



Comerica Bank

350 10TH AVENUE | SAN DIEGO

CBRE

Photo Credit: Haley Hill

BEYOND THE DIAMOND.

SOMETHING FOR EVERYONE:

Ballpark energy, unparalleled views and high-end amenities in the heart of vibrant Downtown San Diego.



INNOVATION & ENERGY.



Select suites looking directly into Petco Park



13 floors of progressive office space



High visible building top signage



Two levels of popular amenities



Located in Downtown San Diego as an ext. of Petco Park



The Ultimate Skybox looking directly into the ballpark

LOCATION DESTINATION

Where Ballpark Buzz and
Boardroom Brilliance Connect.



**3.5 million visitors
downtown per year**



Petco Park Boasts:

- Voted #1 Ballpark for the 3rd year in a row
- 81 home Padres games per year
- Multiple concerts & entertainment events per year



Brand New Gallagher Square:

- Recently completed \$20M renovations
- 15+ events and concerts a year
- Pickleball courts on-site
- Retail and outdoor dining
- Dog park area
- Outdoor seating

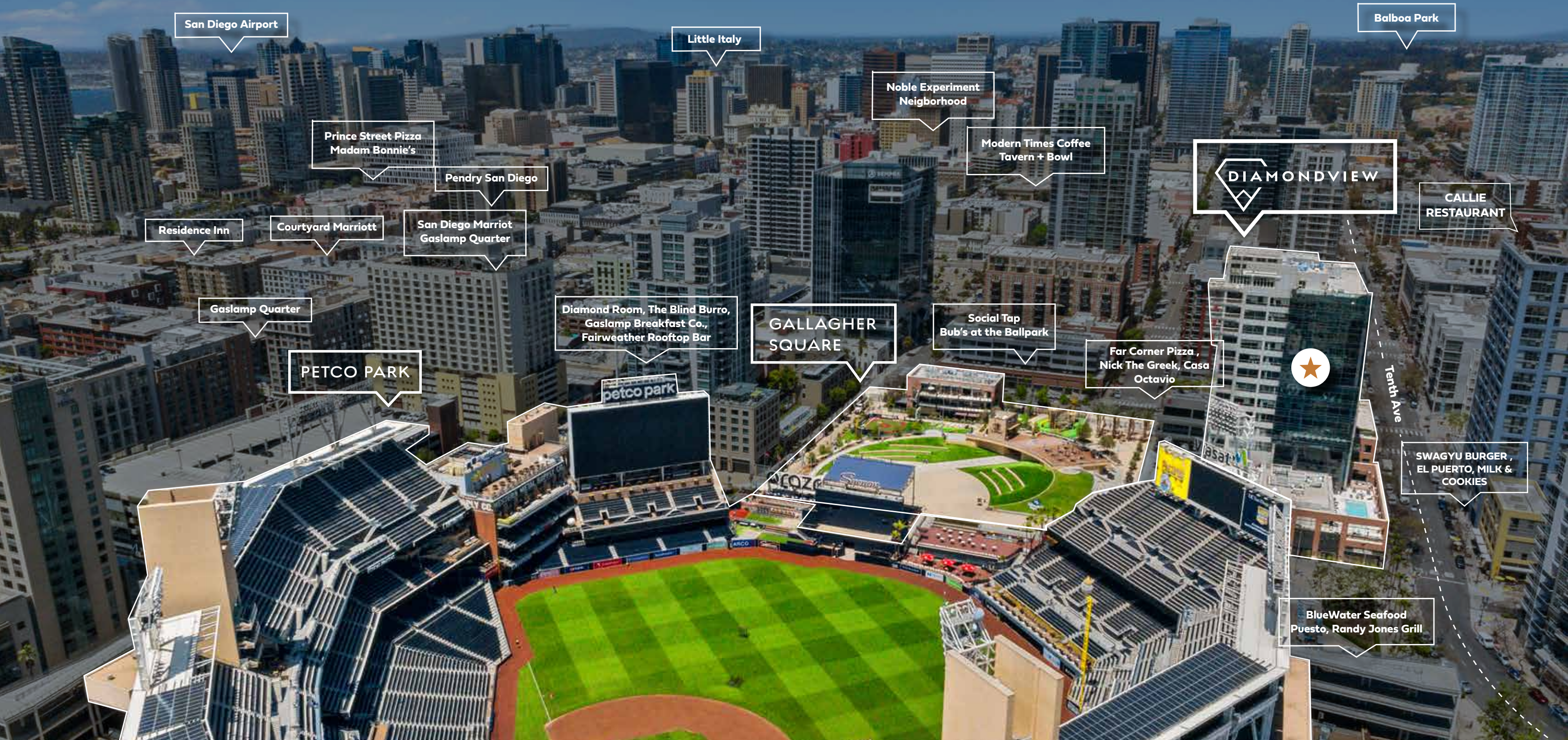



7 MINUTE
DRIVE TO BALBOA PARK


10 MINUTE
DRIVE TO AIRPORT


10 MINUTE
DRIVE TO CORONADO


10 MINUTE
DRIVE TO LITTLE ITALY



San Diego Airport

Little Italy

Balboa Park

Prince Street Pizza
Madam Bonnie's

Noble Experiment
Neighborhood

Modern Times Coffee
Tavern + Bowl

Pendry San Diego

DIAMONDVIEW

CALLIE
RESTAURANT

Residence Inn

Courtyard Marriott

San Diego Marriot
Gaslamp Quarter

Gaslamp Quarter

Diamond Room, The Blind Burro,
Gaslamp Breakfast Co.,
Fairweather Rooftop Bar

GALLAGHER
SQUARE

Social Tap
Bub's at the Ballpark

Far Corner Pizza,
Nick The Greek, Casa
Octavio

PETCO PARK



Tenth Ave

SWAGYU BURGER,
EL PUERTO, MILK &
COOKIES

BlueWater Seafood
Puesto, Randy Jones Grill

HUNGER MEETS HAPPINESS.



