



SUPERBLOCK

@ I.D.E.A. DISTRICT



SUPERBLOCKSD.COM

CONTENTS

SUPERBLOCK
@ I.D.E.A DISTRICT

- 01 TALENT
- 02 OVERVIEW
- 03 SPACE
- 04 NEIGHBORHOOD
- 05 LOCATION
- 06 WHY YOU? WHY NOW?
- 07 HISTORY
- 08 TEAM



YOUR TALENT IS HERE. YOU SHOULD BE TOO.

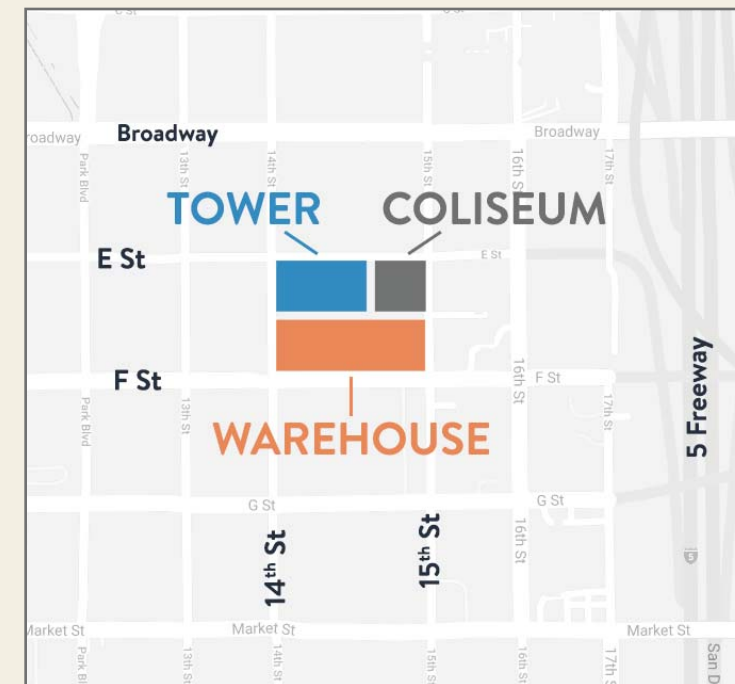
- Downtown SD is home to more than 37,000 residents, 52% with Bachelor's Degrees or higher
- 120 tech & innovation startups have emerged in the last five years
- UC San Diego Urban campus opens in 2020, bringing the resources of a university that annually graduates 1,000+ computer science majors and more engineering graduates than Stanford and Berkeley combined
- I.D.E.A. District: Innovation + Design + Education + Arts. The District is a transformative urban initiative which aims to create thousands of design and tech jobs in the next 12 years, across 35 city blocks in Downtown San Diego's East Village



OVERVIEW

SuperBlock is located in the heart of the rapidly developing I.D.E.A. District in Downtown San Diego, CA. Situated on approximately 2.75 acres between 15th & 16th Streets and E & F Street. SuperBlock is comprised of three distinct components: Warehouse, Tower & Coliseum.

- The Warehouse is a repurposed industrial space, consisting of two 50,000 rentable square feet floor plates, with delivery expected 12 months from a fully executed lease
- The adjacent Tower offers an expansion of 450,000 rentable square feet
- Amenities abound with tacos, beer, coffee, new apartments, and a public park, all within a short five-minute walk
- The site is 10 minutes from the San Diego airport and one-hour flight from the Bay Area
- The Mid-Coast Trolley will connect downtown to the border and UC San Diego/UTC in 2021



WAREHOUSE

@ SUPERBLOCK

03

AUTHENTIC WAREHOUSE. REIMAGINED.

