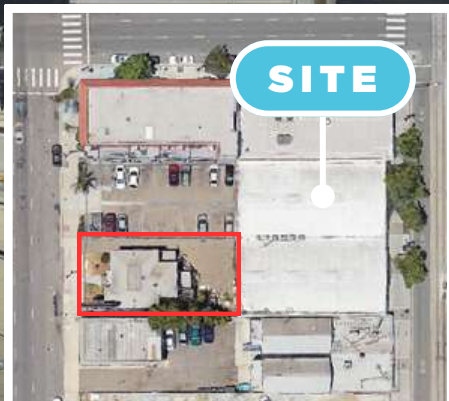


750 PARK BLVD

SAN DIEGO, CA 92101

10,000 SF | AVAILABLE FOR LEASE



**Planned Demolition to Provide
+20 Designated Parking Stalls**

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CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

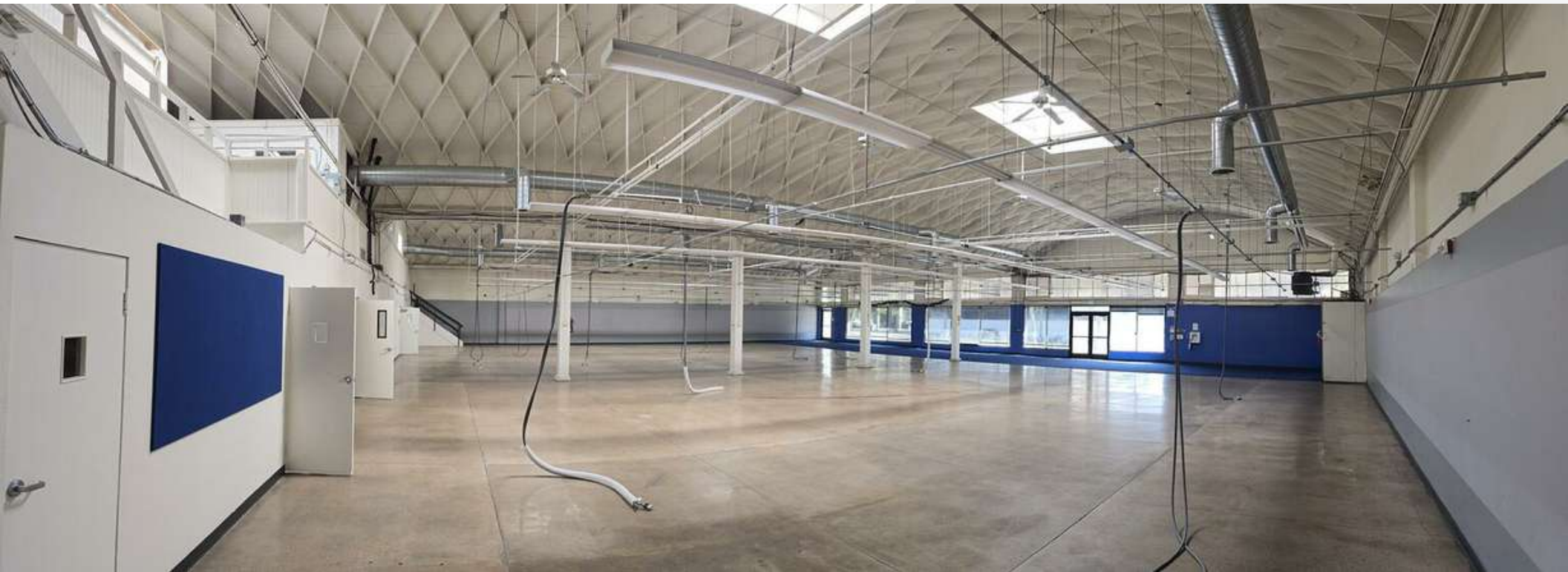
- **Prime East Village Location** Positioned in one of San Diego's most dynamic urban corridors, steps from Petco Park and the energy of the Gaslamp Quarter.
- **10,000 SF of Flexible Space** Open, adaptable layout well-suited for retail, creative office, fitness, or showroom concepts.
- **Exceptional Street Presence** Floor-to-ceiling windows and 100+ feet of Park Blvd frontage deliver maximum visibility and prominent branding exposure.
- **Highly Accessible** Walkable to public transit, and just minutes from San Diego International Airport and I-5, connecting tenants and customers from across the region.
- **Designated Parking** Planned demolition of the building at 741 11th Ave will provide 20 additional designated parking stalls, a valuable amenity in a submarket where parking is at a premium.

SPACE DETAILS

BUILDING AREA 10,000 SF

ZONING CCPD-R

RATE \$2.50/SF + NNN



DESIGNATED PARKING

750 PARK BLVD

Building located at 741 11th Ave to be demolished and lot paved for an additional 20 parking stalls.

DEMOGRAPHICS

	POPULATION & HOUSEHOLDS	1 MILE	3 MILE	5 MILE
	2025 POPULATION	57,189	206,010	492,496
	2025 HOUSEHOLDS	29,611	92,373	196,202
	AVG HOUSEHOLD SIZE	1.6	2	2.3
	HOUSEHOLD INCOME	\$116,095	\$122,851	\$113,949
	TOTAL SPECIFIED CONSUMER SPENDING	\$848.2M	\$2.9B	\$6.2B
	CPD	64,142		



AMENITIES MAP



LITTLE
ITALY

BALBOA
PARK

163

INTERSTATE
5

CAVA

Mendocino
Farms

SITE

GASLAMP
QUARTER

STK

PUNCH BOWL
SOCIAL

DELIC

AKA

BREAKFAST
REPUBLIC

BAY CITY

COWBOY STAR

EAST
WILDS

Asa's
BAKERY

BIRD ROCK

PARK &
MARKET
TROLLEY
STATION

IZOLA

SEAPORT
VILLAGE

MARRIOTT MARQUIS
SAN DIEGO MARINA

RUSTIC
ROOT

PETCO
PARK

SAN DIEGO

Hilton
SAN DIEGO BAYFRONT



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