

ALLEGRO TOWERS

HIGH PROFILE LITTLE ITALY
CORNER RETAIL FOR LEASE



1411 KETTNER BLVD, SAN DIEGO, CA 92101

±2,000 - 9,573 SF



THE PLACE TO BE

#2 IN THE U.S. AMONG
“BEST LITTLE ITALY
NEIGHBORHOODS”

TRAVEL+
LEISURE

UNMATCHED DENSITY AND DESIRABILITY

Little Italy is San Diego’s premier live-work-play district, known for its high-income residents, vibrant streets, and strong year-round demand. With average household incomes above \$125K and occupancy over 95%, it remains one of the city’s most successful submarkets.

UNRIVALED FOOT TRAFFIC AND VISIBILITY

Drawing more than 3M annual visitors, Little Italy stays active day and night. Piazza della Famiglia anchors a lineup of top restaurants — ensuring constant pedestrian activity and strong visibility for retailers.

TRANSPORTATION & CONNECTIVITY

Positioned between Downtown, the waterfront, and the airport, Little Italy offers direct access to I-5, the Santa Fe Depot, and major highways, creating unmatched regional convenience for residents and visitors.

RETAIL ENVIRONMENT & CO-TENANCY

Home to boutique shops, award-winning restaurants, and national brands, Little Italy offers a curated mix of tenants that draws a diverse and loyal customer base. Large retail spaces are rare and highly sought after, benefiting from consistent demand and a strong neighborhood identity.

DEVELOPMENT PIPELINE & MARKET GROWTH

Thousands of new residential units are fueling continued growth. As Downtown’s population surpasses 40,000, Little Italy remains its most stable, high-performing retail district.

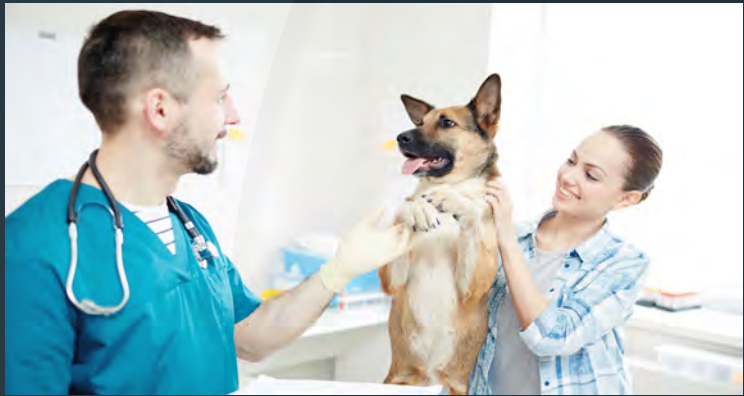
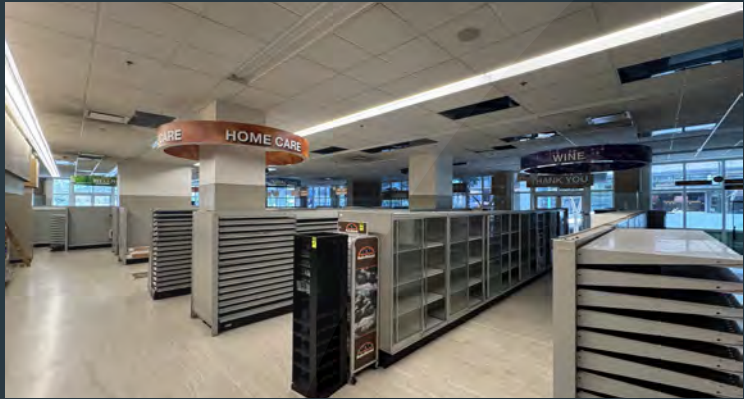
9,800⁺
Existing Units
within 0.5 mi.

2,000⁺
Units Coming Soon
within 0.5 mi.

