



The MILLS Building

1,078 SF GROUND FLOOR RESTAURANT



UPT
SAN DIEGO
est. 1989

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FOR LEASE

The Property

DETAILS



1,078 SF Available



Dedicated Patio Space



4 Dedicated Parking Spaces

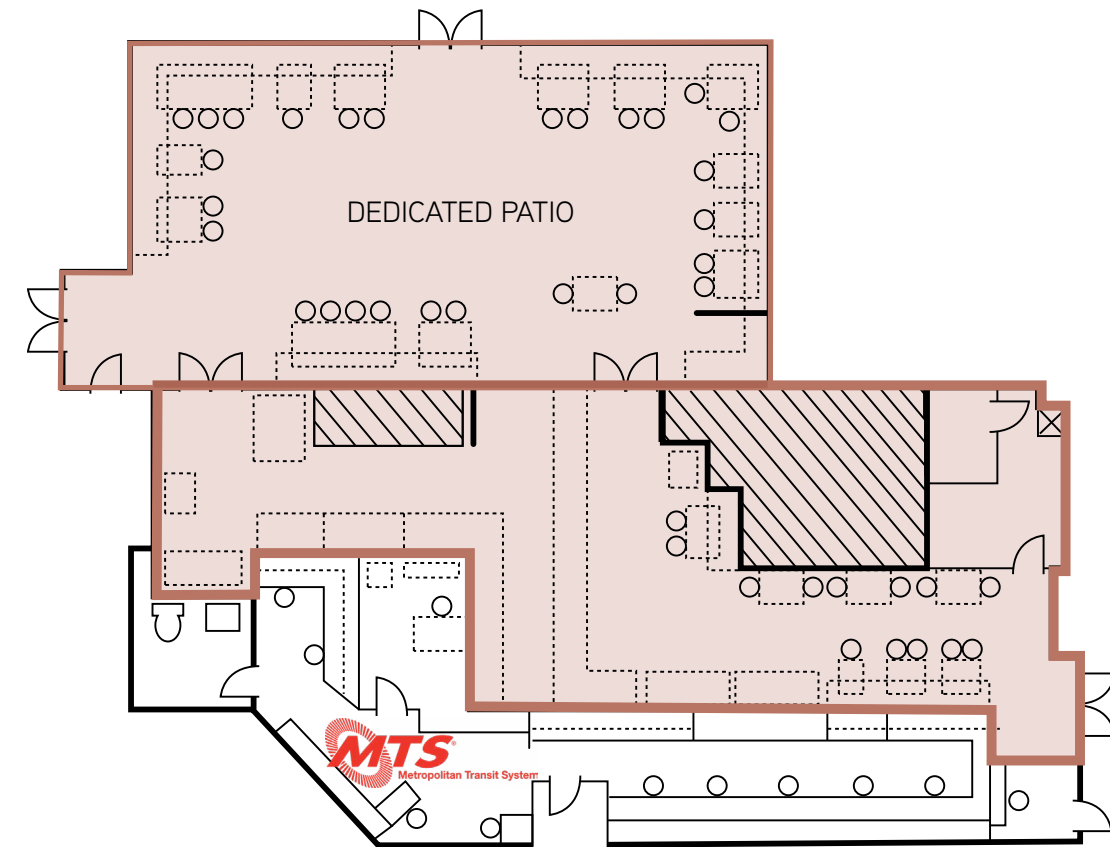


Grease Trap

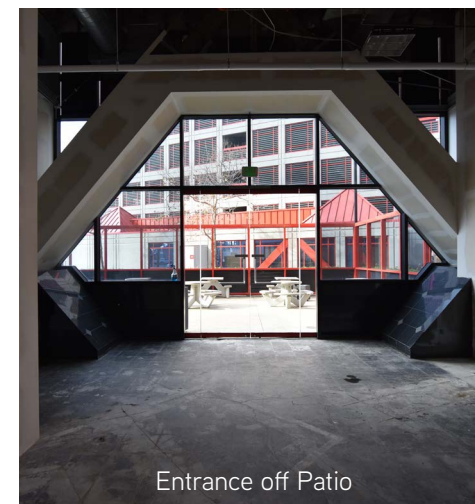
HIGHLIGHTS

- Prime opportunity for a QSR operator on the ground floor of the Mills Building with dedicated patio space
- Great signage adjacent to MTS Store and MTS Lobby, currently under renovation (click for video)
- 1,000 employees in building and 2,500 parking spaces adjacent to site
- Steady flow of over 30,000 trolley riders throughout each day
- Main trolley station that services visitors to Petco Park - 2.1 million annual attendees
- Steps to the Convention Center - \$673.9M in direct spending
- Directly across from the new Park 12 development with 718 residential units

