
825-845 BROADWAY
RETAIL/OFFICE OPPORTUNITY
AVAILABLE FOR LEASE
NEWLY REMODELED SUITES
CAST
CAPITAL PARTNERS




## **OPPORTUNITY** 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

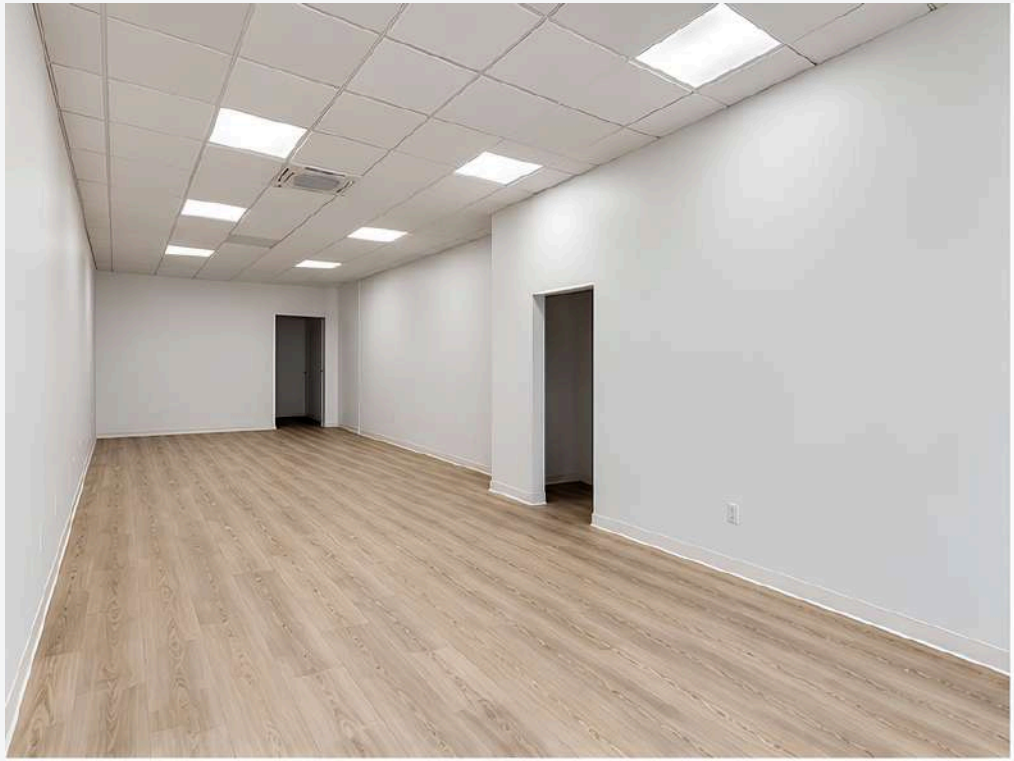
## **PROPERTY** DETAILS

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

**Size**
Contiguous from 586 SF-2,551 SF

