

INTRODUCING THE NEW

HORTON

DOWNTOWN SAN DIEGO

COMING SOON



HORTON
DOWNTOWN SAN DIEGO

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**For Retail
Leasing**

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 **URBAN
STRATEGIES GROUP**
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SAN DIEGO'S NEW HUB

At the epicenter of seven neighborhoods. One cohesive vision for a new city center that will define downtown San Diego.



7
CITY BLOCKS

10
ACRES

1M+
SQUARE FEET

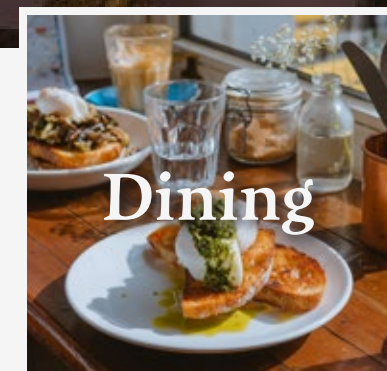
4,000
EMPLOYEES ON-SITE



IN THE HEART OF IT ALL

Revitalizing Horton Plaza
into a game-changing
urban campus with
 $\pm 700,000$ SF of creative
office / life science space
and $\pm 300,000$ SF of
retail space in the heart
of downtown San Diego,
a thriving city center
bustling with exciting
attractions, restaurants,
and entertainment.

Delivery Q2 2022



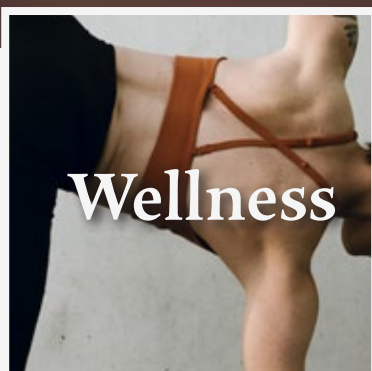
Dining



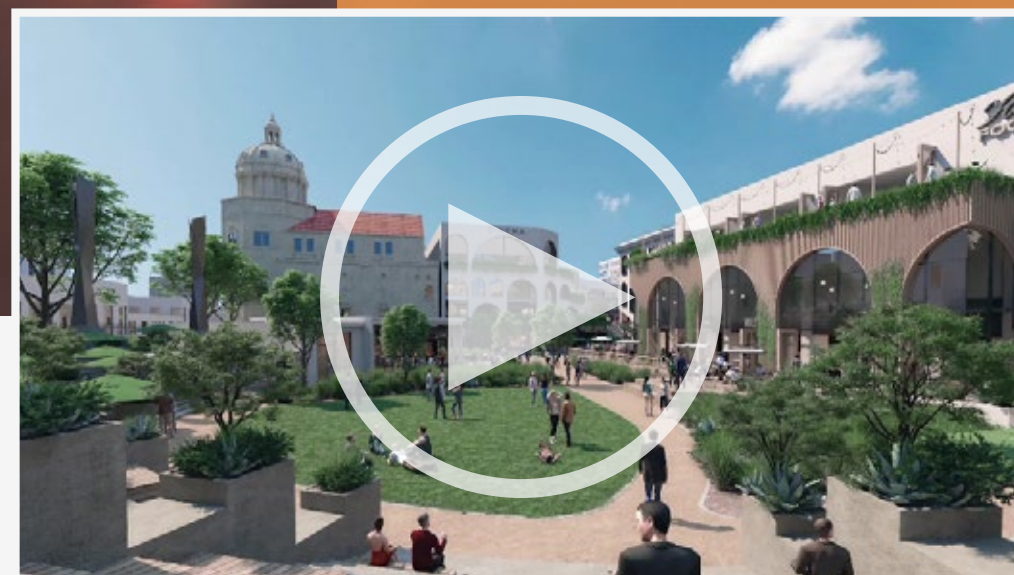
Retail



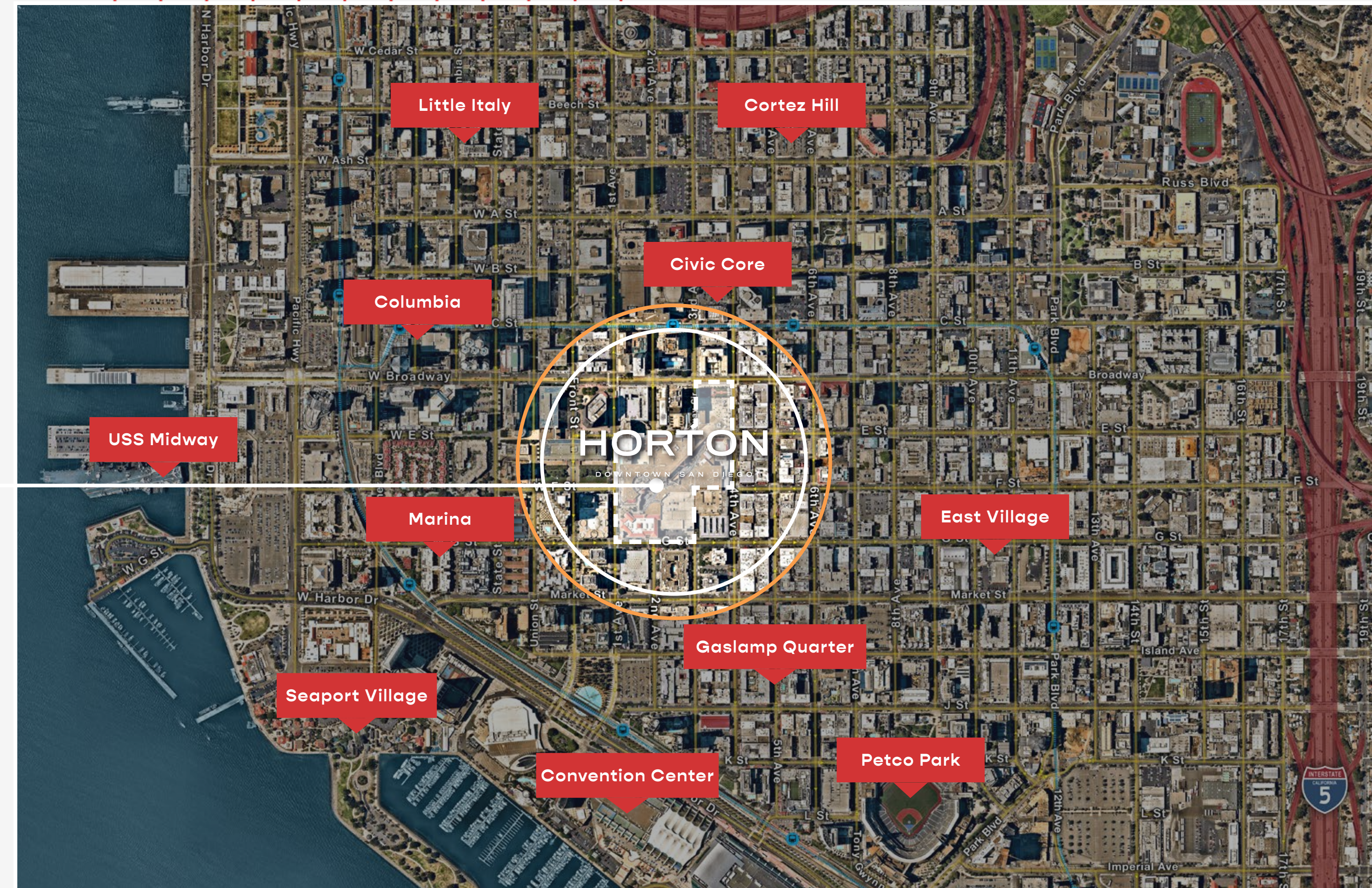
Culture



Wellness



**WATCH: A VIRTUAL LOOK INSIDE THE PROJECT
OR VISIT HORTONSD.COM**



PROJECT OVERVIEW

The ultimate mixed-use campus.
A sustainable, high-tech hub in the heart of downtown San Diego.

