

EAST VILLAGE

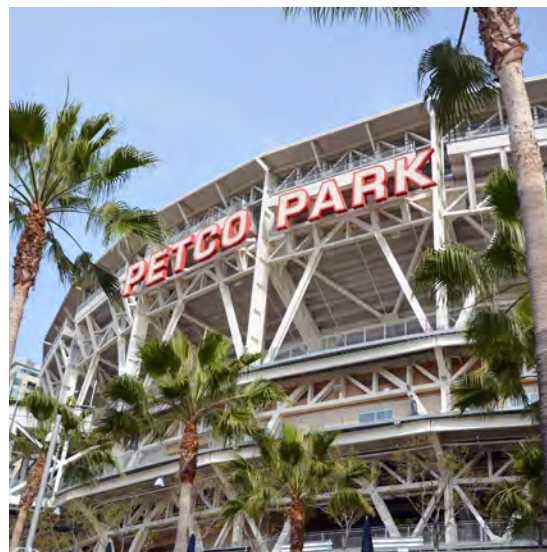
RETAIL | RESTAURANT | OFFICE

295 10th Ave. | 251 10th Ave., San Diego, CA 92101



FOR LEASE

4,142 to 4,369 SF in the Heart of Downtown's Ballpark Neighborhood



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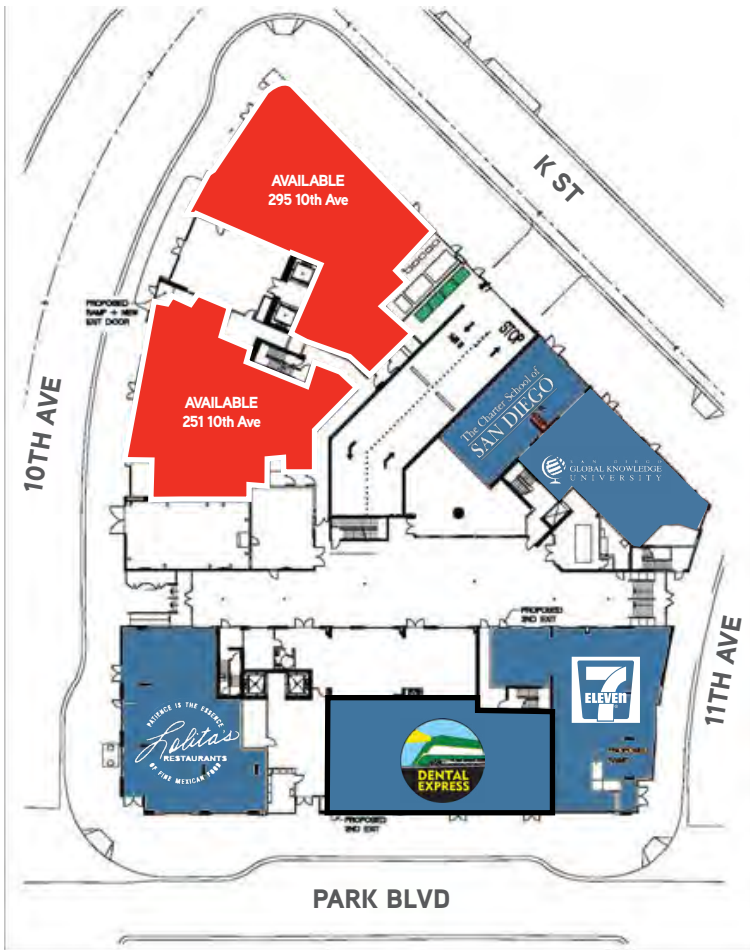
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UPT
SAN DIEGO
est. 1989

Colliers
INTERNATIONAL

HIGHLIGHTS

- Prime Ballpark / East Village location
- Booming residential and creative office neighborhood
- Park Terrace commercial encompasses the block bounded by Park, 10th, 11th & K St.
- Suites feature expansive window line, large sidewalk area for patio seating and tall ceiling heights
- Project is directly across the street from PETCO Park, DiamondView Office Tower, the new Main Library and Harbor Drive Pedestrian Bridge
- Steps to Thomas Jefferson School of Law, the historic Gaslamp Quarter, Hilton Bayfront / San Diego Convention Center