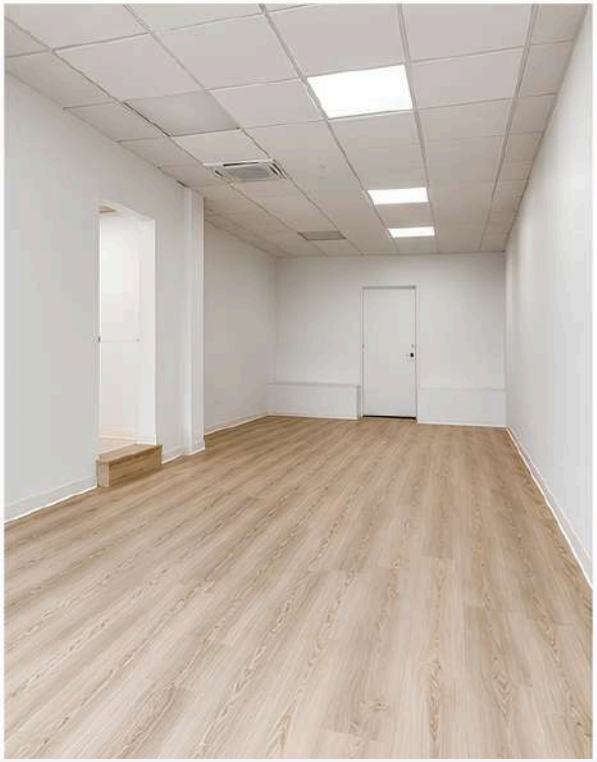
**Lease Rate**
$2.75/SF + NNN





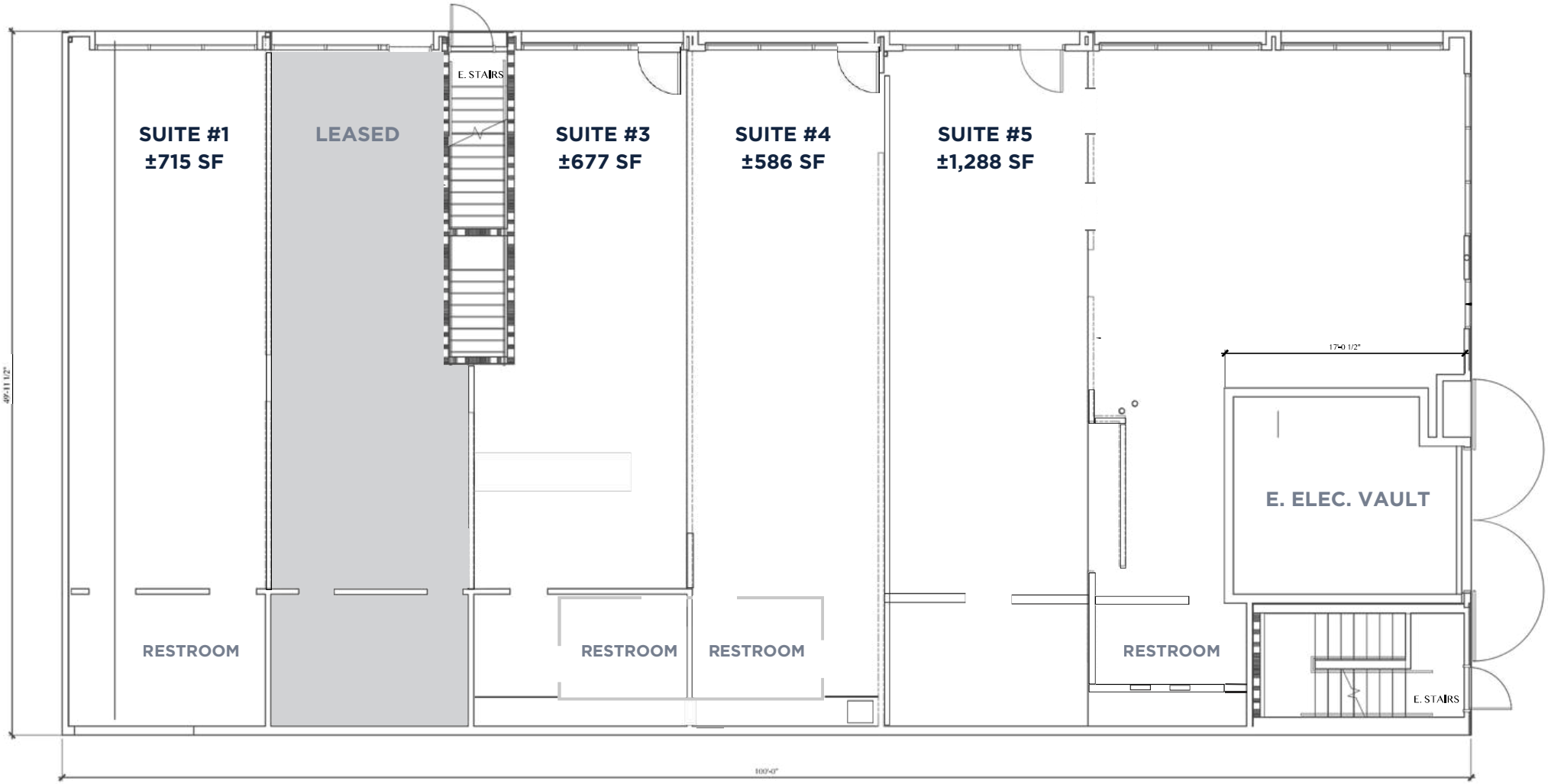








# **FLOOR** PLAN


SUITE #1
±715 SF
LEASED
E. STAIRS
SUITE #3
±677 SF
SUITE #4
±586 SF
SUITE #5
±1,288 SF
17'-0 1/2"
E. ELEC. VAULT
RESTROOM
RESTROOM
RESTROOM
RESTROOM
E. STAIRS
49'-11 1/2"
100'-0"

