



**URBAN
PROPERTY
GROUP** EST. 1989

SIMON LEVI

±1,581 SF RETAIL ADJACENT TO PETCO PARK!

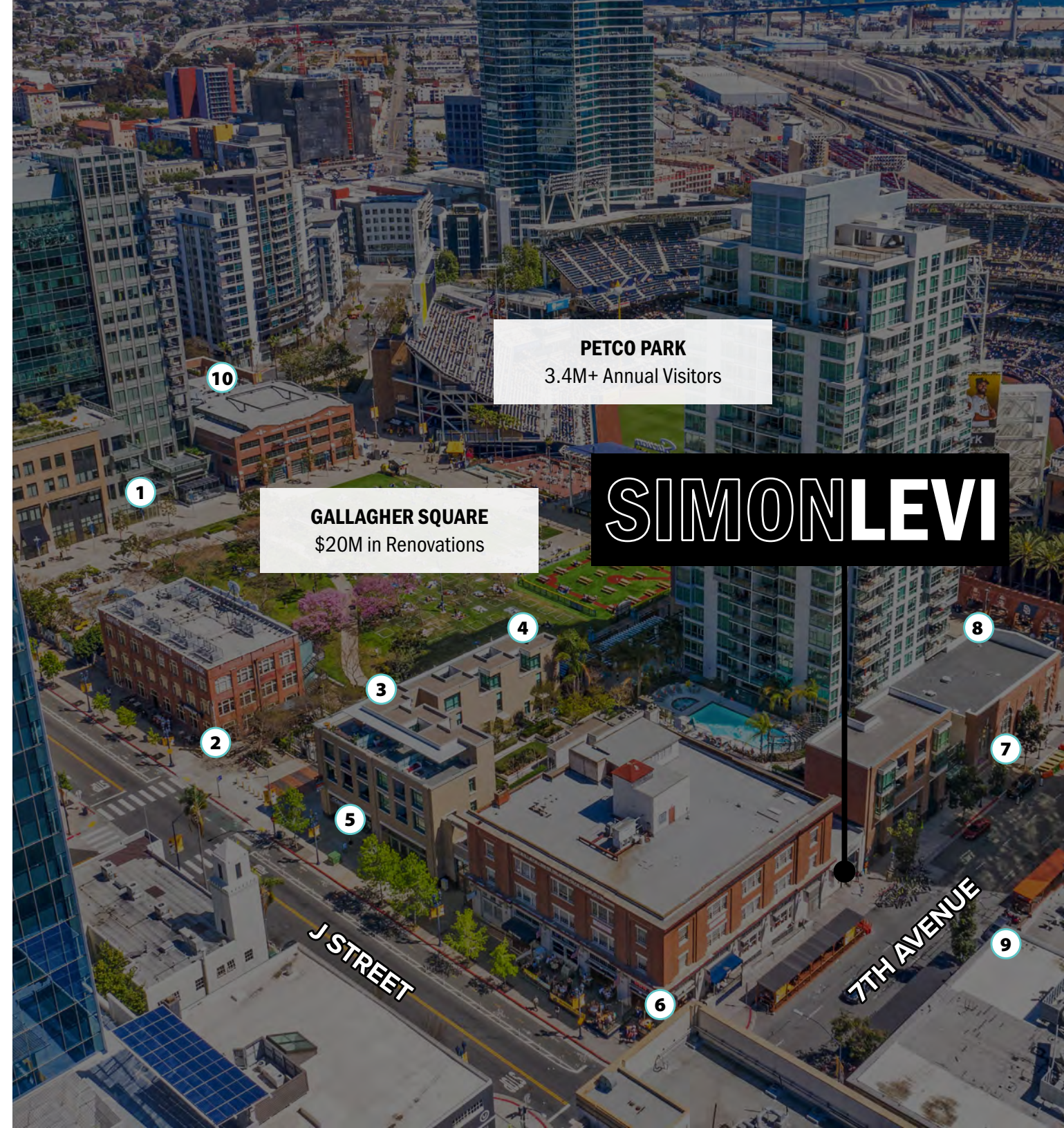
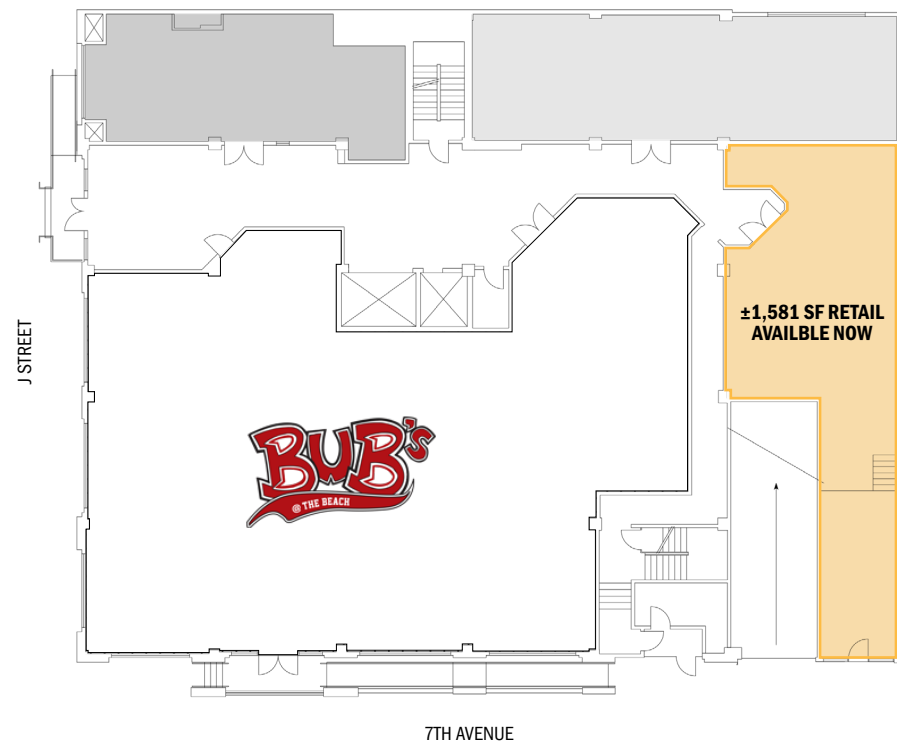
upgsocal.com | 858-874-1989

