

EAST VILLAGE

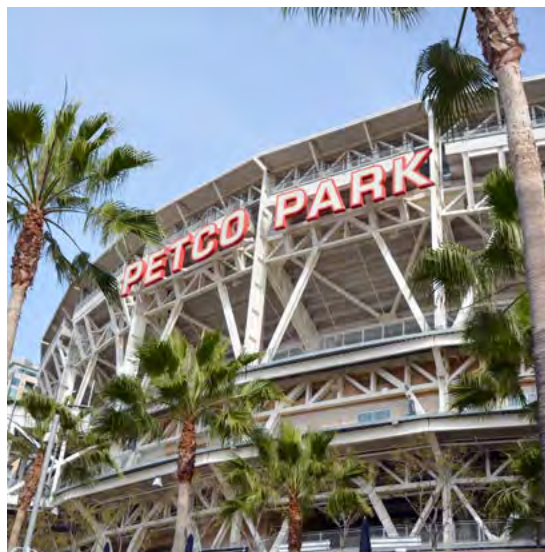
RETAIL | RESTAURANT | OFFICE

295 10th Ave. | 251 10th Ave. | 212 Park Blvd., San Diego, CA 92101



FOR LEASE

1,021 to 4,369 SF in the Heart of Downtown's Ballpark Neighborhood



David Maxwell
Vice President
+1 858 677 5343
david.maxwell@colliers.com
Lic. No. 01465828

Bill Shrader
Senior Vice President
+1 858 677 5324
bill.shrader@colliers.com
Lic. No. 01033317

Serena Patterson
Associate
+1 858 677 5307
serena.patterson@colliers.com
Lic. No. 01721040



HIGHLIGHTS

- Prime Ballpark / East Village location
- Booming residential and creative office neighborhood
- Park Terrace commercial encompasses the block bounded by Park, 10th, 11th & K St.
- Suites feature expansive window line, large sidewalk area for patio seating and tall ceiling heights
- Project is directly across the street from PETCO Park, DiamondView Office Tower, the new Main Library and Harbor Drive Pedestrian Bridge
- Steps to Thomas Jefferson School of Law, the historic Gaslamp Quarter, Hilton Bayfront / San Diego Convention Center



EAST VILLAGE, AT 325 ACRES, IS DOWNTOWN'S LARGEST NEIGHBORHOOD AND WILL EXPERIENCE THE GREATEST GROWTH IN COMING YEARS.