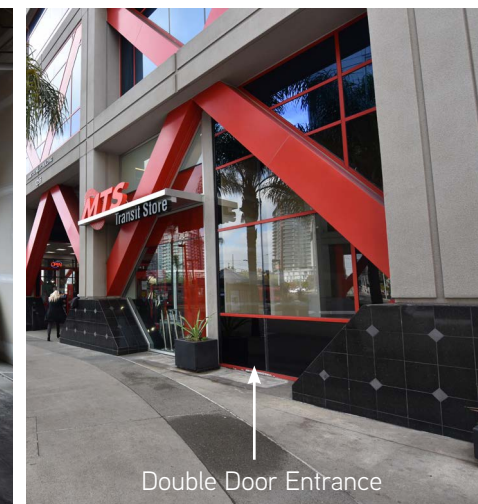
CONCEPTUAL RESTAURANT LAYOUT



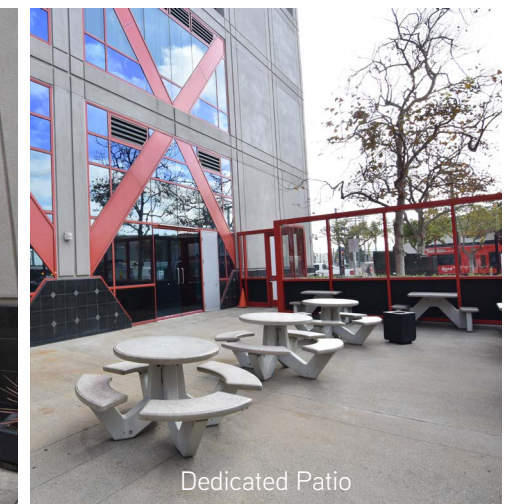
IMPERIAL AVE



Entrance off Patio



Double Door Entrance



Dedicated Patio

The Location

More than *350,000 customers* visit the MTS Transit store every year to purchase monthly passes, tickets, or get information. Sales exceed \$4.1 million. The MTS store sits at the base of the Mills Building located at 12th & Imperial across from the Petco Park. The 12th & Imperial station is a major transfer point between all of the San Diego trolley and bus lines, as it is the only station that is directly served by all four trolley lines.

MTS generates 92 million annual passenger trips or 310,000 each weekday. MTS' area of jurisdiction is about 570 square miles of the urbanized areas of San Diego County as well as the rural parts of East County, 3,240 total square miles, serving approximately 3 million people in San Diego County.



