



GROUND FLOOR WAREHOUSE NEXT TO DIAMONDVIEW EAST VILLAGE

APPROXIMATELY 6,000 SF

3  
9  
0

11TH  
AVENUE  
**SAN DIEGO**

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3  
9  
0

11TH  
AVENUE  
SAN DIEGO

V I B R A N T

# EAST VILLAGE

**This neighborhood of East Village in Downtown San Diego is known for booming residential, independent restaurants, youthful energy, and jobs in media, design, and the creative arts.**

Petco Park, home of the Padres, is just two blocks away from the property, Diamond View Tower, just one block away, and the Sempra Energy building, four blocks away, provide daytime office population in excess of 2,000 people.



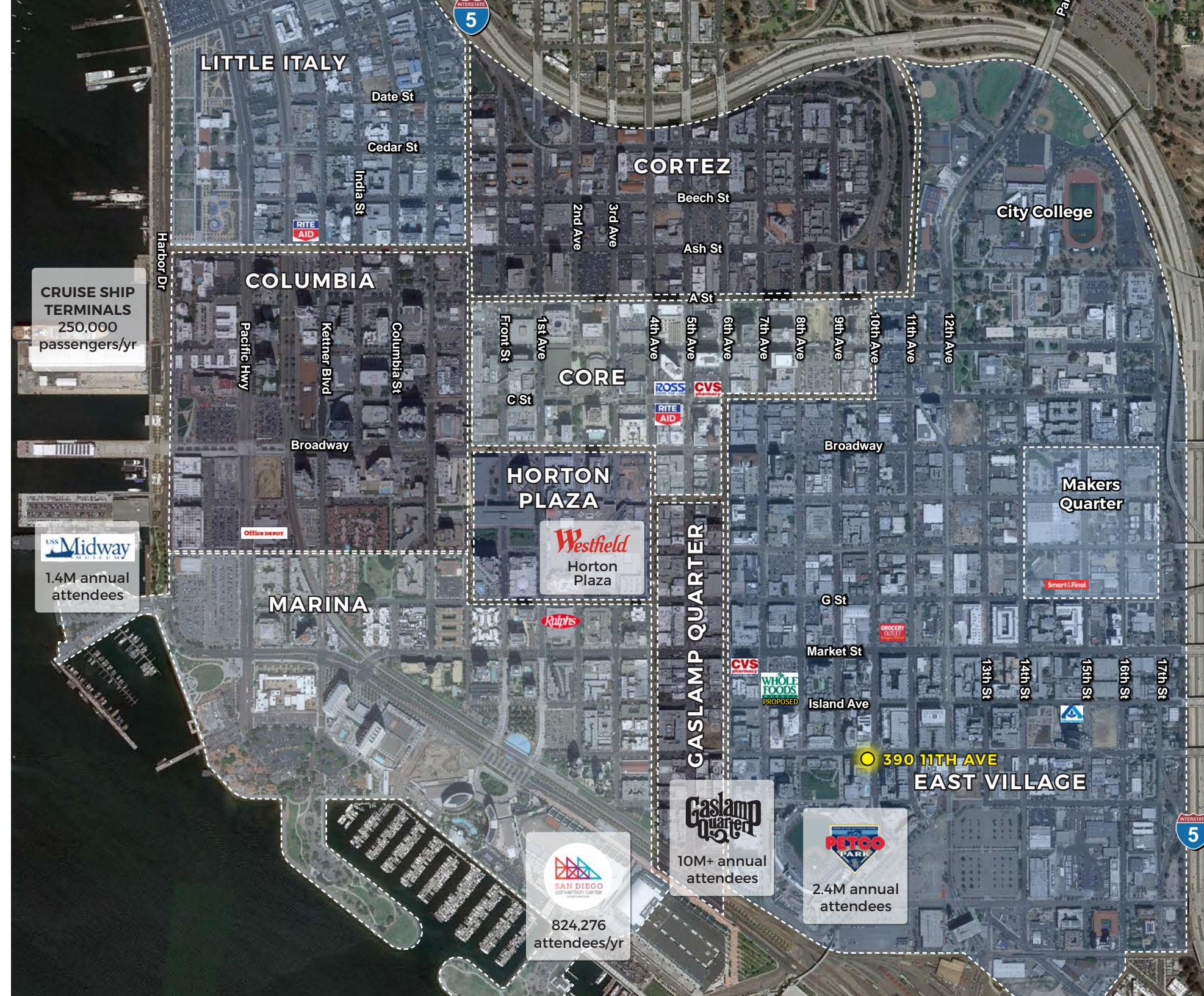
# Highlights

- Hard Corner location with tall paned-glass windows -- **perfect for bar/restaurant**
- Former tenant utilized the property for food service and special events
- 2,149 residential under construction or just completed within four blocks
- Just one block from the most sought-after office building in Downtown San Diego (Diamond View East Village)
- **Coveted J Street co-tenancy accommodates tenants such as:**



