

# Downtown San Diego EAST VILLAGE

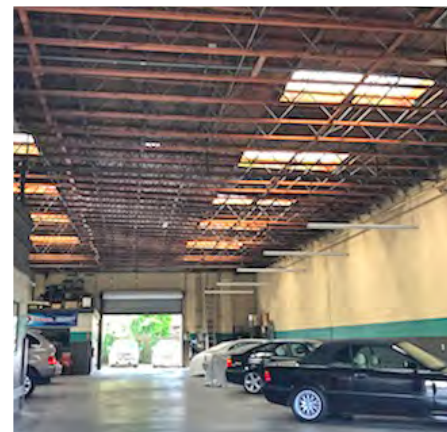
# 1633

MARKET STREET



## FOR LEASE

±10,000 SF & RARE ±5,000 SF Outdoor Area / Parking



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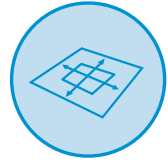


# THE PROPERTY

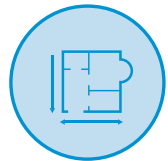


## PROPERTY DETAILS & HIGHLIGHTS

<b>ADDRESS:</b>	<b>1633 Market Street, San Diego, CA 92101</b>
<b>BUILDING:</b>	<ul style="list-style-type: none"> <li>• Concrete Block ± 20 foot ceilings</li> <li>• Multiple skylights</li> <li>• Large open floor plan w/ minimal structural impediments</li> <li>• 4 Roll-up doors</li> <li>• On-site parking</li> <li>• 3 Curb cut outs</li> </ul>
<b>LOCATION:</b>	<ul style="list-style-type: none"> <li>• Prime Corner on Market Street</li> <li>• Immediate access to I-5 and SR-94</li> <li>• Major visibility to vehicular traffic</li> <li>• Walking distance for local residents</li> <li>• Surrounded by vertical high-rise residential and office developments in East Village</li> <li>• Thousands of new apartments opening in 2018 and in the pipeline for 2019-20 and beyond</li> <li>• Live-Work-Play</li> </ul>
<b>LEASE RATE:</b>	Contact Broker