[VIEW WEBSITE](#)

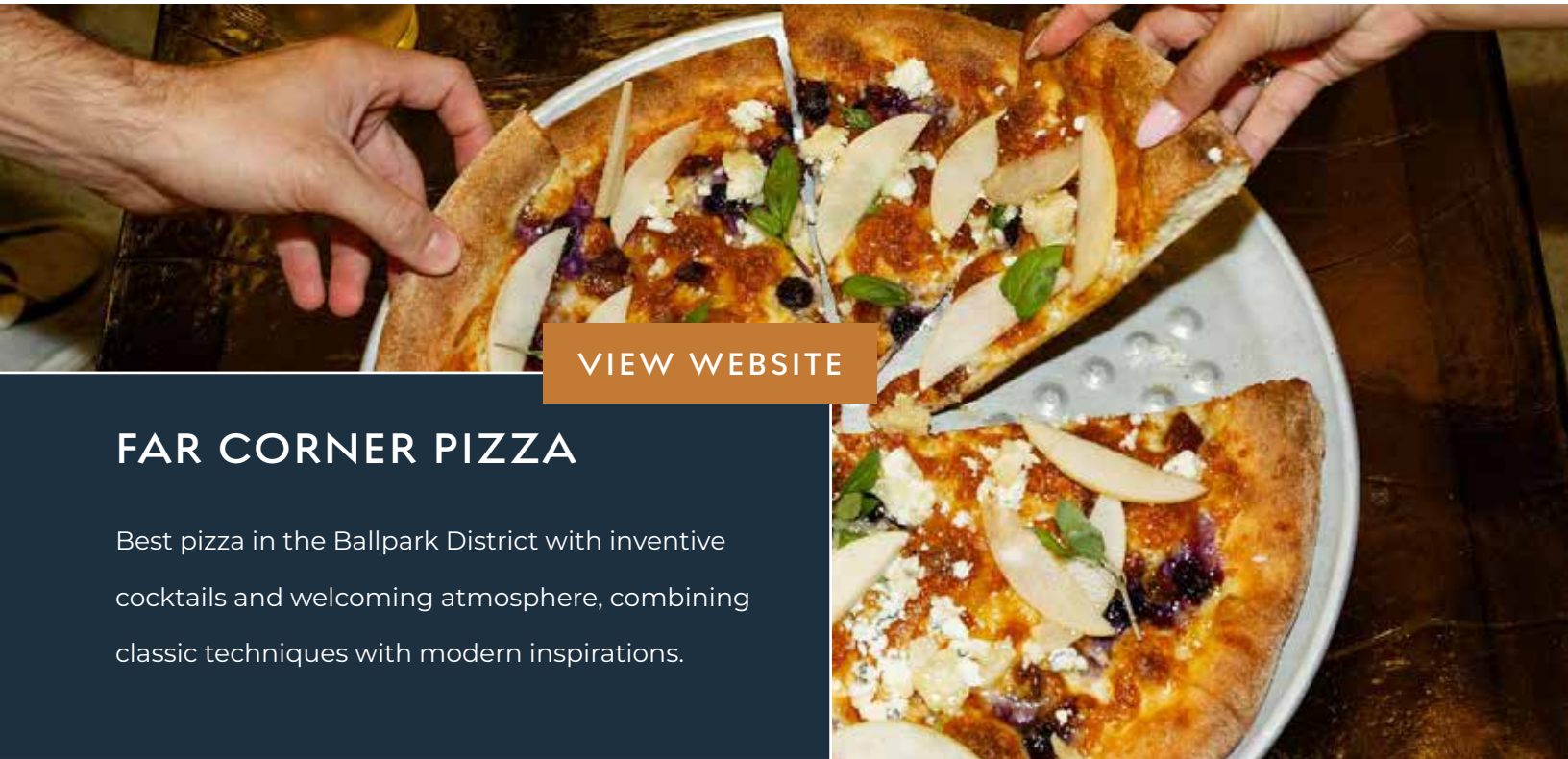
DIAMOND ROOM

1970s-inspired cocktail lounge near Petco Park featuring confident cocktail program and curated selection of unique small plates in a moody, linger-worthy space.



CASA OCTAVIO

Conveniently located in the tower's ground floor, Casa Octavio boasts a wide selection of delicious Mexican dishes and expertly crafted cocktails.



[VIEW WEBSITE](#)

FAR CORNER PIZZA

Best pizza in the Ballpark District with inventive cocktails and welcoming atmosphere, combining classic techniques with modern inspirations.



[VIEW WEBSITE](#)

NICK THE GREEK

Looking for a casual lunch? Nick the Greek is inspired by Greek street food made with fresh Mediterranean ingredients.

FITNESS AND WELLNESS.



GET IN THE ZONE IN THE HEART OF THE ACTION.



37,000 SF fitness facility



Group fitness



Personalized training



Rooftop pool



Sauna & steam room



Member lounge



Towel service



Locker room



ClickUp

Your Logo Here

Your Logo Here

UC San Diego Health

Building sign receives more than **3.5 million views** from spectators within Petco Park per year.

BUILDING TOP SIGNAGE OPPORTUNITY AVAILABLE

THE ULTIMATE SKYBOX

Take Your Business to New Heights

[VIEW WEBSITE](#)



HIGHLIGHTS:



3,300 square-foot penthouse suite



1,600 square-foot outdoor deck overlooking Petco Park



Floor to ceiling Bay Views



Full-service bar area

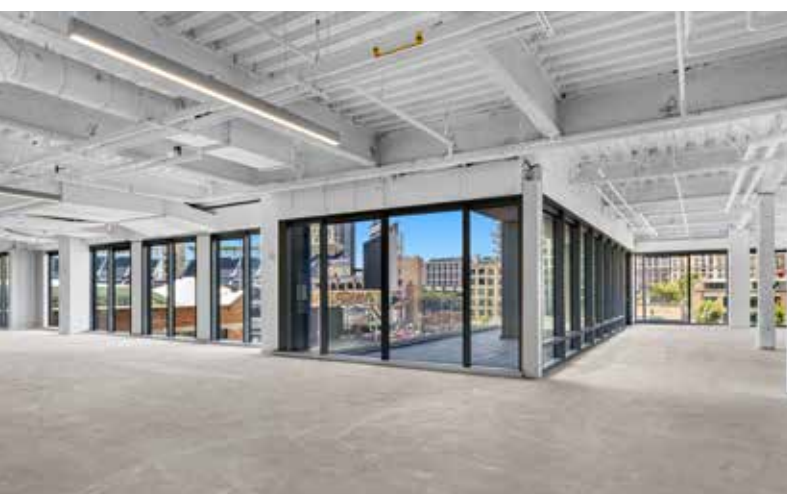
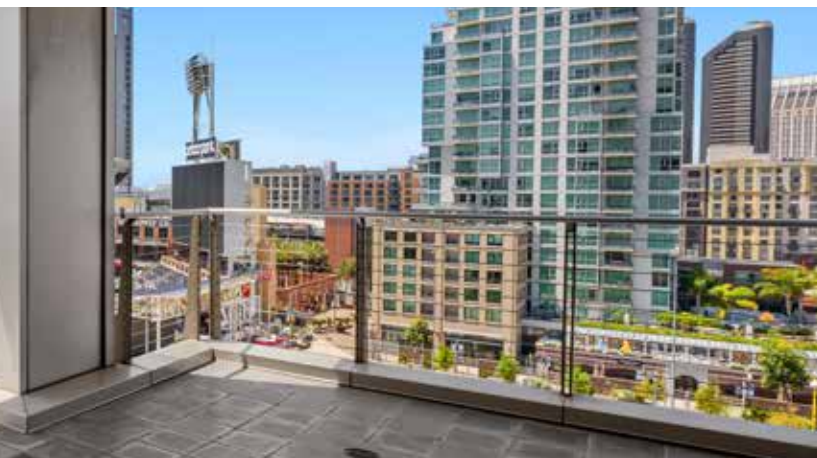


