

L U M A

A LUXURY RETAIL,
RESTAURANT
OPPORTUNITY

520 W. Ash Street
Little Italy | San Diego

Bill Shrader

+1 858 677 5324
bill.shrader@colliers.com
Lic. No. 01033317

David Maxwell

+1 858 677 5343
david.maxwell@colliers.com
Lic. No. 01465828

Serena Patterson

+1 858 677 5307
serena.patterson@colliers.com
Lic. No. 01721040



LUMA

NEIGHBORHOOD CULTURE COMMUNITY

Colliers Urban Property Group is pleased to announce a new retail project, LUMA, in one of San Diego county's most desirable neighborhoods the booming Little Italy neighborhood of downtown San Diego. The LUMA retail will accompany 220 residential units in the latest Residences by LMC, an innovator in multifamily residential living, focusing on neighborhood, culture and community.

Located at the northwest corner of West Ash St. & Columbia St., the retail is perfectly positioned to benefit from the thriving Little Italy neighborhood of trendy restaurants, charming cafes and boutiques, along with its proximity to the CBD. The site is adjacent to the future Carte Hotel and Fit Athletic and steps to the new Piazza della Famiglia.

LUMA joins Downtown San Diego's oldest continuous-neighborhood business district. San Diego's Little Italy is not only a model urban neighborhood for the City of San Diego, but is also serving as a model for the handful of Little Italys remaining throughout the country. Little Italy based creative builders, innovators, and entrepreneurs such as:

- × A Hip And Historic Urban Neighborhood™
- × Dedicated Arts District
- × Nationally Recognized 'Foodie' Destination

PROPERTY DETAILS

- × High profile space
- × Attractive storefront
- × Expansive window line
- × Exceptional demographic base
- × Steps to CBD

LITTLE ITALY AT A GLANCE



120,000

Art Walk

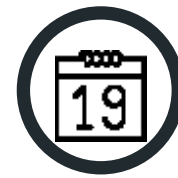
Annual Attendees



5,000-8,000

Farmer's Market

Weekly Attendees



100

Events



6

Blocks to Freeways




I-5






**“ONE OF THE HOTTEST
APARTMENT COMMUNITIES TO
LIVE IN ALL OF SAN DIEGO.”**

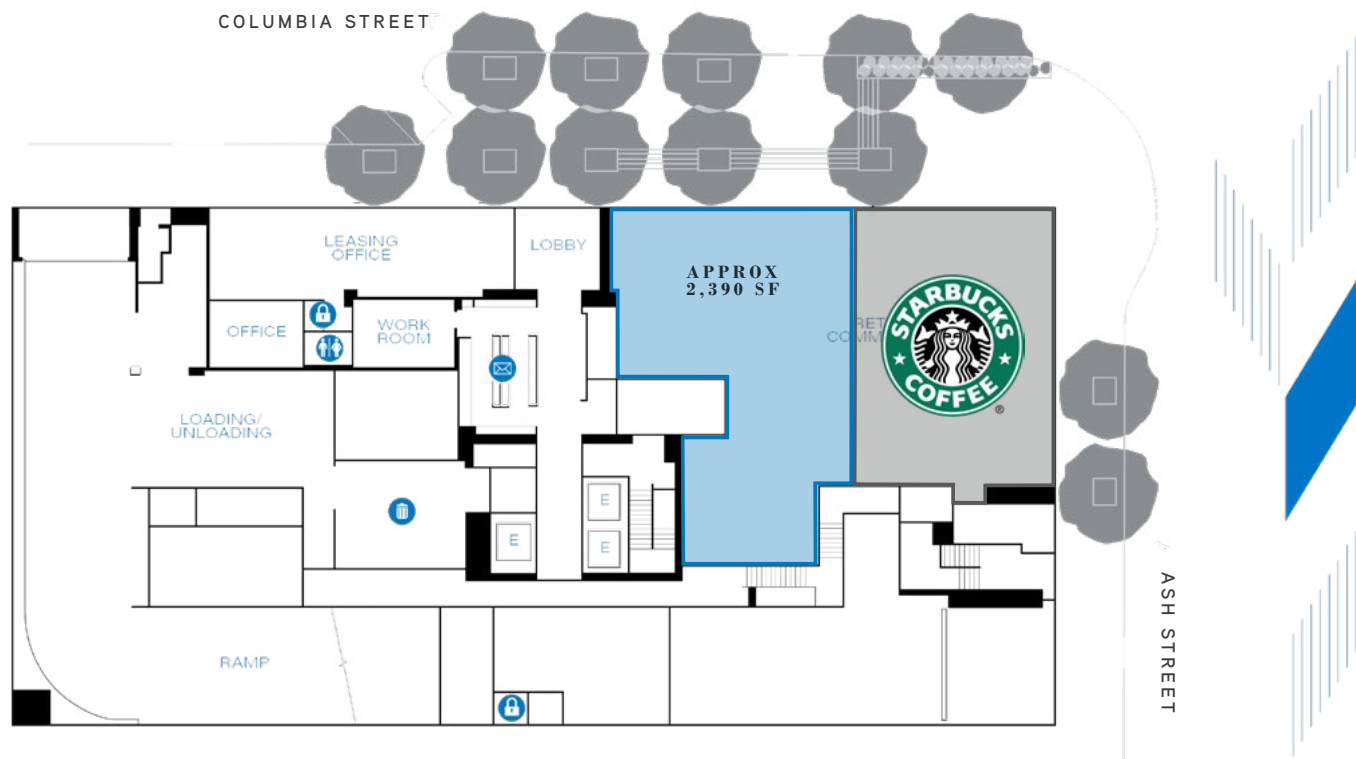
[*click for article](#)

