

2400 KETTNER BLVD

SAN DIEGO | CALIFORNIA



44,767 SF CONTIGUOUS STREET-LEVEL RETAIL · FOR LEASE

AO RENDERING

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CAST
CAPITAL PARTNERS

2400 KETTNER / SAN DIEGO

44,767 SF

CONTIGUOUS AT GRADE

HIGHLIGHTS

- **Rare retail opportunity in the heart of Little Italy**, one of San Diego's most vibrant and walkable urban neighborhoods.
- **Rare large-block retail opportunity** offering spaces from boutique storefronts to **up to ±44,000 SF**—an exceptionally uncommon leasing opportunity in Little Italy.
- Character-rich space featuring **vaulted ceilings, exposed wood construction, original hardwood floors**, and an open floor plan ideal for retail, showroom, gallery, fitness, or creative office users.
- **Located across from the future CH Projects boutique wellness hotel**, a transformative mixed-use development expected to further elevate Little Italy as one of San Diego's premier lifestyle destinations.



PROPERTY HIGHLIGHTS

LOCATION

Kettner Blvd is Little Italy's design corridor - showrooms and galleries giving way to the restaurant core. One block to the West Palm pedestrian bridge.

TENANT TARGETS

Design showroom, flagship apparel and chef-driven restaurant users at grade; creative office and studio tenancy on the floor above.

THE BLOCK

Historic 1920s industrial building under repositioning, with Heritage Architecture and AO Architects engaged.

ACROSS THE STREET

CH Projects breaks ground on their \$15.2M investment in August 2026, with plans to redevelop the site into a 68-room boutique hotel and wellness center.

PARKING & ACCESS

Grade-level loading north and south with multiple roll-up bays. Potential to add several hundred additional parking spaces with a future parking structure.