Open to DiamondView Tenants during business hours



Available for third-party bookings

CURRENT AVAILABILITIES



SUITE	RSF	AVAILABILITY	DETAILS	FLOOR PLAN
suite A	3,951	available now	Ground floor retail opportunity fit for cafe or quick service restaurant user. High storefront visibility with direct access to J Street sidewalk.	view plan
suite 100	11,831	available now	Creative, ground floor space with high exposed ceilings and double-door access to Gallagher Square, main building lobby, and J Street. Current buildout includes mostly open area with interior private offices and conference rooms. Prominent signage opportunities given high visibility on the ground floor.	view plan
suite 300	36,152	available now	Full floor opportunity with high ceilings and large, outdoor private balcony that looks directly into Petco Park and Gallagher Square. Currently in white-box condition.	view plan
suite 410	3,879	available now	Currently in second generation condition with a private outdoor patio that overlooks Petco Park and Gallagher Square. Future build-out to include exclusive private patio with 4 private offices, a huddle room, conference room, break room and open area for workstations.	view plan
suite 440	3,205	available now	Creative spec suite featuring an exclusive outdoor patio and double-door entry off the elevator lobby. Build-out includes high open ceilings with 2 private offices, conference room, open-concept break room, and open area for workstations.	view plan
suite 700	11,337	available now	High-end, creative spec suite with double-door entry off the elevator lobby and exposed ceilings throughout. Suite includes private balcony overlooking Petco Park, reception, 13 private offices, 1 conference room, break room and open area for workstations.	view plan
suite 820*	1,012	7/1/2026	Former spec suite with 1 private office and break area.	view plan
suite 850*	7,356	available now	Corner suite with 8 window-lined offices, 2 conference rooms, break room, open area for workstations, and storage/IT closet.	view plan
suite 860*	1,002	available now	Former law firm space with 2 private offices and a break room/kitchen.	view plan
suite 960	2,744	available now	Progressive office build-out with 6 private offices, conference room, reception, kitchen & open area.	view plan
suite 1000	17,872	30 days notice	Full floor opportunity that is densely built out and would be perfect for an executive suite operator; floor includes a private patio with views into Petco Park and of the Coronado Bridge.	view plan
suite 1150	8,963	available now	Double-door entry off the elevator lobby with incredible southern views. Current build-out includes multiple private offices, conference rooms, huddle rooms, and a break room.	view plan

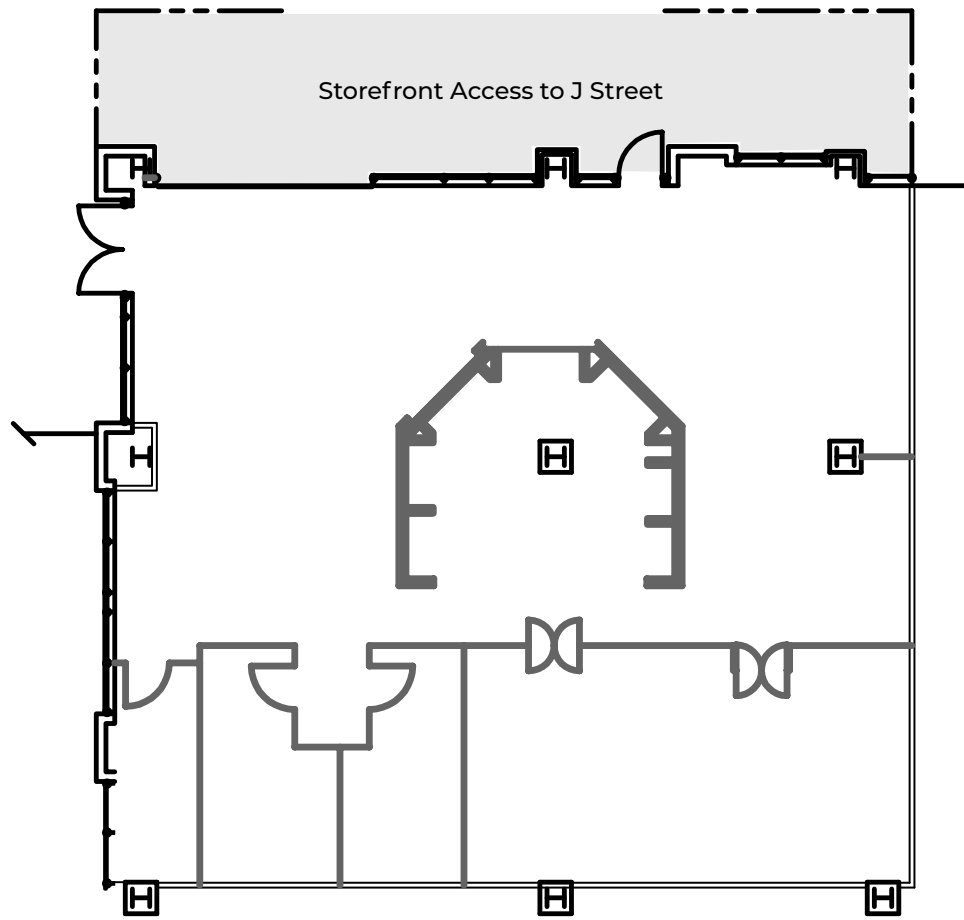
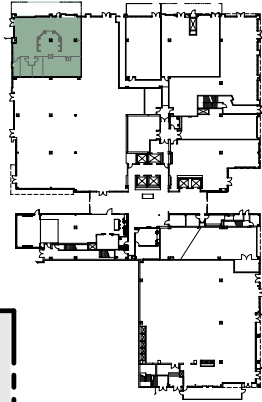
3,951 RSF

Available now

suite A

[BACK TO AVAILABILITIES](#)

Ground floor retail opportunity fit for cafe or quick service restaurant user. High storefront visibility with direct access to J Street sidewalk.