AREA TENANTS



UNDERGROUNDELEPHANT™

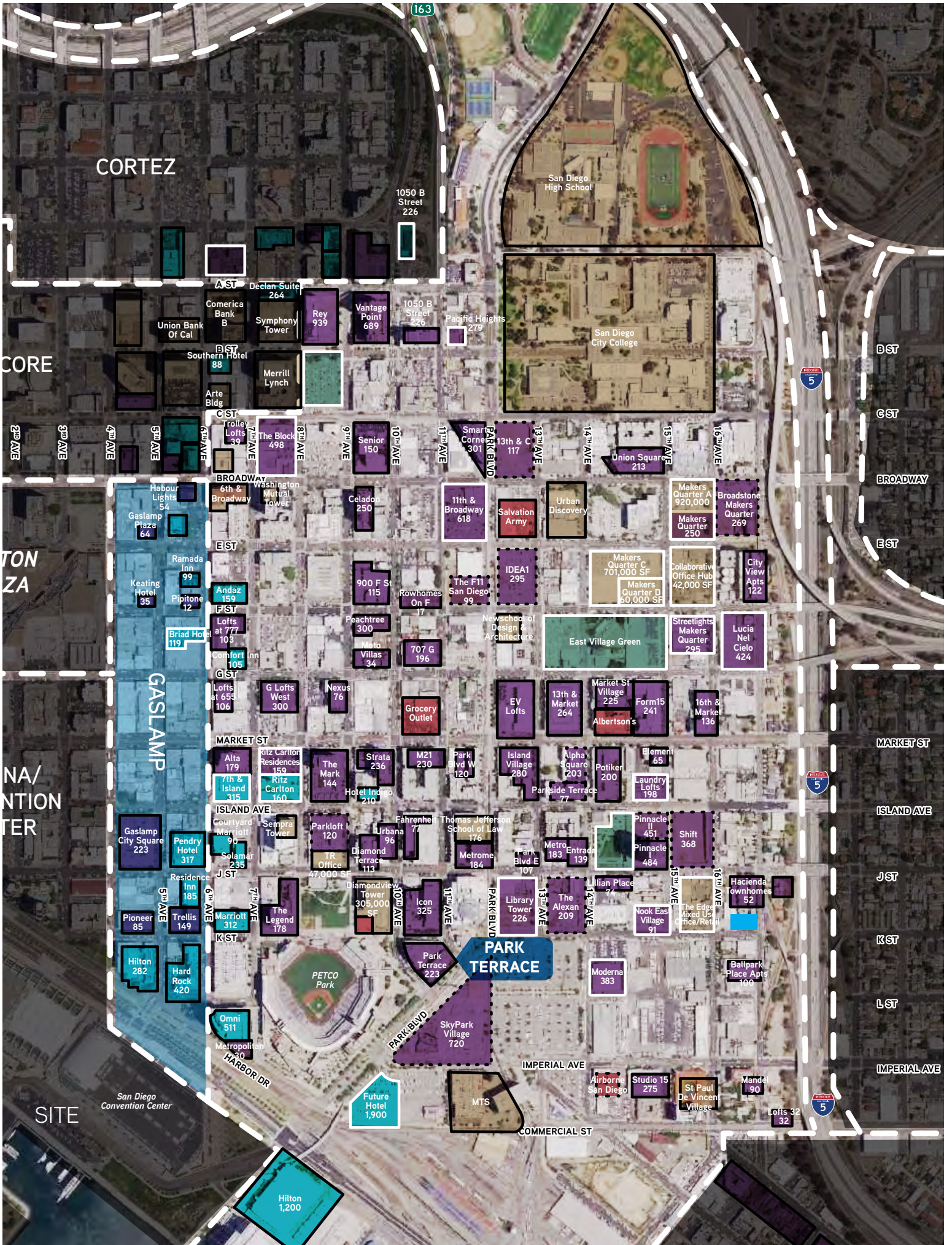


UBER



BASIC





CORTEZ

CORE

TON
ZA

NA/
NTION
TER

SITE

GASLAMP

PARK
TERRACE

San Diego
Convention Center

San Diego
High School

San Diego
City College

B ST

G ST

BROADWAY

E ST

MARKET ST

ISLAND AVE

J ST

K ST

L ST

IMPERIAL AVE

1050 B
Street
226

A ST

Comerica
Bank
B

Union Bank
Of Cal

Southern Hotel
88

Arte Bldg

C ST

Trolley
Lofts
39

BROADWAY

6th &
Broadway

E ST

Ramada
Inn
99

Pipitone
12

F ST

Andaz
159

Lofts
at 777
103

G ST

Comfort
Inn
105

Lofts
at 655
106

MARKET ST

Alta
179

Ritz Carlton
Residences
159

Ritz
Carlton
160

ISLAND AVE

Courtyard
Merriott
90

Solamar
235

J ST

Residence
Inn
185

Pioneer
85

Trellis
149

K ST

Marriott
312

The Legend
178

Hilton
282

Hard Rock
420

Omni
511

Metropolitan
70

HARBOR DR

Future Hotel
1,900

Hilton
1,200

Declan Suite
264

Symphony
Tower

Rey
939

Vantage
Point
689

1050 B
Street
226

Pacific Heights
279

Senior
150

10th AVE

Smart
Corner
301

13th & C
117

11th AVE

Urban
Discovery

Salvation
Army

11th &
Broadway
618

13th AVE

Union Square
213

15th AVE

Makers
Quarter A
920,000

Makers
Quarter
250

Broadstone
Makers
Quarter
269

16th AVE

Makers
Quarter C
701,000 SF

Makers
Quarter D
60,000 SF

Collaborative
Office Hub
42,000 SF

City View
Apts
122

Streetlights
Makers
Quarter
295

Lucia
Nel
Cielo
424

East Village Green

Newschool of
Design &
Architecture

900 F St
115

Rowhomes
On F
17

Peachtree
300

Mato
Villas
34

707 G
196

Nexus
76

G Lofts
West
300

Lofts
at 655
106

16th &
Market
136

Form15
241

Albertson's

Market St
Village
225

13th &
Market
264

EV Lofts

Grocery
Outlet

11th AVE

The F11
San Diego
99

IDEA1
295

Urban
Discovery

Salvation
Army

11th &
Broadway
618

13th AVE

Union Square
213

15th AVE