- 7 City Blocks (10 Acres)
±300K SF Retail
±700K SF Office
- 2 Parking Garages with 2,200 Public Parking Stalls
- 1-Acre Park with Chef Collective & Freestanding Kiosks



1. Office

- ±700,000 SF office space across 6 levels

2. Parking

- 4th Avenue Garage
- G Street Garage
- Total 2,200 public parking stalls

3. Grocer

- Potential ±42,953 SF space
- Flexible space sizes

4. Retail

- ±300,000 SF restaurant / retail / fitness / service / entertainment space across 6 levels

5. Entertainment

- Large spaces on levels 5 & 6
- Former cinema
- Ideal for eatertainment user

6. Balboa Theatre

- Seating capacity of 1,339
- Historic venue
- Broadway showings and concerts weekly

7. Lyceum Theatre

- Venue on Level 1, entrance on Level 2 via staircase
- 2 theatres with 755 seats total

8. Chef Collective

- 6-9 food kiosks
- Large dining terrace
- Chef collective on 1st floor, storage space on mezzanine

9. Park

- 1-acre park with central lawn, updated amphitheatre seating, 3 freestanding food kiosks
- Adjacent to chef collective

10. Phase II Tower

- Additional office and retail space
- In planning



THE OPPORTUNITY



PREMIER
RESTAURANT &
RETAIL SPACES

INDOOR/
OUTDOOR
ENVIRONMENT

ABUNDANT
PARKING

4,000
EMPLOYEES
ONSITE

FLEXIBLE
SPACE SIZES

DAYTIME
POPULATION
DOWNTOWN:
87,655

DOWNTOWN AT A GLANCE



1
SAN DIEGO INTL. AIRPORT
2.5 Miles Away

- 20.6M annual air passengers



2
LITTLE ITALY
0.5 Miles Away

- 10,000 daytime population
- Weekly Farmers' Market



3
USS MIDWAY
0.8 Miles Away

- Historic naval ship museum
- 1.3M annual visitors



4
SEAPORT VILLAGE
0.5 Miles Away

- 4M annual visitors



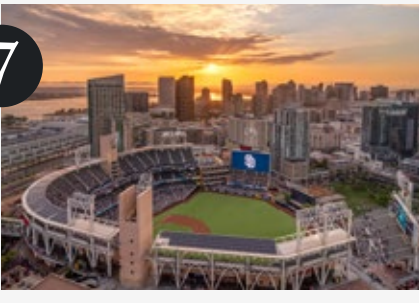
5
CONVENTION CENTER
0.8 Miles Away

- 836,000 annual attendees
- Largest event: San Diego Comic-Con (135,000 attendees)



6
GASLAMP QUARTER
0.1 Miles Away

- 10M annual visitors



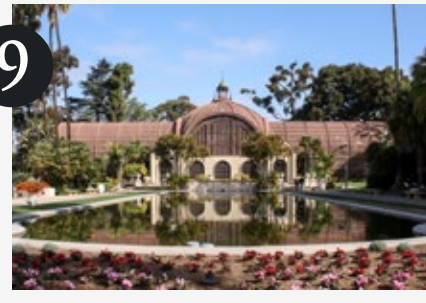
7
PETCO PARK
0.6 Miles Away

- 2.4M annual attendees
- Home of San Diego Padres
- \$70M spent in stadium annually



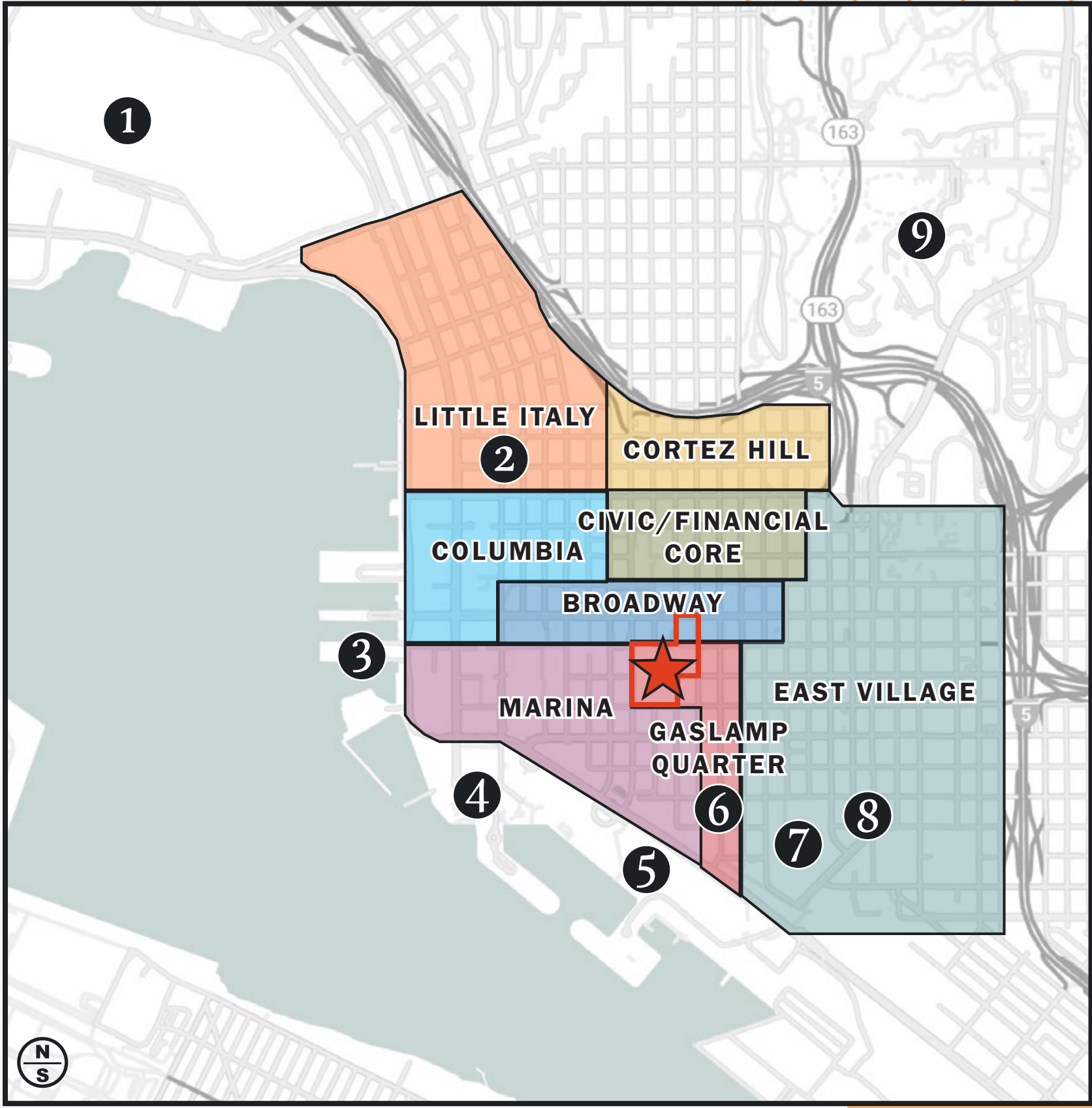
8
CENTRAL LIBRARY
0.8 Miles Away

- 1M annual visitors
- ±497,650 SF, nine stories
- 320-seat auditorium annually



9
SAN DIEGO ZOO / BALBOA PARK
1.7 Miles Away

- 10M annual visitors combined



Within 4 blocks, there are more than...

