

4,443 SF OFFICE BUILDING  
AVAILABLE IN THE HEART OF LITTLE ITALY



223  
W DATE ST

CHARMING SINGLE TENANT OFFICE BUILDING  
LITTLE ITALY

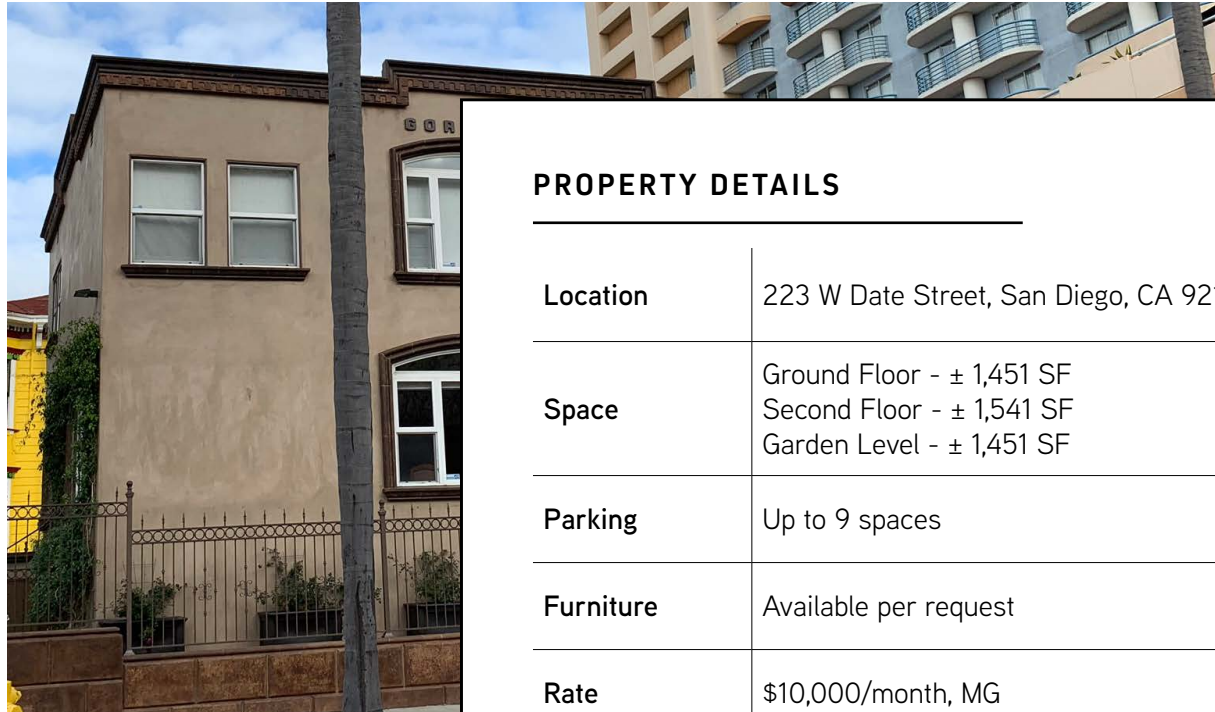
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# The PROPERTY

# Site PLANS



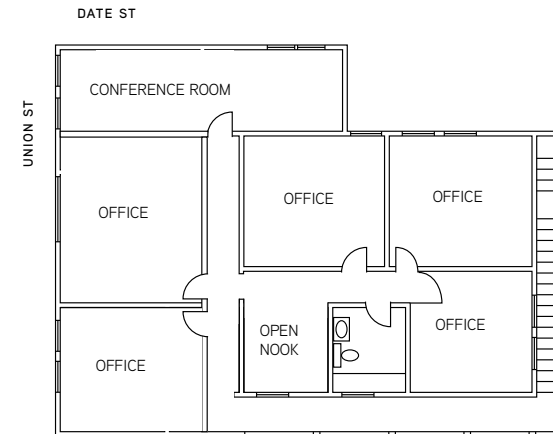
## PROPERTY DETAILS

Location	223 W Date Street, San Diego, CA 92101
Space	Ground Floor - ± 1,451 SF Second Floor - ± 1,541 SF Garden Level - ± 1,451 SF
Parking	Up to 9 spaces
Furniture	Available per request
Rate	\$10,000/month, MG

