



Framework

A UC San Diego Residential Community

Prime Downtown Corner Restaurant Opportunity

RESTAURANT SPACE
FOR LEASE

801 13TH ST.
SAN DIEGO, CA 92101



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Corner restaurant space on the ground floor of Framework, an 87 unit apartment project in the heart of the East Village

3,179 SF space with a 575 SF exclusive outdoor patio

The new construction suite is to be delivered with a ventilation shaft, grease trap, sub-metered electrical panel and HVAC

Open air feel with 20 ft ceiling height and floor to ceiling windows

Elevated corner suite provides incredible visibility for traffic along 13th and F St.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

overview

PRIME DOWNTOWN CORNER RESTAURANT OPPORTUNITY



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East Village Green

About

East Village Green is a new, 60,000 SF park that will be built across the city block between 13th, F, 15th, and G St. The park will serve as a community gathering place for the residents, nearby employees, and East Village patrons alike.

Phase 1

Phase 1 of the park will cost \$55 million and include a 2-story community center, children's playground, multi-purpose lawn, performance pavilion, food & beverage vendors, restrooms, parking, and an off-leash dog park. Construction estimated to begin Fall 2022

The Design

East Village Green is being designed by top local architecture firm – Safdie Rabines in collaboration with OJB Landscape Architecture.



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The Neighborhood

East Village – This eclectic neighborhood is now an edgy mix of reclaimed warehouse chic with a touch of ultra-modern new construction. East Village has been compared to Manhattan’s iconic SoHo neighborhood. This neighborhood is bursting with new development and an influx of exciting new concepts.

Petco Park - Originally opened in 2004, Petco currently hosts 84 Padres home games with an estimated 2.4M annual attendees and nearly 300 private and public events annually that results in approximately \$70M per year in visitor spending.

The Campus at Horton – Currently the largest adaptive reuse project in the United States as a reinvention of downtown San Diego’s most iconic mall. This project will span 7 city blocks and include 1 million square feet of commercial space.

area



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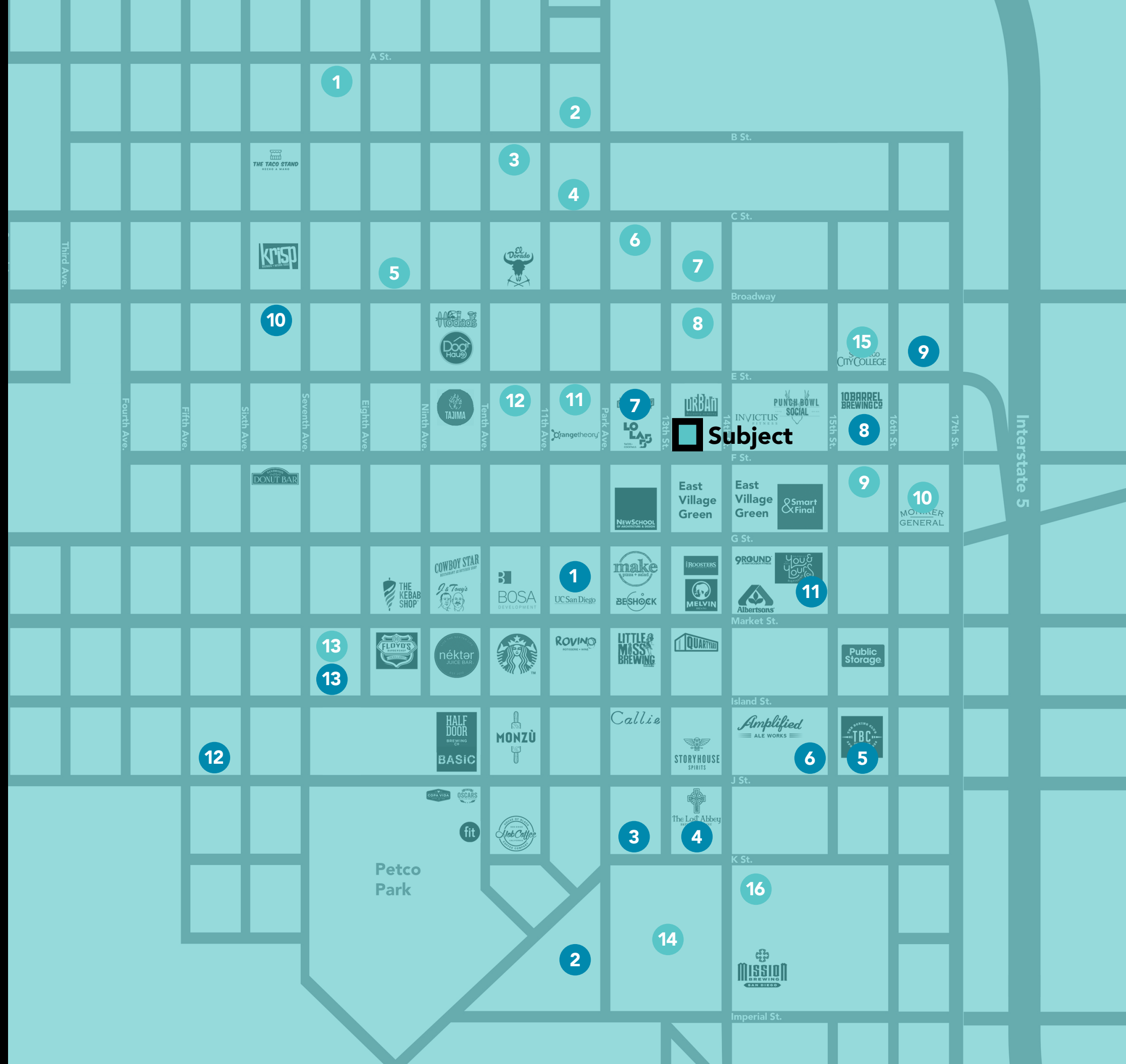
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New Developments

