



WATERFRONT RESTAURANT OPPORTUNITY

BRIC

broadway + pacific

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RETAIL INSITE



WHERE
THE
HISTORY
OF
BROADWAY
MEETS THE
PRESENT
OF THE
PACIFIC

BRIC

broadway + pacific



BRIC

broadway + pacific the historic site of the former Lane Field Ballpark is one of the most prominent locations in Downtown San Diego. Premiering unique restaurant and retail opportunities paralleled with stunning views of Point Loma, Coronado Island and the bay, this site is in a class of its own.

This new development is the first in years to offer waterfront retail opportunities. BRIC not only serves as a link between Broadway and the Pacific Coast Highway but also as a link between today's emergent downtown and its historic waterfront.

The northern portion of BRIC is a dual hotel concept, designed as a two-wing, 17-story building that links a 253-room SpringHill Suites and a 147-room Residence Inn by Marriott. Emphasizing open space, the site includes a nearly two-acre public park. Designed as extended-stay and business-focused properties, neither the SpringHill Suites nor Residence Inn by Marriott offer full-service dining venues—a tremendous opportunity for potential retail, dining and drinking tenants.

With the incomparable location on San Diego's recently revived waterfront, this site is set to become the premier destination experience on the San Diego Bay.

HIGHLIGHTS

- Draw from four distinct target groups: tourists, residents, convention attendees and daytime business traffic.
- Within a 1-Mile Radius of San Diego's highest grossing Restaurants; The Fish Market, Ruth's Chris Steak House and Island Prime.

SITE PLAN & SPACE DETAILS

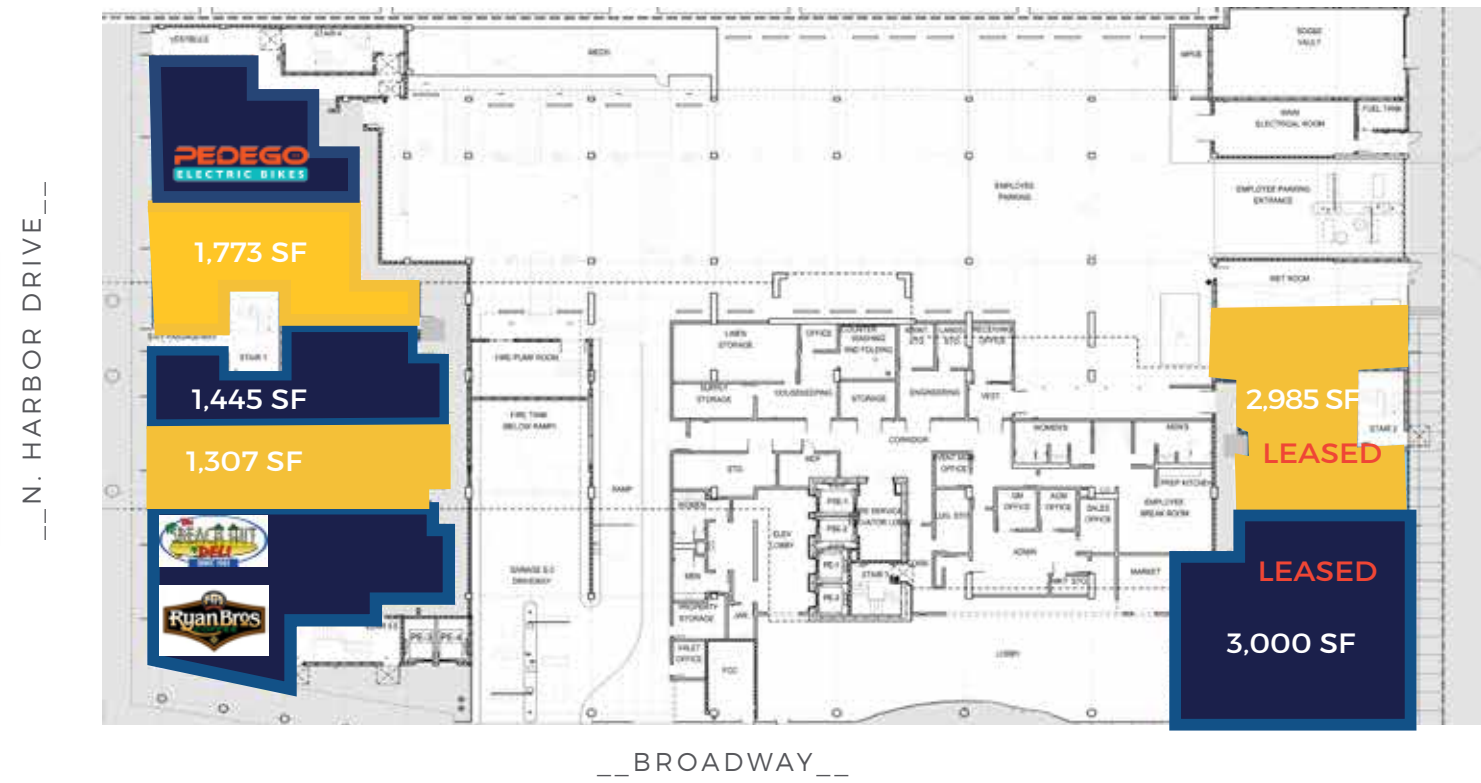
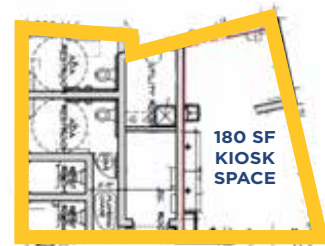
SITE PLAN & SPACE DETAILS