100,000 rentable square feet of creative office on two floors
114 parking spaces, expandable to 150 with tandem and valet parking
Delivery 12 months from fully executed lease



Entry Adjacent to Coliseum on 15th Street and future East Village Green on F Street



Entry and Cafe on 15th Street



Cafe/restaurant adjacent to main entrance



Lobby facing west



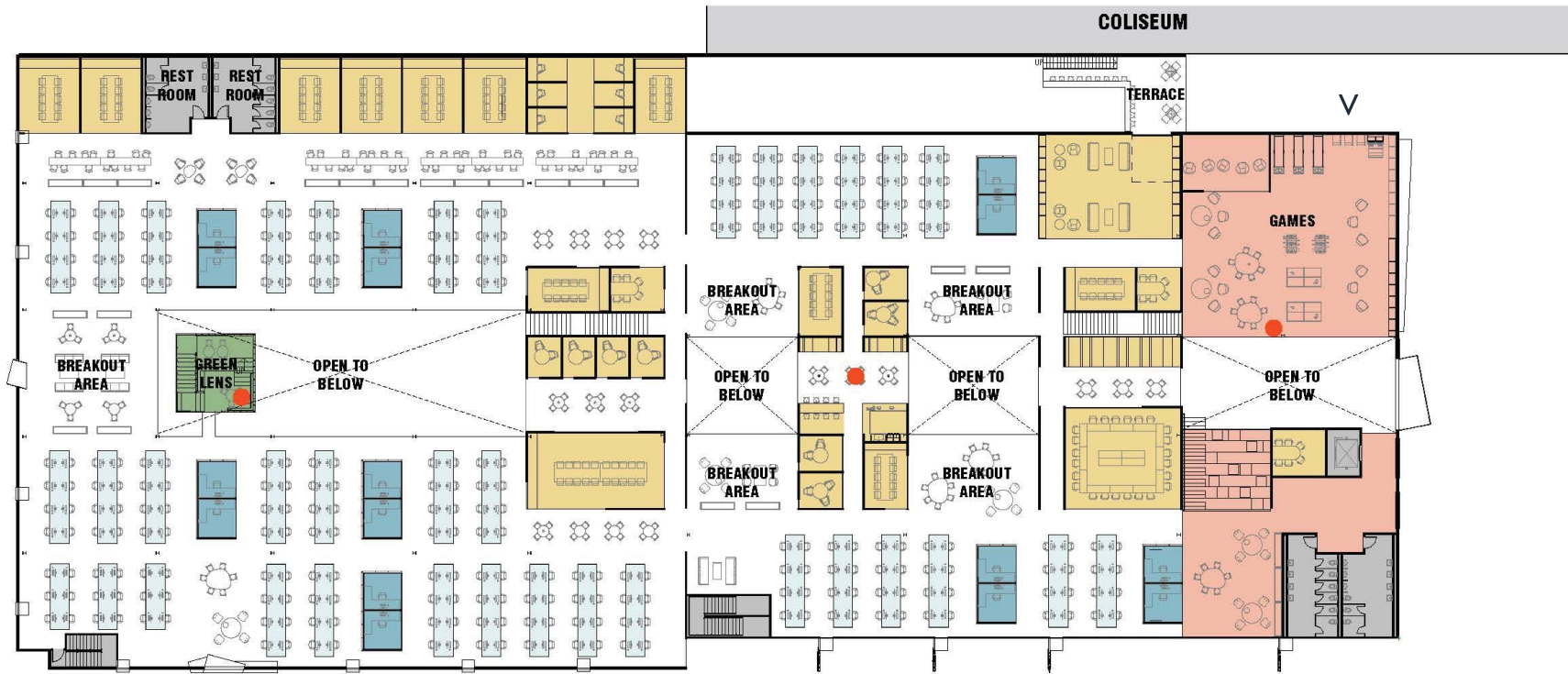
View looking into the “Tree House”



- AMENITIES - 4,905 sf
- CONFERENCE SPACE - 5,785 sf
- PRIVATE OFFICE - 14/1,400 sf
- OPEN OFFICE WORKSTATION - 234/8,930 sf
- SUPPORT SPACE
- GREEN SPACE
- HYPERLINK

LEVEL 1 - 49,062 sf

Level 1 Floor Plan - Warehouse



- AMENITIES - 4,900 sf
- CONFERENCE SPACE - 7,268 sf
- PRIVATE OFFICE - 16/1,600 sf
- OPEN OFFICE WORKSTATION - 282/12,770 sf
- SUPPORT SPACE
- GREEN SPACE
- HYPERLINK

LEVEL 2 - 44,575 sf

Level 2 Floor Plan - Warehouse

TOWER

@ SUPERBLOCK

03

EXPANSION SPACE. BUILT IN.