11,831 RSF

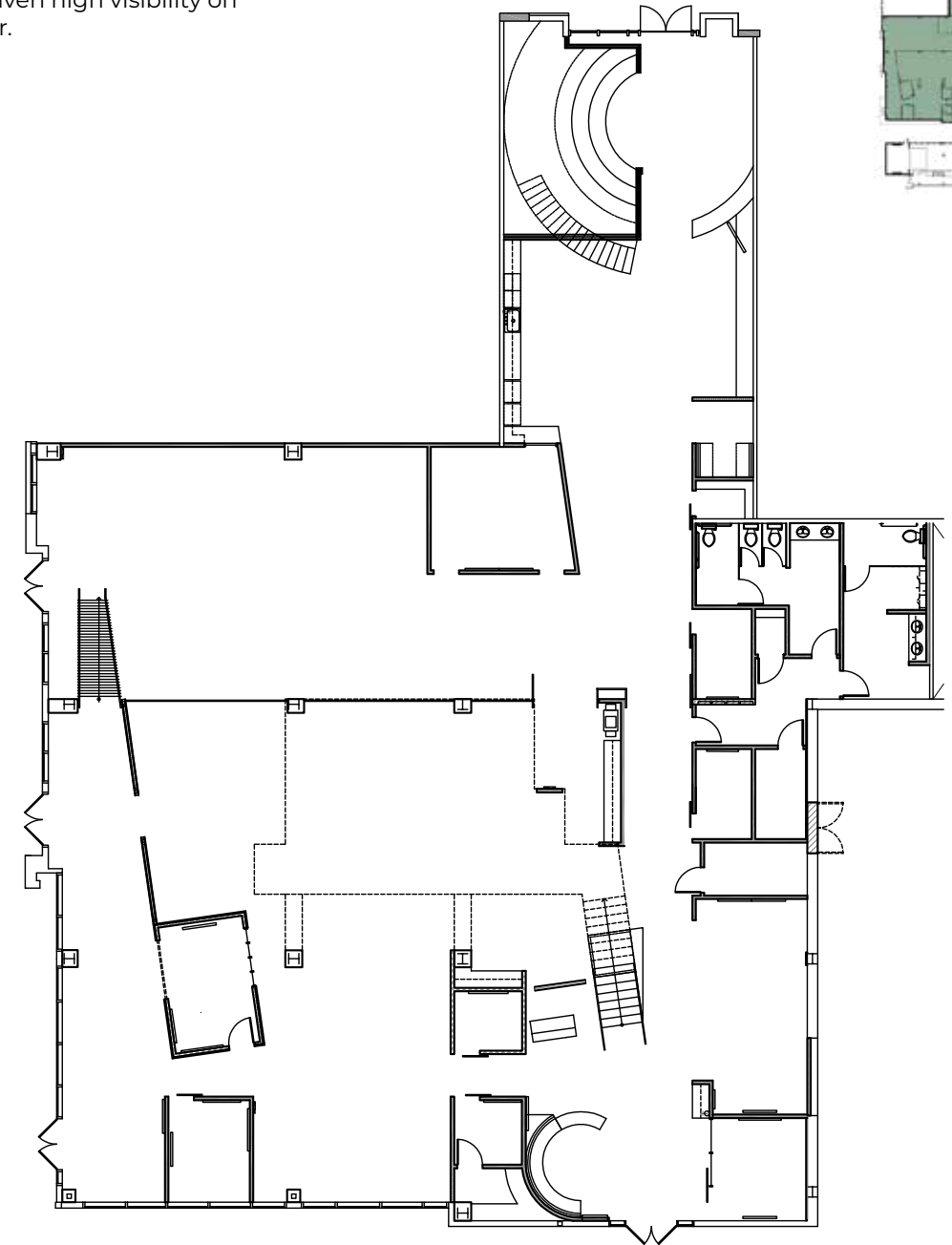
Available now

suite 100

[BACK TO AVAILABILITIES](#)

[VIEW VIRTUAL TOUR](#)

Creative, ground floor space with high exposed ceilings and double-door access to Gallagher Square, main building lobby, and J Street. Current buildout includes mostly open area with interior private offices and conference rooms. Prominent signage opportunities given high visibility on the ground floor.