32 M
Annual MTS
Riders



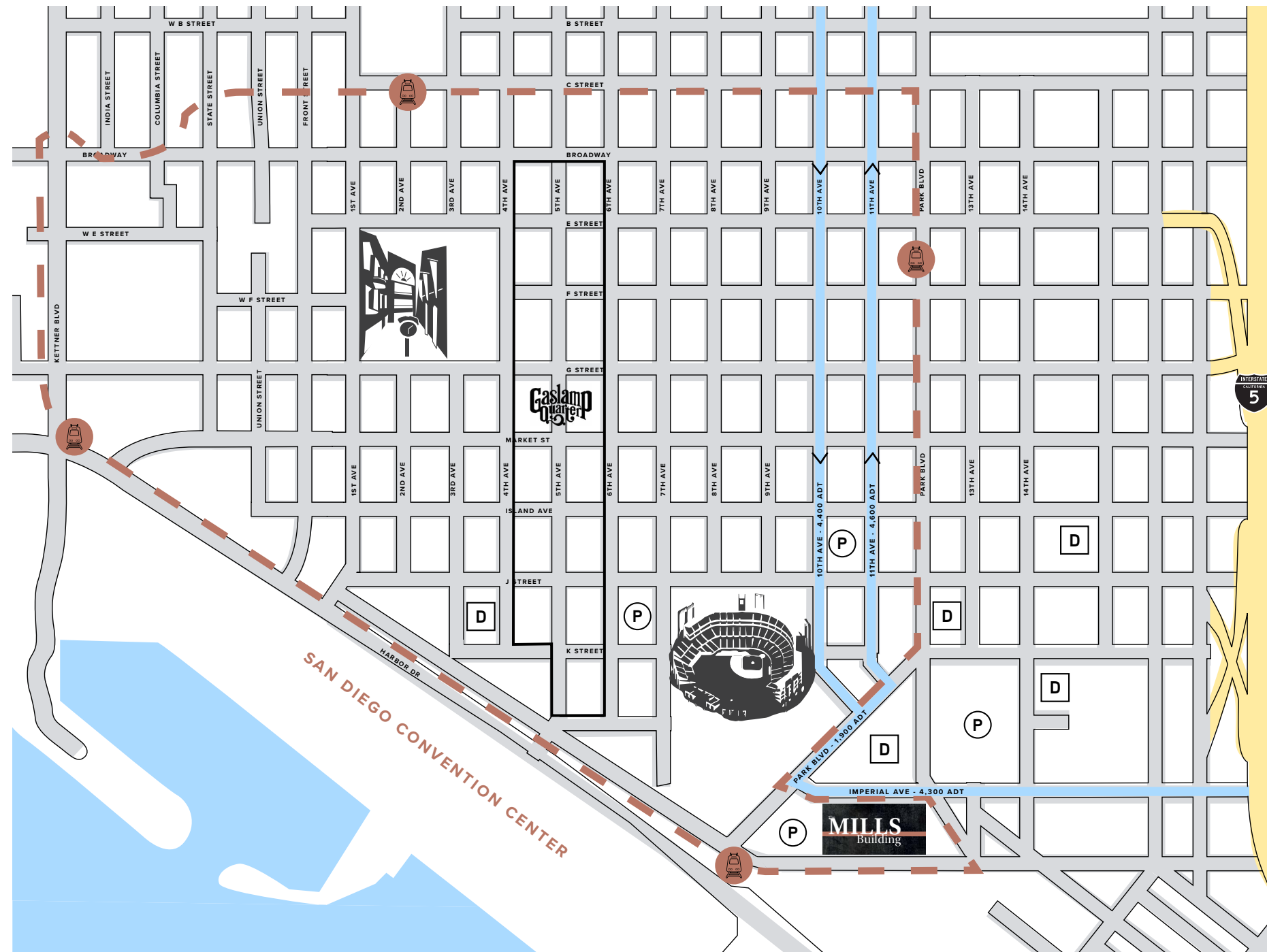
225,000
Special Event
Day Riders



1,487
Units Under
Construction
within 5 Blocks



2,500
Parking Spaces
in Immediate
Vicinity

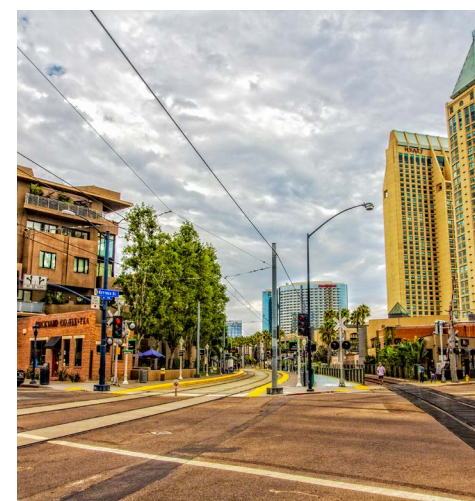
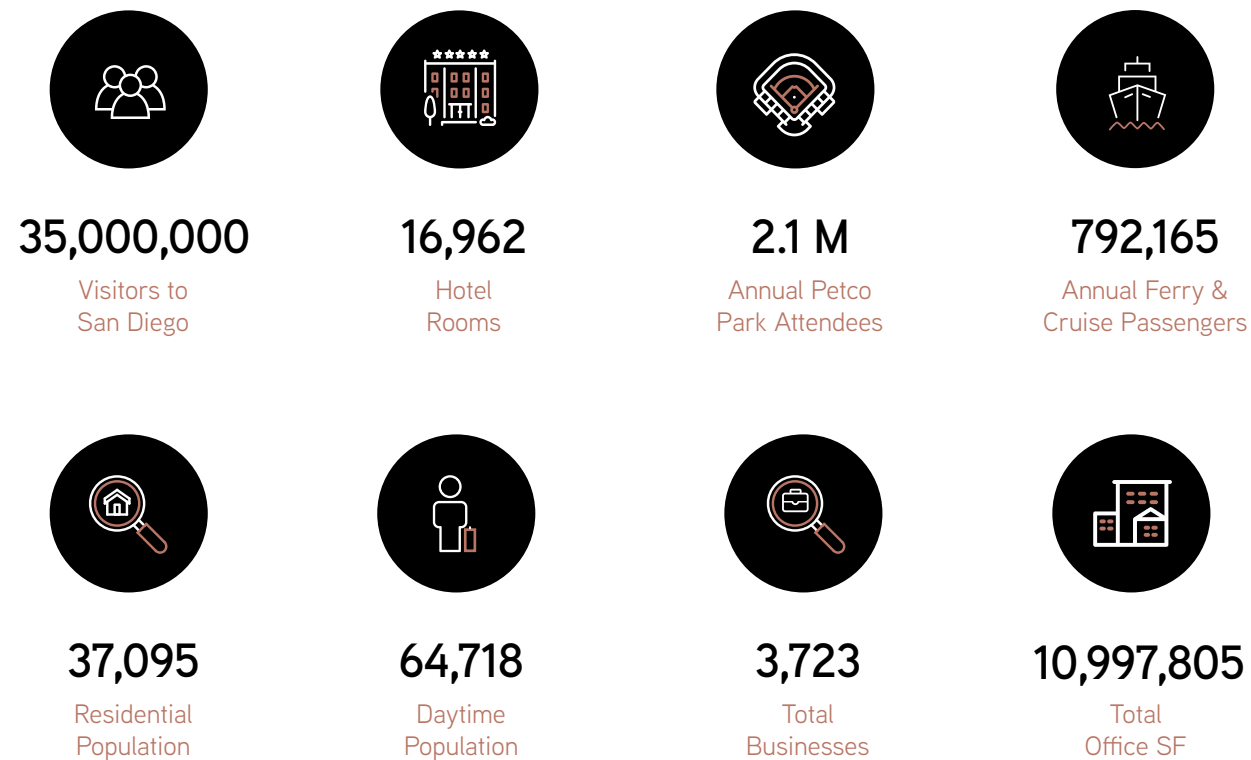


Downtown San Diego

The heartbeat of every city lives in its downtown, and San Diego is no exception. Located only minutes from the airport, San Diego's thriving urban center offers an abundance of options for accommodations, activities, dining and cultural attractions, all easily accessible by foot, bike, car or public transportation.

Where modern architecture and Victorian-Age buildings stand side-by-side, you'll discover eclectic galleries, chic boutiques, trendy nightclubs, rooftop bars, gastropubs, craft beer hangouts and fine dining restaurants lining the streets.

DOWNTOWN AT A GLANCE



SAN DIEGO TOURISM

- × 35 million visit San Diego annually and spent over \$10.8 billion
- × 10 million visit the Gaslamp Quarter
- × 4 million visit Seaport Village
- × 5 million visit the San Diego Zoo
- × 2.2 million attendees at Petco Park
- × 1.05 million visit the USS Midway Museum
- × 600,000 Ferry passengers across the bay to Coronado
- × 244,535 cruise passengers annually
- × \$90 million economic impact from home-ported Navy ships
- × 11 million arrive at San Diego International Airport

CONVENTION CENTER

- × 898,913 visitors at 149 events at the Convention Center
- × \$673.9 million direct spending
- × \$46 million attendee retail expenditures
- × \$85 million attendee restaurant/bar expenditures
- × \$1.1 billion economic impact
- × \$255 million attendee lodging expenditures

ATTRACTIONS

- × Historic Gaslamp Quarter
- × Horton Plaza
- × Balboa Theatre
- × House of Blues
- × Horton Grand Theater
- × San Diego Civic Center
- × Spreckels Theatre
- × Seaport Village
- × Waterfront Park
- × Embarcadero/Broadway Pier
- × USS Midway

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