450,000 rentable square feet on 17 floors

Floors range from 22,000 rentable square feet to 32,000 rentable square feet

450 parking spaces, expandable to 600 with tandem and valet

Estimated delivery 36 months from fully executed lease



Tower view from the east



View of SUPERBLOCK from the southeast

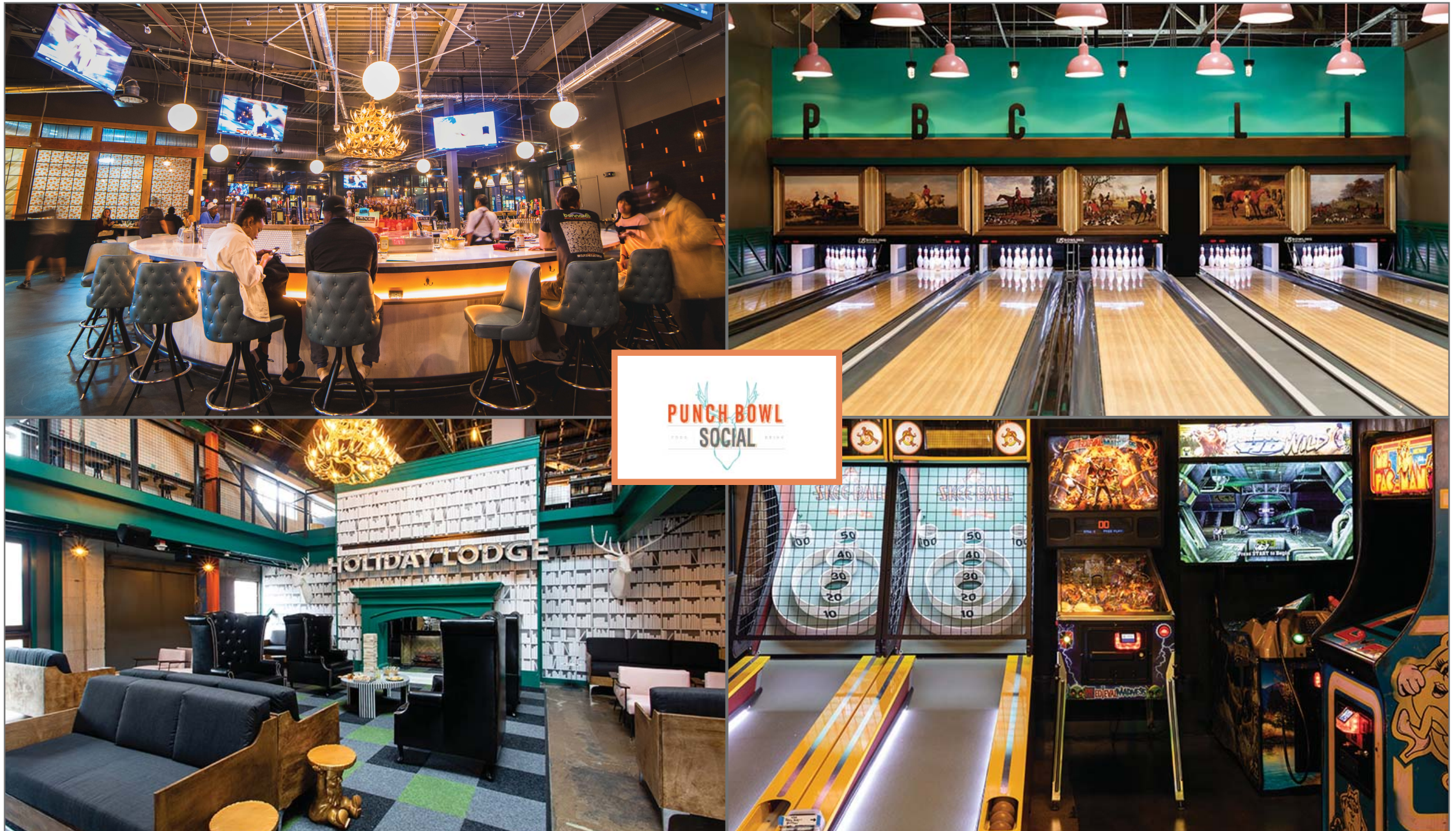
COLISEUM

@ SUPERBLOCK

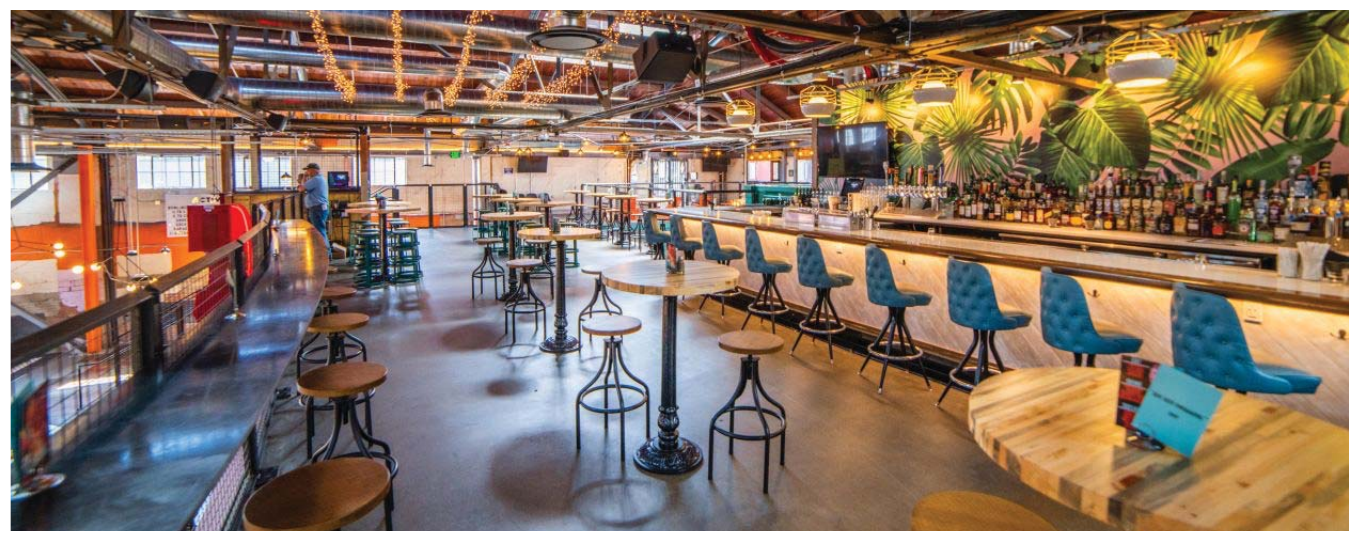
03

NEW AMENITIES. STORIED LEGACY.

Punch Bowl Social San Diego is currently operating in the former San Diego Coliseum
Just steps away from the Warehouse and Tower



Punch Bowl Social - An “eatertainment” venue currently in the Coliseum



AMENITIES. AT YOUR FRONT DOOR.

You don't need to build in amenities when they are already built into the neighborhood. SuperBlock tenants can spend their lunch hours at the future East Village Green, working out at various fitness and cycling studios or grabbing a quick lunch at numerous top local restaurants.



A PLACE TO LEARN

East Village is home to multiple educational institutions and a student population in excess of 20,000. Higher education facilities include UC San Diego Urban (shown above), the downtown campus of the premiere research institution opening in late 2020. Also present is San Diego City College, the NewSchool of Architecture and Design, Thomas Jefferson School of Law, Fashion Institute of Design and Merchandising, and Urban Discovery Academy, a highly successful K-8 Charter School focused on project-based learning and their sister campus, IDEATE High, which is part of the Design Thinking Education Center opening next year.



