



825-845 BROADWAY

CITY CENTER DOWNTOWN SAN DIEGO, 92101

Available for Lease

.....
**RETAIL/OFFICE
OPPORTUNITY
SUITES READY FOR
OCCUPANCY**

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CAST
CAPITAL PARTNERS



PROPERTY HIGHLIGHTS

- Ready for occupancy retail/office spaces on the prime corner of 9th Ave & Broadway - 11,100 ADT
- Located in the epicenter of growing Downtown, with over 1,500 units and 660,000 SF of office space within one block.
- Adjacent to Bosa's 620-unit development
- Centered at the intersection of the Gaslamp Quarter, Central Business District, East Village and Cortez Hill
- Surrounded by office, hotels, entertainment venues, and multifamily
- Spaces will be delivered in vanilla shell condition

PROPERTY DETAILS



Address

825-845 Broadway, San Diego, CA
92101 SWC of Broadway & 9th Ave



Size

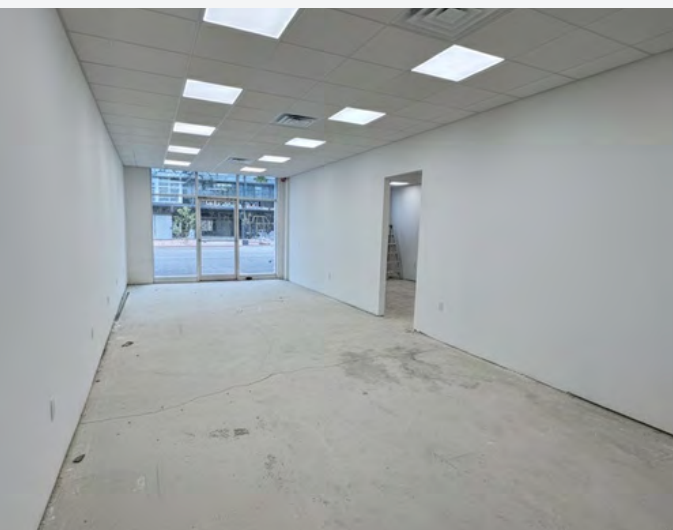
627 SF - 1,568 SF



Lease Rate

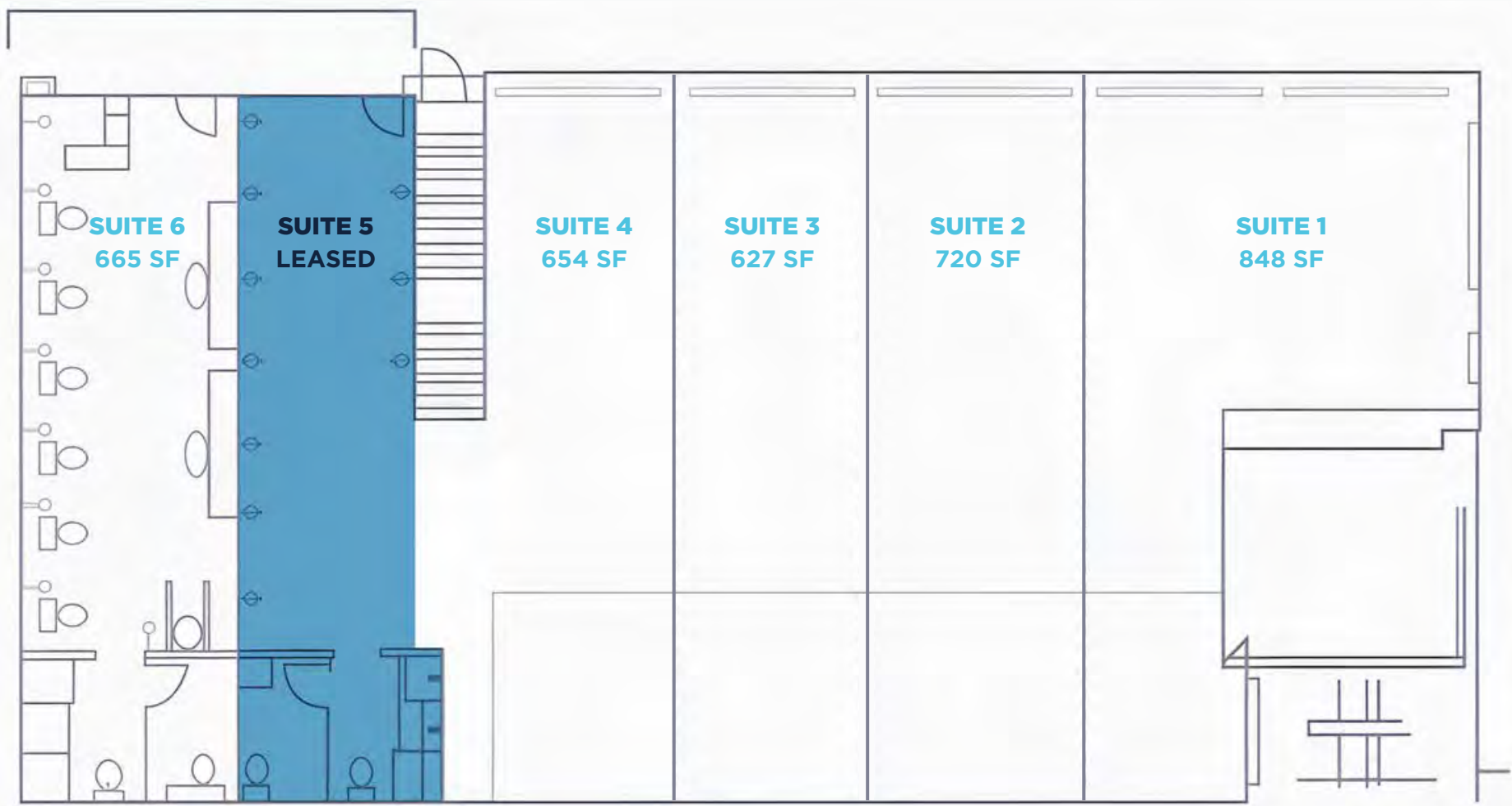
\$2.75/SF + NNN





FLOOR PLAN

AVAILABLE SPACES



Suites 1 and 2 can be combined to be contiguous.

THE LOCATION

DISCOVER SAN DIEGO'S URBAN SIDE.

When the central library, ballpark village and Petco Park came about, there was a new vibrancy, focus and understanding that there is opportunity Downtown. 9th & Broadway's location in the city center makes it a great place to be as a resident as well as a visitor. Located moments from all of the distinct downtown communities - from Little Italy's thriving food scene to the cultural East Village to the happening Gaslamp District and the recreational waterfront- Broadway is the new city center.



