

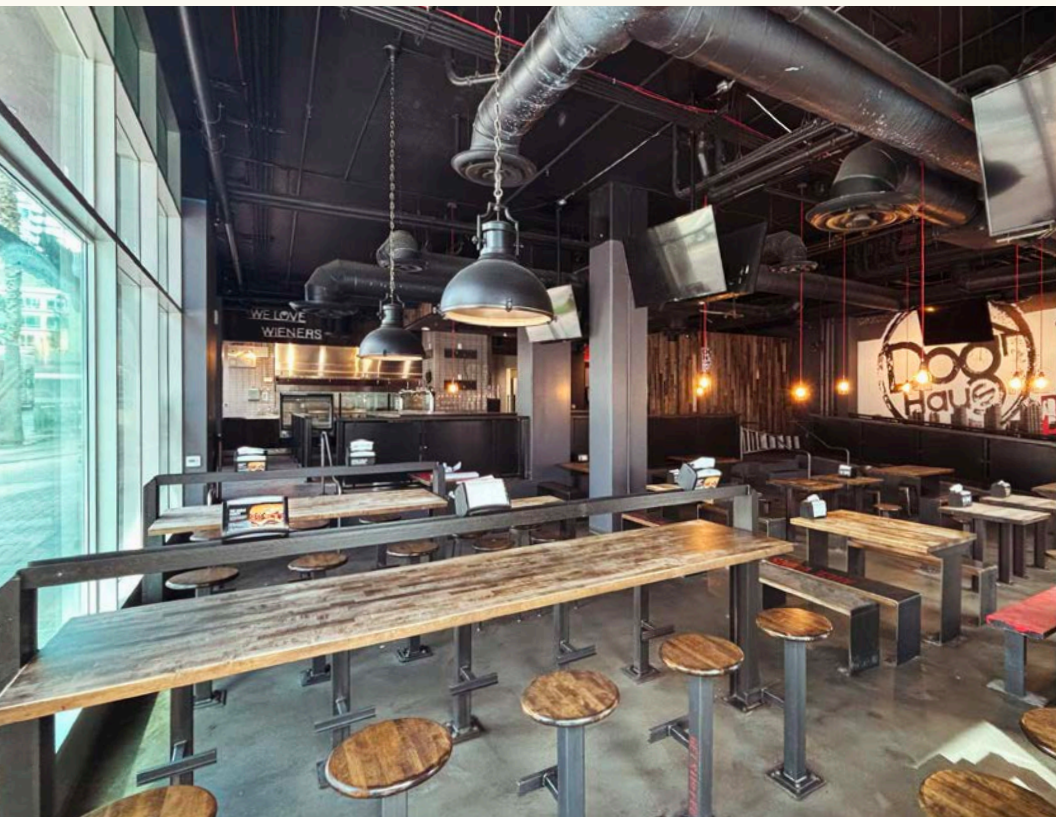
# 2nd Gen. Restaurant for Lease

929 NINTH AVE  
SAN DIEGO, 92101



## ±5,700 SF Plus Patio

HARD CORNER ON 9TH & BROADWAY  
FACING BROADWAY CORRIDOR



## 9TH & BROADWAY PROPERTY HIGHLIGHTS

SITUATED NEAR A PUBLIC PARKING LOT  
WITH MORE THAN 50 PARKING SPACES

IDEALLY LOCATED BETWEEN THE  
BROADWAY CORRIDOR, WITH HIGH DAYTIME  
POPULATION, AND THE EAST VILLAGE, WITH  
DENSE RESIDENTIAL

ADJACENT TO 800 BROADWAY, A 400-UNIT  
RESIDENTIAL TOWER



\*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.

THE BROADWAY CORRIDOR IS A VIBRANT AND BUSTLING STRETCH OF  
DOWNTOWN WITH THE DENSEST DAYTIME POPULATION IN SAN DIEGO COUNTY.