A PLACE TO LIVE

East Village is the largest urban neighborhood in Downtown San Diego. The thriving enclave is home to more than 700 businesses including restaurants, hotels, art galleries and over 15,000 residential units. Originally referred to as Centre City East, “East Village” is a nod to Manhattan’s trendy East Village on the Lower East Side. Currently, there are four thousand rental units within a 10 minute walk of SuperBlock with two thousand in the development pipeline.



A PLACE TO RECHARGE

Located directly across the street is the future East Village Green, a 4.1-acre multi-block park designed by landscape architect James Burnett. The park will include two dog parks, a “Bark Bar” catering to dog owners, a children’s garden, community center, performance stage, interactive fountain, and underground parking. There are three planned phases to the park, with the first phase anticipated to begin construction in early-2019 with an opening set for late 2020. Projected to be the largest city-owned park in Downtown, East Village Green will provide an engaging and interactive place for residents, employees, and visitors to play, gather, and participate in community events.

SUPERBLOCK

@ I.D.E.A. DISTRICT

.25 miles

FIVE MINUTE WALK MAP

- Punch Bowl Social
- 10 Barrel Brewing
- Lola 55: Tacos & Cocktails
- Young Hickory: Cold Brew & Beer
- Make Pizza
- Beshock Ramen
- Quartyard
- Invictus Gym
- East Village Green
- You & Yours Distilling
- NewSchool of Architecture & Design
- Urban Discovery Academy
- Albertsons
- UCSD Urban

Invictus Gym

Punchbowl Social

Urban Discovery Academy

10 Barrel Brewing

Young Hickory

Lola 55

New School of Architecture

East Village Green (2020)