- × 2,390 SF Retail or Restaurant Space
- × Anticipated Delivery for Tenant Improvements Estimate August 2018
- × TI Concessions Available
- × Contact Broker For Additional Details
- × Patio seating and Parklet potential

	GAS - Natural Gas. 1 1/2" Stub-out provided. Separately metered.
	WATER 2" cold water stub-out provided. Hot water and metering by Tenant
	HVAC - Mechanical units not provided. Intake and exhaust at façade, pathways in place.

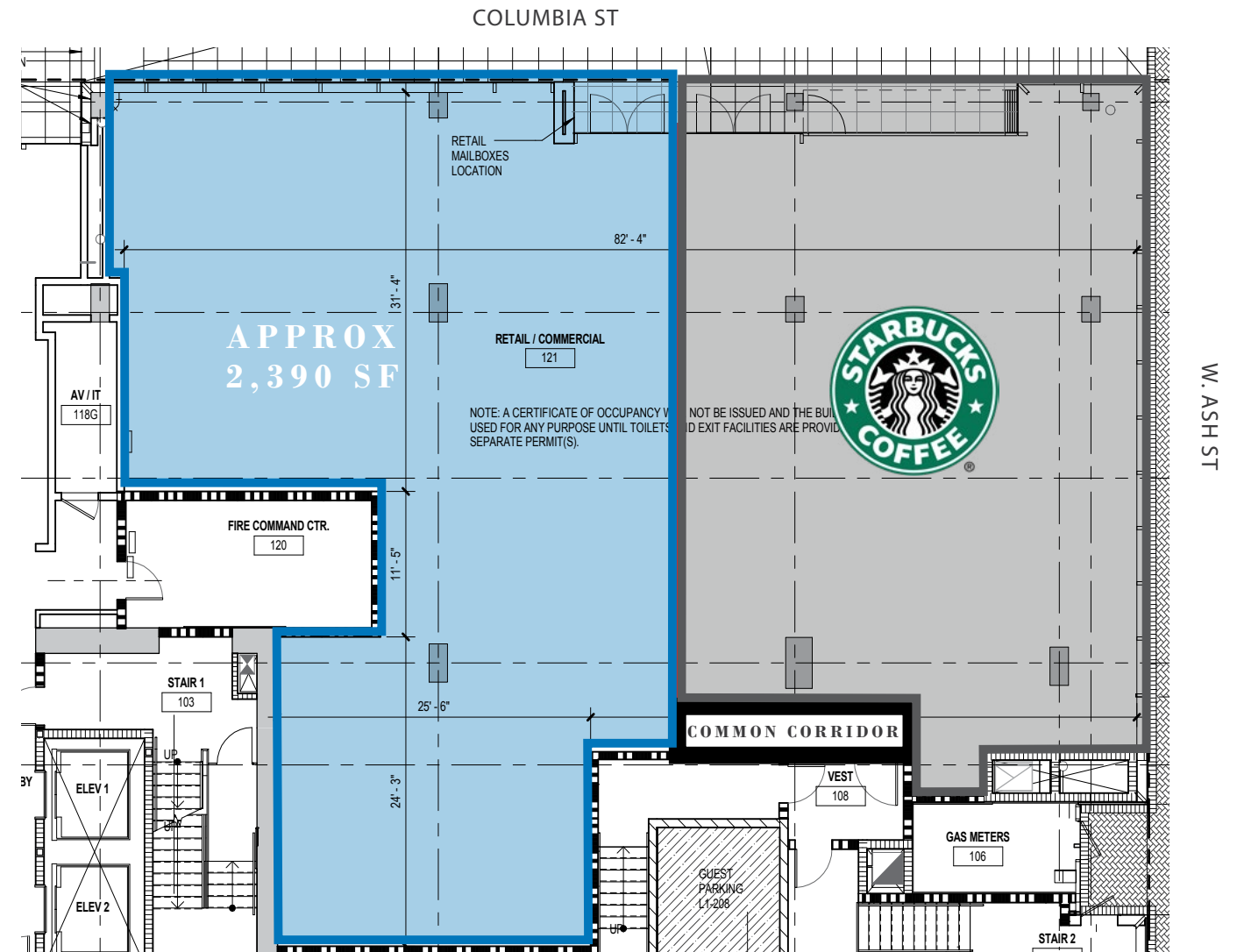
	ELECTRIC - 600 Amp, 120/208 volt, 3-phase. Separately metered.
	CHASE/VENT/SCRUBBER - Shaft provided for ducts and piping.
	WINDOW SYSTEM - Standard door hardware will be provided.