36,152 RSF

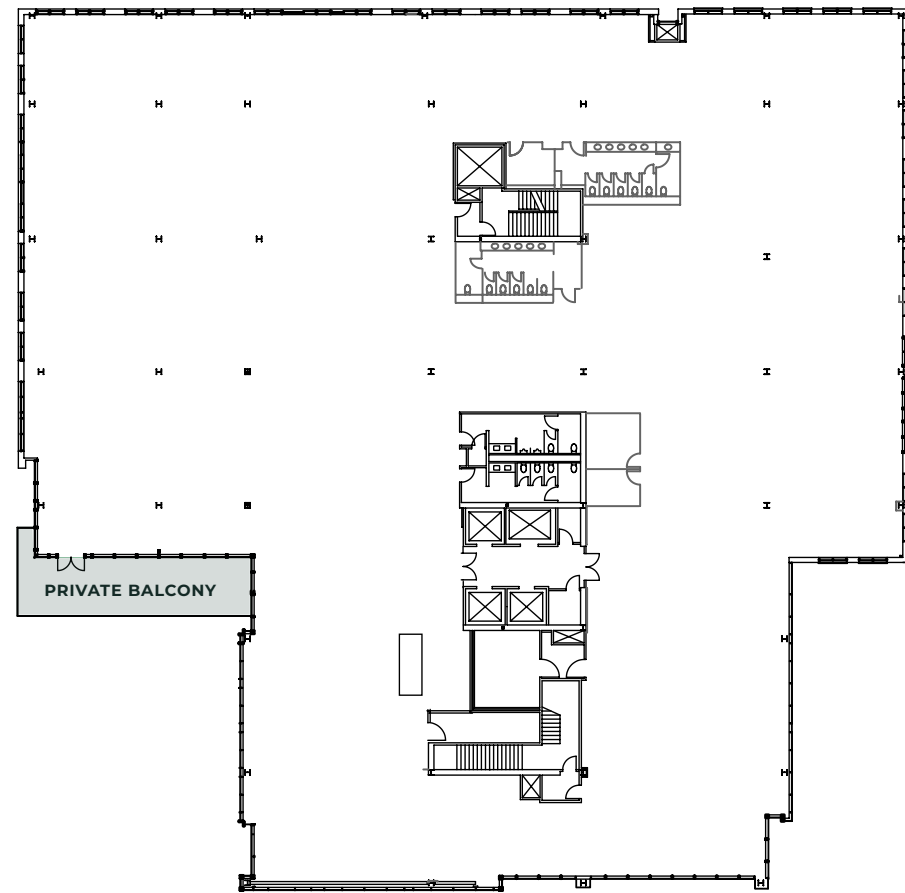
Available now

suite 300

[BACK TO AVAILABILITIES](#)

[VIEW SPACE PHOTOS](#)

Full floor opportunity with high ceilings and large, outdoor private balcony that looks directly into Petco Park and Gallagher Square. Currently in shell condition.



PETCO



3,879 RSF

Available now

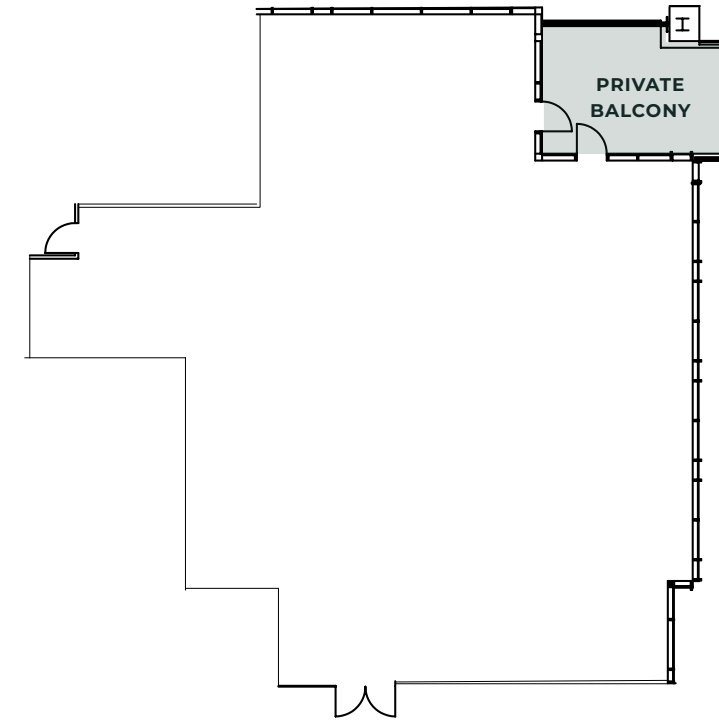
suite 410

[BACK TO AVAILABILITIES](#)

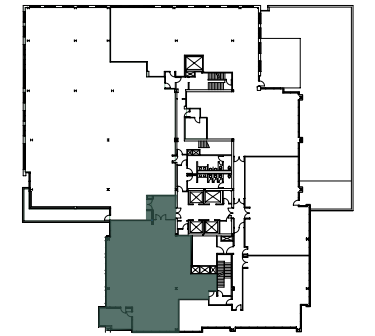
Currently in second generation condition with a private outdoor patio that overlooks Petco Park and Gallagher Square. Future build-out to include exclusive private patio with 4 private offices, a huddle room, conference room, break room and open area for workstations.



