

RARE LITTLE ITALY RETAIL OPPORTUNITY

10,416 SF AVAILABLE

1470 KETTNER BLVD | SAN DIEGO





JOIN THE LITTLE ITALY RETAIL RENAISSANCE

48 Square Blocks: The Nations **Largest** Little Italy

Forbes **Top 10** Millennial Neighborhoods

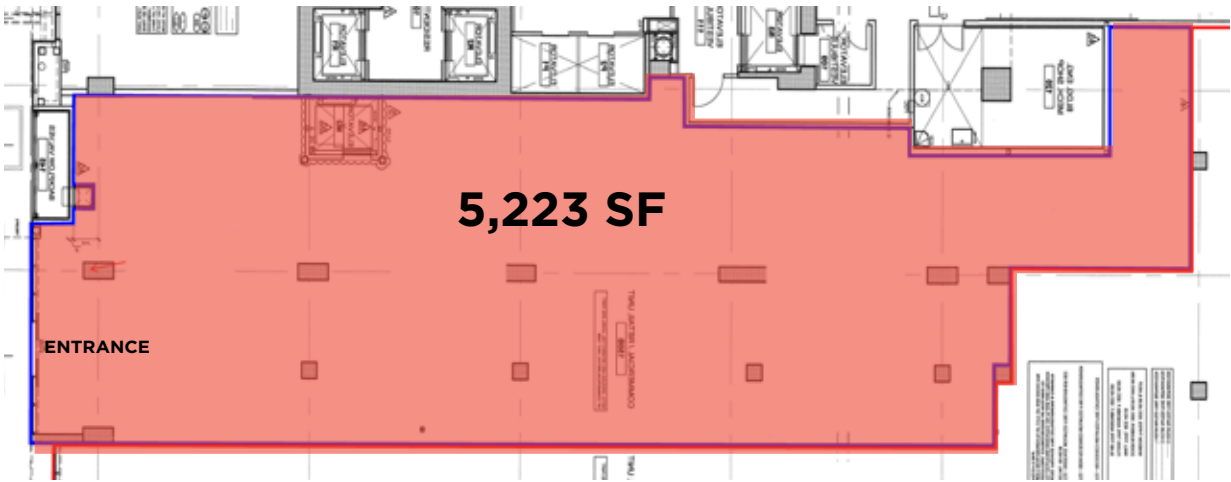
Over **1,200** Residential Units in Development

Celebrated as San Diego's' Restaurant Hot Spot

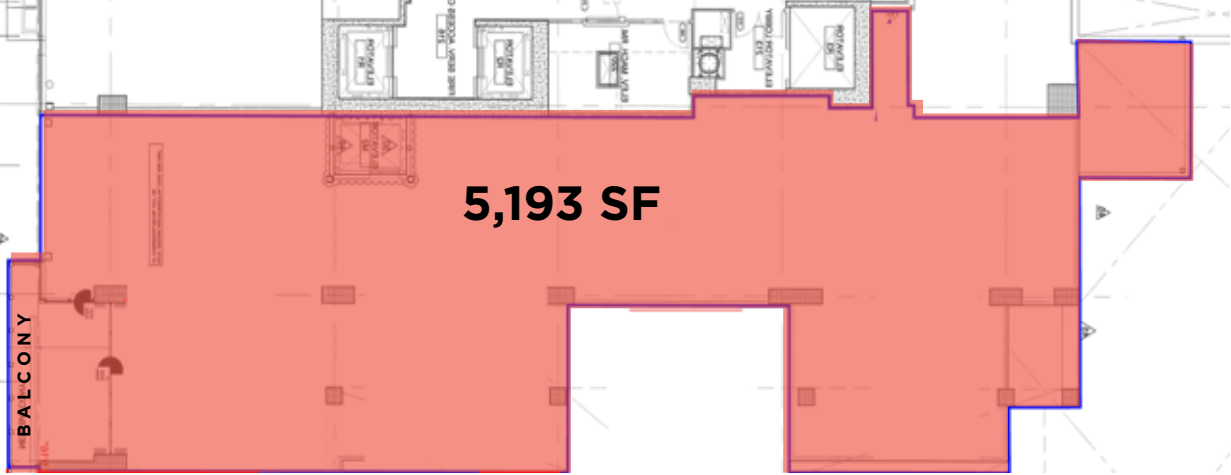
SPACE details

1470 KETTNER

GROUND LEVEL



MEZZANINE LEVEL



- Located in the New, Luxury , High Rise Apartment Building, Ariel Suites
- Approximately 10,416 SF retail space
- Patio Balcony on second floor
- An internal Elevator and Stairwells exist to connect from street level.
- Generous Tenant Improvement Allowance Available.
- Ample power to the space: 800amp 480v service.
- 2" water services
- Approximately 2.5 million BTU gas service



DOWNTOWN

AREA details



75 annual conventions were held, with an estimated attendance of more than **520,000** individuals representing approximately \$560 million in direct spending

\$85,000-\$150,000

Estimated incomes needed to qualify for residential apartments for those moving into downtown San Diego.
[based on 3 times earnings and asking rental rates of new construction]

11,786

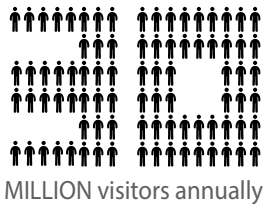
Hotel rooms in 2 mile radius

75,000

Daily employees

NINE

Residential high-rise buildings currently under construction



MILLION visitors annually

San Diego



RESIDENTIAL growth
Downtown over 10 years

Downtown



LARGEST city in the U.S.
1.3 Million residents in the City Limits

LITTLE ITALY

POPULATION
WITHIN 1 MILE RADIUS
30,905

MEDIAN AGE
35

AVERAGE
HOUSEHOLD INCOME
\$104,249

EMPLOYEE
DAYTIME TRAFFIC
+50,000

NEIGHBORING TENANTS
(WITHIN 1- BLOCK)



Jim Rinehart

Lic # 1824068

858.523.2092

jrinehart@retailinsite.net

Rosalie Andrews

Lic #01957044

858.523.2088 |

RAndrews@retailinsite.net



RETAIL
INSITE

COMMERCIAL REAL ESTATE



RETAIL
INSITE
COMMERCIAL REAL ESTATE

CHAINLINKS
RETAIL ADVISORS

12264 El Camino Real Ste. 202 | San Diego, CA 92130

Lic. # 01206760 | F: 858 523 2095 | retailinsite.net

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.