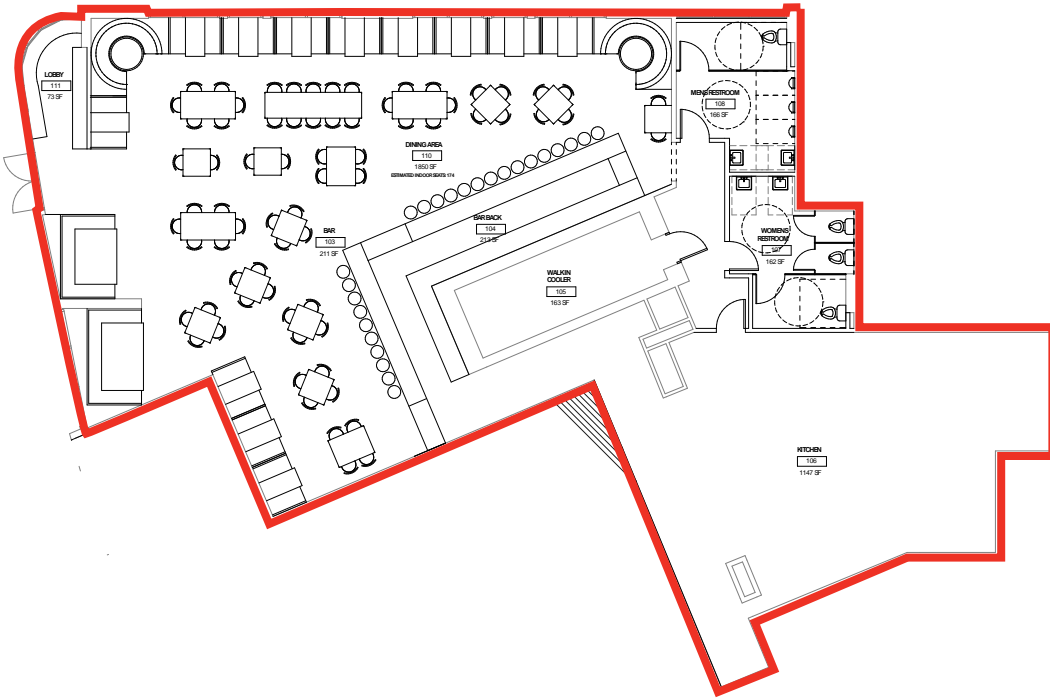


EAST VILLAGE, AT 325 ACRES, IS DOWNTOWN'S LARGEST NEIGHBORHOOD AND WILL EXPERIENCE THE GREATEST GROWTH IN COMING YEARS.

AREA TENANTS



295 10TH AVE



CONCEPTUAL RESTAURANT PLAN



HIGHLIGHTS

- Prime hard corner at 10th & K St.
- Directly across the street from PETCO Park, DiamondView Office Tower, Tilted Kilt and Fit Athletic
- Second generation retail space, equipped grease interceptor to accommodate a restaurant use
- Increased width sidewalks along K St. offer larger patio potential

PROPERTY DETAILS

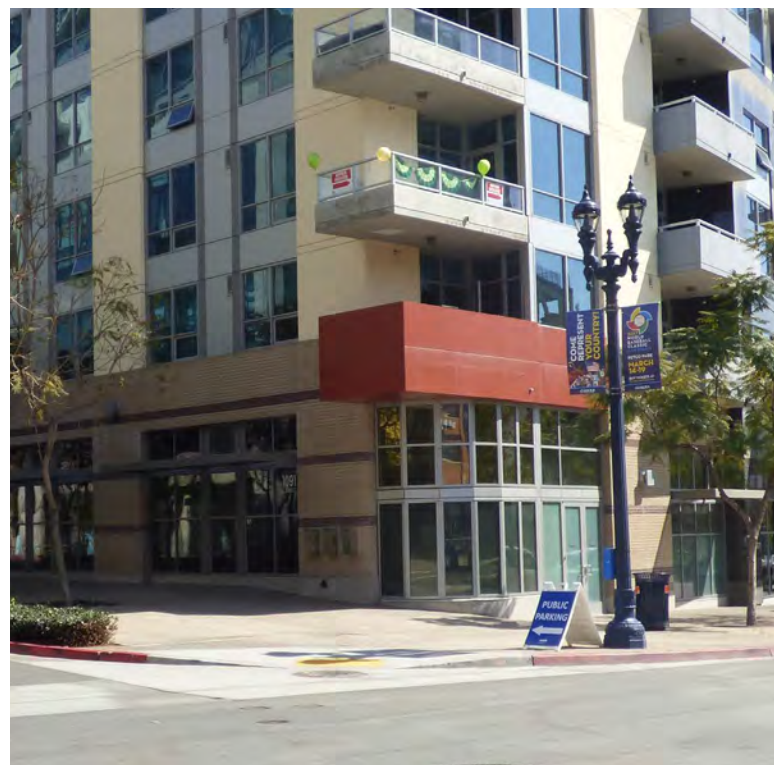
ADDRESS: 295 10th Ave

AVAILABLE: 4,369 SF

TIMING: May 2018

CONDITION: Retail / Office

RATE: Contact Broker



251 TENTH AVE



EXISTING PLAN



HIGHLIGHTS

- Updated, modern space on Tenth Avenue
- Directly across the street from PETCO Park, DiamondView Office Tower, Tilted Kilt and Fit Athletic
- Blocks to Gaslamp Quarter and Convention Center

PROPERTY DETAILS

ADDRESS:	251 10th Ave
AVAILABLE:	4,142 SF
TIMING:	February 2019
CONDITION:	Office
RATE:	Contact Broker



DOWNTOWN AT A GLANCE



Daytime
Population
64,718



Businesses
4,000



Total Office SF
10,265,767



Visitors to
San Diego
34,97,000



Residential
Population
37,778



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