# **ABOUT** THE AREA

## 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.

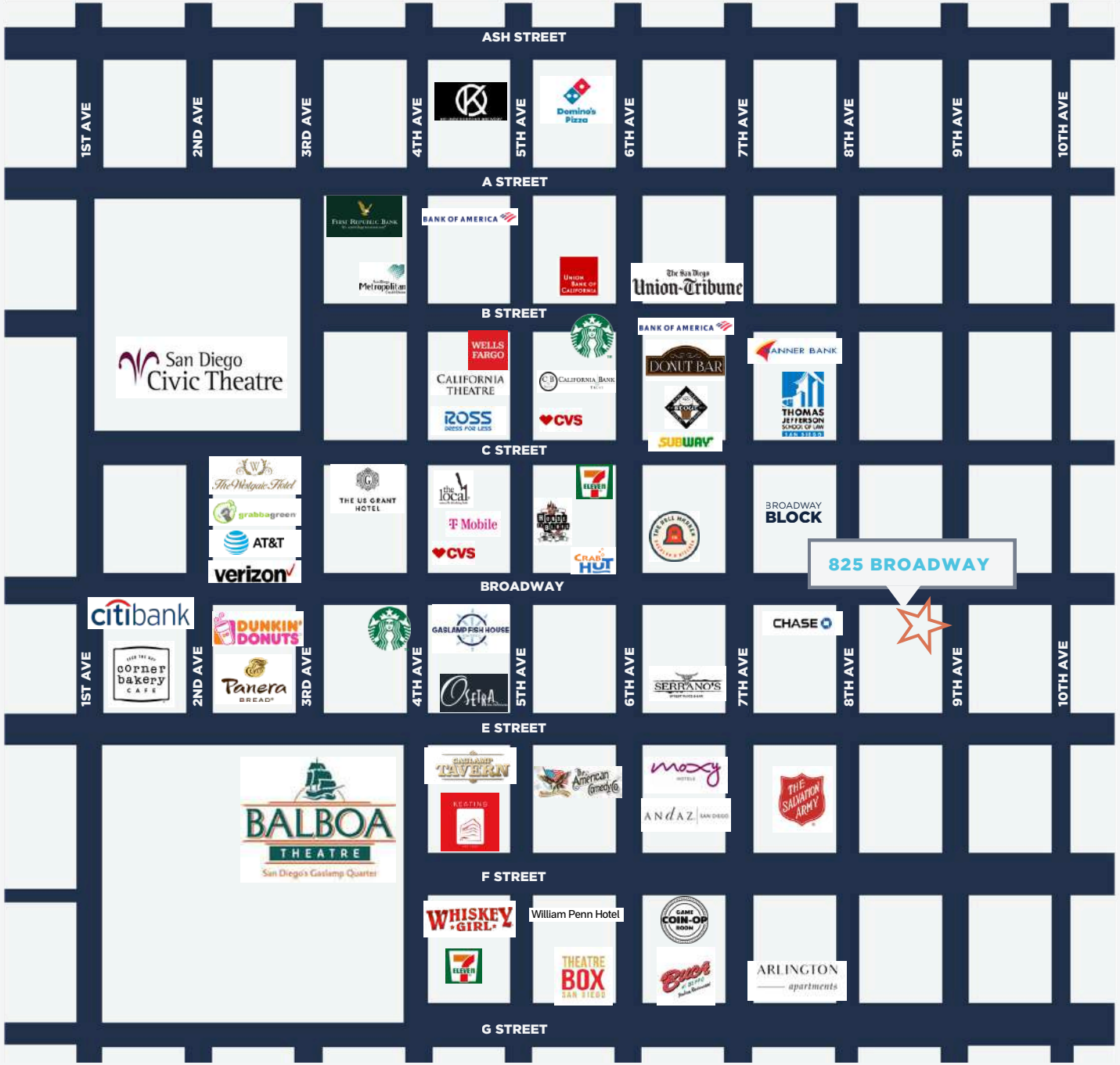








# **THE CITY** VIEW




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 inits downtown, and San Diego is no exception. Located only minutes from the airport, SanDiego'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