# 2nd Generation Restaurant for Lease.

FOR LEASE

5,700 SF 2ND GEN.  
RESTAURANT

1,178 SF  
RETAIL



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# Neighborhood Highlights

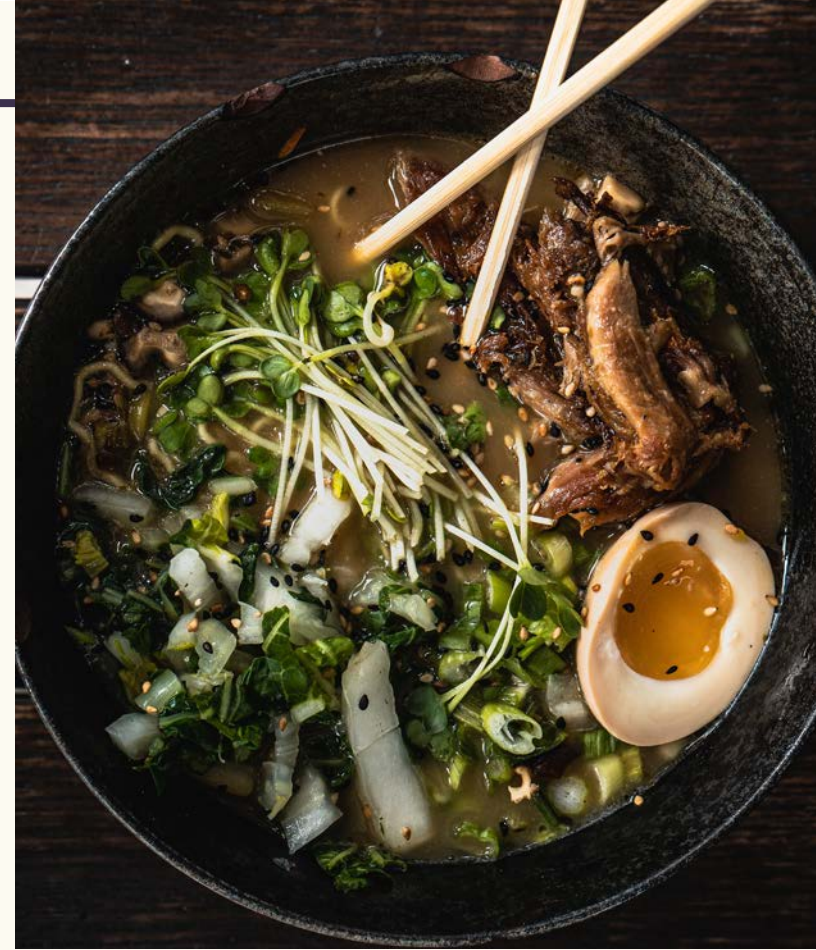
±2,370 residential units, ±1.4M SF of office and ±851 hotel rooms within 4 blocks

Below Celadon Residential Tower with 250 units

Area tenants include Hodad's, Pokez Mexican, Tajima Ramen, and Best Damn Beer Shop.

Easy access to the 163, 5 and 94 freeways

Blocks from San Diego City College with 18,000 students

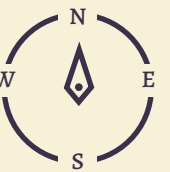


## Prime Location with Easy Freeway Access

AN IDEAL LOCATION IN DOWNTOWN SAN DIEGO, STRATEGICALLY POSITIONED WITH EASY ACCESS TO THE I-5, 163 HWY, AND I-94.

THIS LOCATION ATTRACTS LOCALS, RESIDENTS FROM NEIGHBORING TOWERS, AND FACES THE BUSTLING BROADWAY COORIDOR.

- 0.5 MILES TO I-5 NORTH ON-RAMP
- 0.7 MILES TO I-94 EAST ON-RAMP
- 3 MILES TO SAN DIEGO INTERNATIONAL AIRPORT
- 0.8 MILES TO BALBOA PARK