- 1. **Park & Market:** 426 units + 7,600 sf retail + 66,000 sf UCSD extension
- 2. **Park 12:** 718 units + 45,000 sf retail
- 3. **K1:** 222 units + 7,000 sf retail
- 4. **Alexan:** 313 units + 5,000 sf retail
- 5. **Shift:** 368 units + 18,500 sf retail
- 6. **Pinnacle on the Park:** 960 units + 8,100 sf retail
- 7. **I.D.E.A.:** 295 units + 7,000 sf retail + 7,000 sf office
- 8. **Makers Quarter Block D:** 44,000 sf office + 8,000 sf retail
- 9. **Broadstone:** 265 units; 4,900 sf retail
- 10. **625 Broadway:** 231 units + 5,000 sf retail
- 11. **Form 15:** 242 units + 10,000 sf retail
- 12. **Diega:** 617 units + 18,895 sf retail
- 13. **Genesis San Diego:** 203,000 sf office

Future Developments

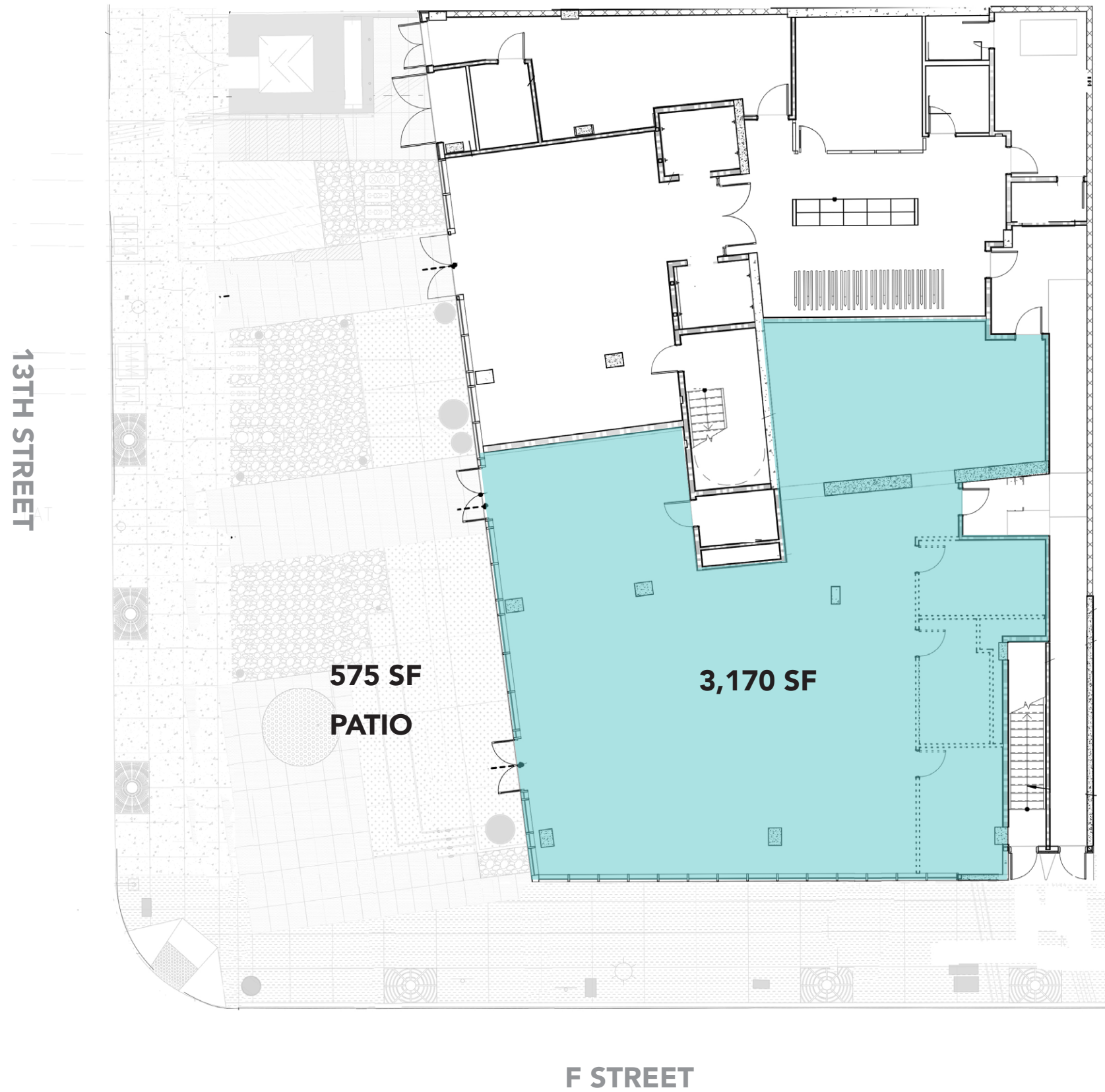
- 1. **The Rey:** 459 units
- 2. **Pacific Heights:** 279 units + 8,000 sf retail
- 3. **11th & B:** 415 units + 7,600 sf retail
- 4. **Park & C:** 427 units + 10,933 sf retail
- 5. **800 Broadway:** 384 units + 22,000 sf retail
- 6. **Park & Broadway:** 613 units + 18,850 sf retail
- 7. **13th & Broadway:** 273 units + 3,200 sf retail
- 8. **14th & Broadway:** 600,000 sf office
- 9. **Block F:** 405 units + 19,695 sf retail + 48,518 sf office
- 10. **Lucia nel Cielo:** 424 units + 3,000 sf retail
- 11. **11th & E:** 462 units + 6,000 sf retail
- 12. **10th & E:** 365 units + 2,600 sf retail
- 13. **Ritz-Carlton Hotel:** 153 rooms + 218 units + 156,000 sf office
- 14. **East Village Quarter:** 1.35M sf office + 612 units + 50,000 sf retail
- 15. **Makers Quarter:** 368 units + 11,000 sf retail
- 16. **Modera:** 383 units