3M⁺
Annual Visitors
to Little Italy



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±2,000 - 9,573 SF
Available Space



Retail
Space Use



Available Now
Timing



Contact Broker
Lease Rate

Rare coveted corner location offering exceptional visibility and accessibility

Located in Little Italy, Downtown's most desired neighborhood

Rare on-site parking, a highly coveted amenity in Little Italy

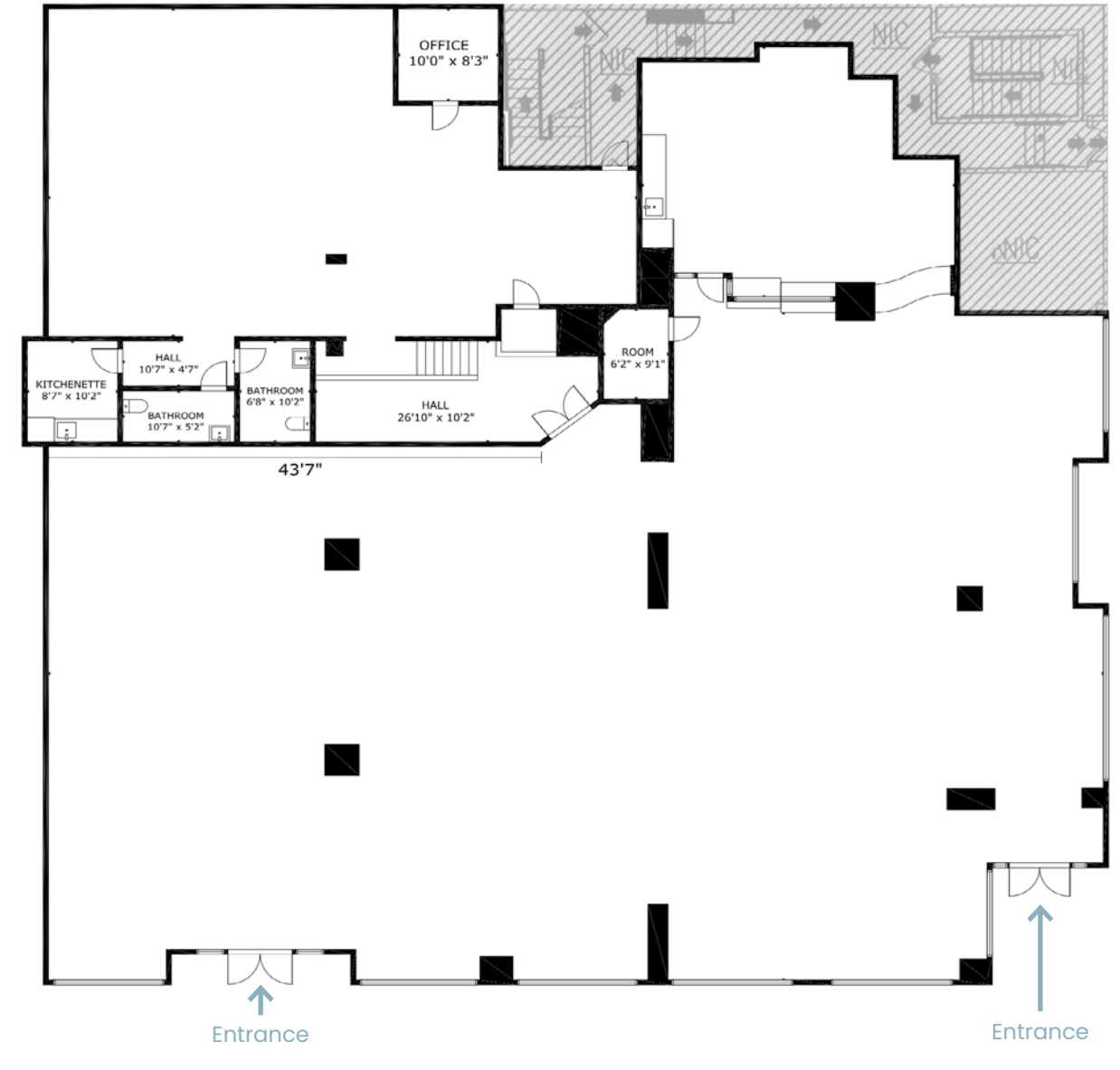
Situated beneath 205 residential units and over 12,500 units within a 0.5 mile radius

9M SF of office within a 0.5 mile radius, driving consistent weekday activity and demand

High foot traffic and daytime population exceeding 39,000 within a 1 mile radius

Within the immediate vicinity of I-5, Santa Fe Depot, Core Business District, and Waterfront Park

Surrounded by year-round visitors drawn to Little Italy's dining, art, and waterfront attractions



