



Introducing a brand new commercial concept.



Open layouts start at \$29
per square foot per year

Kiosks start at \$1100/month



1,709 square feet of
available space

Award-winning design-build firm, Nakhshab Development & Design, introduces the Ezabelle marketplace. Situated below a newly-constructed 46-unit micro-apartment building and nestled in the heart of East Village, our commercial space is perfect for boutiques, coffee shops, and more.

This modern space features an open layout that encourages conversation, collaboration, and comfort. Sleek interior design and crisp finishes evoke an upscale, polished vibe while a private exterior breezeway featuring old-world pavers adds charm and allure. Space can be converted for use by one vendor or by multiple tenants.

Our communal kiosk layout is ideal for small businesses looking to promote their products on a budget as overhead costs are shared and the burden of managing a full-scale rental space is eased.

Consider the possibilities and contact us today.

FOR LEASE

454 13TH STREET
SAN DIEGO, CA 92101

Contact Us

info@nakhshab.com

619-255-7257

www.nakhshab.com

Property Perks



Open your business up to 50,000 potential customers within a one-mile radius: young professionals, established consumers, and more.



Located in the heart of East Village, just steps away from Petco Park, the Gaslamp District, and public transportation.



Shiny and new. Enjoy a brand-new, clean space with modern, bright design elements and a marketplace layout.

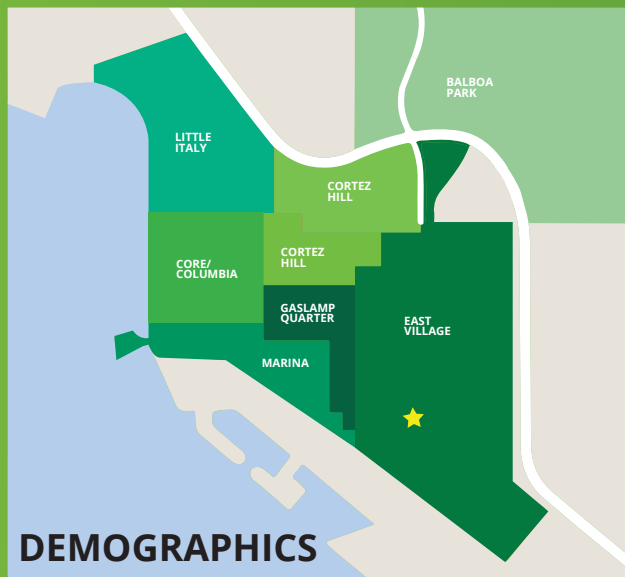
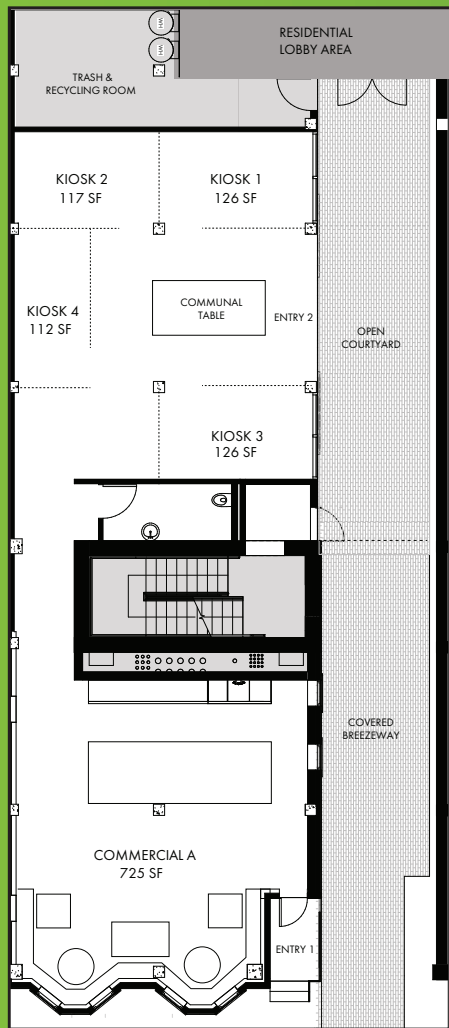
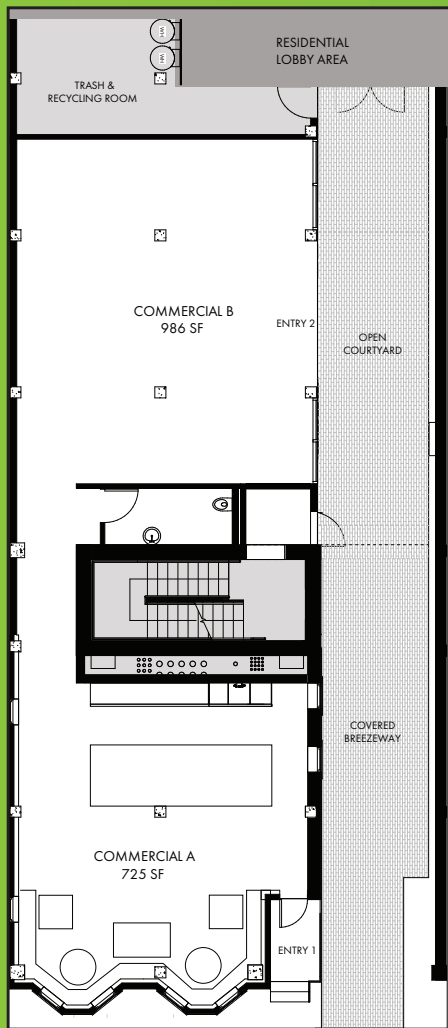


COMMERCIAL A



COMMERCIAL B*

**Shown as kiosk option.*



DEMOGRAPHICS

	1 MILE	3 MILES
RESIDENTS		
Total (as of 2020)	49,063	197,355
Estimated as of 2025	50,811	201,907
Growth through 2025	+3.56%	+2.31%
Average Age	38	38
HOUSEHOLDS		
Total Households	21,449	79,109
Persons Per Household	2.0	2.0
Average Income	\$52,568	\$67,346
Average Home Value	\$654,898	\$727,942