

GROUND FLOOR RESTAURANT NEXT TO PETCO PARK

±9,325 USF / ±11,169 RSF

RI



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1  
0

10TH  
AVENUE  
SAN DIEGO



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VIBRANT

# EAST VILLAGE

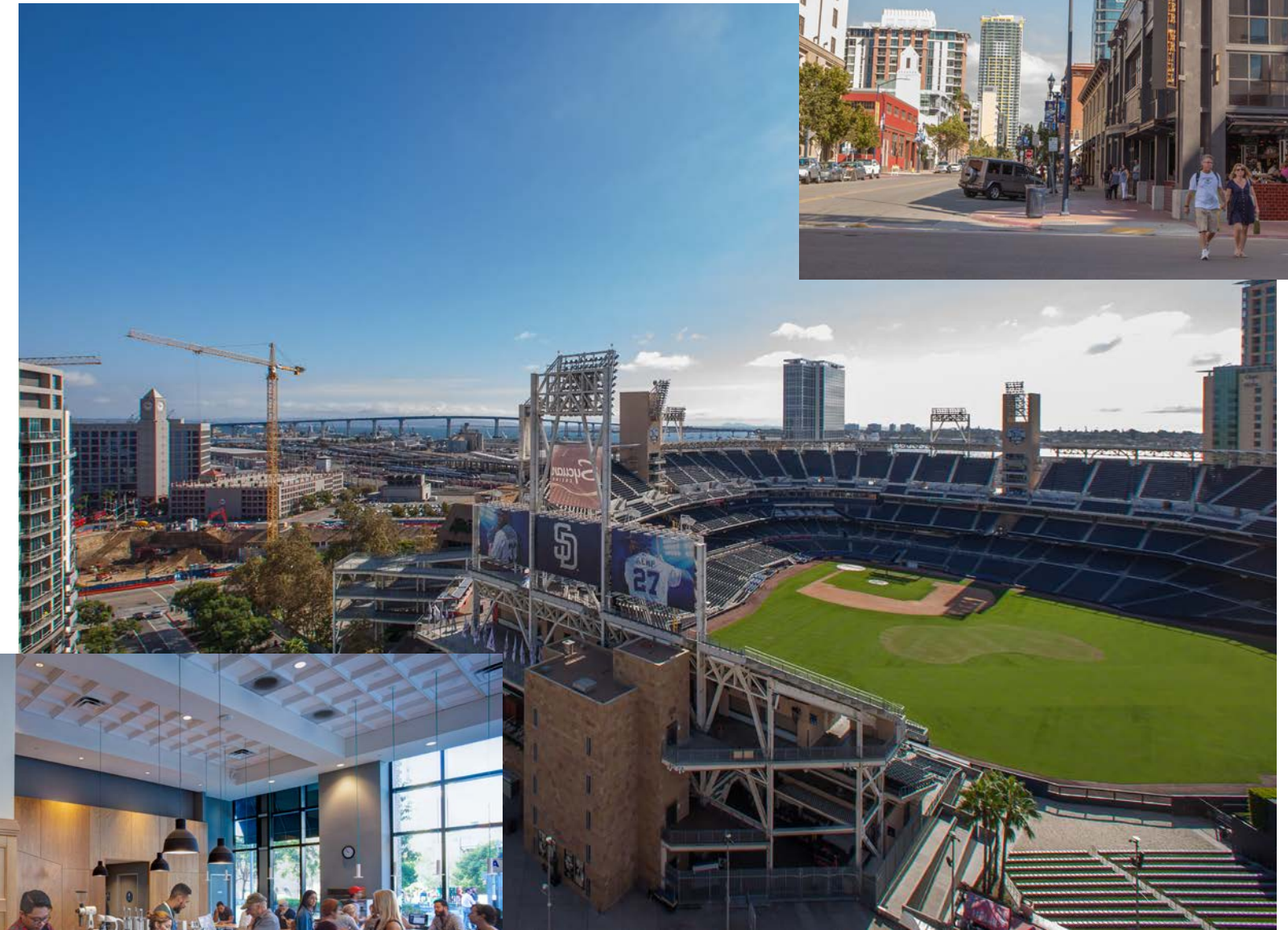
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**This neighborhood of East Village in Downtown San Diego is known for booming residential, independent restaurants, youthful energy, and jobs in media, design, and the creative arts.**