4,576
HOTEL ROOMS
with ±1,043 rooms under construction / In planning

4,242
RESIDENTIAL UNITS
with ±2,449 units under construction / In planning

6.4M
SQUARE FEET OF OFFICE
with ±1.2M SF under construction / In planning

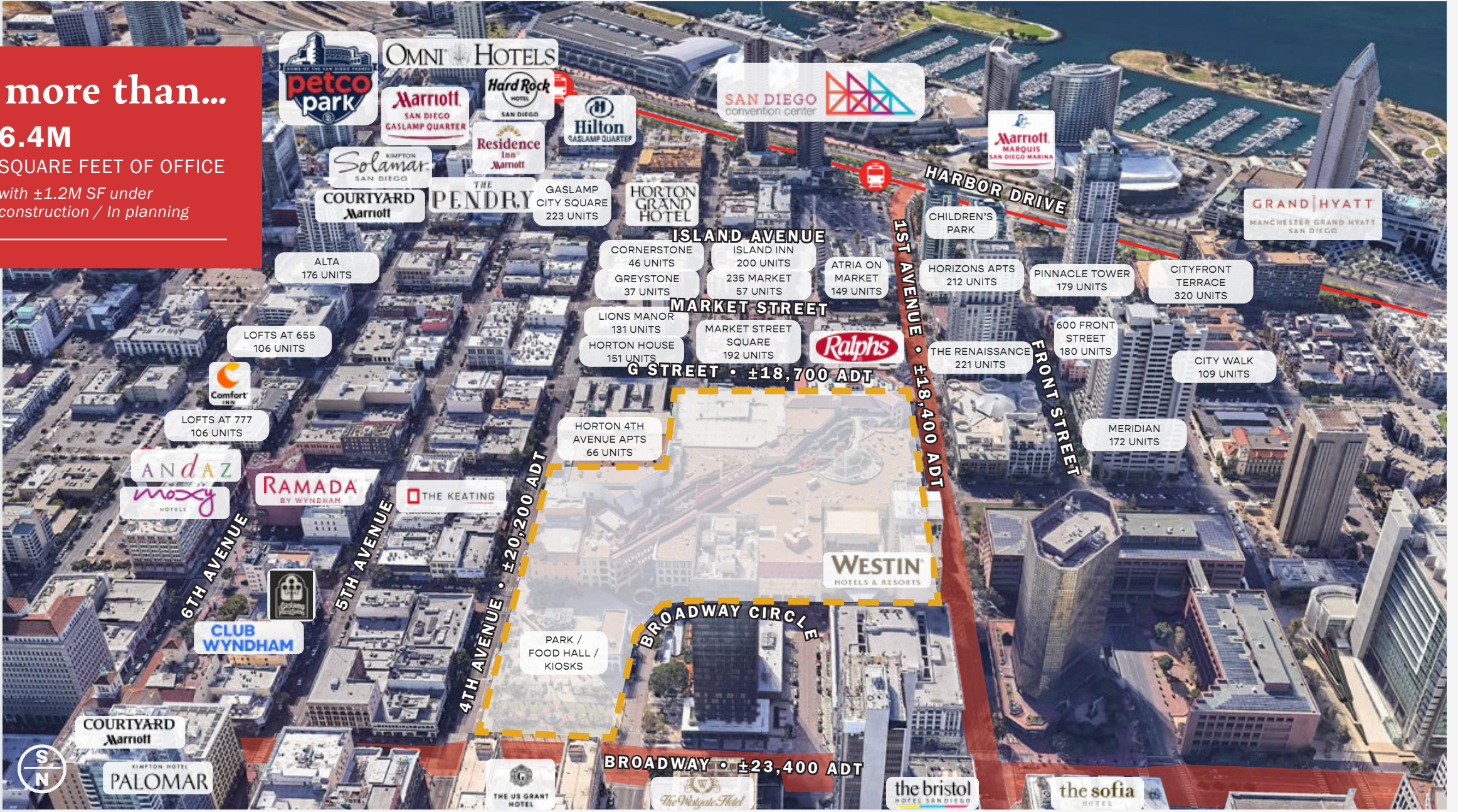
Downtown Demographics

42K
POPULATION OF DOWNTOWN SAN DIEGO

81K
TOTAL JOBS LOCATED DOWNTOWN

\$105,124
AVERAGE ANNUAL INCOME DOWNTOWN

130
TECH & INNOVATION STARTUPS DOWNTOWN



Know the People


88%
of residents dine out more than twice per week


85%
of residents exercise at least three times per week


38%
of residents have pets, 73% of those are dogs


41%
of residents are millennials

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

SAN DIEGO'S OFFICE HUB



±700,000 SF of
office space inside
The Campus at
Horton



59,367
DAYTIME
POPULATION
WITHIN .5 MILE



87,655
DAYTIME
POPULATION
DOWNTOWN

Densest Daytime
Population in
San Diego

THE CAMPUS AT HORTON

URBAN STRATEGIES GROUP

WITHIN 4 BLOCKS, THERE IS MORE
THAN **±6.4M SF** OFFICE SPACE &
AN ADDITIONAL **±1.2M SF** UNDER
CONSTRUCTION / IN PLANNING



DOWNTOWN'S THEATRE DISTRICT

Several world-renowned theatres & live music venues are located just steps from the front door of Horton, creating a convergence of entertainment options and cultural attractions.



1. BALBOA THEATRE



2. LYCEUM THEATRE



3. SPRECKELS THEATRE



4. CIVIC THEATRE



5. HOUSE OF BLUES



6. COPLEY SYMPHONY HALL

LIVE VENUES

DOWNTOWN SAN DIEGO

1 BALBOA THEATRE

On-Site

- Seats: 1,335
- Opened: 1924

Received a \$26.5M restoration in 2008. Located on-site fronting The Park at Horton.

2 LYCEUM THEATRE

On-Site

- Seats: 755 (Across 2 Stages)
- Opened: 1986

Located underneath Horton. Consists of a large, renovated lobby and 2 distinct theatres.

3 SPRECKELS THEATRE

- Seats: 1,463
- Opened: 1912

Designated a National Historic Site in 1973.

4 CIVIC THEATRE

- Seats: 2,967
- Opened: 1965

The region's largest and greatest attended performing arts venue. Home to the San Diego Opera.