	GREASE TRAP/INTERCEPTOR - A parking space shall be reserved for future installation of grease interceptor.
	TRASH - Shared trash room with main building.
	PARKING - Neighborhood street parking. No retail parking in garage.



- LEGEND
-  MAIL ROOM
 -  TRASH/RECYCLING
 -  STORAGE
 -  RESTROOMS
 -  ELEVATOR

SITE PLAN

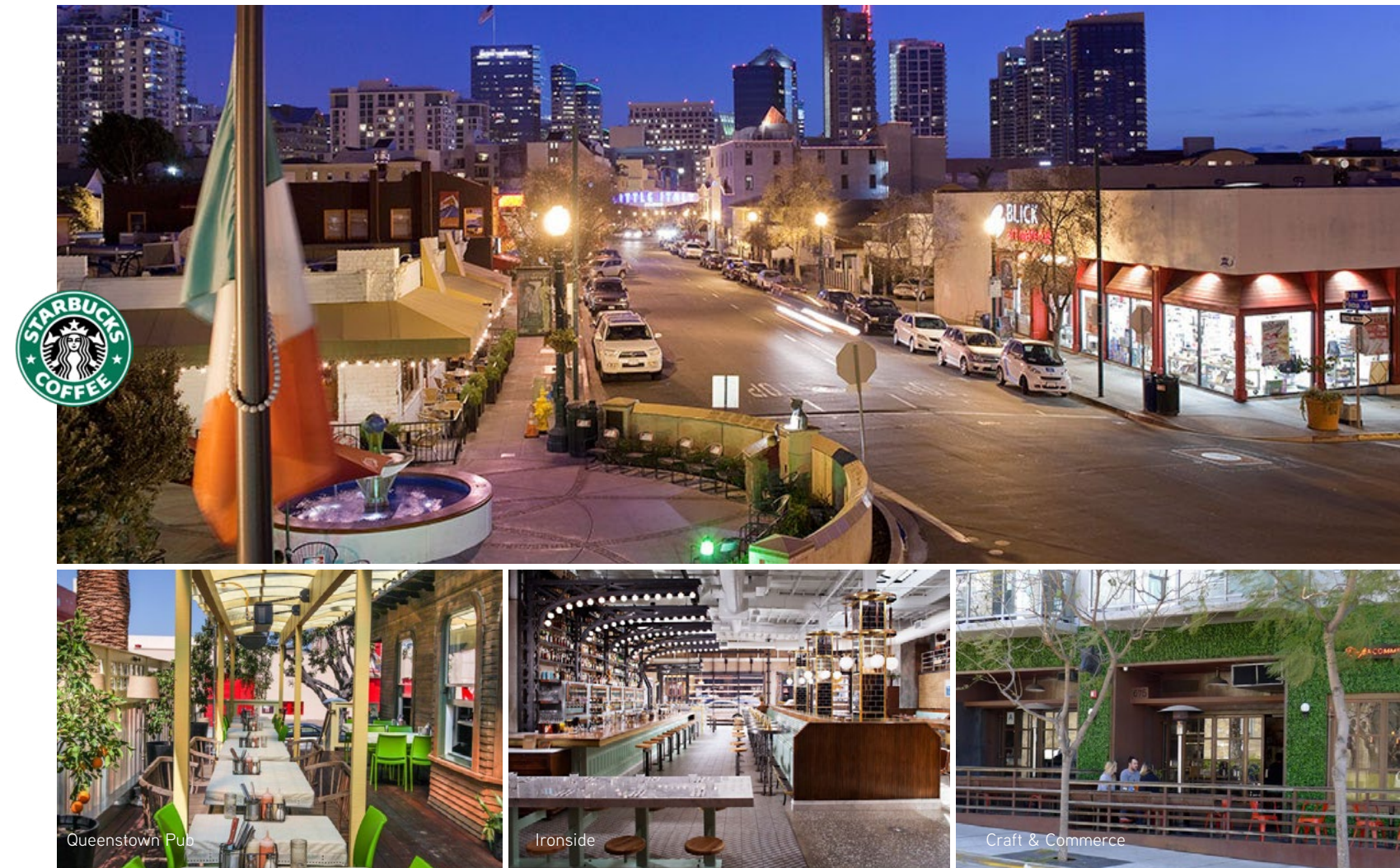
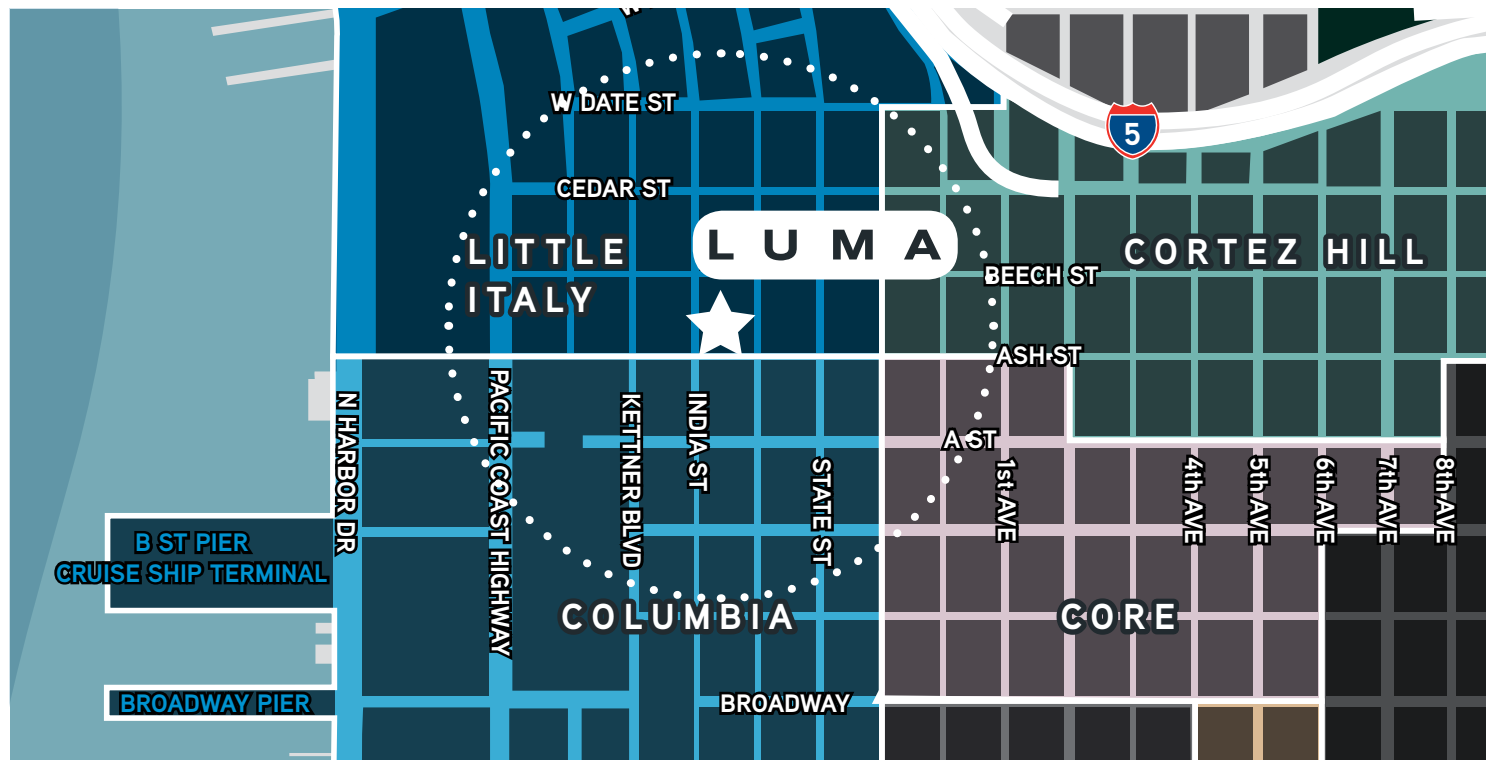