Make Pizza

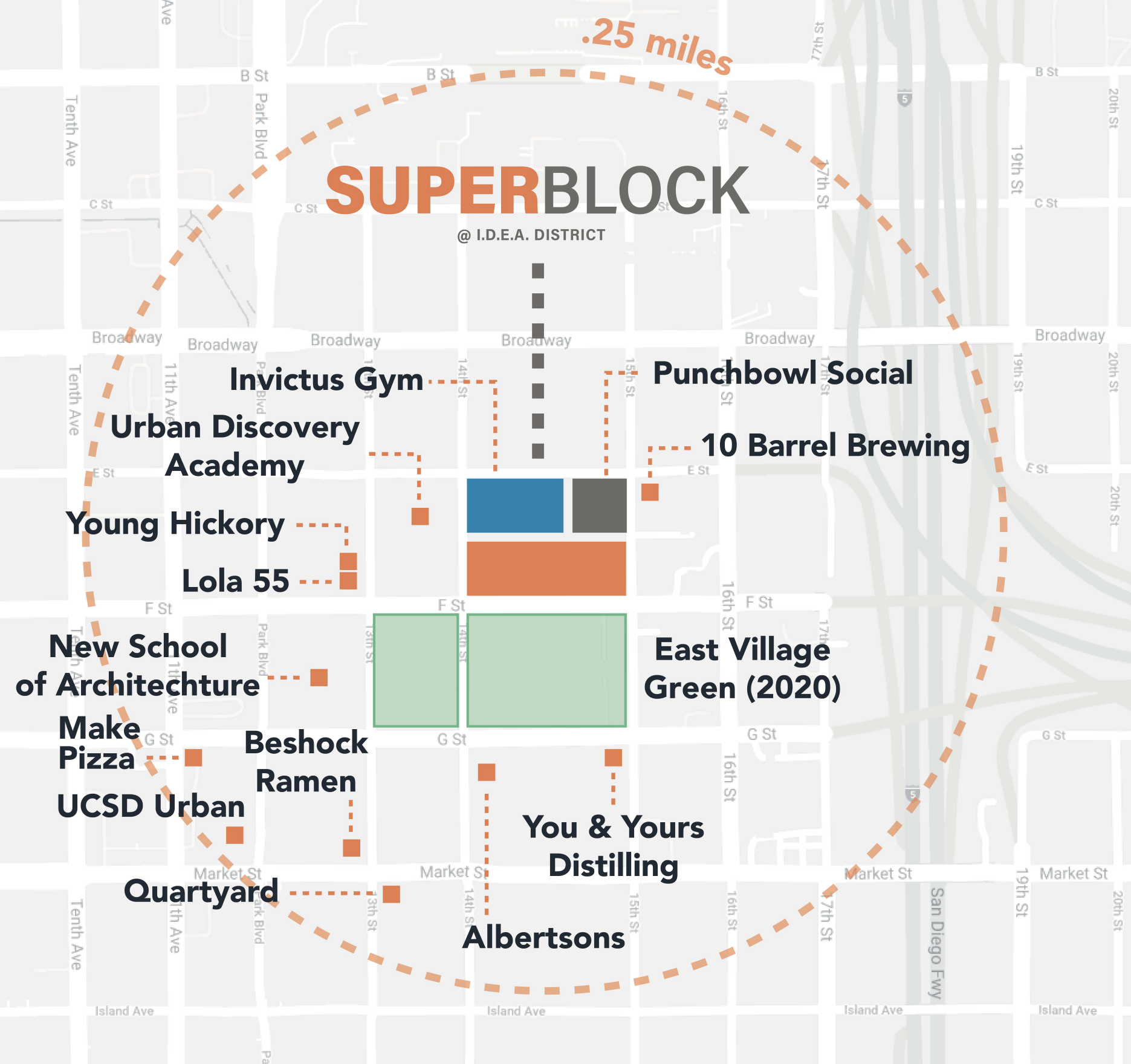
Beshock Ramen

UCSD Urban

You & Yours Distilling

Quartyard

Albertsons



Connecting to UTC and UCSD Main Campus in 2021

San Diego International Airport

Little Italy

163 Freeway

Balboa Park

5 Freeway

CONNECT TO THE WORLD.