Makers
Quarter A
920,000

Makers
Quarter
250

Broadstone
Makers
Quarter
269

16th AVE

Makers
Quarter C
701,000 SF

Makers
Quarter D
60,000 SF

Collaborative
Office Hub
42,000 SF

City View
Apts
122

Streetlights
Makers
Quarter
295

Lucia
Nel
Cielo
424

East Village Green

Newschool of
Design &
Architecture

900 F St
115

Rowhomes
On F
17

Peachtree
300

Mato
Villas
34

707 G
196

Nexus
76

G Lofts
West
300

Lofts
at 655
106

16th &
Market
136

Form15
241

Albertson's

Market St
Village
225

13th &
Market
264

EV Lofts

Grocery
Outlet

11th AVE

The F11
San Diego
99

IDEA1
295

Urban
Discovery

Salvation
Army

11th &
Broadway
618

13th AVE

Union Square
213

15th AVE

Makers
Quarter A
920,000

Makers
Quarter
250

Broadstone
Makers
Quarter
269

16th AVE

Makers
Quarter C
701,000 SF

Makers
Quarter D
60,000 SF

Collaborative
Office Hub
42,000 SF

City View
Apts
122

Streetlights
Makers
Quarter
295

Lucia
Nel
Cielo
424

East Village Green

Newschool of
Design &
Architecture

900 F St
115

Rowhomes
On F
17

Peachtree
300

Mato
Villas
34

707 G
196

Nexus
76

G Lofts
West
300

Lofts
at 655
106

16th &
Market
136

Form15
241

Albertson's

Market St
Village
225

13th &
Market
264

EV Lofts

Grocery
Outlet

11th AVE

The F11
San Diego
99

IDEA1
295

Urban
Discovery

Salvation
Army

11th &
Broadway
618

13th AVE

Union Square
213

15th AVE

Makers
Quarter A
920,000

Makers
Quarter
250

Broadstone
Makers
Quarter
269

16th AVE

Makers
Quarter C
701,000 SF

Makers
Quarter D
60,000 SF

Collaborative
Office Hub
42,000 SF

City View
Apts
122

Streetlights
Makers
Quarter
295

Lucia
Nel
Cielo
424

East Village Green

Newschool of
Design &
Architecture

900 F St
115

Rowhomes
On F
17

Peachtree
300

Mato
Villas
34

707 G
196

Nexus
76

G Lofts
West
300

Lofts
at 655
106

16th &
Market
136

Form15
241