5 HOUSE OF BLUES

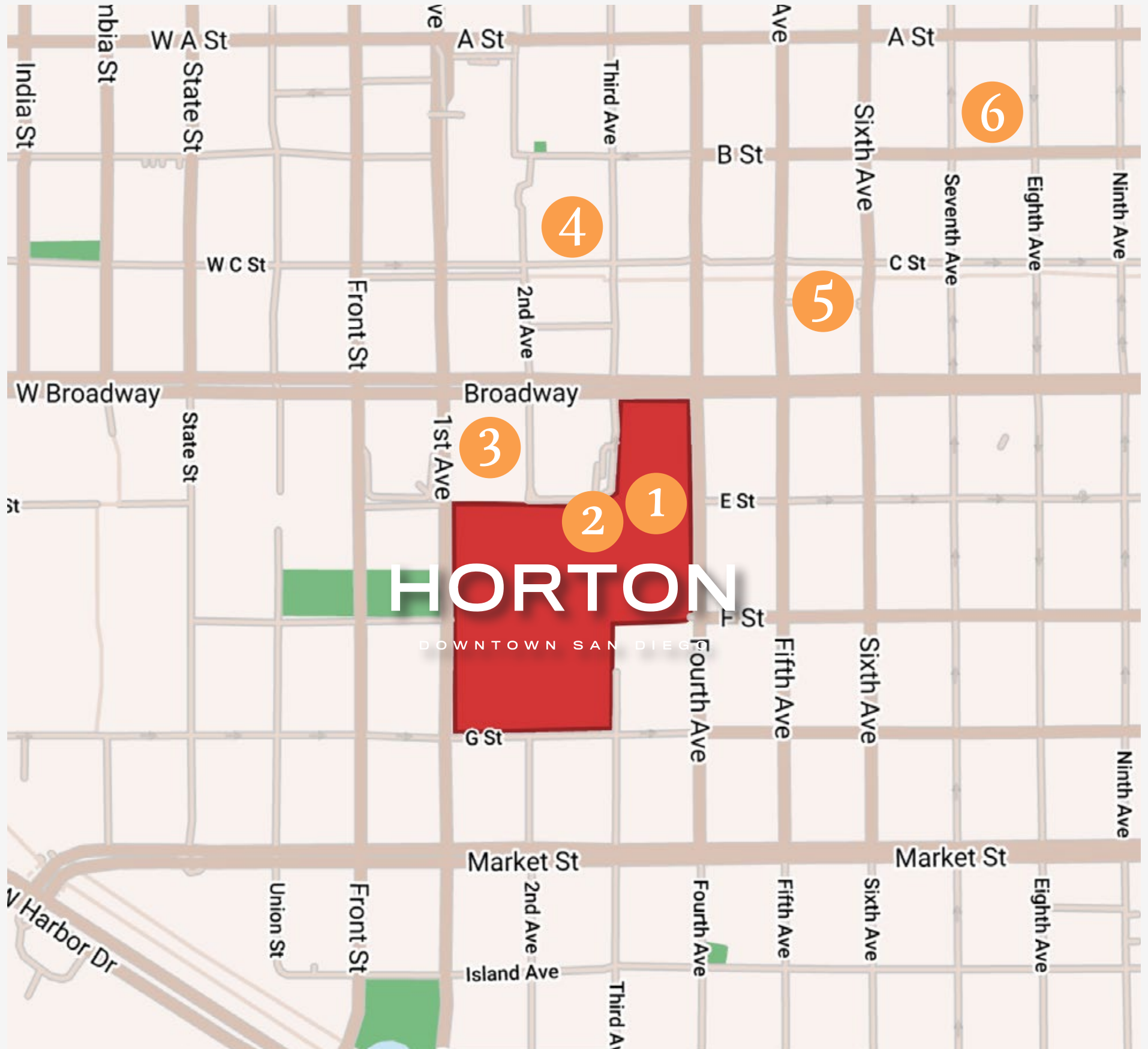
- Seats: 1,270 (Across 3 Rooms)
- Opened: 2005

Includes a restaurant & bar with Southern cuisine, a private event room, and a large multi-story Music Hall.

6 COPLEY SYMPHONY HALL

- Seats: 2,248
- Opened: 1929

The hall features an enormous pipe organ that is built into 5 walled chambers.



SUNNY SAN DIEGO



*“America’s Finest City,”
from the beach to
the city center*

With its warm climate and beautiful beaches, San Diego is a tourist paradise. It is home to the world-renowned San Diego Zoo & Balboa Park, which see 12 - 14M visitors annually, and has more than 70 miles of coastline.

San Diego has not only become a top destination for visitors, but also a place for people to settle down, making it the eighth largest city in the country by population. It’s also ranked as the second safest city in the U.S. and the fourth best place for startups.

THE CAMPUS AT HORTON



3.3M
Population



34.9M
Visitors / Year



20.6M
Annual Passengers at San
Diego International Airport



\$63,400
Median Household Income

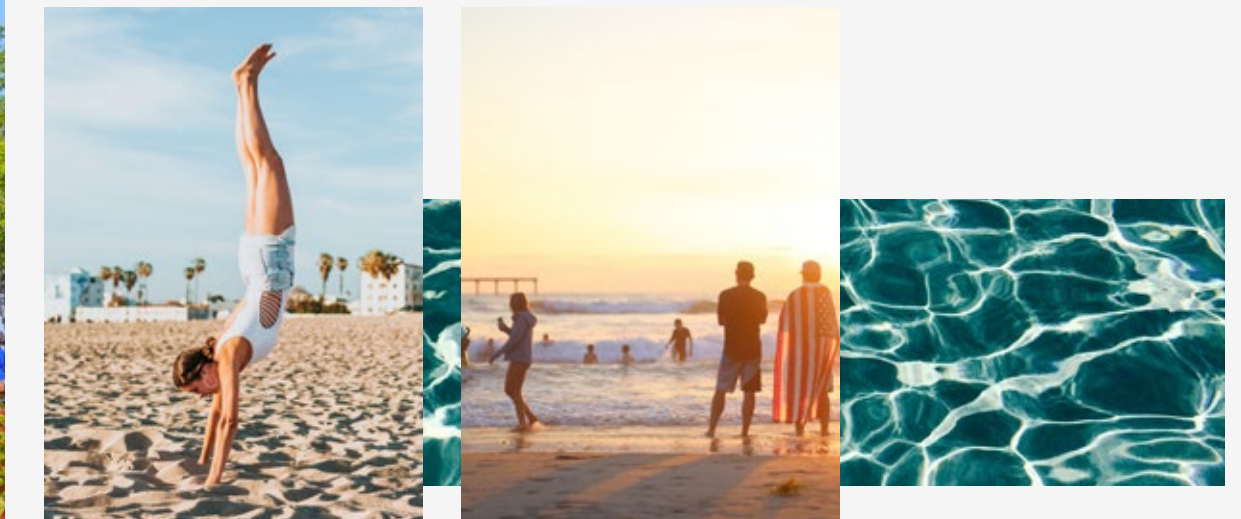
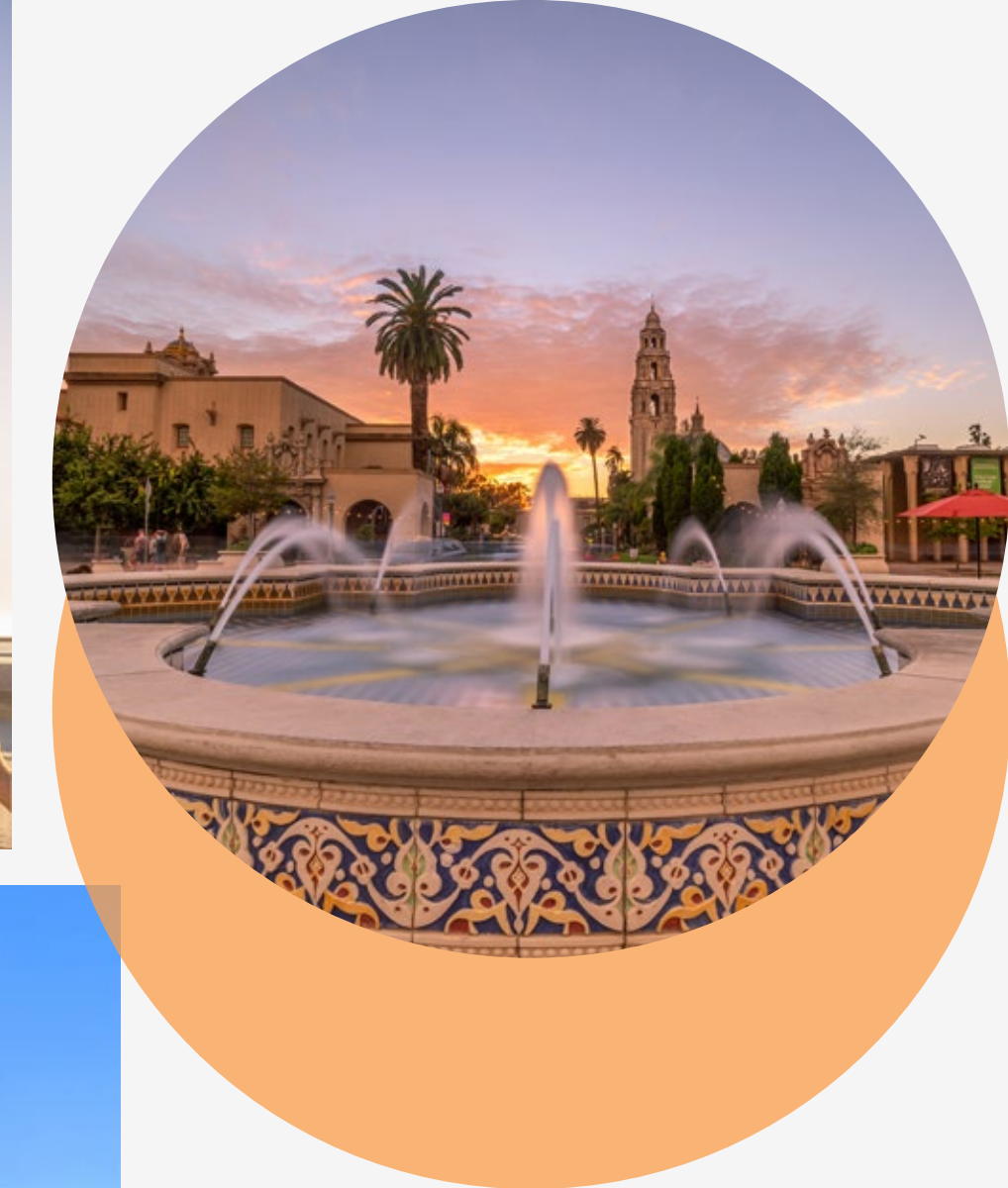


