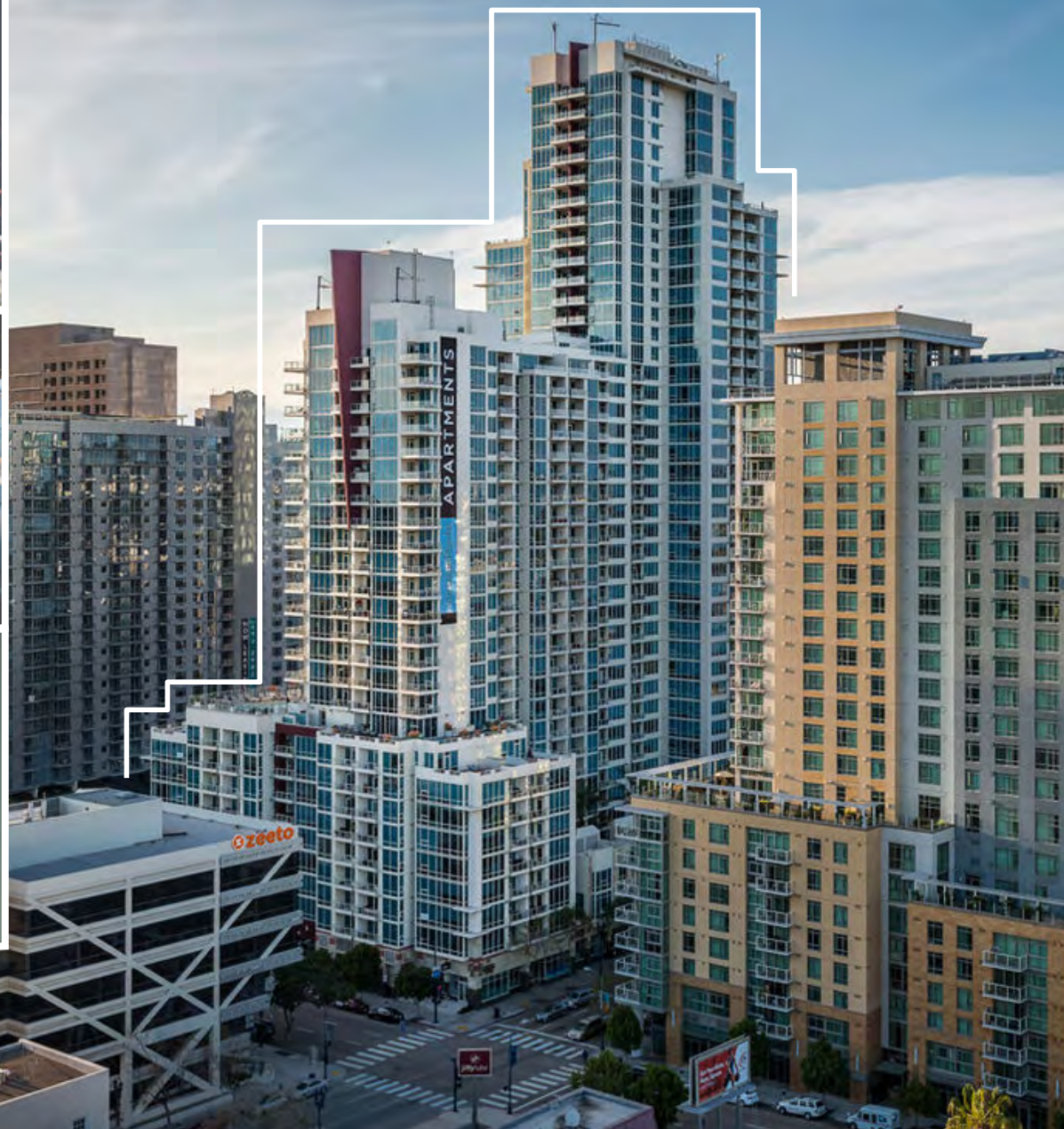
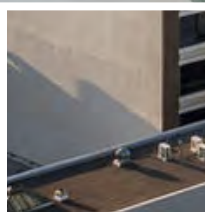
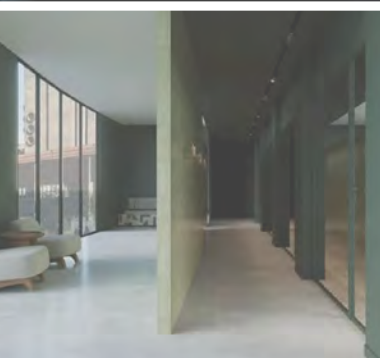




VantagePointe

FOR LEASE | RETAIL/OFFICE

Block bounded by 9th, 10th, A & B

East Village | Core | Cortez Hill
Downtown San Diego

Property Highlights

- › Highly prized retail spaces in the tallest residential building in downtown with on-site parking potential
- › Prime signage opportunity on Tenth Avenue and B Street, one of two main gateways into downtown from I-5 South & Hwy 163
- › Situated on the ground floor of a 689-unit apartment building, with over 2,878 units within a short walk
- › 550 hotel rooms within a 3-block radius
- › Phenomenal location as Hwy 163 enters downtown San Diego, with easy access to I-5 and Hwy 94
- › One block from Symphony Towers and 701 B Street, both Class-A office towers
- › Ideal location to serve strong daytime CBD population with nearly 130,000 employees in a one-mile radius and growing Cortez Hill and East Village residential neighborhoods