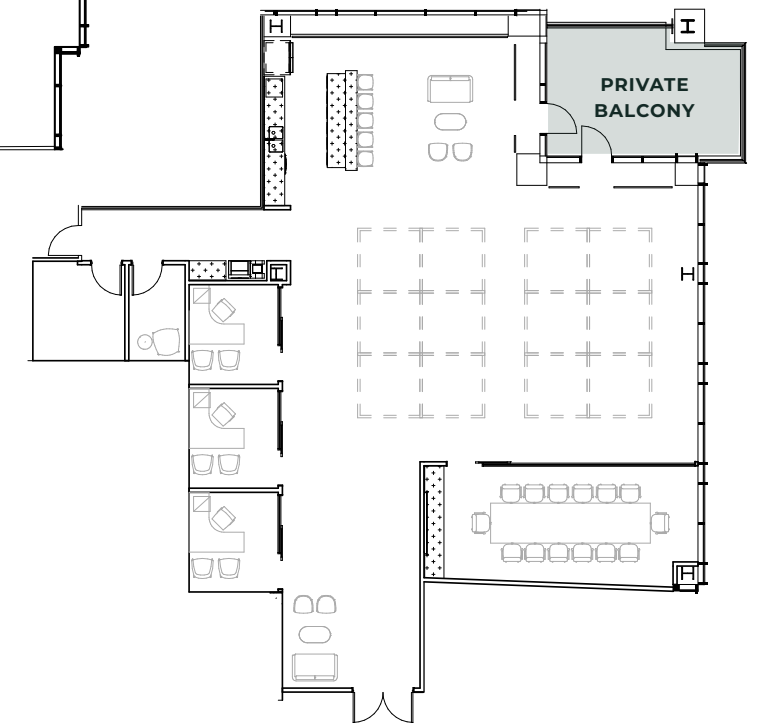
AS-BUILT PLAN



PETCO



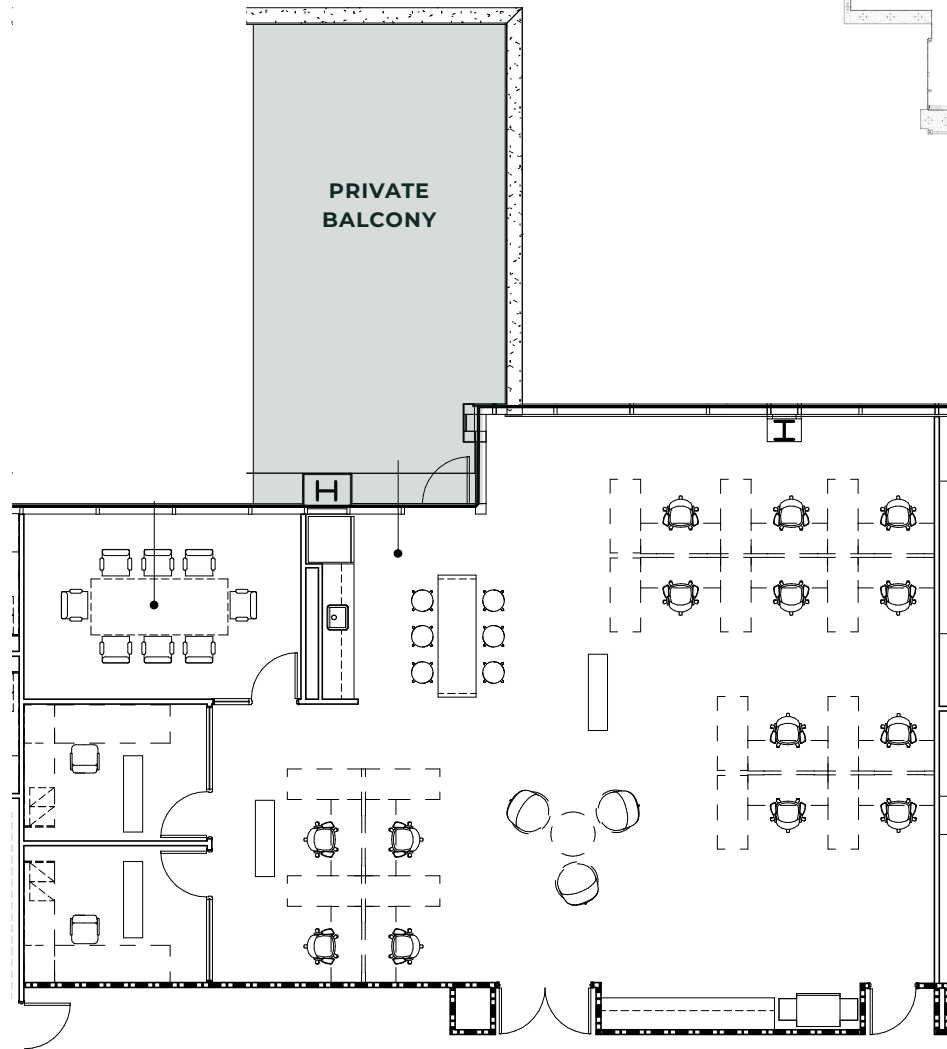
HYPOTHETICAL PLAN



3,205 RSF

Available now | **Spec Suite**
Outdoor Deck Area

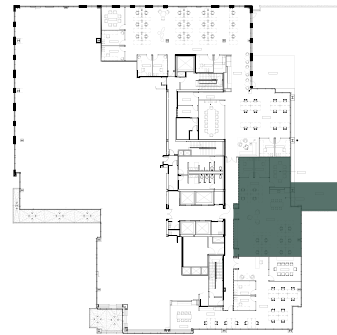
Creative spec suite featuring an exclusive outdoor patio and double-door entry off the elevator lobby. Build-out includes high open ceilings with 2 private offices, conference room, open-concept break room, and open area for workstations.



suite 440

BACK TO AVAILABILITIES

VIEW VIRTUAL TOUR



11,337 RSF

Available now
Spec Suite



suite 700 | 11,337 RSF

Available Now

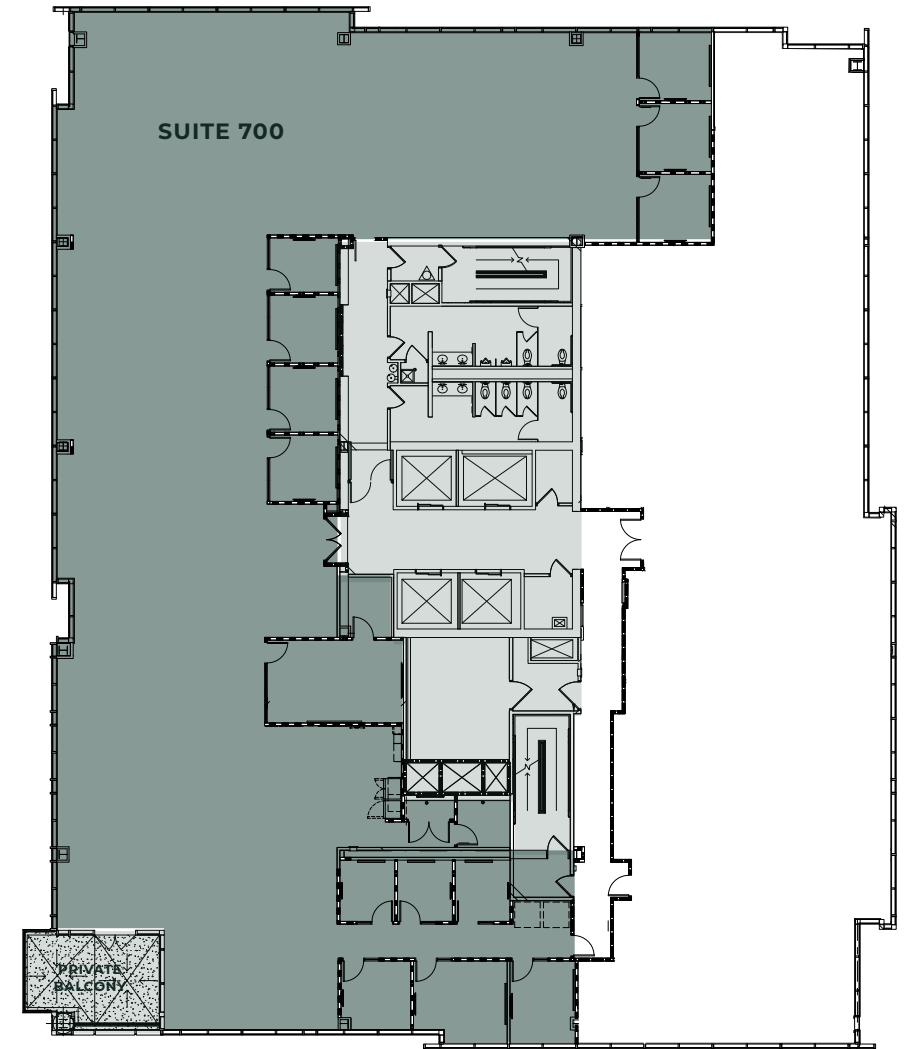
High-end, creative spec suite with double-door entry off the elevator lobby and exposed ceilings throughout. Suite includes private balcony overlooking Petco Park, reception, 13 private offices, 1 conference room, break room and open area for workstations.