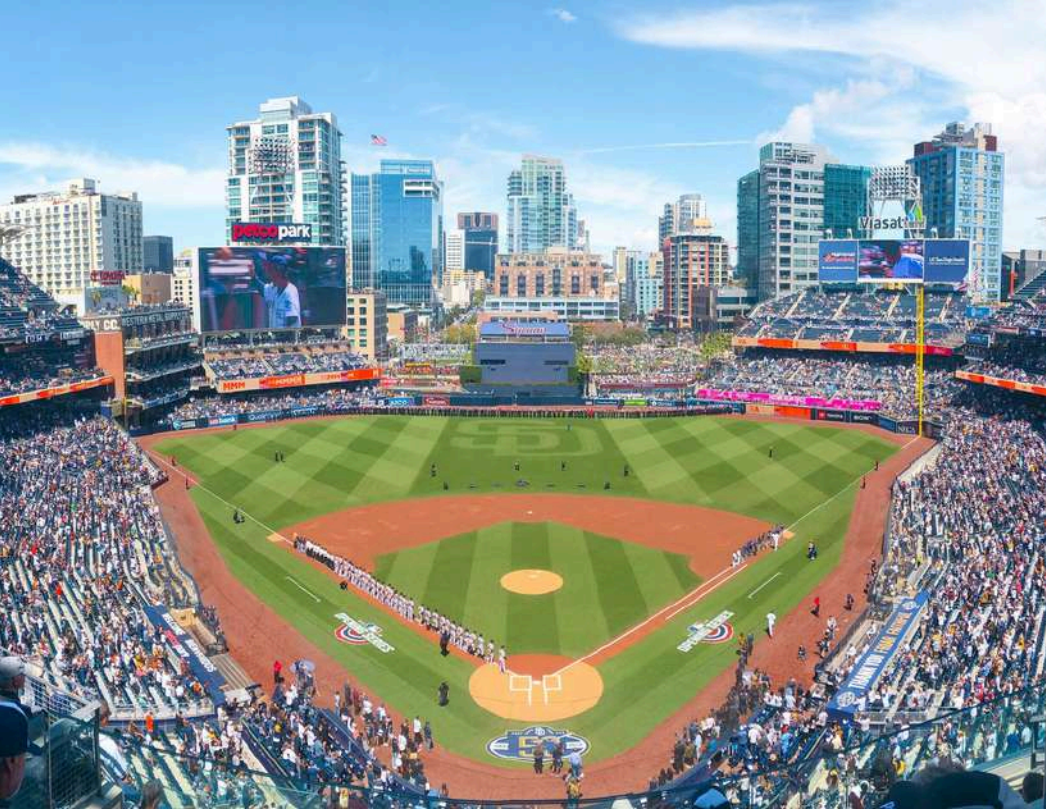
**792,165**
Annual Ferry & Cruise Passengers

SHARP

UC San Diego

The City of SAN DIEGO

NAVAL BASE SAN DIEGO


petco park
Viasat


Holland America Line


AN DIEGO CONVENTION CENTER



# **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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