# Highlights

310 10TH AVENUE

- Hard Corner located next to Petco Park
- Former Tilted Kilt restaurant space
- 2,149 residential under construction or just completed within four blocks
- Located in the most sought-after office building in Downtown San Diego (Diamond View East Village)



# Select List of Tenants in the Area

## NEARBY OFFICE TENANTS:

*IN BUILDING*

HOUZZ

RED DOOR INTERACTIVE

MIRUM AGENCY

FASHION INSTITUTE OF DESIGN AND  
MERCHANDISING

CBRE

FOX SPORTS

COMERICA BANK

## NEARBY:

PADRES

BLVR AGENCY

50/50 AGENCY

MEADS DURKET AGENCY

SEMPRA ENERGY

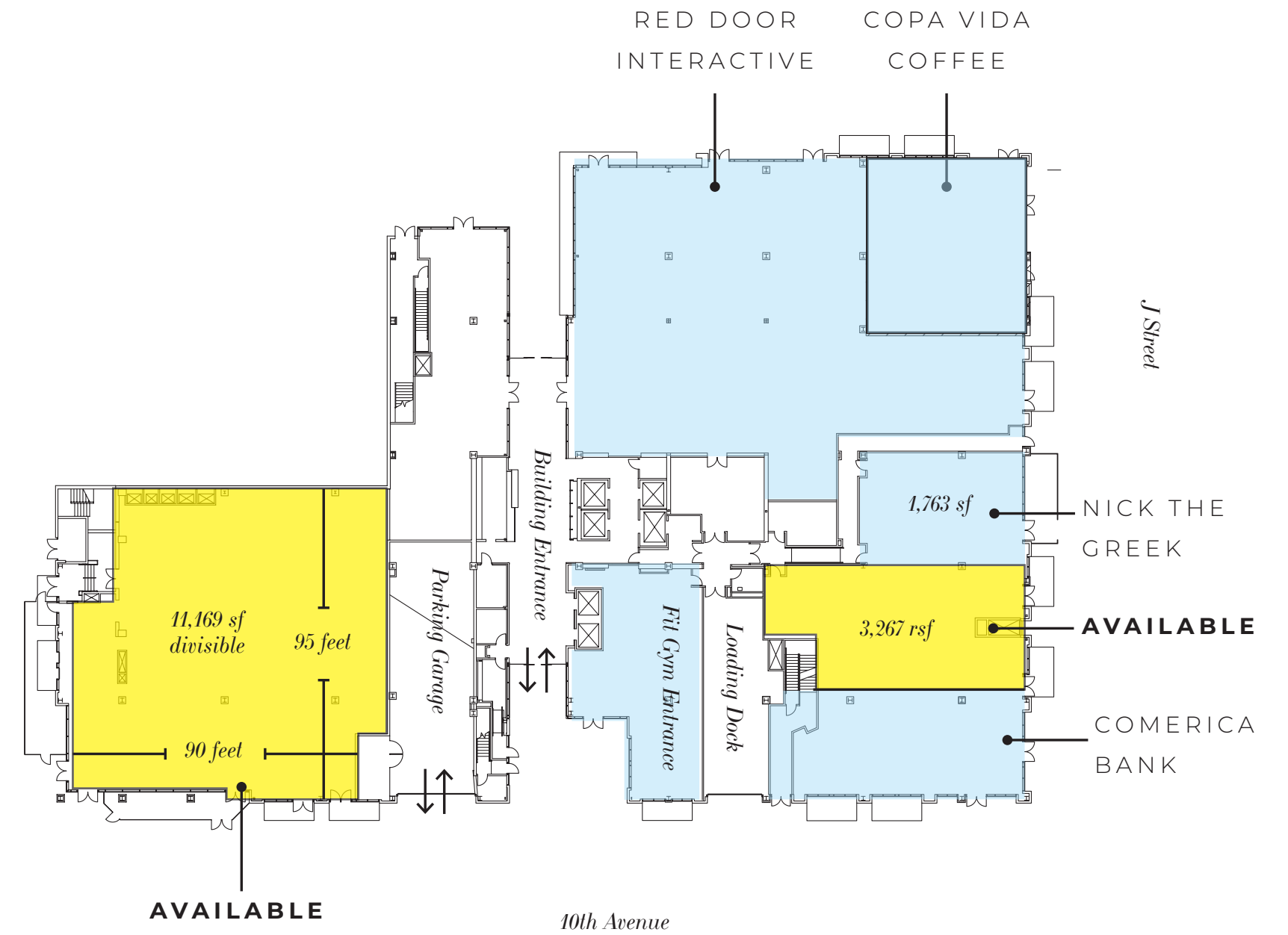
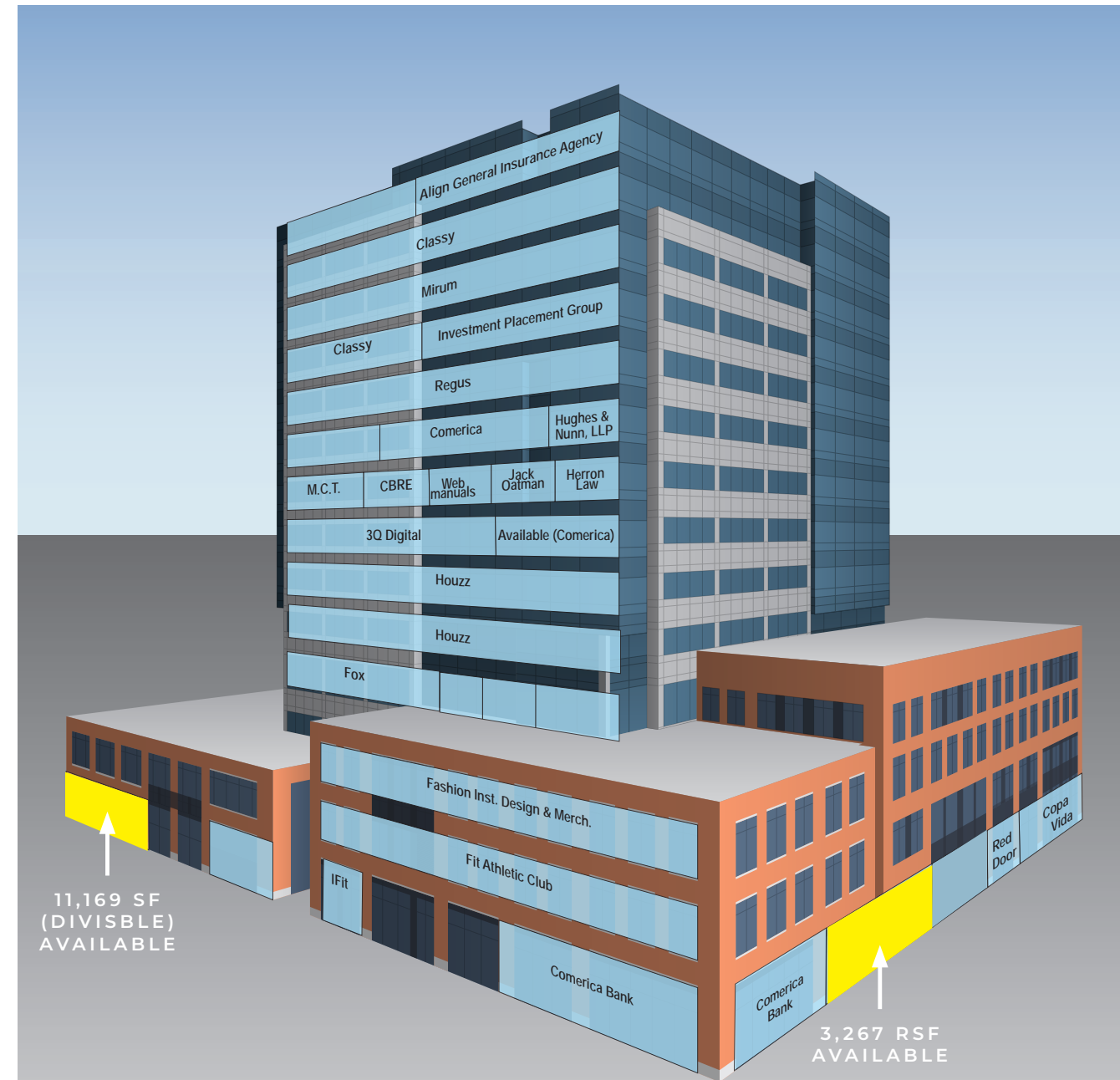
UCSD EXTENSION CAMPUS