VIEW VIRTUAL TOUR



7TH FLOOR

BACK TO AVAILABILITIES



9,370 RSF*

8TH FLOOR

[BACK TO AVAILABILITIES](#)

** suites 820, 850 & 860 are contiguous for a total of 9,370 RSF



suite 820 | 1,012 RSF*

Available 7/1/2026

Former spec suite with 1 private office and break area.

suite 850 | 7,356 RSF*

Available Now

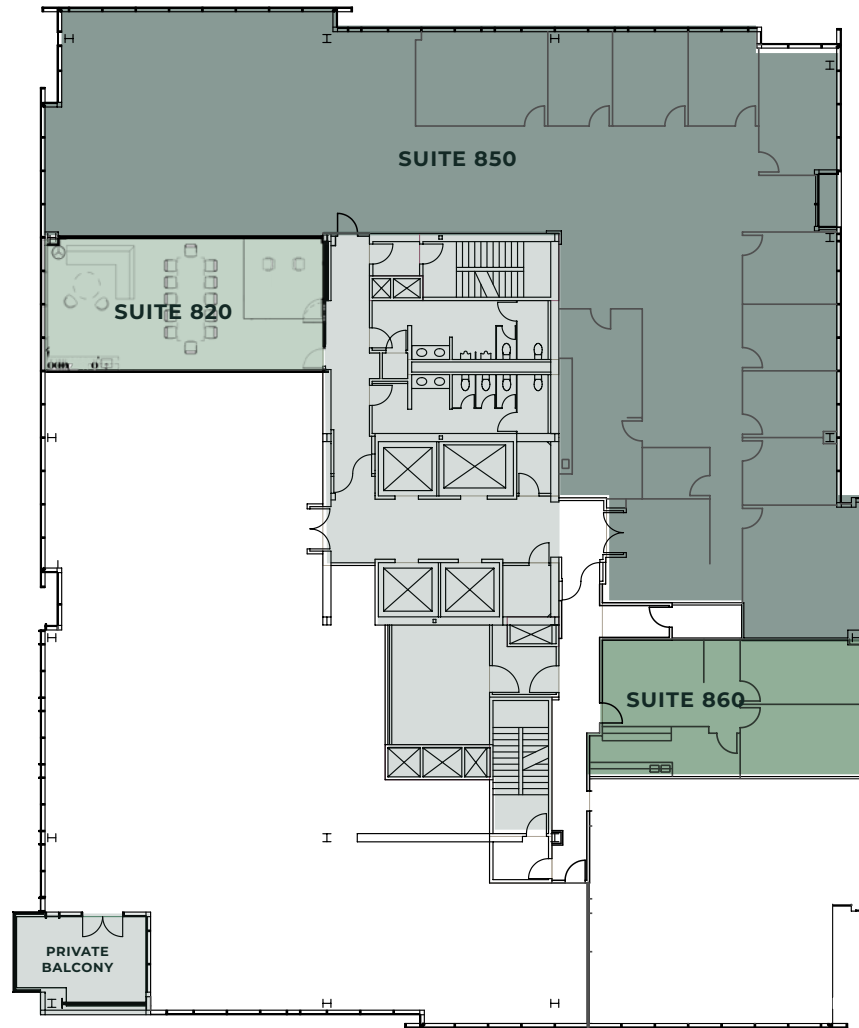
Corner suite with 8 window-lined offices, 2 conference rooms, break room, open area for workstations, and storage/IT closet.

suite 860 | 1,002 RSF*

Available Now

Former law firm space with 2 private offices and a break room/kitchen.

[VIEW VIRTUAL TOUR](#)



PETCO



2,744 RSF

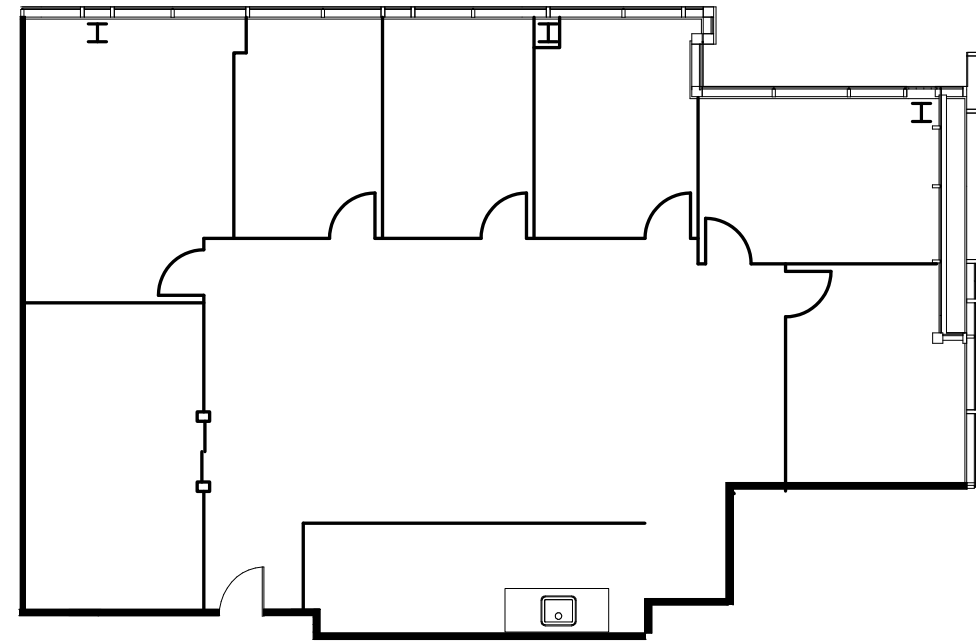
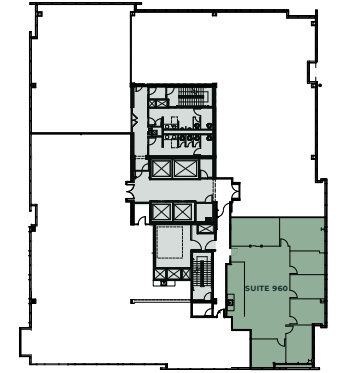
Available Now

suite 960

[BACK TO AVAILABILITIES](#)

Progressive office build-out with 6 private offices, conference room, reception, break room & open area.