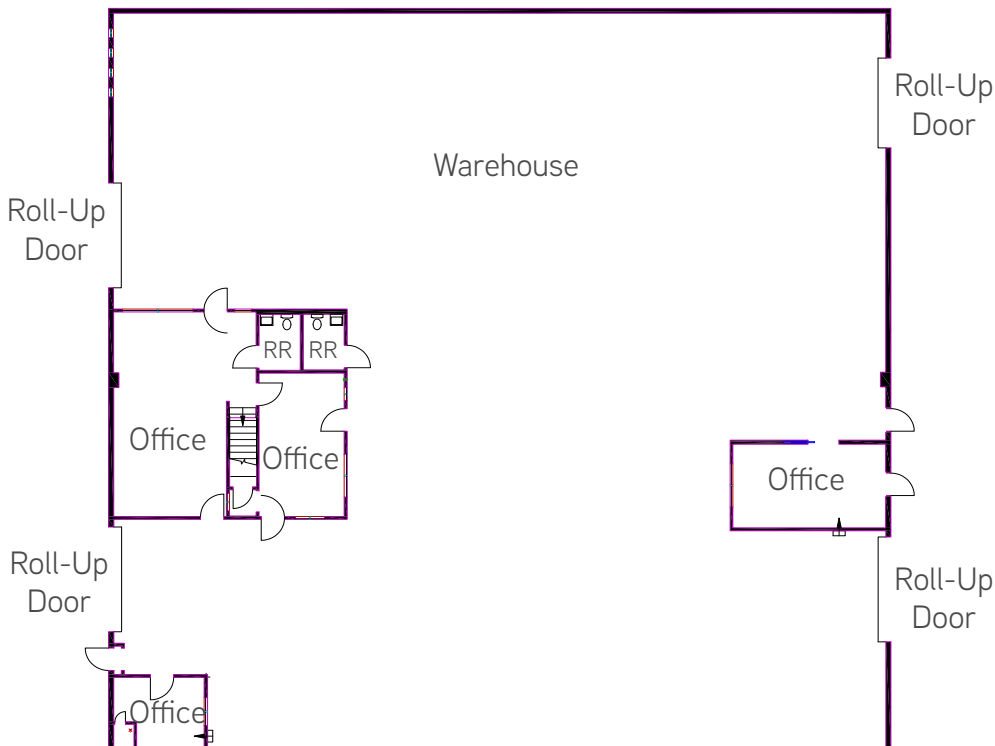


**LOT AREA**  
15,000 SF  
250 SF Frontage



**BLDG AREA**  
10,000 SF + 5,000 SF  
Outdoor Area/Parking

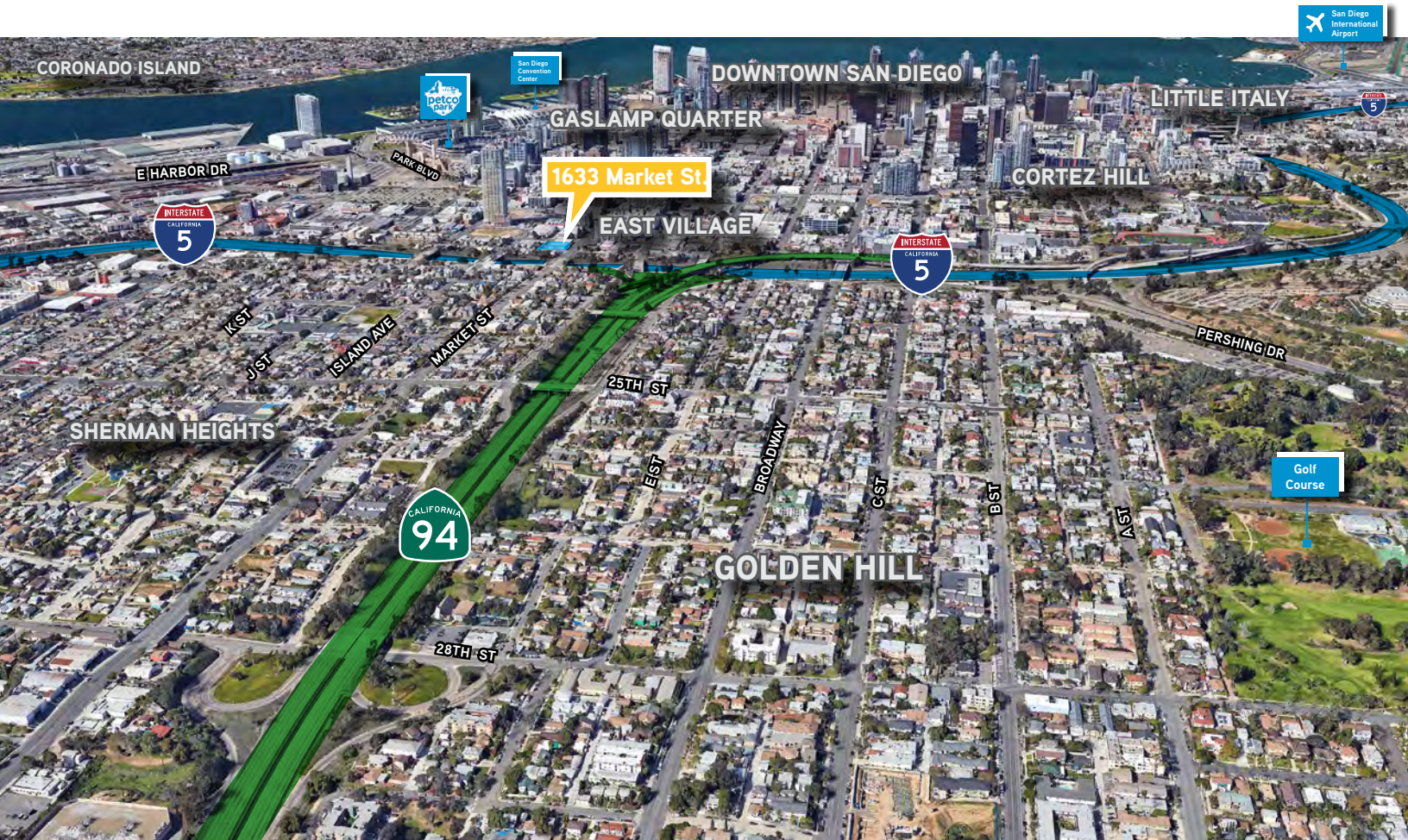
## CURRENT LAYOUT (AUTO USE)



**ZONING/USE**  
Auto (Grandfathered)  
Retail, Restaurant,  
Brewery, Office, Events



**VISIBILITY**  
10,968 ADT



East Village is evolving. The neighborhood adjacent to the Gaslamp Quarter, once filled with warehouses and empty lots, has seen an infusion of arts, culture, and innovation, as well as an influx of hip restaurants, craft breweries, cocktail spots and bustling boutiques. A new mix of modern high-rises, creative industrial warehouses, and Victorian-era homes sets the backdrop for attractions such as Petco Park, the new Central Library, and event spaces that pepper the area helping to attract a vibrant and diverse array of locals and visitors alike. Minutes away from East Village is beautiful, Greater Golden Hill. Golden Hill is home to the blossoming neighborhoods, havens for independent shops, galleries and restaurants featuring innovative menus, complemented by the region’s award-winning craft beer.

