

URBAN CREATIVE OFFICE REPOSITION OPPORTUNITY

+/- 4,700 SF AVAILABLE

8TH & G ST | EAST VILLAGE | SAN DIEGO



LANDMARK BUILDING

This Mixed Use Property Includes:



Creative office opportunity on the second floor.



Garden Courtyard, flexible multi-functional space for events & hanging out



Proposed Coffee Shop/ Bar on the ground floor/ lobby of office space



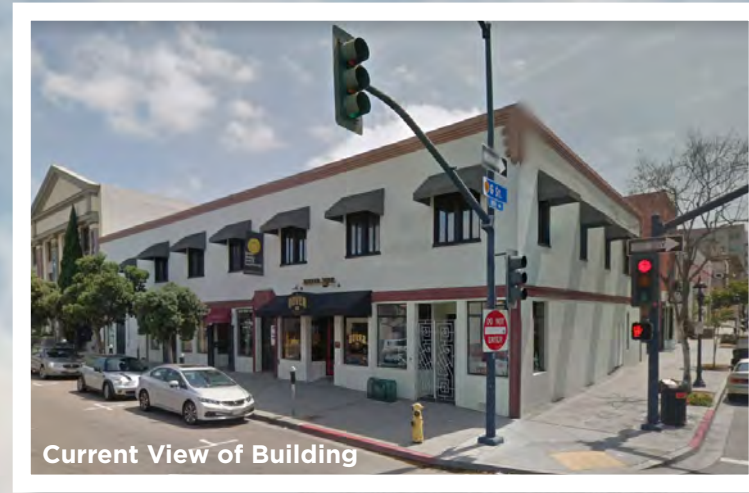
A branded building in the hub of East Village



Outdoor Event space encouraging community



Retail tenants, adding energy to the vibrant co-tenancy



Current View of Building







playground

SURROUNDING AREA:



EAST VILLAGE:

-  **99,835** Residents within a two-mile radius,
-  Average household income: **\$74,414**
-  **Millennial Generation** (20-34 years old): 32.7 %
-  Downtown's **largest** urban neighborhood.
-  Over **700** businesses
-  Major East Village **landmarks** include:
 - Petco Park
 - San Diego Central Library
 - Harbor Drive Pedestrian Bridge
 - San Diego's Arts District

"East Village will be recognized as San Diego's vibrant, diverse, urban community where residents and the entrepreneurial spirit thrive. A distinct mix of arts, culture, education, and entertainment."

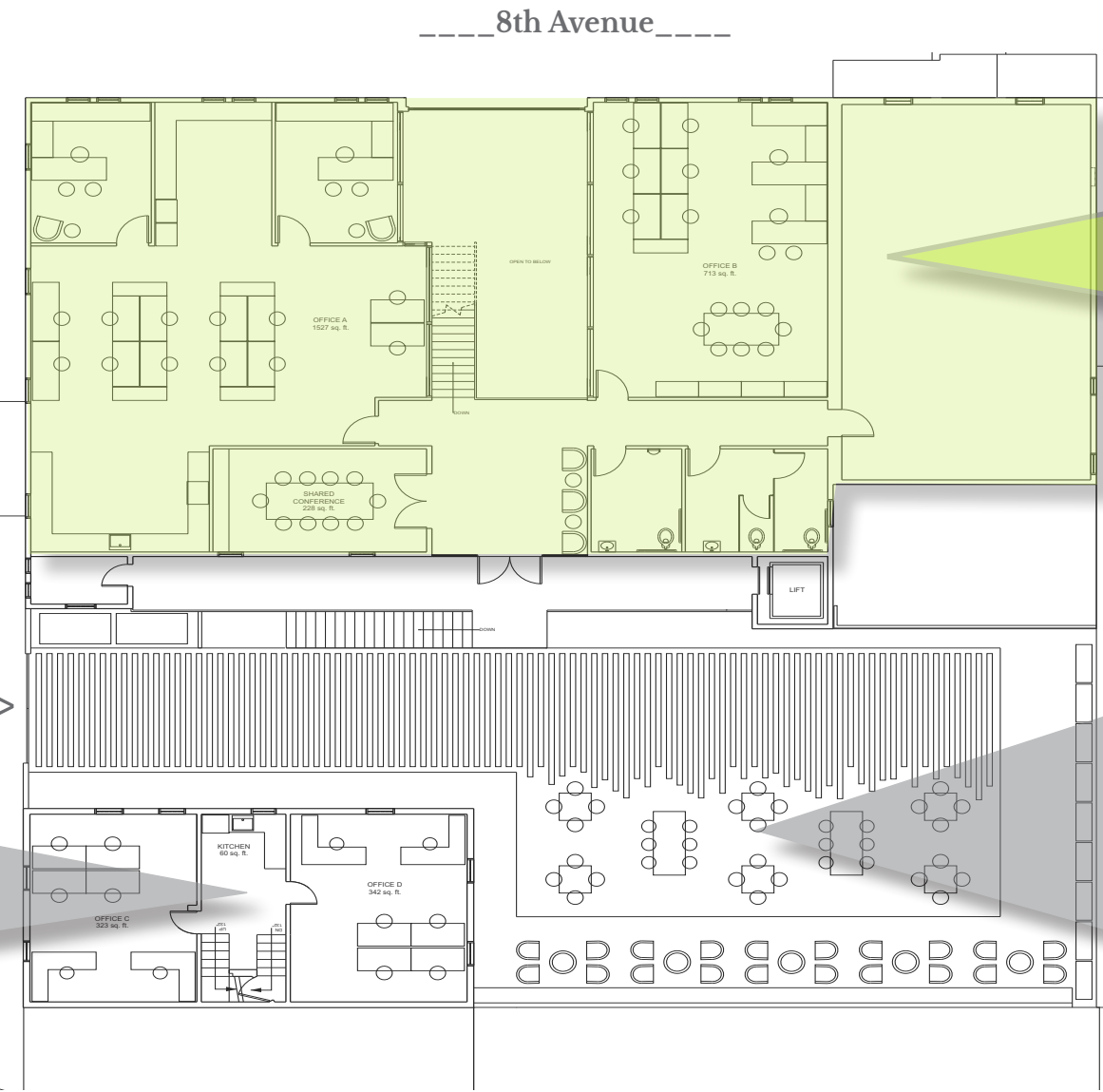
- EAST VILLAGE ASSOCIATION



SPACE DETAILS:

PROPOSED RENDERINGS

2nd Floor-->



+/- 4,700 SF AVAILABLE

Ground Level-->

Outdoor Parking & Courtyard/Event Space

Separate Building



INSPIRATIONAL PHOTOS:



FOR MORE INFORMATION, PLEASE CONTACT:

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