# Site Plan

929 Ninth Ave, San Diego, CA 92101

±5,700 SF 2nd Generation Restaurant Space for Lease

Large Outdoor Patio

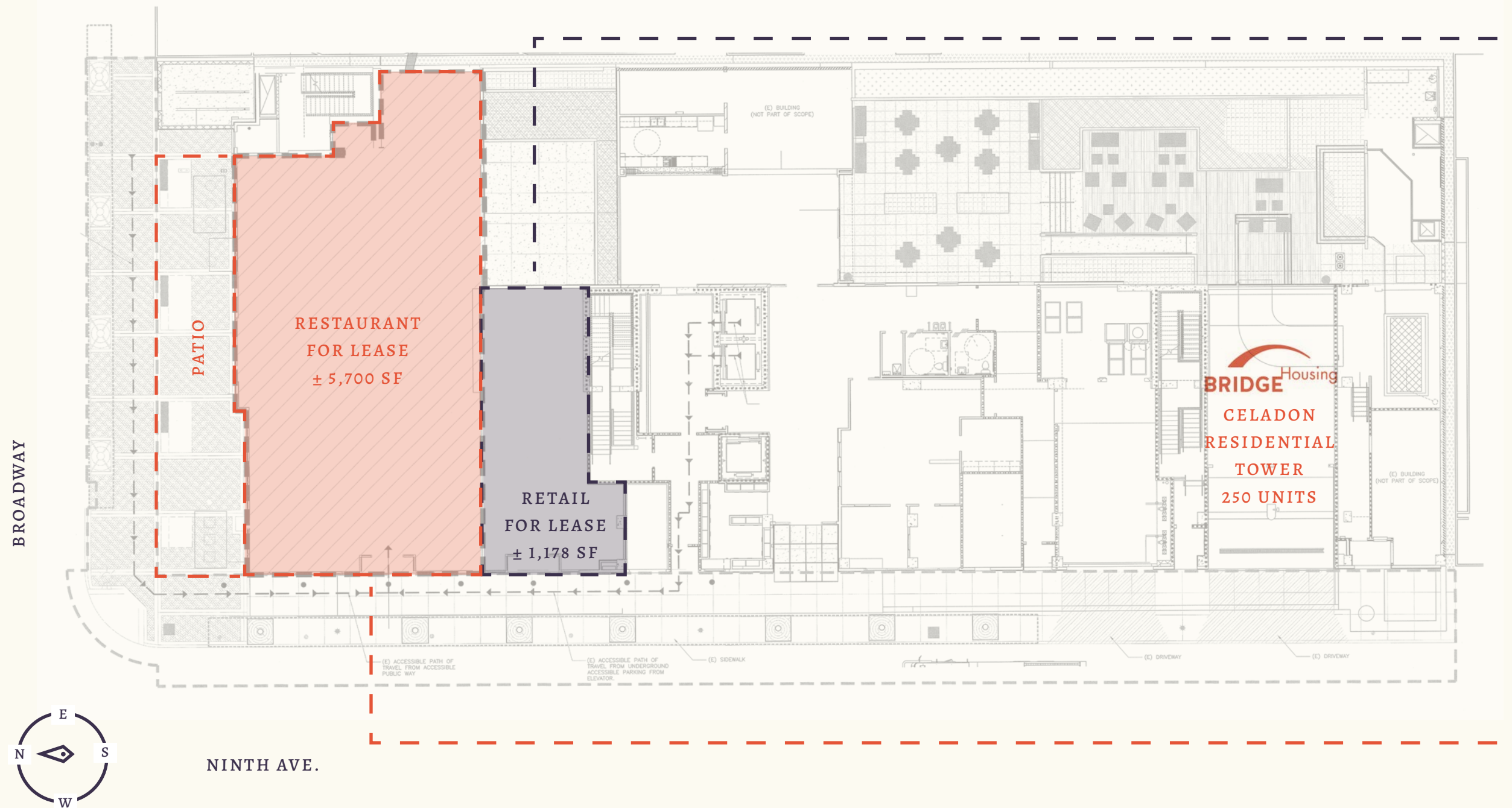
Hard Corner of Ninth Ave. and Broadway

Kitchen Equipment Available



969 Ninth Ave, San Diego, CA 92101

NINTH AVE. 1,178 SF RETAIL SPACE FOR LEASE





**LEGEND - AREA TENANTS EAST VILLAGE, SAN DIEGO**

- Restaurants
- Entertainment
- Breweries & Pubs
- Hotels
- Coffee / Dessert / Juice
- Shopping & Services
- Fitness
- Public Transit

N  
S

# Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	57,628	204,900	505,006
DAYTIME POPULATION	89,880	202,688	425,179
AVERAGE HH INCOME	\$108,843	\$127,140	\$120,483
MEDIAN AGE	37.6	36.1	34.5

**±35M**

ANNUAL VISITORS TO SAN DIEGO



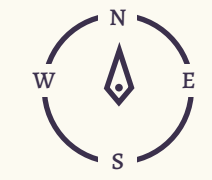
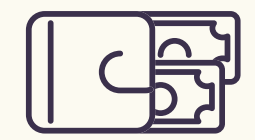
**±37K**

RESIDENTS LIVE IN DOWNTOWN



**±10.4B**

VISITOR SPENDING IN SAN DIEGO



*The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.*

# Downtown San Diego



## AREA USE MAP

- HOTELS
- MULTI-FAMILY
- OFFICE
- SCHOOL / GOVERNMENT
- TROLLEY
- UNDER CONSTRUCTION / PLANNED



The Rady Shell at Jacobs Park  
SAN DIEGO SYMPHONY

**SAN DIEGO CITY COLLEGE**  
18,000 Students  
1,300 Faculty and Staff

**SEAPORT VILLAGE**  
Manchester Grand Hyatt 1,628 Rooms  
Seaport Village 2,058 Rooms  
Seaport Village 145,000 SF  
Marriott Hotel 1,360 Rooms

Cruise Ship Terminals  
Broadway Pier  
Freedom Park  
USS Midway Museum  
Annual Visitors 1.4 M

9TH & BROADWAY

**SAN DIEGO CITY COLLEGE**

PETCO PARK

SAN DIEGO CONVENTION CENTER

CORONADO

SEAPORT VILLAGE

WATERFRONT PARK

LITTLE ITALY

EAST VILLAGE

POINT LOMA

94

INTERSTATE CALIFORNIA 5

163

petco park

SAN DIEGO convention center

Gaslamp Quarter

SEAPORT VILLAGE

SAN DIEGO convention center

The Rady Shell at Jacobs Park  
SAN DIEGO SYMPHONY

# For Leasing Information

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