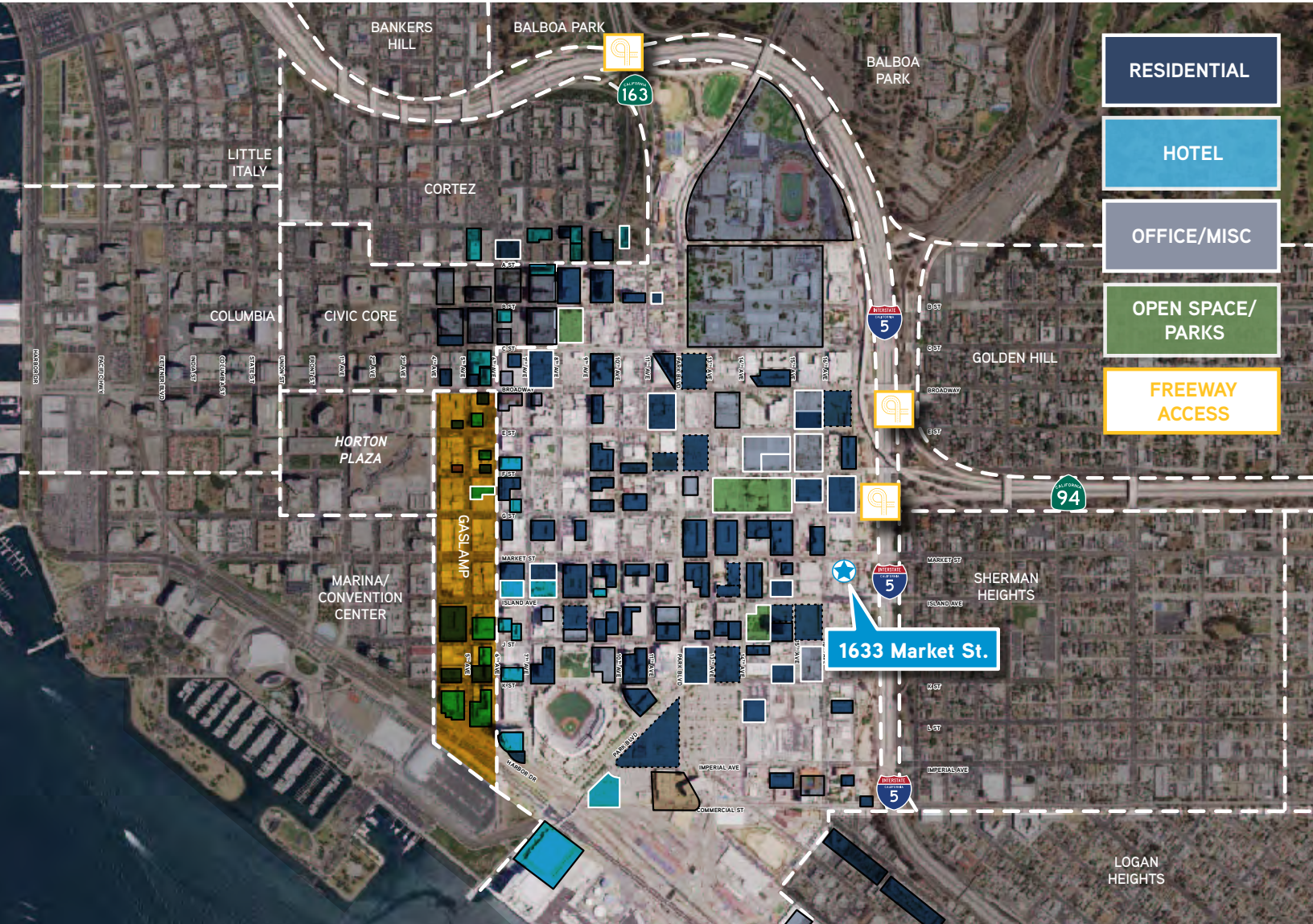


\*Photos courtesy of San Diego Magazine



# THE NEIGHBORHOOD

An *emerging 130 block neighborhood* of slick high-rises, craft beer hubs, rooftop bars, cool boutiques, modern eateries, and live music venues surrounded by both residential areas and office districts.