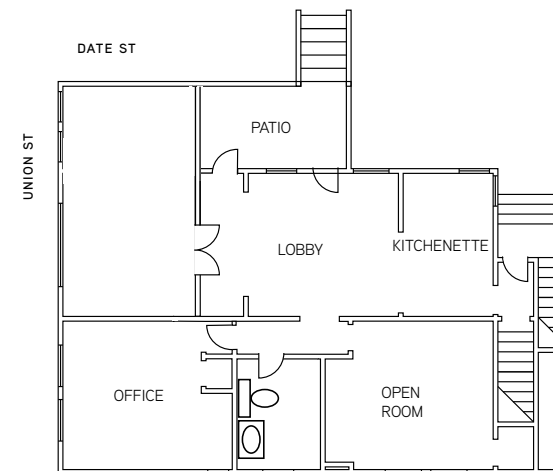
## PROPERTY HIGHLIGHTS

- Rare opportunity to lease a freestanding single tenant office building in Little Italy
- Walk-up two story building plus garden level, across from Piazza della Famiglia, Little Italy dog park, biweekly farmer's market, and Amici Park
- Interior craftsmen finishes, featuring eight private offices, kitchen, conference room, two restrooms (1 shower), and reception area
- On-site surface parking spaces
- Steps to countless amenities and dining options in Little Italy
- Pride of ownership building, first time on the market since complete restoration
- Great freeway ingress/egress via I-5

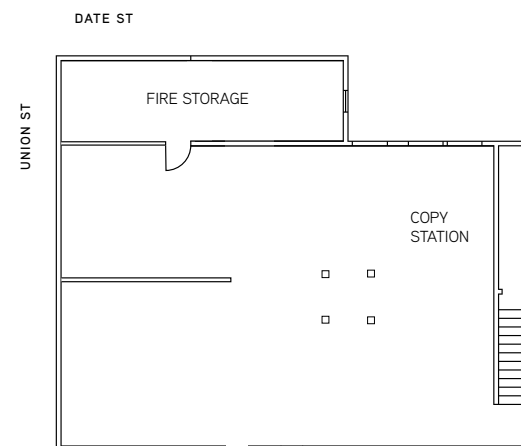
## SECOND FLOOR



## FIRST FLOOR



## GARDEN LEVEL



# PROPERTY

## Photos



# Little ITALY

Like an urban renewal mashup, Little Italy mixes old-world charm (it's a former Italian fishing village) and new-school planning (some of San Diego's most progressive architects were commissioned by the city to build contemporary retail/residential structures while preserving the neighborhood's charming vibe). Stylish young urbanites dot the streets for the mix of ethnic markets, the burgeoning restaurant scene and cutting-edge galleries and design stores.



65

Eateries  
Within .5 miles



97

Walk Score  
Walker's Paradise



8,000

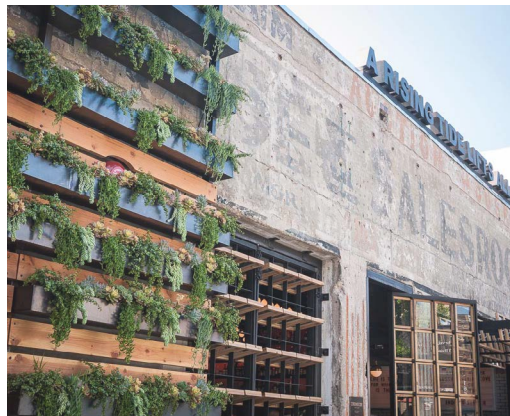
Little Italy Mercato  
Weekly Farmers Market Attendees



120,000

ArtWalk  
Annual Attendees

## LITTLE ITALY FOOD & DRINK AMENITIES



**FR-D**  
SAN DIEGO  
FREE RIDE EVERYWHERE DOWNTOWN

1 - MIN TO FREEWAY  
8 - MIN TO AIRPORT  
3 - MIN TO FEDERAL COURTHOUSES

- 1 The Casbah
  - 2 El Camino
  - 3 James Coffee Co
  - 4 Loading Dock
  - 5 Nolita Hall
  - 6 Crack Shack
  - 7 Bird Rock Coffee
  - 8 RakiRaki Ramen
  - 9 Bottlecraft
  - 10 Juniper & Ivy
  - 11 Herb & Wood
  - 12 Carruth Wine Cellars
  - 13 Ballast Point
  - 14 Bobboi Gelato
  - 15 Zinque
  - 16 SuperNatural Sandwiches
  - 17 Waterfront bar & Grill
  - 18 Kettner Exchange
  - 19 Shake Shack
  - 20 Starbucks
  - 21 Mona Lisa
  - 22 Mikellar
  - 23 Cafe Gratitude
  - 24 Underbelly
  - 25 Monello
  - 26 Bencotto
  - 27 Bolt Brewery
  - 28 Cloak & Petal
  - 29 Barbusa
  - 30 Born & Raised
  - 31 Harumama
  - 32 Glass Door
  - 33 Juicrafters
  - 34 Caffe Italia
  - 35 Napizza
  - 36 Filippi's Pizza Grotto
  - 37 Mimmo's Italian Village
  - 38 Cafe Zuccherò
  - 39 Little Italy Food Hall
  - 40 Salt & Straw
  - 41 Prepkitchen
  - 42 Ironside Fish & Oyster
  - 43 Buon Appetito
  - 44 Lofty
  - 45 Pappalecco
  - 46 Queenstown Public House
  - 47 Kabob Shop
  - 48 Extraordinary Desserts
- Yellow box: Little Italy Mercato



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