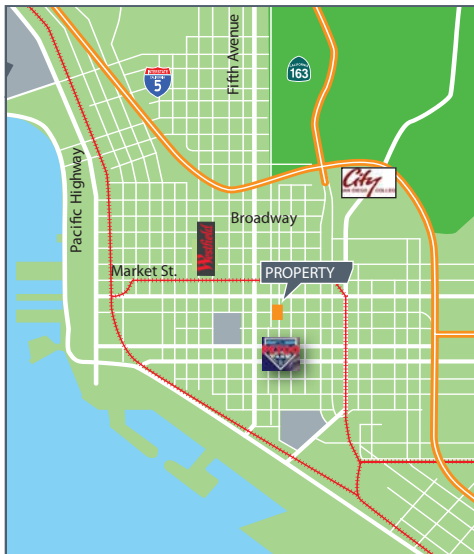




J Street between 8th and 9th Avenue, San Diego, California 92101  
 ± 11,000 sf Historic Downtown Retail Space For Sublease  
 Adjacent to PETCO Park in the Ballpark District of Downtown San Diego



### High Visibility Corner Retail Opportunity in Downtown San Diego

#### Property Features

- Ground floor retail space for lease in mixed-use project
- Situated in the historic TR Produce Warehouse building
- Suite B: Restaurant/Retail - ± 11,758 SF
- Immediate occupancy - Call for additional details and pricing

#### Exceptional East Village Location

- Directly across from the PETCO Park entrance
- 1 block from the 1,000 parking space Padres Parkade garage
- 2 blocks from the trolley stop and Park Blvd

#### Neighborhood Summary

- Over 3,300 residential units and 2,000 hotel rooms within 4 blocks
- 2 public parking structures and multiple surface lots within 3 blocks
- Thomas Jefferson Law School now open (1,000 students and faculty)
- San Diego's Main Public Library under construction (Summer 2013)
- Area Tenants include Basic Pizza, The Corner Bar and Restaurant, Titled Kilt, Dragon's Den, Massage Envy, Lolita's Taco Shop, Fit Athletic and Comerica Bank
- Three blocks from Proposed Charger Stadium Site
- Dragon's Den, Massage Envy, Lolita's Taco Shop, Fit Athletic and Comerica Bank

Listed by:



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# ± 11,000 SF Historic Downtown Retail Space For Sublease

FOR LEASE



## Area Demographics:

	1/2 Mile	1 Mile	2 Mile
Population			
2015 Projection	36,593	96,138	179,054
2010 Population	33,348	91,083	172,627
2010 Avg HH Income	\$50,739	\$55,714	\$60,467
Daytime Employee Count	23,186	63,852	107,769



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