San Diego - Santa Fe Depot

Gaslamp

City College Station

SUPERBLOCK
@ I.D.E.A. DISTRICT

I.D.E.A. District

Seaport Village

Convention Center

Park & Market Station

Connects to Tijuana

Distance to:

Airport (2.5 Miles)

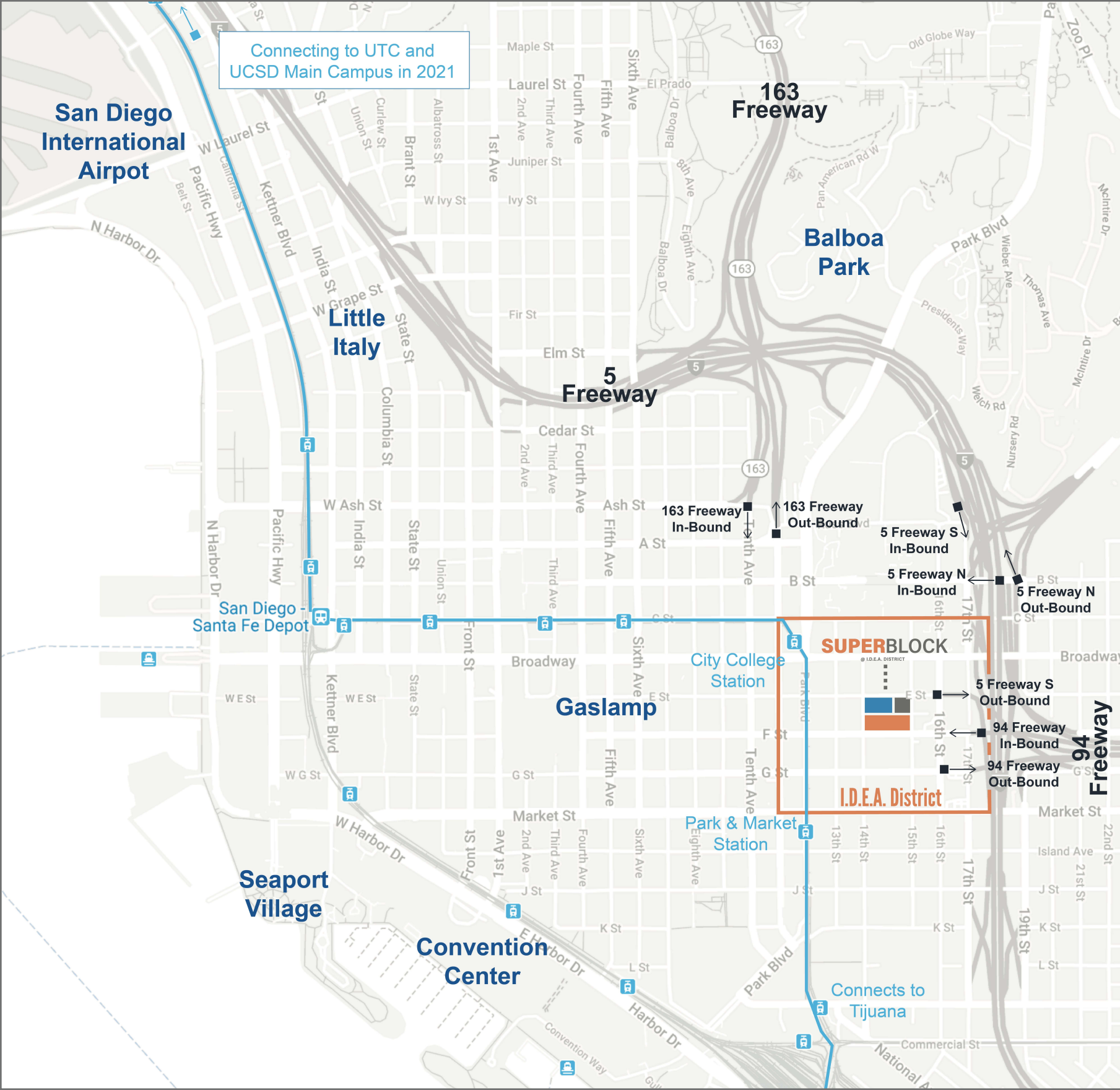
Santa Fe Station (1.1 Miles)