\$10.4B
Visitor Spending / Year



40M
Annual Passengers at San
Diego Trolley Lines

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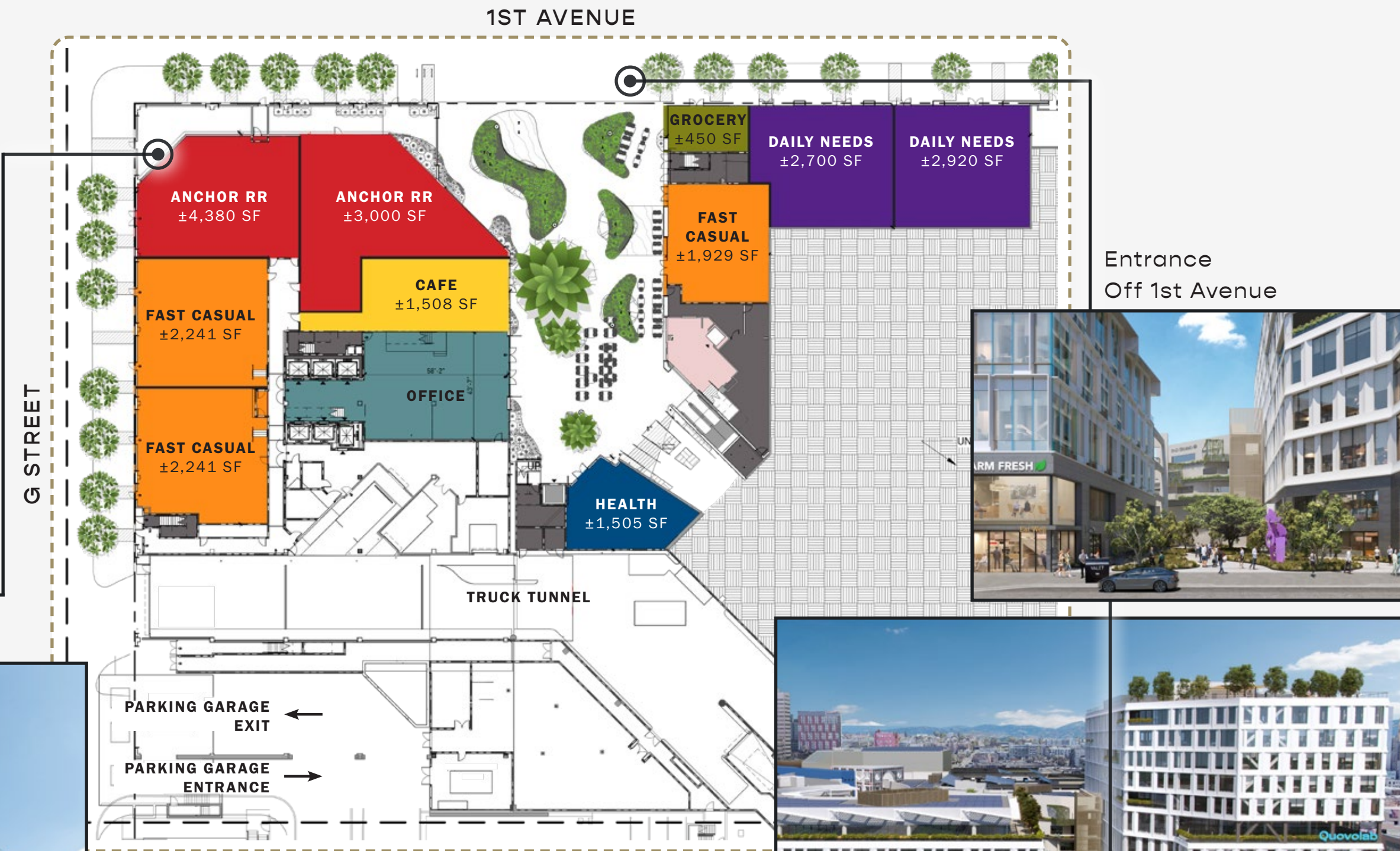