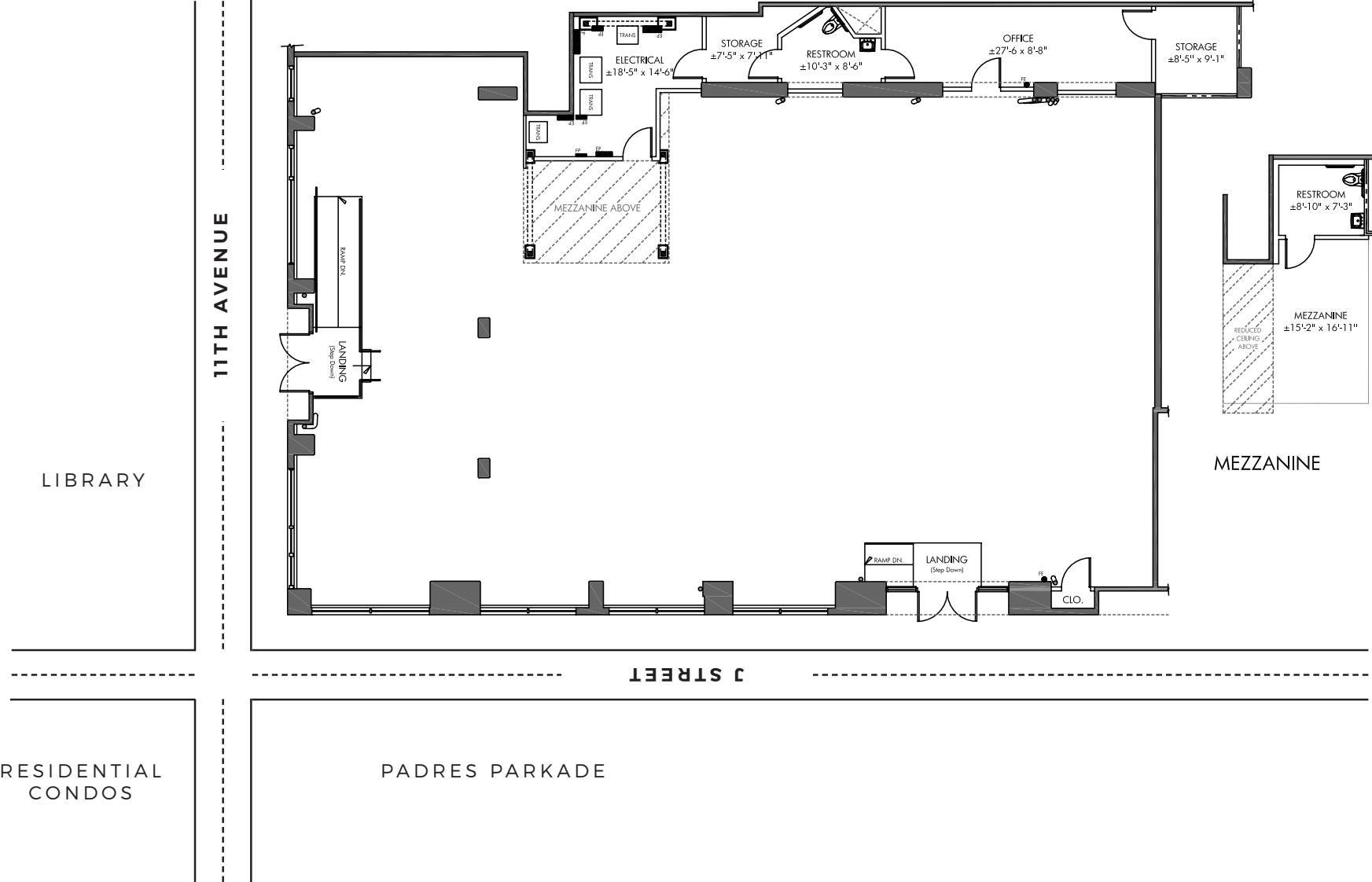
BASIC  
BAR/PIZZA

Harvest





# Site Plan



11TH  
AVENUE  
SAN DIEGO

# DOWNTOWN SAN DIEGO

**DOWNTOWN SAN DIEGO**

**Island Ave**

**J St**

**K St**

**390 | 11TH AVENUE SAN DIEGO**

**Yellow Building:** Luce Lofts

**Other Buildings and Units:**

- The Mark: 244 Units
- Strata Apartments: 163 Units
- Hotel Indigo: 210 Rooms
- M2i Condos: 230 Units
- Park Blvd West: 120 Units
- Island Village A
- City of San Diego
- Alph Square: 203-Units
- East Village Community Church
- Condos
- Entrada Apartments
- Park Blvd East: 107 Units
- Metrome Condos: 184 Units
- Thomas Jefferson School of Law
- Padres Parkade
- H.G Fenton Urbana: 96 Units
- Diamond Terrace: 108 condo units
- Underground Elephant
- Condos
- Union Cowork
- Firestation
- Social Tap
- The Legend Bosa: 178 condo units
- Bub's Bbq
- Dentist
- Ca Coast Credit Union
- Rare Form
- Stone
- BNIM Architecture firm
- Larry's Deli
- Copa Vida
- oscars
- Salvucci's
- Comerica Bank
- Red Door
- FIT Gym
- Diamond View Tower
- RIDE Cyclery
- Bumble Bee
- Icon: 327 condo units
- Blanco
- AVNU REoffice
- TAILORED HAIR
- Jing Si Books
- The Bean Bar
- San Diego Central Library: 366K SF
- K-1 Apartments: 208 Units, 5,000 SF RETAIL
- The Alexan: 313 Units, 1000 SF RETAIL
- Jasmine Inn
- Greenhouse
- Sujia Juice
- Enlightened Hospitality
- Mission Restaurant
- Pocket Park
- CR Studios
- Photo
- Yoga
- Park Terrace
- GLOBAL KNOWLEDGE UNIVERSITY
- 7-11
- Progressive Dental Care
- Lofts

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0 SAN DIEGO



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