MEET YOUR NEIGHBORS



LUMA

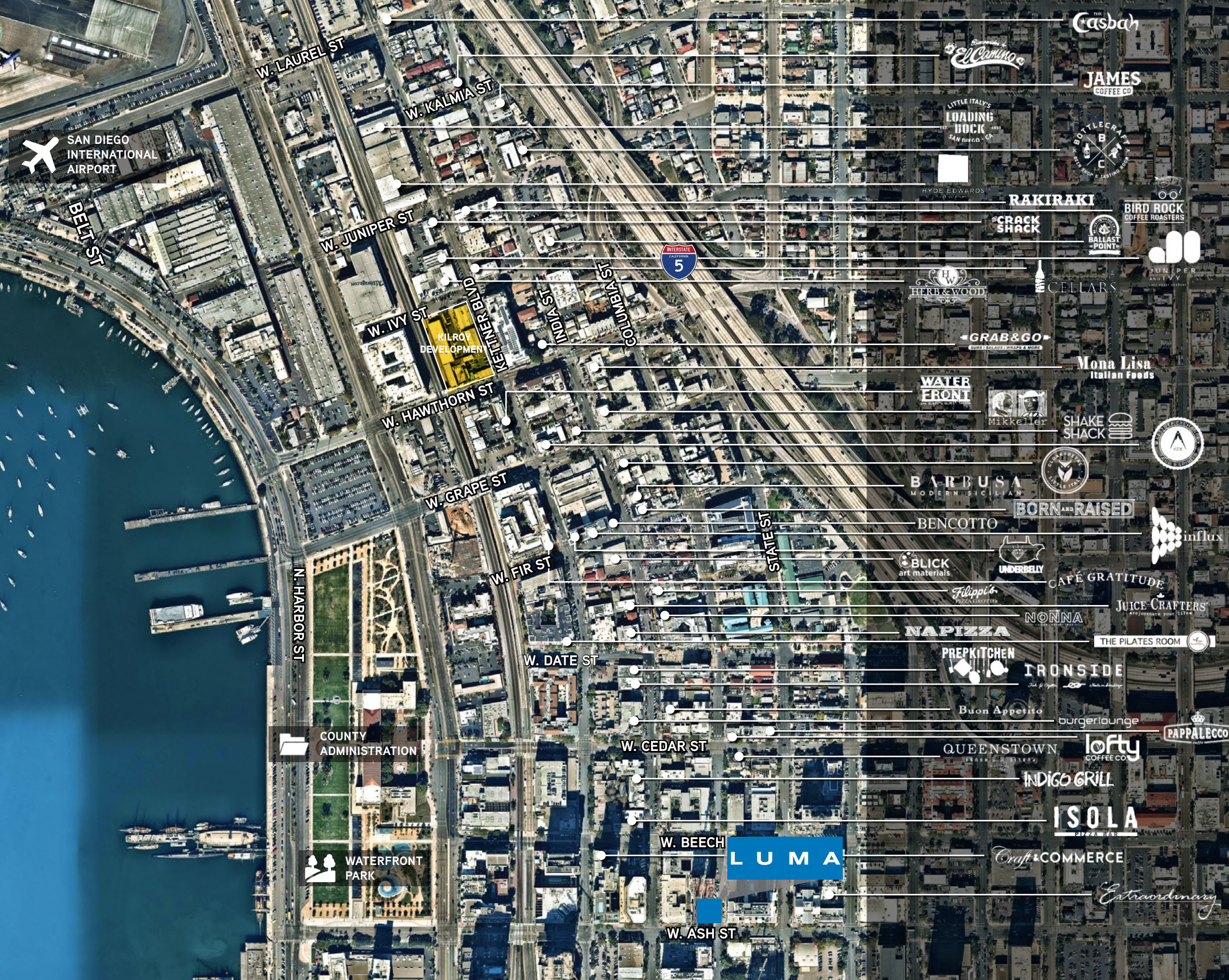
opportunity never looked so brilliant.



www.littleitalysd.com

The Little Italy Association Is The Only Little Italy District Management Corporation Of Its Kind In Any Neighborhood In The United States:

Located at the gateway to Little Italy and a 5 minute walk to...