UNION CO-WORKING

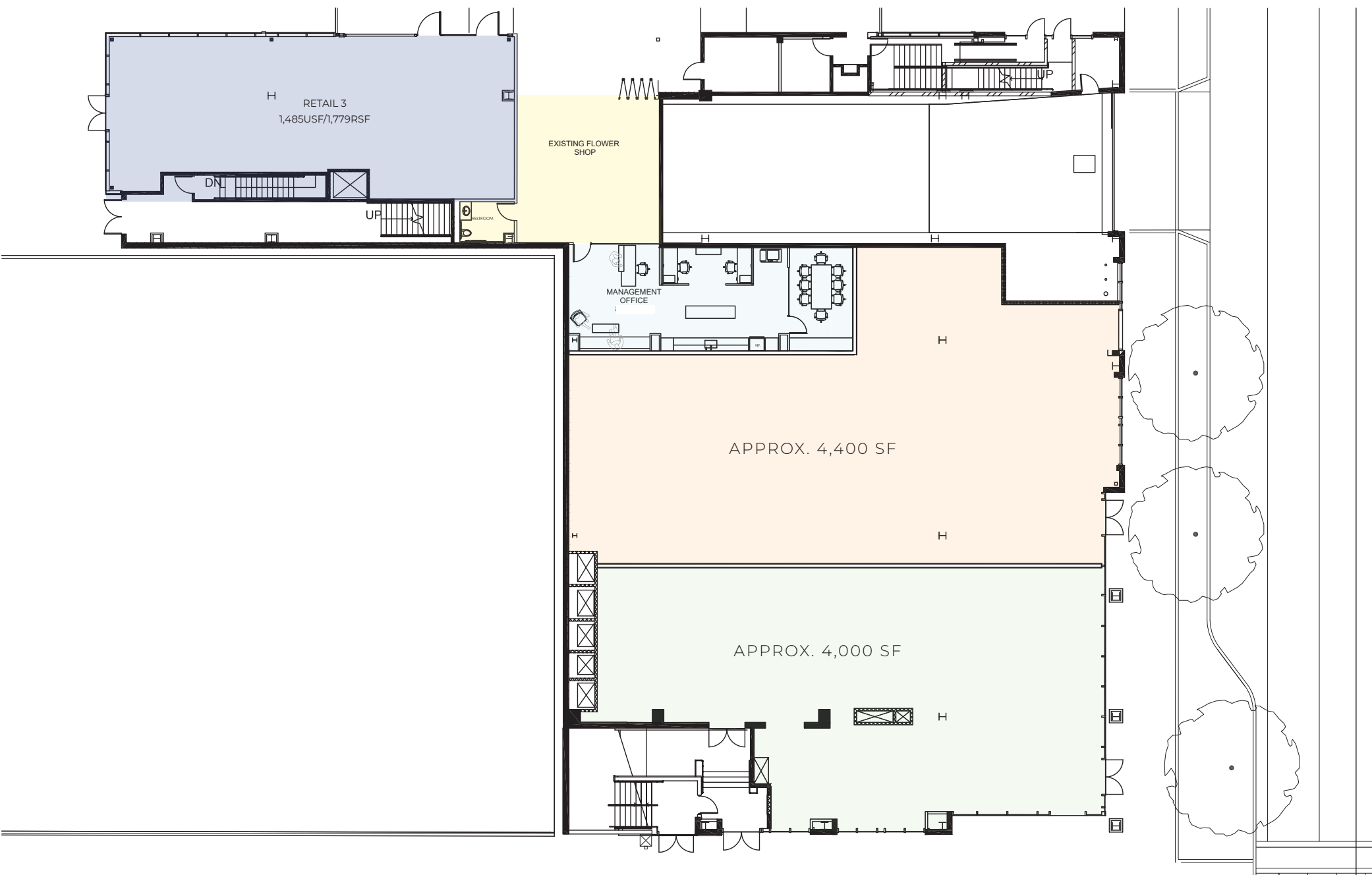
## NEARBY RETAIL:



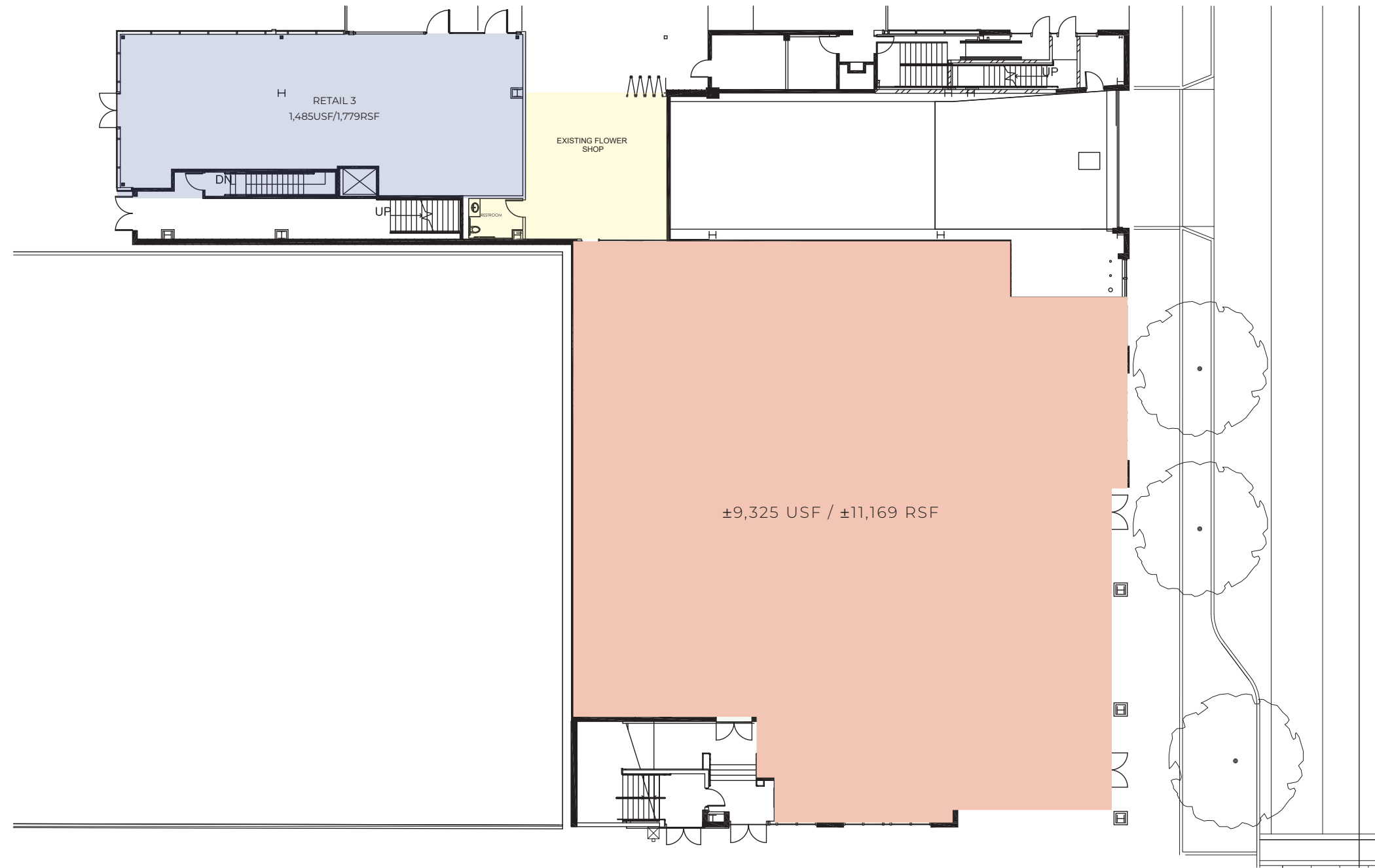
Approximate Number of Employees at Diamondview - 1,400  
 Approximate Number of Members at Fit Gym - 4,000



TWO TENANT LAYOUT



SINGLE TENANT LAYOUT



# Space Plans

# Demographics

Population	43,877
Daytime Population	88,610
Average Household Income	\$80,435
% of residents who rent their residence	18%
% of non-married residents	71%



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