THE OFFERING

TOTAL AVAILABLE

44,767 SF

DIVISIBLE FROM

1,200 SF

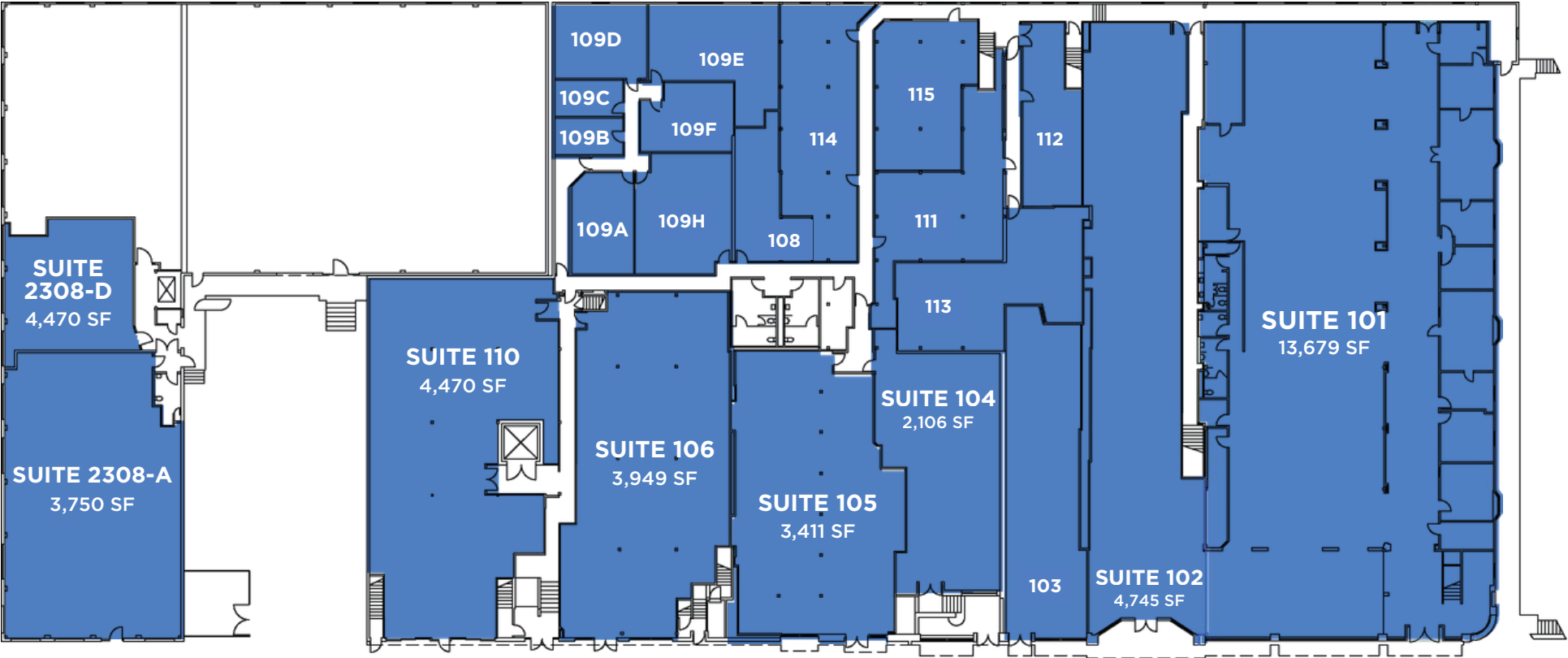
BASEMENT

47,714 SF

CREATIVE OFFICE

19,766 SF

PROPOSED SITE PLAN



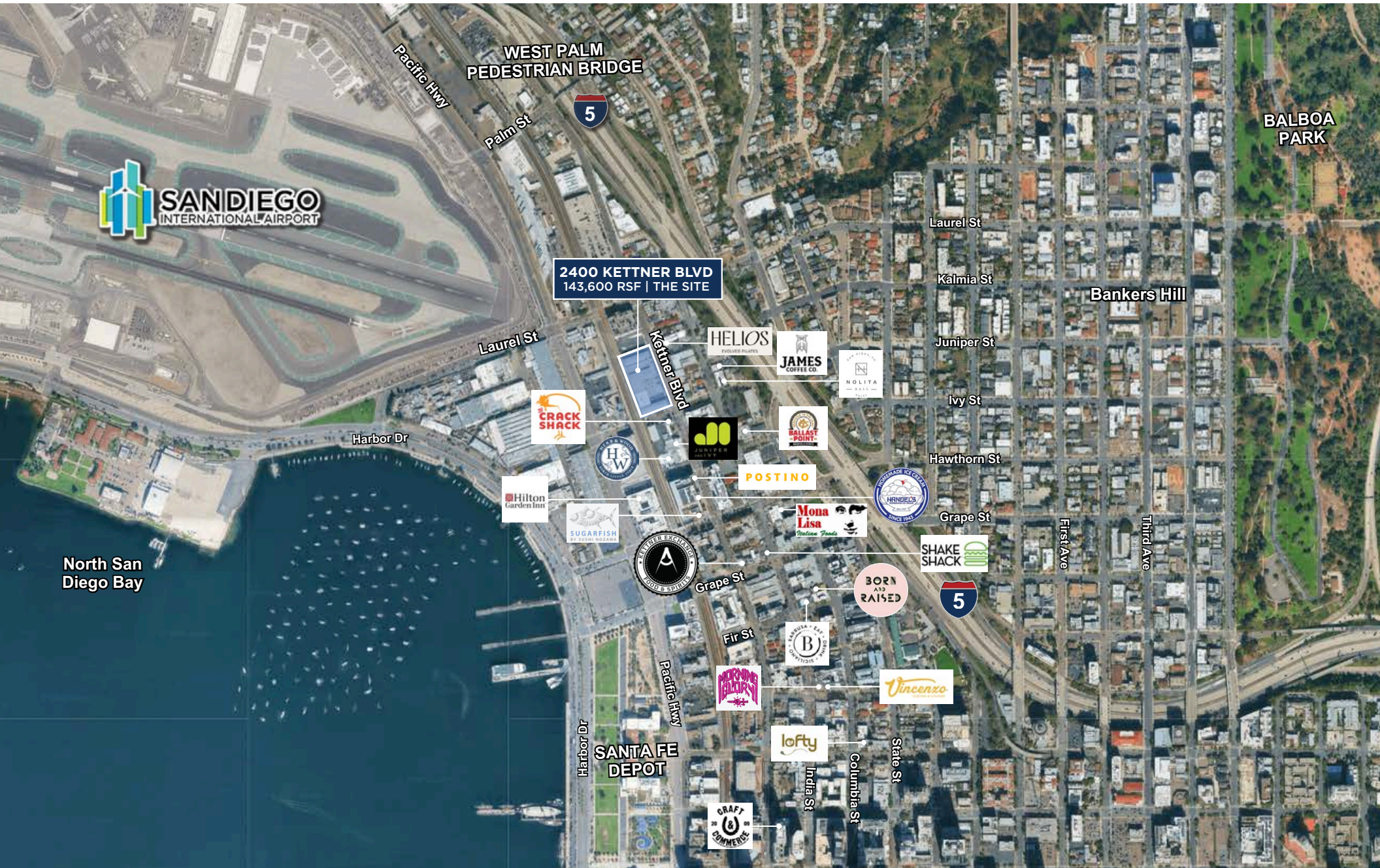
LEASING SNAPSHOT

LEASE RATE	TOTAL AVAILABLE	TERM
On Request	44,767 SF	Negotiable

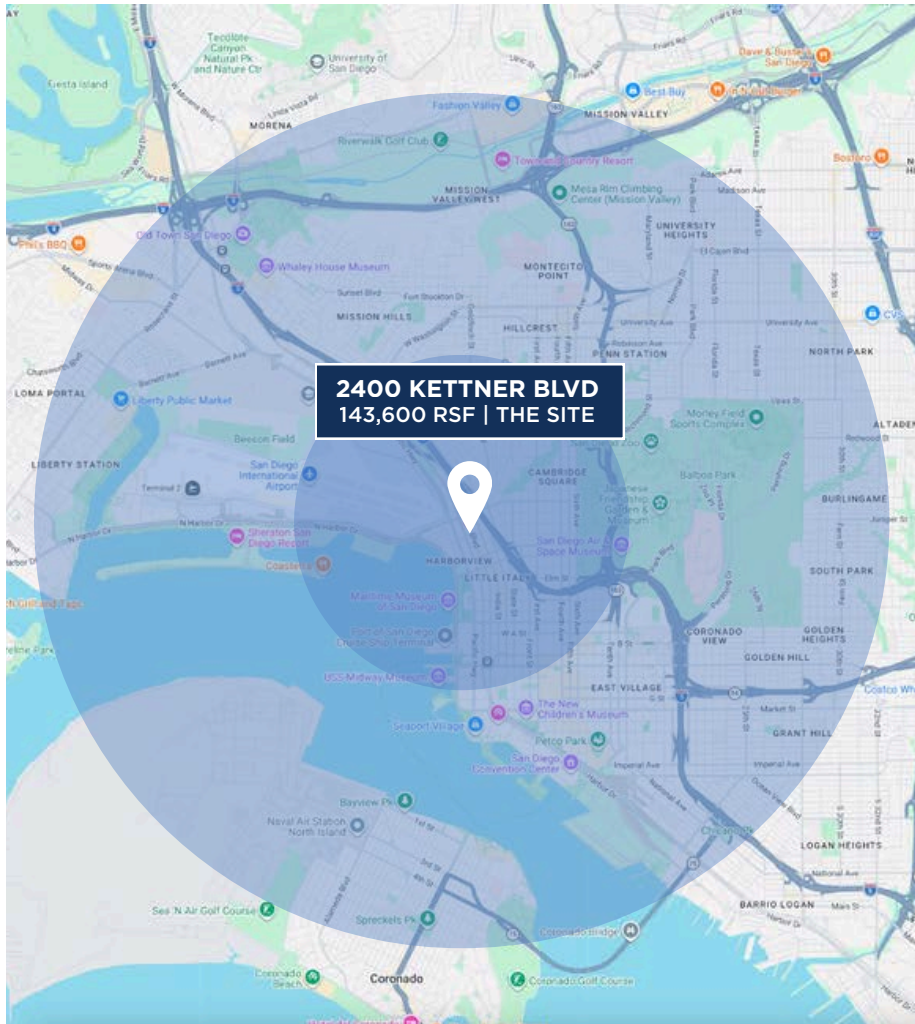
LITTLE ITALY



AERIAL MAP



AREA DEMOGRAPHICS



POPULATION & HOUSEHOLDS

2 MILES

5 MILES

POPULATION (2024)

91,068

460,020

HOUSEHOLDS

50,131

194,754

AVE HOUSEHOLD INCOME (2024)

\$114,171

\$106,457

CONSUMER SPENDING WITHIN 2 MILES (2024)

ENTERTAINMENT, HOBBIES, PETS

\$231,624,060

APPAREL

\$73,378,448

FOOD & ALCOHOL

\$439,374,391

TRAFFIC COUNT (2025)

KETTNER BLVD

20,204 CPD

W LAUREL ST

27,614 CPD

PACIFIC HWY

27,941 CPD

I-5

208,960 CPD

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