPOINTE



## LOCATED IN THE HEART OF DOWNTOWN SAN DIEGO.

The West Coast's premier entertainment district. At 16.5 blocks it is a walkable urban playground.

The neighborhood is listed on the National Register of Historic Places, and the 94 structures identified as historically or architecturally significant now house more than 100 restaurants and nightclubs, movie theaters, stores, offices, galleries and lofts. Yearly events including Mardi Gras, Taste of Gaslamp and ShamROCK draw thousands of visitors to experience the vibrant and unique atmosphere.

## LOCAL DEMOS

	1 Mile	3 Miles	5 Miles
Population (2018)	49,498	212,357	512,490
Project Population (2023)	54,211	223,735	537,057
Project Pop. Growth (2018-2023)	9.5%	5.4%	4.8%
Total Daytime Population	111,956	286,705	638,906
Total Households	24,275	85,899	183,338
Avg. Household Size	1.8	2.2	2.6
Avg. Household Income	\$90,200	\$89,941	\$81,579



**2.1 M**

Annual Petco Park Attendees



**12**

Minutes to San Diego International Airport



**792,165**

Annual Ferry & Cruise Passengers



## DOWNTOWN AT A GLANCE



Daytime Population

**64,718**



Businesses

**3,723**



Total Office SF

**10,997,805**



Residential Population

**37,095**



Residential Units

**31,000**



Hotel Rooms

**16,962**

MORE THAN **35.8 MILLION VISITORS** ARE DRAWN EACH YEAR TO EXPERIENCE THE **VIBRANT AND UNIQUE ATMOSPHERE** OF SAN DIEGO.



# VANTAGEPOINTE



**DAVID MAXWELL**

858.677.5343  
david.maxwell@colliers.com  
Lic. No. 1465828

**SERENA PATTERSON**

858.677.5307  
serena.patterson@colliers.com  
Lic. No. 01721040

**BILL SHRADER**

858.677.5324  
bill.shrader@colliers.com  
Lic. No. 01033317



COLLIERS INTERNATIONAL | 4350 La Jolla Village Drive, Suite 500 | San Diego, CA 92122 | 858.455.1515 | colliers.com/sandiego

©2019 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.