CITY VIEW



The planned growth of downtown will only boost its popularity among desirable American cities to live, work & play.

Forbes

San Diego is becoming Southern California's coolest city.

TRAVEL + LEISURE

DOWNTOWN SAN DIEGO

The heartbeat of every city lives in its downtown, and San Diego is no exception. Located only minutes from the airport, San Diego's thriving urban center offers an abundance of options for accommodations, activities, dining and cultural attractions, all easily accessible by foot, bike, car or public transportation.

Where modern architecture and Victorian-Age buildings stand side-by-side, you'll discover eclectic galleries, chic boutiques, trendy nightclubs, rooftop bars, gastropubs, craft beer hangouts and fine dining restaurants lining the streets.

DOWNTOWN EMPLOYERS

The city's tech scene is putting San Diego on a fast track toward new heights of success. These tech companies in downtown San Diego are making it all happen.

Procore Technologies

- Mitek Systems
- Classy
- GoFormz
- Flowmon Networks
- Jungo
- Certify
- Reflexion Health

DEMOGRAPHICS



2.1 M

Annual Petco
Park Attendees



\$1.3B

Convention Center
Economic



25M

Passengers Served
Annual at SD
Airport



792,165

Annual Ferry &
Cruise Passengers

SHARP

UC San Diego

The City of
**SAN
DIEGO**





IN THE PATH OF DEVELOPMENT



RESIDENTIAL UNITS

19,696

Existing

9,562

U/C & Proposed



HOTEL ROOMS

14,613

Existing

1,962

U/C & Proposed



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