LEVEL ONE

- 180-4,525 SF of retail or restaurant space
- Five signed deals: Beach Hut Deli, Ryan Bros Coffee, Pedego, Luxury Nail Salon & Elevate Training
- Floor to Ceiling glass windows facing the bay

LEVEL TWO

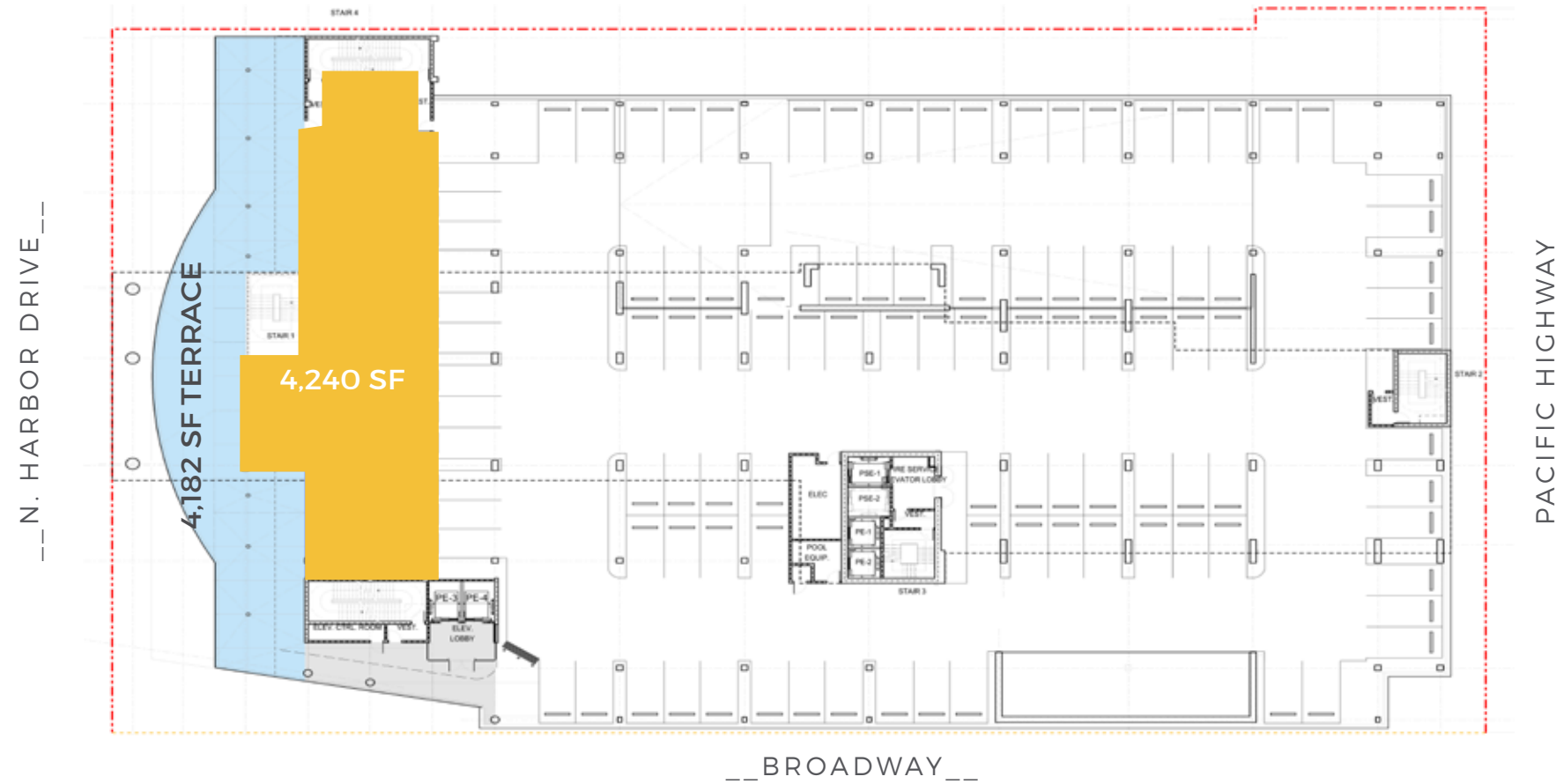
- Approximately 3,815-7,937 SF of Retail Space
- Includes 3,741 SF Terrace
- Floor to Ceiling glass windows facing the bay
- 16' Ceiling Heights
- Ocean View