WHERE RETAIL MEETS THE BALLPARK!

±1,581 SF RETAIL AVAILABLE NOW

📍 339 7th Ave, San Diego, CA 92101

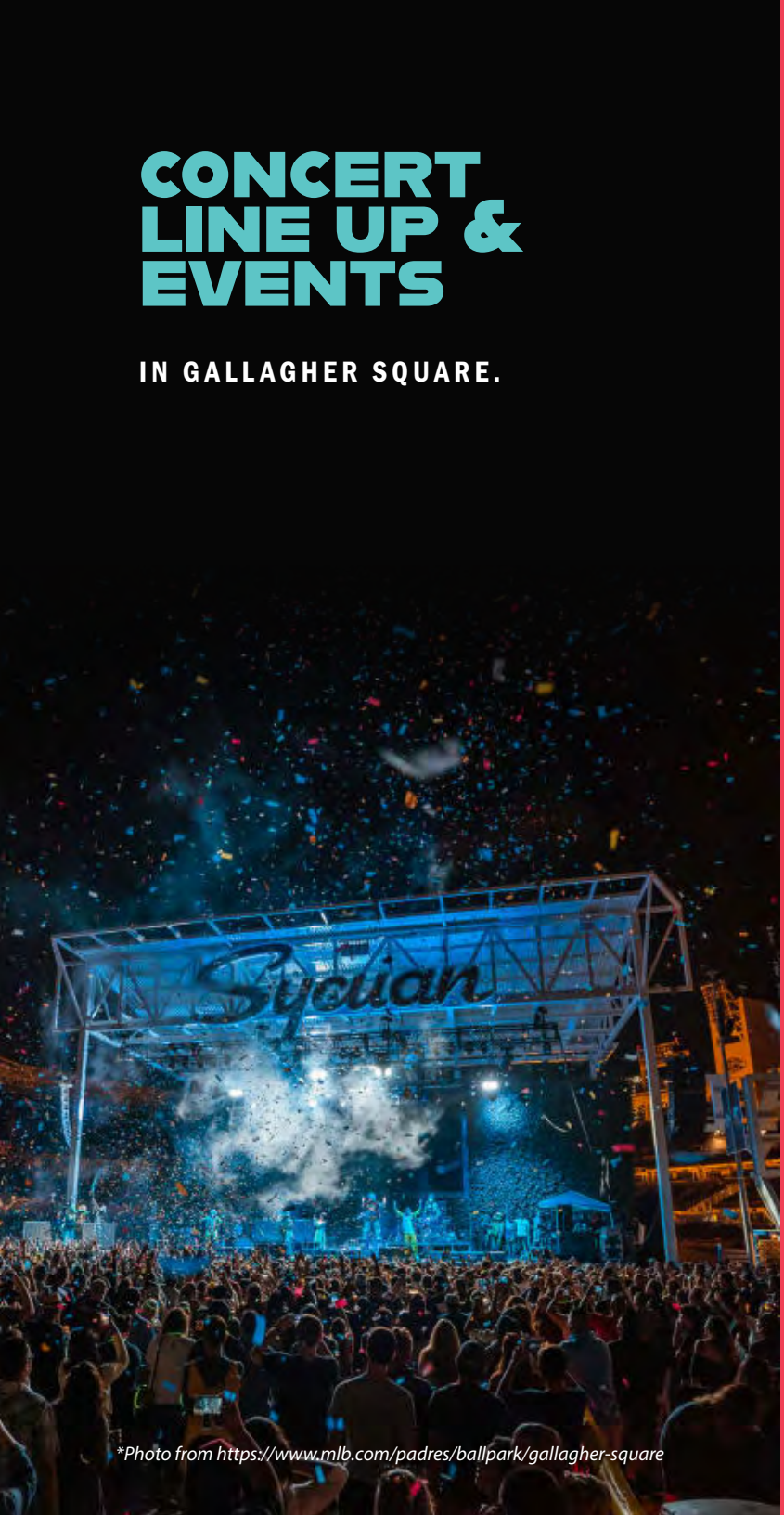
- Rare retail space in the heart of the Ballpark District
- Surrounded by top destinations including Bub's at the Ballpark, Lucky's Counter, Moonshine Flats, The Blind Burro & more
- Adjacent to Petco Park, attracting over 3.4 million annual visitors
- Excellent connectivity with immediate access to the MTS Trolley, major bus routes & I- 5
- Minutes from the Gaslamp Quarter, Convention Center, Seaport Village & Downtown's vibrant dining, entertainment & employment hub