±2,164 - 4,842 SF

Available Space

Available Now

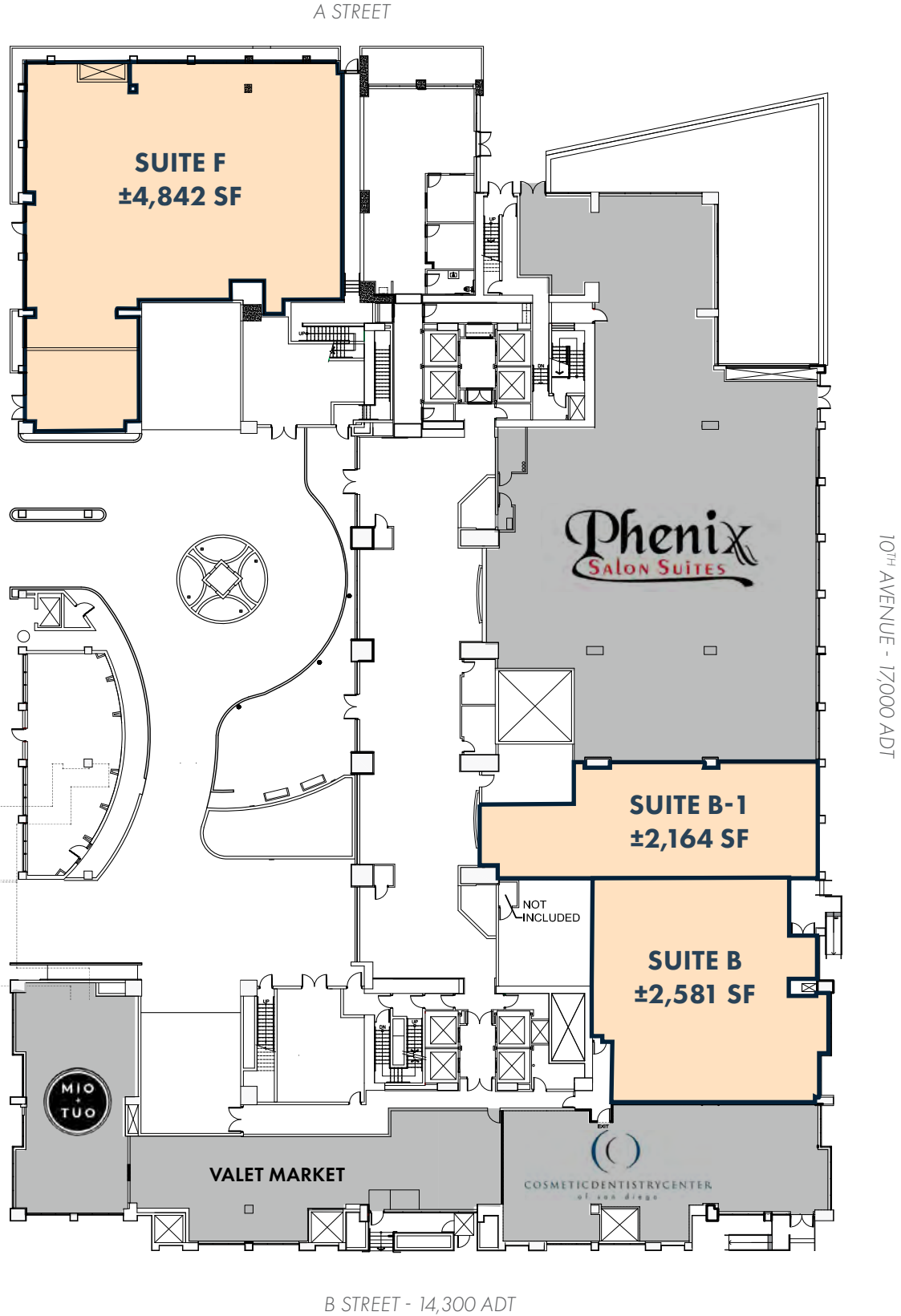
Timing

\$1.95 psf, NNN

Asking Rent



Site Plan





Your Neighbors



The Location

East Village

Over the last decade or more, San Diego has experienced a housing and development boom throughout most areas of the city, including East Village. San Diego’s downtown East Village neighborhood is emerging as the hotbed for innovation and employment in Southern California. The neighborhood, lined with restaurants and brewpubs, has already drawn in the tech crowd, and companies have converted older buildings into new offices. Amid warehouses and factories, tech companies are moving in.

Citywide Connectivity

Blue Line Trolley service has expanded from Santa Fe Depot downtown to the University City community, serving major activity centers such as Old Town, UC San Diego, and Westfield University Towne Centre. The largest increase in trolley ridership was seen on the UC San Diego Blue Line, which went up by 66%, jumping from 10.4 million rides the prior fiscal year to 17.4 million.

The Mid-Coast Trolley will expand transportation capacity in the corridor to accommodate existing and future travel demand. Population along the corridor is predicted to increase by 19% by 2030, while employment is predicted to increase by 12%.



The beloved seaside city of Southern California is firing on all cylinders.



In the midst of all the action, there’s convenient access to just about anywhere.



Downtown at a Glance



2.9 M
Annual Petco
Park Attendees



12
Minutes to San Diego
International Airport



792,165
Annual Ferry &
Cruise Passengers



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