[VIEW VIRTUAL TOUR](#)



PETCO



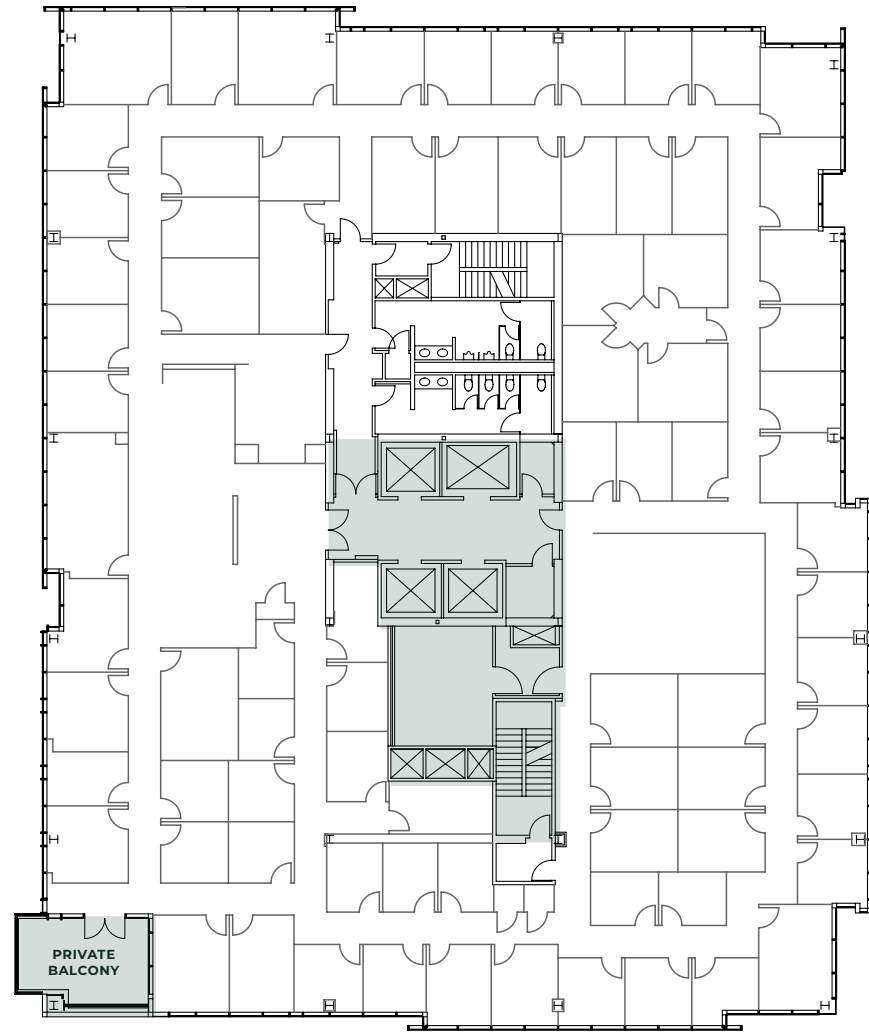
17,872 RSF

Available in 30 days

suite 1000

[BACK TO AVAILABILITIES](#)

Full floor opportunity that is densely built out and would be perfect for an executive suite operator; floor includes a private patio with views into Petco Park and of the Coronado Bridge.



PETCO



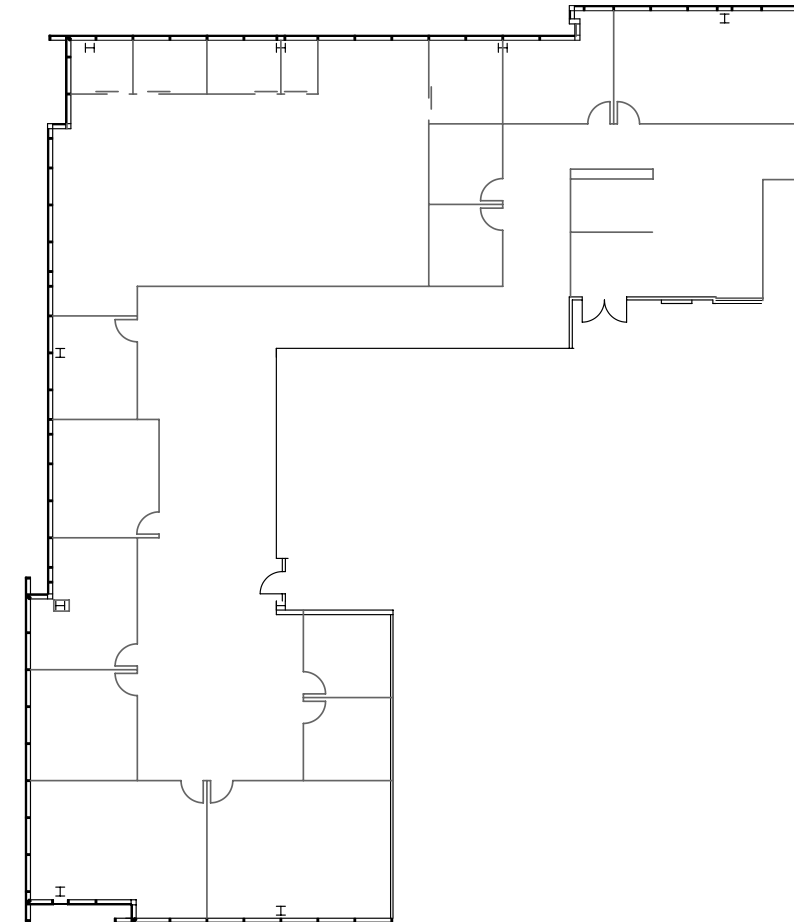
8,963 RSF

Available now

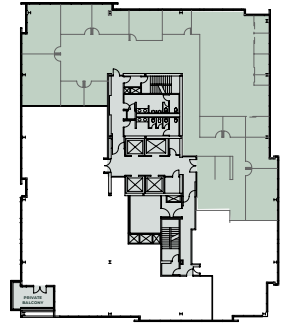
suite 1150

[BACK TO AVAILABILITIES](#)

Double-door entry off the elevator lobby with incredible southern views. Current build-out includes multiple private offices, conference rooms, huddle rooms, and a break room.



PETCO





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