THE NEIGHBORHOOD

At 48 square blocks, **San Diego's Little Italy**, is the largest in the **United States**.

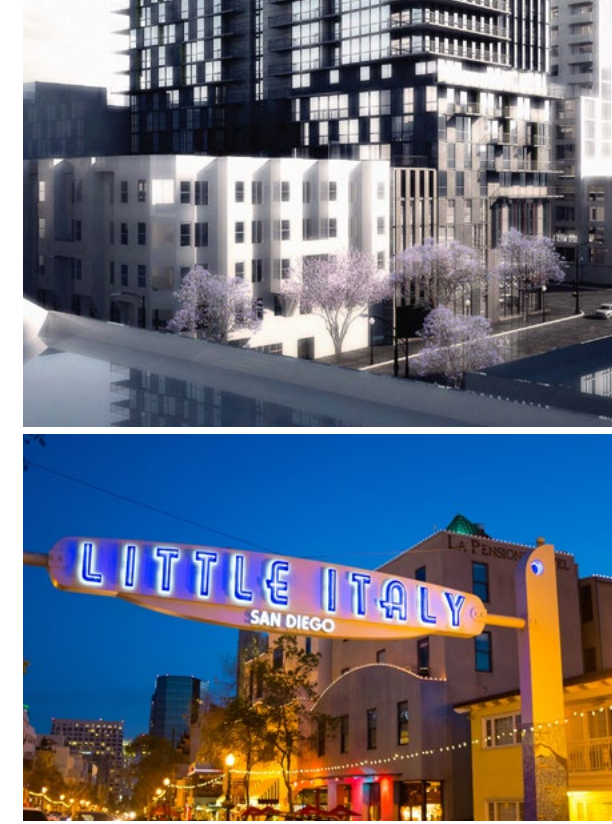
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LUMA

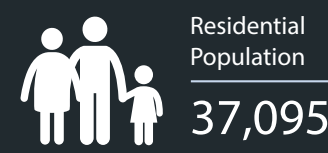
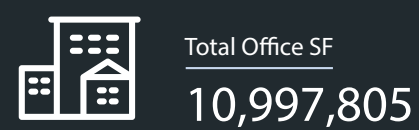
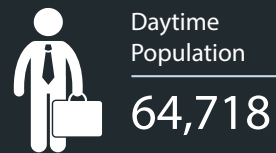
the city inspires our days and nights.

SAN DIEGO BY THE NUMBERS

- × 32.3 million visited San Diego and spent over \$7.98 billion
- × 10 million visited the Gaslamp Quarter
- × 4 million visited Seaport Village
- × 5 million visited the San Diego Zoo
- × 2.2 million attendees at PETCO Park
- × 1.05 million visited the USS Midway Museum
- × 600,000 Ferry passengers across the bay to Coronado
- × 192,165 cruise passengers annually
- × \$90 million economic impact from home-ported ships
- × 4th in nation for start-up activity (up 7 pp from 2016 according to Kauffman Foundation)



DOWNTOWN AT A GLANCE



SAN DIEGO CONVENTION CENTER

- × 766,848 visitors at 148 events at the Convention Center
- × \$562 million direct spending & \$78 million attendee spending at restaurants/bars
- × \$1.3 billion economic impact
- × Currently operates at maximum capacity; expansion complete in 2017
- × San Diego's highest volume restaurants are downtown
- × 2017 San Diego Convention Center & Visitor's Bureau forecast is 32.8 million visitors; \$8.3 billion visitor spending; \$1.9 billion food and beverage spending; \$1.1 billion shopping spending

ATTRACTIONS

- × Historic Gaslamp Quarter
- × Westfield Horton Plaza Regional Mall
- × Balboa Theatre
- × House of Blues
- × Horton Grand Theater
- × San Diego Civic Center
- × Spreckels Theatre
- × Seaport Village
- × Waterfront Park
- × Embarcadero/Broadway Pier
- × USS Midway



LUMA

GET ACQUAINTED.
WE'LL LEAVE A LIGHT ON.



Bill Shrader
+1 858 677 5324
bill.shrader@colliers.com
Lic. No. 01033317

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+1 858 677 5343
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Lic. No. 01465828

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serena.patterson@colliers.com
Lic. No. 01721040

4350 La Jolla Village Dr., Ste. 500, San Diego, CA 92122 | +1 858 455 1515 Main | colliers.com/sandiego

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