Albertson's

Market St
Village
225

13th &
Market
264

EV Lofts

Grocery
Outlet

11th AVE

The F11
San Diego
99

IDEA1
295

Urban
Discovery

Salvation
Army

11th &
Broadway
618

13th AVE

Union Square
213

15th AVE

Makers
Quarter A
920,000

Makers
Quarter
250

Broadstone
Makers
Quarter
269

16th AVE

Makers
Quarter C
701,000 SF

Makers
Quarter D
60,000 SF

Collaborative
Office Hub
42,000 SF

City View
Apts
122

Streetlights
Makers
Quarter
295

Lucia
Nel
Cielo
424

East Village Green

Newschool of
Design &
Architecture

900 F St
115

Rowhomes
On F
17

Peachtree
300

Mato
Villas
34

707 G
196

Nexus
76

G Lofts
West
300

Lofts
at 655
106

16th &
Market
136

Form15
241

Albertson's

Market St
Village
225

13th &
Market
264

EV Lofts

Grocery
Outlet

11th AVE

The F11
San Diego
99

IDEA1
295

Urban
Discovery

Salvation
Army

11th &
Broadway
618

13th AVE

Union Square
213

15th AVE

Makers
Quarter A
920,000

Makers
Quarter
250

Broadstone
Makers
Quarter
269

16th AVE

Makers
Quarter C
701,000 SF

Makers
Quarter D
60,000 SF

Collaborative
Office Hub
42,000 SF

City View
Apts
122

Streetlights
Makers
Quarter
295

Lucia
Nel
Cielo
424

East Village Green

Newschool of
Design &
Architecture

900 F St
115

Rowhomes
On F
17

Peachtree
300

Mato
Villas
34

707 G
196

Nexus
76

G Lofts
West
300

Lofts
at 655
106

16th &
Market
136

Form15
241

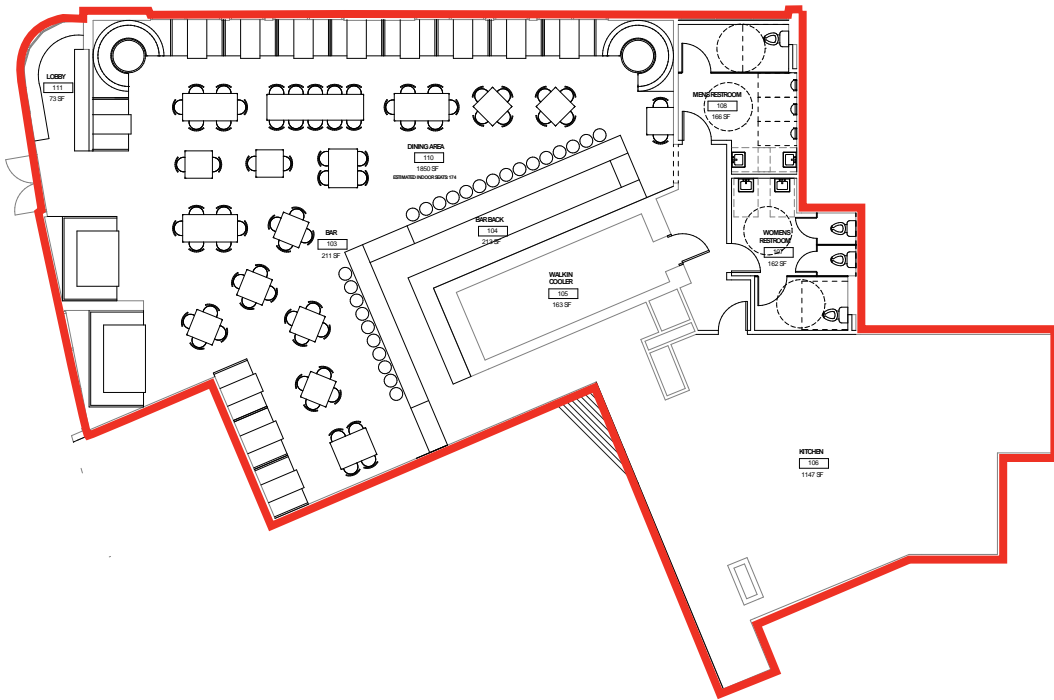
Albertson's

Market St
Village
225

13th &
Market
264

EV Lofts

295 10TH AVE



CONCEPTUAL RESTAURANT PLAN



HIGHLIGHTS

- Prime hard corner at 10th & K St.
- Directly across the street from PETCO Park, DiamondView Office Tower, Tilted Kilt and Fit Athletic
- Second generation retail space, equipped grease interceptor to accommodate a restaurant use
- Increased width sidewalks along K St. offer larger patio potential