SITE PLAN & SPACE DETAILS

LEVEL FOUR:

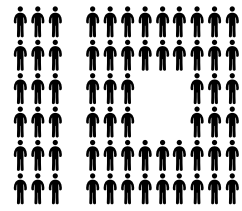
- Approximately 4,240 SF of Retail Space
- 4,182 SF Water Front Terrace
- Floor to Ceiling glass windows facing the bay




7,937 SF
 AVAILABLE WITH
PANORAMIC
 WATER
 VIEW
PATIO ←
 SPACES
 INCLUDED
 on levels 2 & 4




AREA details




MILLION visitors annually



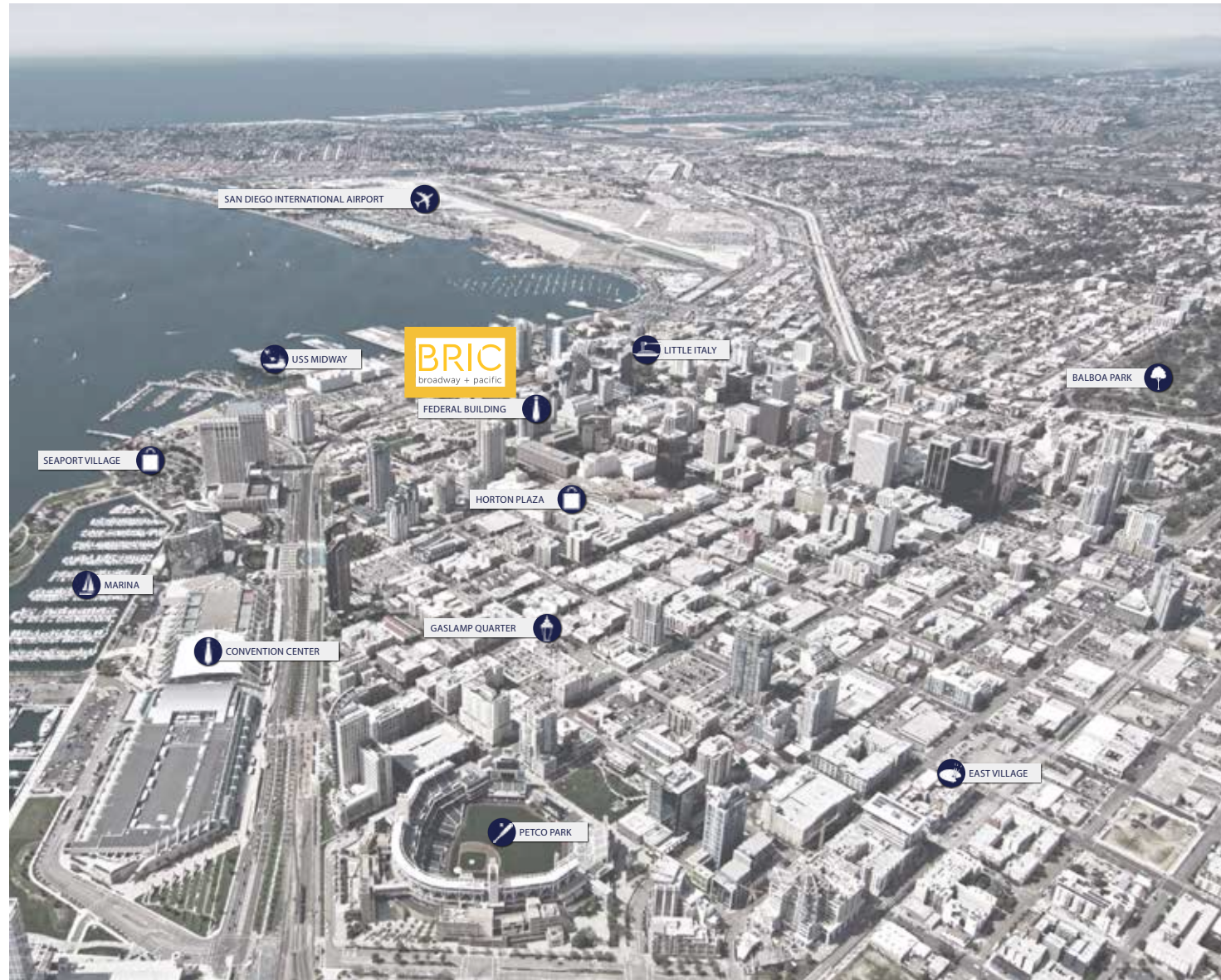
LARGEST city in the U.S.
1.3 Million residents in the City Limits



RESIDENTIAL growth
Downtown over 10 years



\$30 MILLION DOLLAR RENOVIATION
of the Port



11,786
Hotel rooms in 92101

75,000
Daily employees downtown

Nine
Residential high-rise buildings currently under construction

Population	Average Age	Average Income
40,874	42	\$70,000
11.2% of Households earn above \$150,000 Annually		

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]

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