### WALKABLE

Walk Score 91/100  
Walker's Paradise



### BIKEABLE

Bike shares and  
protected lanes



### PUBLIC TRANSIT

Train, bus and  
trolley stops



### AMENITY RICH

Retail, Restaurants  
and cultural events

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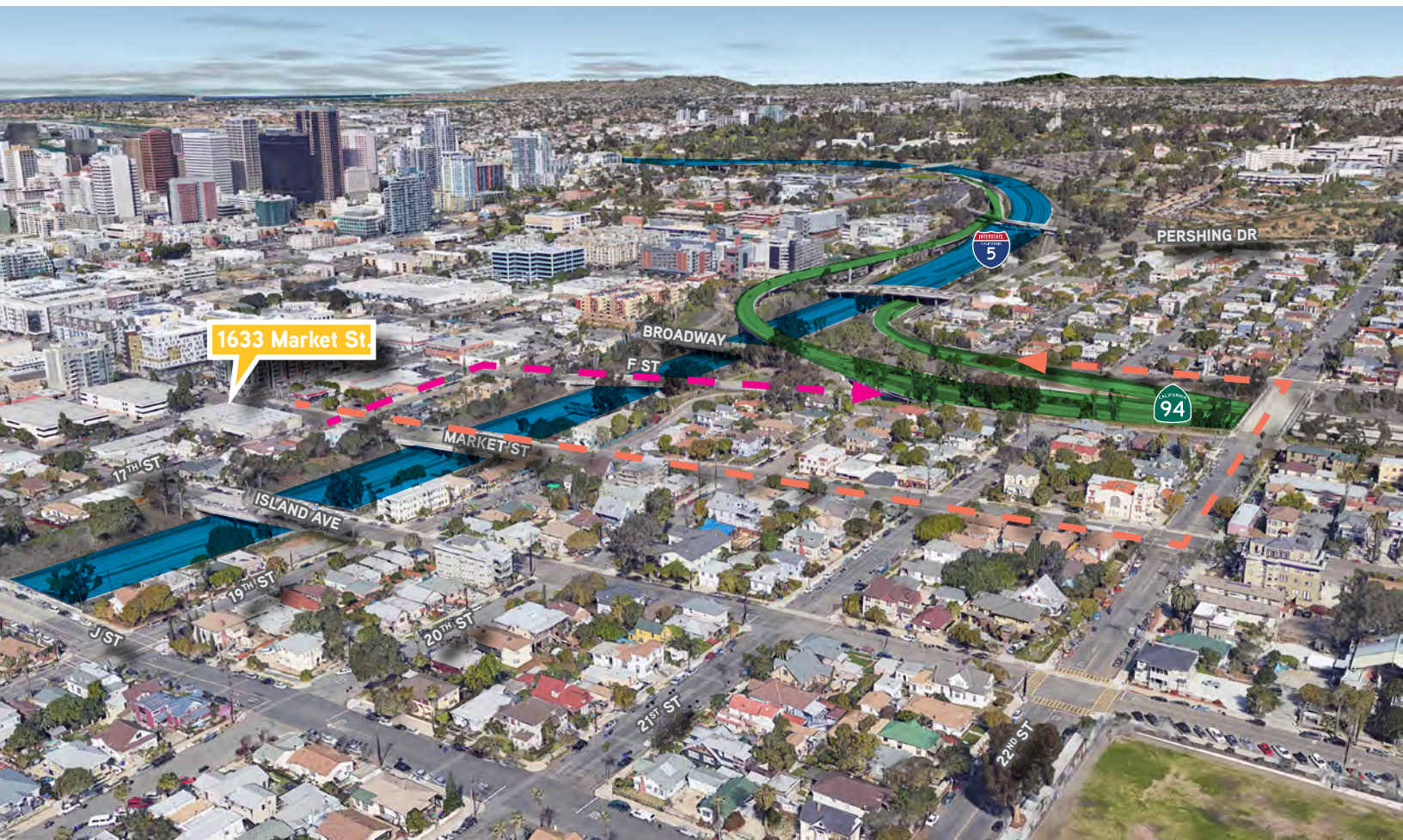
## AMENITY RICH

Retail, Restaurants  
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## FREWAY ACCESS

Excellent access to I-5  
and SR-94





44,961

Population



\$73,254

Average Household Income



28.1%

Population Change (2000 - 2017)



19,978

Households



\*demographics are within a 1 mile radius of site



**SOUTHBOUND ACCESS**

- N Entrance to I-5S
- S Entrance to I-5S

**NORTHBOUND ACCESS**

- NE entrance to I-5N
- NW entrance to 163N

**EASTBOUND ACCESS**

- E Entrance to 94E

**1633 Market St.**



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