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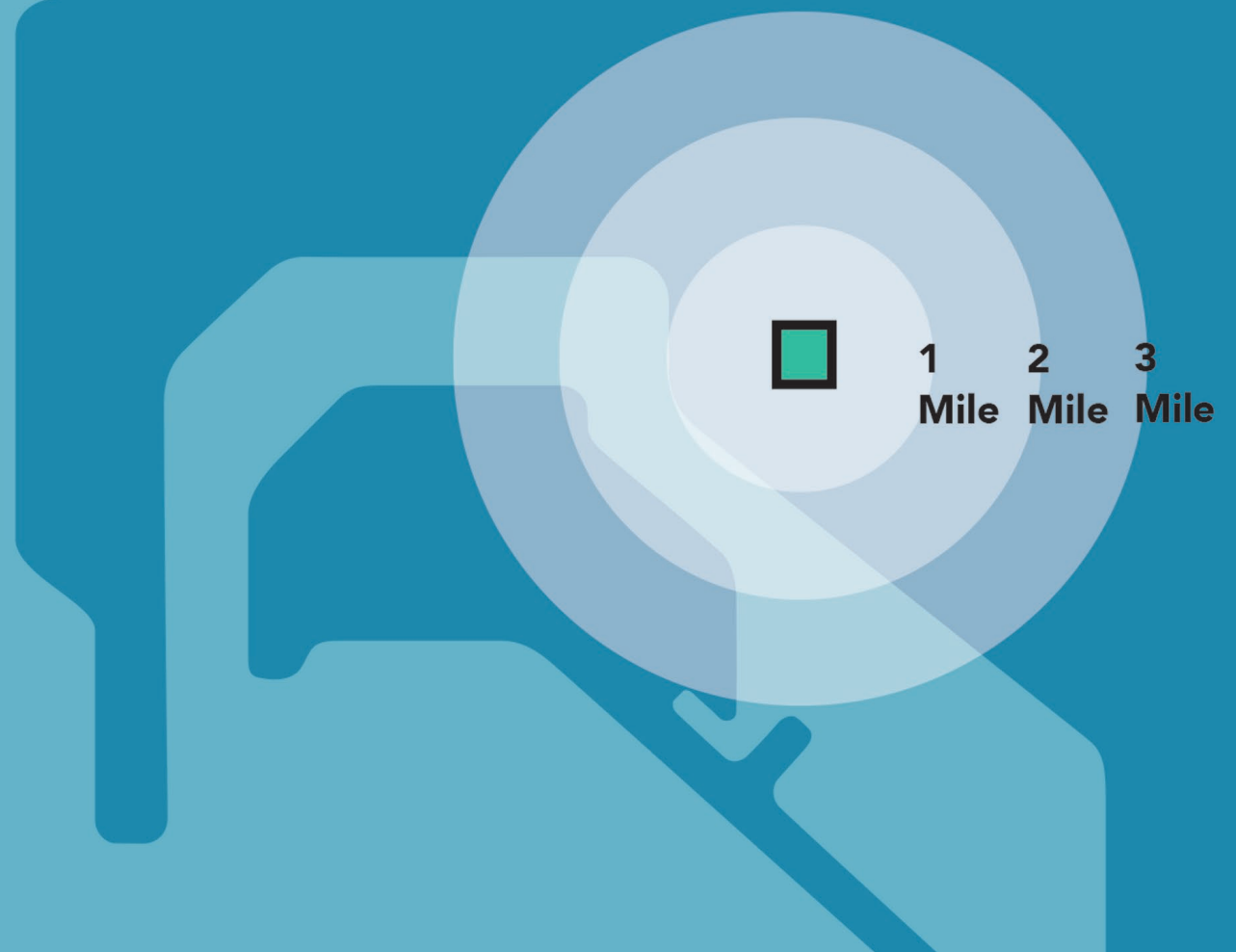
- 3,170 SF + 575 SF Patio



site

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demographics

| | East Village | 1 Mile | 2 Mile | 3 Mile |
|---------------------------------|--------------|----------|----------|-----------|
| Residential Population | 42,423 | 50,639 | 107,236 | 212,980 |
| Employee Population | 46,802 | 68,203 | 96,863 | 188,471 |
| Average Household Income | \$108,606 | \$95,188 | \$99,164 | \$100,913 |

| | Avg. Daily |
|---|------------|
| Traffic Counts from Subject Site | 15,139 |

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