PROPERTY DETAILS

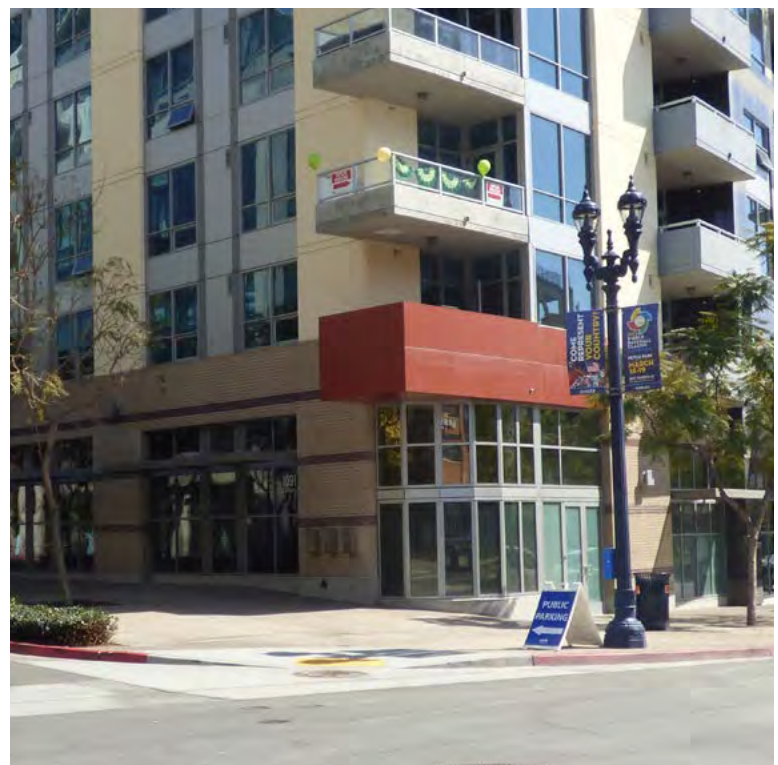
ADDRESS: 295 10th Ave

AVAILABLE: 4,369 SF

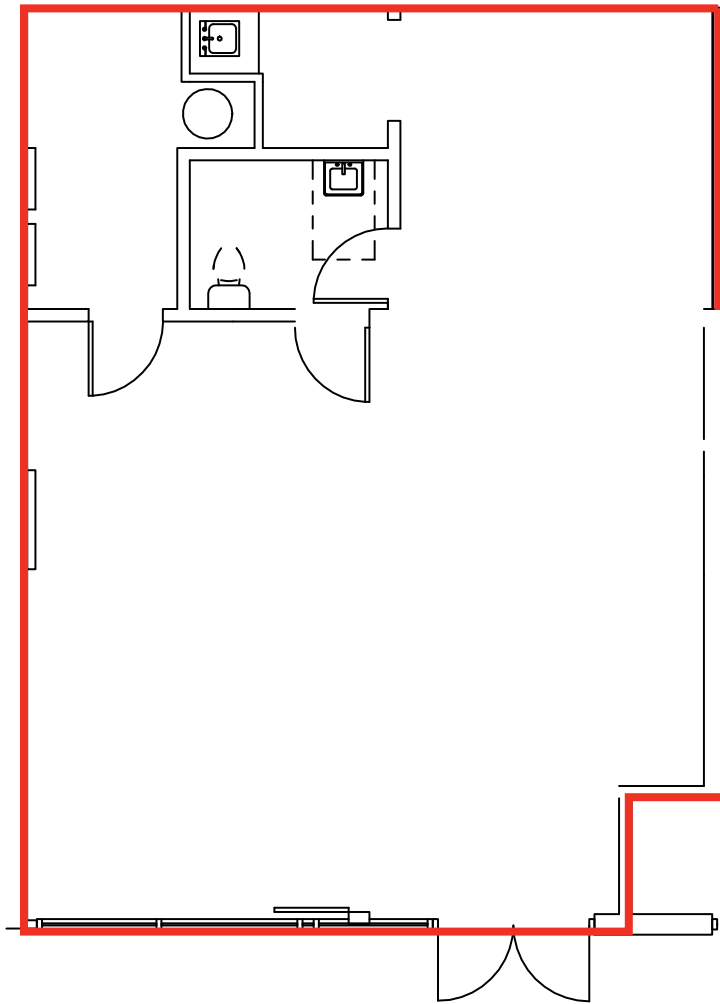
TIMING: May 2018

CONDITION: Retail / Office

RATE: Contact Broker



212 PARK BOULEVARD



EXISTING PLAN



HIGHLIGHTS

- In-line space facing New Central Library, Tailgate Park and Park 12 development with over 700 new residential units (under construction)
- Adjacent to 7-Eleven and around the corner from PETCO Park, DiamondView Office Tower, Tilted Kilt and Fit Athletic
- Previous food use space

PROPERTY DETAILS

ADDRESS: 212 Park Blvd

AVAILABLE: 1,021 SF

TIMING: September 2018

CONDITION: Food Service

RATE: \$3.00 psf, NNN



251 TENTH AVE

EXISTING PLAN



HIGHLIGHTS

- Updated, modern space on Tenth Avenue
- Directly across the street from PETCO Park, DiamondView Office Tower, Tilted Kilt and Fit Athletic
- Blocks to Gaslamp Quarter and Convention Center

PROPERTY DETAILS

ADDRESS: 251 10th Ave

AVAILABLE: 4,142 SF

TIMING: February 2019

CONDITION: Office

RATE: \$2.95 psf, NNN



DOWNTOWN AT A GLANCE



Daytime
Population
64,718



Businesses
4,000



Total Office SF
10,265,767



Visitors to
San Diego
34,97,000



Residential
Population
37,778



Colliers
INTERNATIONAL

David Maxwell
Vice President
+1 858 677 5343
david.maxwell@colliers.com
Lic. No. 01465828

Bill Shrader
Senior Vice President
+1 858 677 5324
bill.shrader@colliers.com
Lic. No. 01033317

Serena Patterson
Associate
+1 858 677 5307
serena.patterson@colliers.com
Lic. No. 01721040