LEVEL ONE

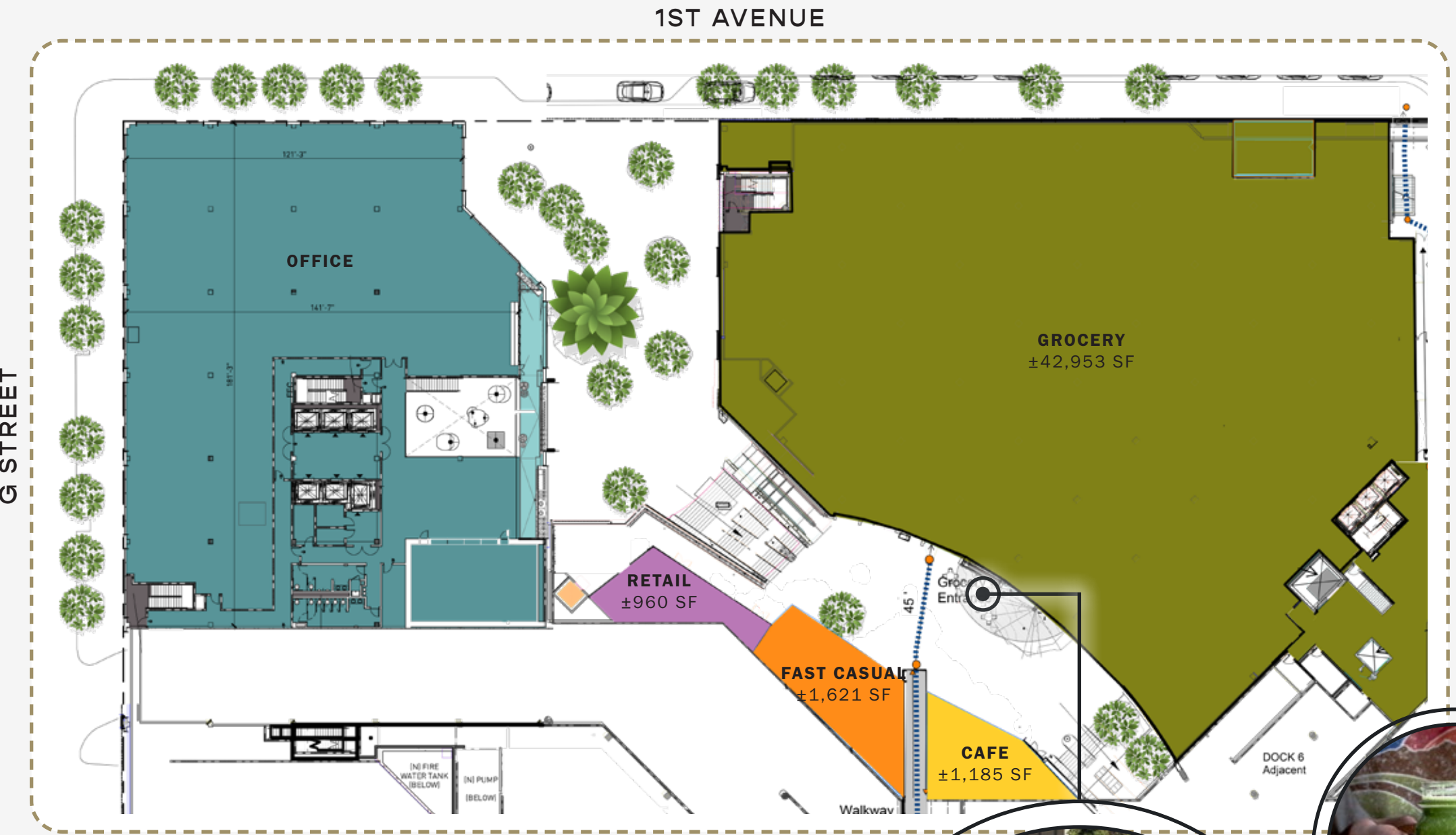
LEVEL TWO



1st Avenue & G Street Food Court Opportunity



1st Avenue & G Street Food Court Opportunity



Parking Garage Entrance

Grocery Plaza Entrance



THE PARK AT HORTON

THE CAMPUS AT HORTON

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LEVEL THREE



2-Story Flagship Retailer

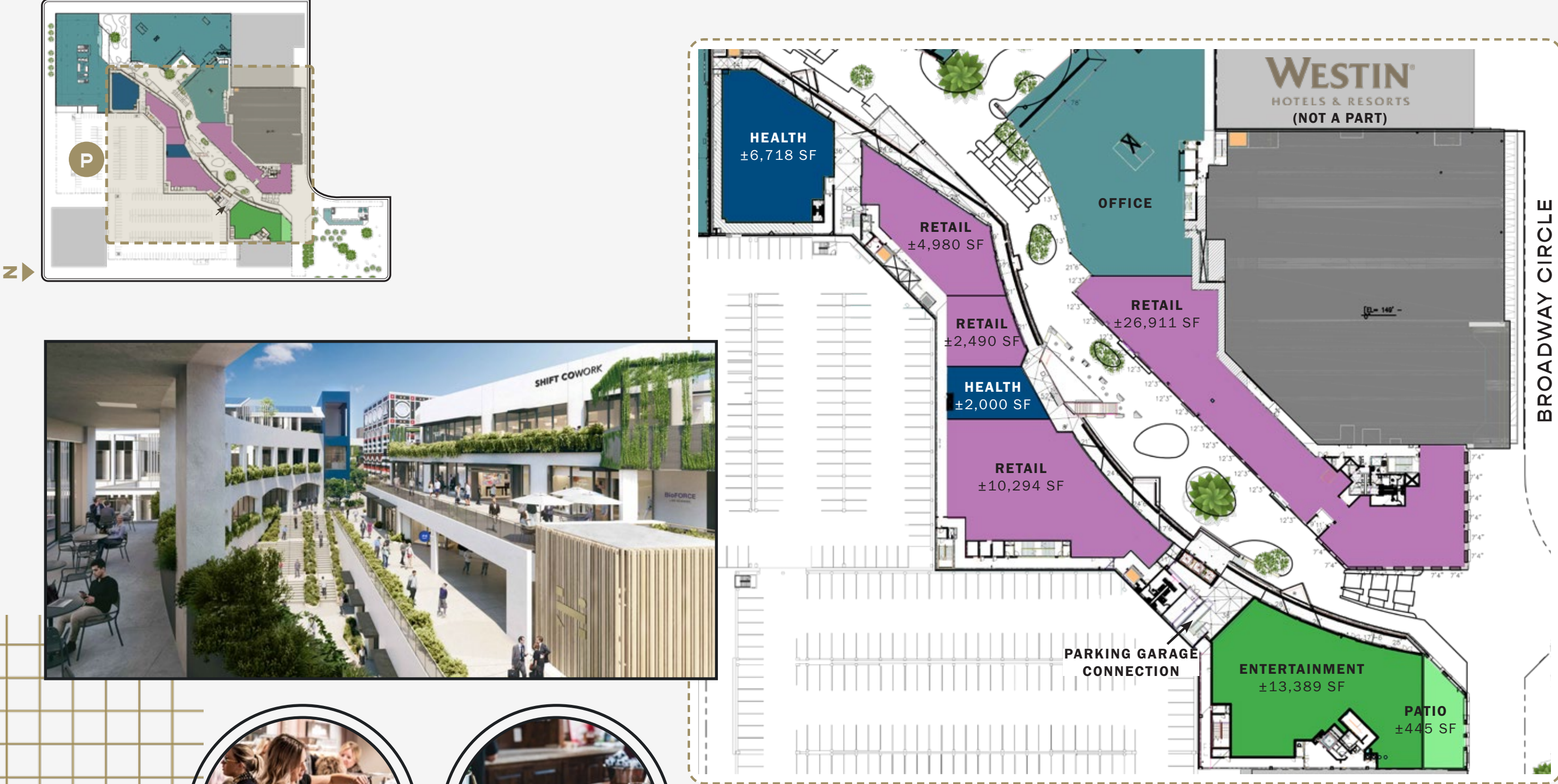


The Heart of the Project



LEVEL FOUR

LEVEL FIVE + LEVEL SIX



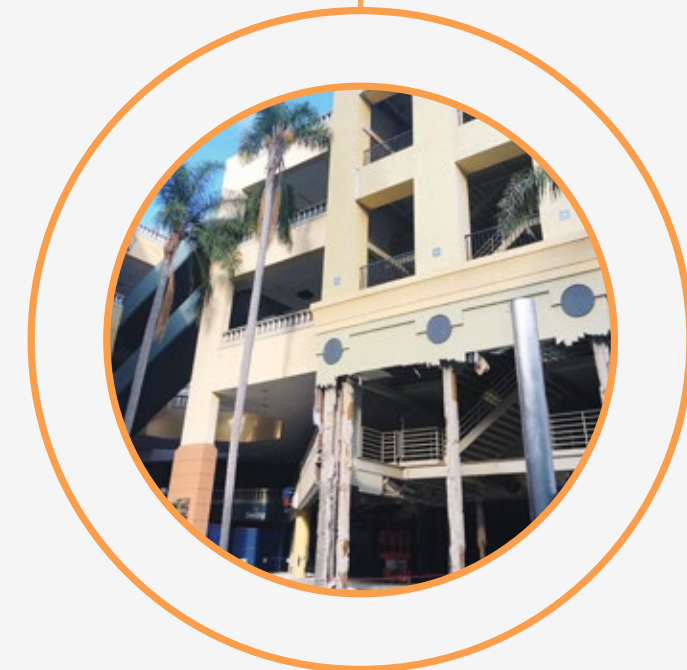
CONSTRUCTION UPDATE

The San Diego
Union-Tribune

“The first phase of the mall-to-office-campus conversion project is now fully funded and on track for completion in early 2022.”