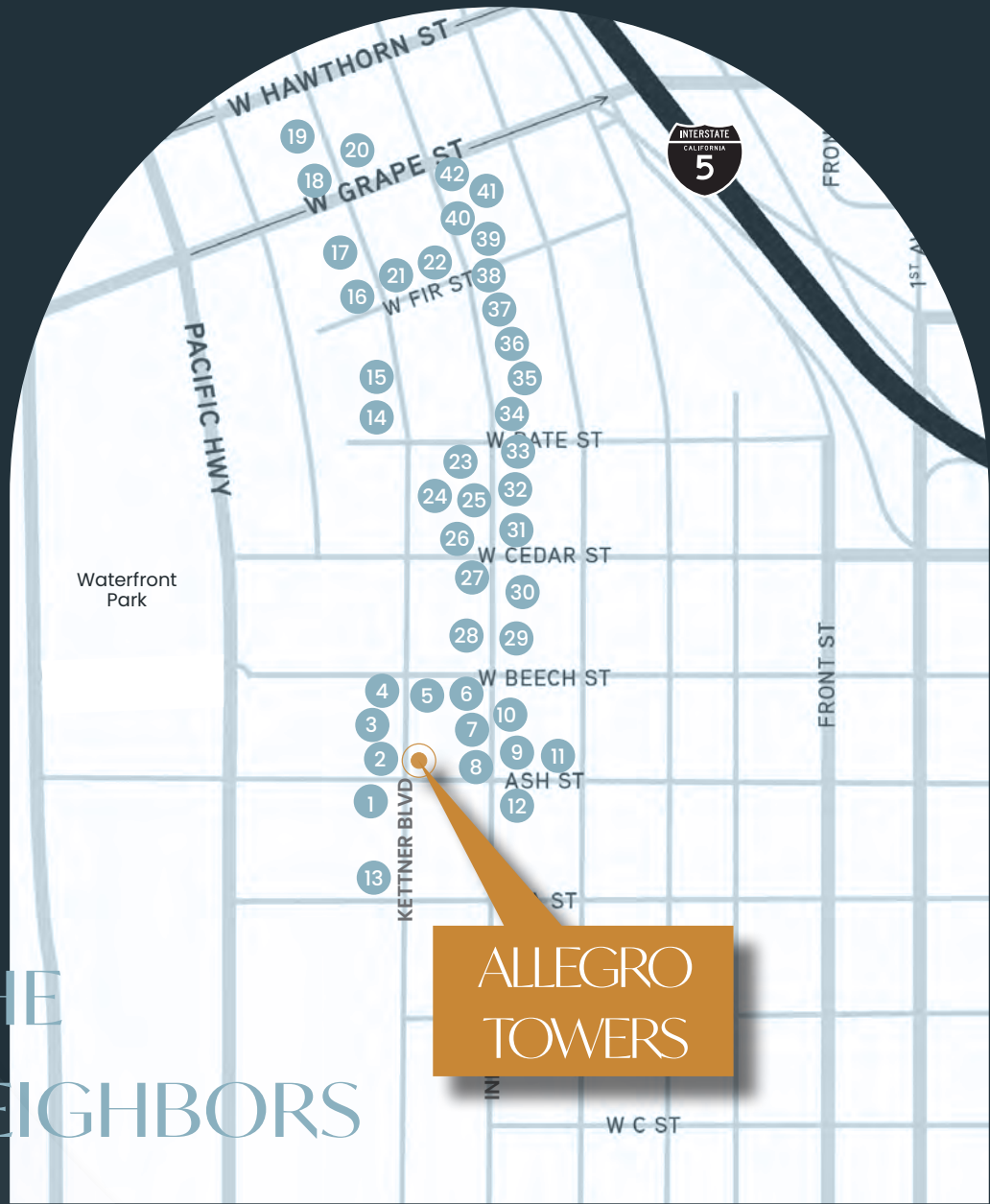
KETTNER BLVD

WASH ST



1411 KETTNER BLVD, SAN DIEGO, CA 92101

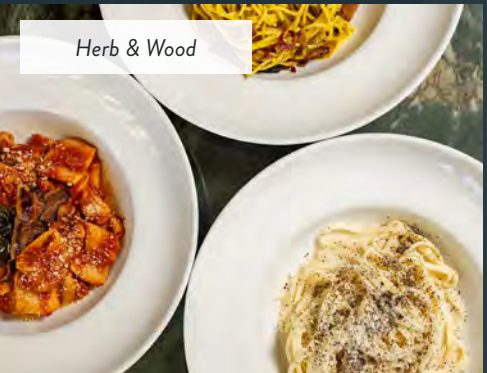
THE NEIGHBORS



- | | |
|----------------------------------|----------------------------------|
| 1 Salt Vault | 22 Bencotto |
| 2 Bird Rock Coffee | 23 Salt & Straw |
| 3 Core Power Yoga | 24 Ironside |
| 4 King & Queen Cantina | 25 Sorrento Ristorante |
| 5 Craft & Commerce | 26 Crudo Ceviche |
| 6 False Idol | 27 Bar One |
| 7 Capri Cafe | 28 Isola Pizza Bar |
| 8 Petrini's | 29 Nibble Chocolate |
| 9 Choice Juicery | 30 Quick Bites Cafe |
| 10 Vinarius Wine Bar | 31 Tazza D'Oro |
| 11 Starbucks | 32 Buon Appetito |
| 12 Piedra Santa | 33 Davanti Enoteca |
| 13 Burgeon at the Arbor | 34 Morning Glory |
| 14 Pilates Room | 35 Nonna & Zucchero |
| 15 Bobbi Rocco | 36 Mimmo's |
| 16 Roman Wolves | 37 Filippi's Pizza Grotto |
| 17 Barra Oliba | 38 Civicio 1845 |
| 18 Rovino | 39 Born & Raised |
| 19 Waterfront Bar & Grill | 40 Barbusa |
| 20 Devil's Dozen | 41 Lala |
| 21 Underbelly | 42 Cloak & Petal |



Roman Wolves



Herb & Wood



Postino



98
Walkers Paradise



79
Very Bikeable



80
Excellent Transit



THERE'S SO MUCH
TO DISCOVER



Coco Maya



JOIN A DYNAMIC MIX OF LOCAL ICONS AND NATIONAL BRANDS!

Nestled in the center of Little Italy's thriving commercial district, this property is surrounded by the city's most recognized dining, entertainment, and lifestyle destinations. Independent artisans, trendsetting chefs, and local retailers draw consistent daily traffic from residents, tourists, and professionals, ensuring visibility and vibrancy year-round.