163 Freeway (.5 Miles)

5 Freeway (.2 Miles)

94 Freeway (.1 Miles)

Trolley Station (.2 Miles)





WHY YOU? WHY NOW?

- With its more than 80 research institutions – San Diego is well-positioned to compete globally in attracting some of the most talented engineers, scientists and technology professionals in the world
- The Warehouse offers authentic space with lots of opportunity to customize
- The Tower enables a major expansion directly adjacent to the Warehouse
- Delivery of Warehouse 12 months from fully executed lease
- Walkable amenities you don't have to build, but can utilize to recruit and retain talent
- Downtown San Diego is connected to the region via transit and close to the San Diego International Airport
- Collaborative energy abounds due to location in heart of I.D.E.A. District

TIMELINE / HISTORY OF THE BLOCK

A rich, 100-year story

1920's - 1930's

From the 1920's to 1930's the Coliseum was at the height of its glory and was noted for giving many well-known boxers their first debut into their boxing careers, such as Archie Moore and James J. Braddock. The domed roof was filled with shouts from the many sports fans that enjoyed watching the boxing. Hollywood celebrities would often be in attendance for the boxing events, and the Coliseum even had a visit from the infamous Al Capone.

1950's - 1980's

Jerome's Furniture, a third-generation family business, is founded in 1954. In the mid-1970's the Coliseum became home to Mexican wrestling, or lucha libre. The building also housed the Navy Exchange and a Fire Station. Two warehouses were added in 1984 and 1986.

2018

Punch Bowl Social moves into the former Coliseum Athletic Club.

2019

SuperBlock Unveiled

CONTACT FOR MORE INFO:

08



DEREK HULSE

Derek.hulse@cushwake.com

Direct: +1 858 334 4005

CA License #01740180

PHILIP ROBERTS

Philip.roberts@cushwake.com

Direct: 1+ 858 558 5651

CA License #01908296

PROJECT DELIVERY TEAM:



OWNERSHIP -
NAVARRA PROPERTIES
MARK NAVARRA / PRESIDENT
SAM PATELLA / ADVISOR



ARCHITECT -
BNIM



DEVELOPER -
LOWE / DAVID MALMUTH
DEVELOPMENT
MIKE MCNERNEY