MARCH 10, 2020

PROJECT IS
FULLY FUNDED;
DEMOLITION BEGINS
2020



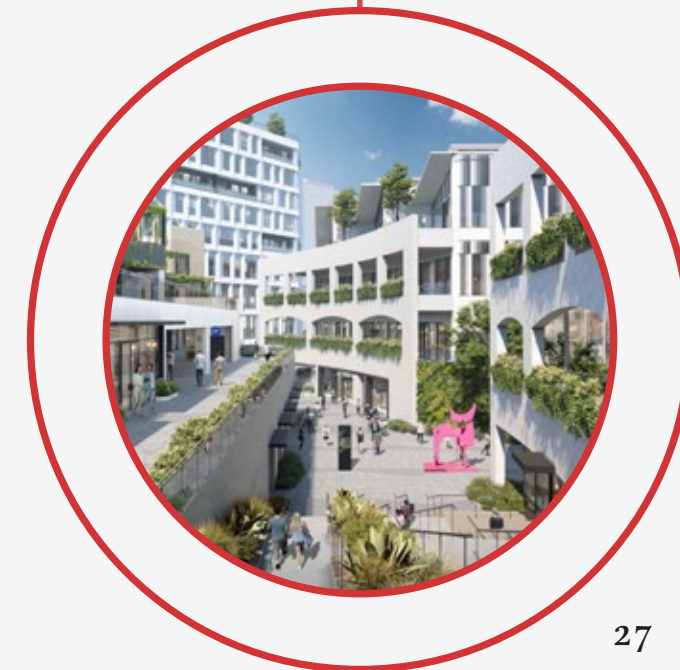
Construction is well underway | Photo taken: March 2021



Rendering of Horton retail plaza



Q2 2022
TI DELIVERY DATE



OPENING DATE
Q4 2022



STOCKDALE CAPITAL PARTNERS

A look at the developer's history of success in retail



Leading the charge behind the Campus at Horton is Los Angeles-based developer Stockdale Capital Partners, a vertically-integrated real estate investment firm focused on opportunistic investments across the Southwest.

Stockdale has a history of transforming failed shopping centers into desirable high-tech, mixed-use office hubs, with successful projects in Scottsdale, AZ and Los Angeles, among many other cities.

THE CAMPUS AT HORTON

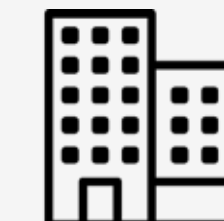
30 Years of
Ownership
& Investing
Experience

URBAN STRATEGIES GROUP

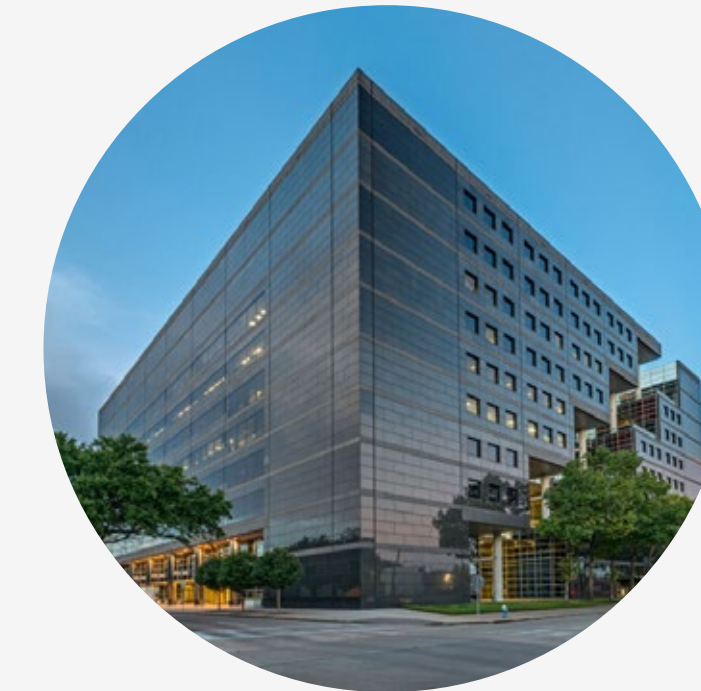


GALLERIA CORPORATE CENTER
Scottsdale, Arizona

- 537,110 SF Class A office building in the heart of Downtown Scottsdale
- Revitalized from a former shopping center
- Notable tenants: Yelp, Indeed, Sagicor



**537K
SF**
Class A
office



20 GREENWAY PLAZA
Houston, Texas

- 433,132 SF Class A creative office building in the Greenway submarket of Houston
- Diverse tenant roster: Merrill Lynch, Sunnova Energy Corp, REALEC Technologies, Mitsubishi, Koch