LALA



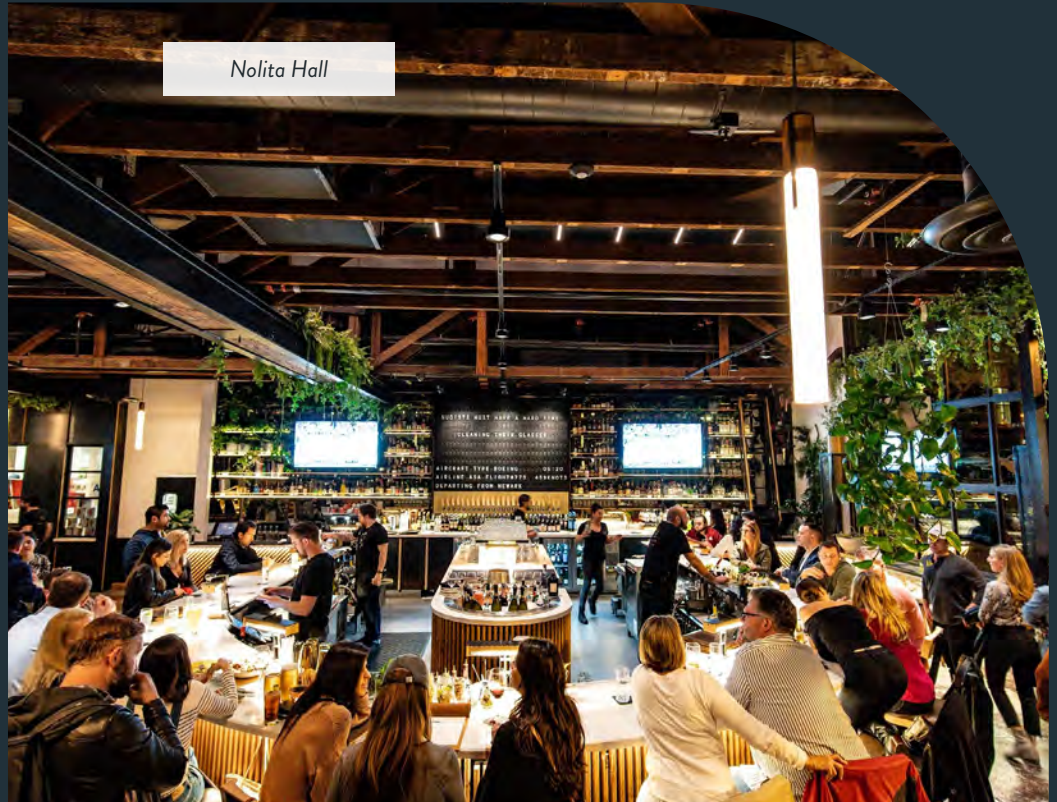
Helios Pilates



Morning Glory



Body Fit Training



Nolita Hall





4 Mins

to I-5



6 Mins

to Convention Center



6 Mins

to SD Int'l Airport



7 Mins

to Balboa Park



7 Mins

to Petco Park



7 Mins

to Gaslamp Quarter

Located in the heart of Little Italy, this address delivers exceptional connectivity to all of San Diego's key destinations. Whether heading to Petco Park, the Convention Center, the airport, or Mission Valley, getting there is effortless with nearby transit options, walkable routes, and convenient freeway access. With I-5 and SR-163 just moments away, downtown and the greater region are within easy reach. From work to play, this central location puts all of San Diego at your doorstep.



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DISCOVER LITTLE ITALY



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DINE

A culinary destination where authentic Italian trattorias, modern coastal kitchens, and chef-driven eateries line every block. From handmade pasta to rooftop cocktails, each restaurant delivers a taste of San Diego’s most celebrated dining scene.

PLAY

Bursting with art, music, and culture, Little Italy hosts lively markets, outdoor concerts, and street festivals year-round. Visitors explore boutique shops, galleries, and public plazas that blend Old World charm with modern San Diego energy.

STAY

Chic boutique hotels and luxury accommodations place guests steps away from the city’s best food, entertainment, and waterfront views. Every stay captures the warmth, walkability, and vibrancy that define Little Italy’s coastal lifestyle.




94,442
Population


\$110,612
Avg. Household Income


\$1.5B
Consumer Spending


110,145
Employees

20⁺
ANNUAL EVENTS

- Summer Sera
- Taste of Little Italy
- Marine Band Summer Concert
- State of the Neighborhood
- Little Italy Mercado (Every Saturday)
- Summer Film Festival
- Trick-or-Treat on India Street
- Galbani Bella Vita Fest
- Summer Film Festival
- Art Walk
- Small Business Season
- Mystery Scavenger Hunt
- Outdoor Escape Room
- Little Italy Fiesta
- Tree Lighting & Christmas Village
- Sicilian Festival

**Partial List*



DISCOVER DOWNTOWN

The heartbeat of every city lives in its downtown, and San Diego is no exception. Located only minutes from the airport, San Diego'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.

*San Diego is a shared embrace
of an easy, breezy Southern
California casualness.*

**The
New York
Times**

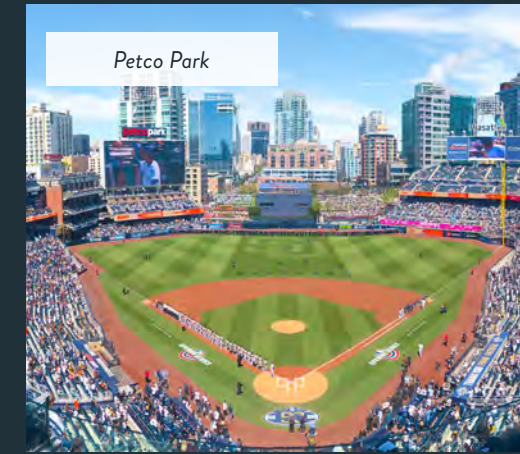
32M
Annual visitors
to San Diego

32,000+
Units
Under construction & proposed

\$14.6B
Contributions from visitors every
year to San Diego's economy



Convention Center



Petco Park



Gaslamp Quarter



2ND Largest City in CA



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