**433K
SF**
Class A
office

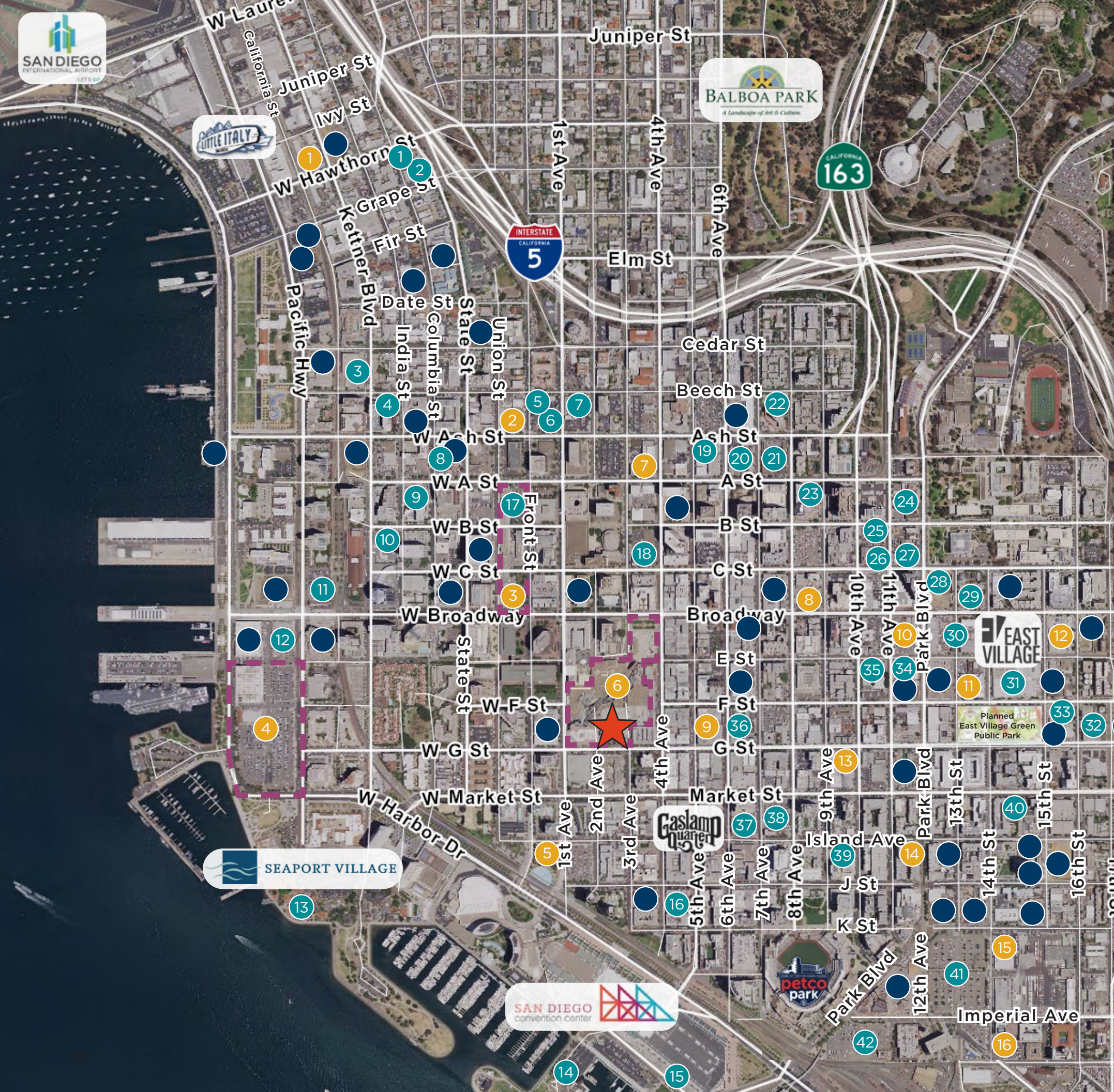


2100 W 3RD STREET
Los Angeles, California

- 147,168 SF Class A medical office building in the Westlake submarket of Los Angeles
- Notable tenants: UCLA Health, Children's Hospital Los Angeles, Providence Health & Services, and ViraCor-BT laboratories



**147K
SF**
Class A
office



DOWNTOWN SAN DIEGO DEVELOPMENT PIPELINE Q3 2021

Under Construction

Approx. 3,267 residential units; 502,570 SF retail;
2,972,000 SF office; 147 hotel rooms

Pipeline

Approx. 9,163 residential units; 578,258 SF retail;
3,699,518 SF office; 7,884 hotel rooms; East Village
Green Acre Public Park; Convention Center Expansion

Recently Completed

Approx. 6,247 residential units; 298,232 SF retail;
2,002,160 SF office; 1,026 hotel rooms; 66,000 SF
UCSD Extension; 700,000 SF San Diego Courthouse

URBAN STRATEGIES GROUP
FLOCKE & AVOYER COMMERCIAL REAL ESTATE

UNDER CONSTRUCTION

- Kilroy; 2100 Kettner**
219,000 sf office;
15,000 sf retail
Est. Completion: Q3 2021
- Trammel Crow Residential; Simone**
395 units
Est. Completion: Spring 2023
- Holland Partners; West**
431 units; 20,000 sf retail;
250,000 sf office
Est. Completion: Q1 2024
- IQHQ; Research and Development District**
130,000 sf retail; 1.6M sf office
Est. Completion: Summer 2023
- SLA; Children's Park**
Picnic area, dog park, elevated walkway, adult fitness area
Est. Completion: Summer 2022
- Stockdale Capital Partners; Campus at Horton**
300,000 sf retail; 700,000 sf office
Est. Completion: Q2 2022
- The Hanover Co.; 3rd & A**
270 units; 4,000 sf retail
Est. Completion: Dec. 2021
- Ghods Builders; 800 Broadway**
384 units; 22,000 sf retail
Est. Completion: 2022
- Briad Group; AC Hotel**
147 hotel rooms;
1,200 sf retail
Est. Completion: Oct. 2021
- Pinnacle International; Broadway Towers**
700 units; 11,000 sf retail
Est. Completion: Q3 2021
- Carleton Management; Framework**
87 units; 3,570 sf retail
Est. Completion: Early 2022
- R&V Management; Block A**
368 units; 11,000 sf retail
Est. Completion: Q4 2022
- Cisterra; Radian**
241 units; Target store
Est. Completion: 2023
- Barings; 1155 Island**
203,000 sf office
Est. Completion: Late 2021
- Mill Creek Residential; Modera**
368 units
Est. Completion: Q3 2021
- Chelsea Investment Co.; 14th & Commercial**
407 units; 5,000 sf retail
Est. Completion: May 2022

PIPELINE

- Liberty National; Columbia & Hawthorne**
22 rooms; 33 units;
4,000 sf retail
- Liberty National; State & Grape**
60 rooms; 92 units
- Holland Partners; Cedar & Kettner**
356 units; 8,100 sf retail
- Forge Land Company; India & Beech**
150 units; 4,000 sf retail
- Affirmed Housing Group; Front & Beech**
78 units
- Essex; Citipl@ce**
147 units
- Liberty National; 1st & Beech**
429 units
- TR Legacy Holdings; 499 West Ash**
336 units; 284 rooms; 25,000 sf retail; 10,000 sf office
- Pinnacle International; 144 units; 301 rooms; 3,500 sf retail**
- Crown Invest LLC; Two America Plaza**
48 units; 301 rooms; 23,300 sf retail
- Bosa; Pacific & Broadway - Parcel 1**
306 units; 15,000 sf retail
- Manchester Financial Group; Manchester Hotel**
1,035 rooms; 1.9-acre plaza
- Protea Waterfront Dev.; Seaport San Diego**
1,700 rooms; 242,000 sf retail; 145,000 sf office
- Robert Green Company; 5th Avenue Landing**
1,396 rooms
- Convention Center; Phase 3 Expansion**
Exhibit halls, meeting rooms, ballrooms, rooftop park
- Robert Green Company; 4th & J Hotel**
241 rooms; 5,000 sf retail
- Holland Partners; North Block**
431 units; 57,500 sf retail; 600,000 sf office
- Caydon; The Theatre House**
336 units; 190 rooms
- Vandeval Hotels LLC; 5th & Ash Suites**
154 rooms; 7,520 sf retail
- Ghods Builders; 6th & A**
389 units; 7,000 sf retail
- XJD; 7th & A**
281 units; 9,000 sf retail
- J Peter Block Companies; 104 Beech**
- Wood Partners; The Rey Phase II**
459 units
- Pinnacle International; Pacific Heights**
279 units; 8,000 sf retail
- Liberty National; 11th & B**
415 units; 7,600 sf retail
- Liberty National; 1060 C Street**
72 units; 1,150 sf retail
- Pinnacle International; Park & C**
427 units; 10,933 sf retail
- Liberty National; Park and Broadway**
613 units; 18,850 sf retail
- Chelsea Investment Co.; 13th & Broadway**
273 units; 3,200 sf retail
- Kilroy Realty; Kilroy East Village**
840,000 sf office with retail
- Navarra Properties; SuperBlock**
4,905 sf retail; 550,000 sf office
- SD Mega Block LLC; Lucia nel Cielo**
424 units; 3,000 sf retail
- Foulger-Pratt; Block F**
405 units; 20,000 sf retail; 48,518 sf office
- Pinnacle International; 11th & E**
462 units; 6,000 sf retail
- Capexco Funds; 10th & E**
365 units; 2,600 sf retail
- J Street Hospitality; Motto by Hilton**
180 rooms; 2,500 sf retail
- J Street Hospitality; Tapestry & Homewood Suites by Hilton**
325 rooms
- Cisterra; 7th & Market**
Ritz-Carlton Hotel: 153 rooms;
218 units; grocery store;
156,000 sf office
- J Street Hospitality; Hampton Inn by Hilton**
132 rooms
- Bahia View Condominiums; Bahia View**
95 units; 6,600 sf retail
- Tishman Speyer & Padres; East Village Quarter**
612 units; 50,000 sf retail;
1.35M sf office; public plazas
- JMI; Ballpark Village Convention Center Hotel**
1,600 rooms
- East Village Green Public Park**
4.1-acre public park including:
a children's playground; dog park; community center;
public green space; 180-space underground parking

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