- 1 **fit**
- 2 **TOM'S**
WATCH BAR
- 3 **IDS**
REAL ESTATE GROUP
- 4 **CANNONDESIGN**
- 5 **CALIFORNIA**
COAST CREDIT UNION
- 6 **BUB'S**
@ THE BEACH
- 7 **CITY TACOS**
- 8 **J**
STREET
HOSPITALITY
- 9 **MOONSHINE**
FLATS
- 10 **Swagyu**
BURGER

CONCERT LINE UP & EVENTS

IN GALLAGHER SQUARE.



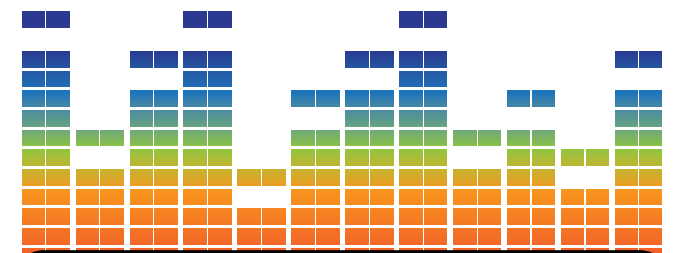
2025 CONCERT LINE UP & EVENTS AT PETCO PARK

PARTIAL LIST...

- Rise Against & Papa Roach
- Nora En Pure
- Cloonee
- Elton John
- Hippee Sabotage & Two Feet
- Brad Paisley
- Peach Pit & Briston Maroney
- Purple Disco Machine
- Summer of Loud
- The Driver Era
- Billy Currington & Kip Moore
- Teddy Swims
- Kevin Kaarl
- Counting Crows
- Blues Travelers & Gin Blossoms
- Pixies & Spoon
- Holo Holo Music Festival
- Coheed and Cambria & Taking Back Sunday
- Chris Brown
- The Head and The Heart
- Savannah Bananas

CAN HOST UP TO 10,000 CONCERT-GOERS

Following its 2024 renovation, Gallagher Square at Petco Park in San Diego is hosting approximately **40 concerts and non-baseball events in 2025**, significantly boosting venue revenue. The 2.8-acre space operates with general admission access and **can host up to 10,000 concert-goers**, making it an increasingly popular destination for touring acts and multi-day festivals that can't fill a full stadium.



To learn more about concerts, visit:
Padres.com/Concerts

BY THE NUMBERS

PETCO PARK & GALLAGHER SQUARE

\$1B+ AMOUNT PETCO PARK
VISITORS SPEND ANNUALLY IN
THE DOWNTOWN STADIUM

*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.



WALK SCORE 99
Walker's Paradise - Immediate access to surrounding amenities



BIKE SCORE 88
Very Bikeable - Biking is convenient for most trips

TRANSIT SCORE 81
Good Transit - Transit is convenient for most trips



300+
PRIVATE & PUBLIC
EVENTS ANNUALLY

OTHER EVENTS

- | | |
|------------------|----------------|
| FanFest | ComicCon Event |
| Beerfest | Fireworks |
| Bark at the Park | Holiday Market |
| Independance Day | MORE! |



To learn more about events, visit:
Padres.com/Events

*Photo from <https://www.mlb.com/padres/ballpark/gallagher-square>

AMERICA'S
#1 BALLPARK!

PADRES COMPLETE A
\$20M MAKEOVER
OF PETCO PARK'S
GALLAGHER SQUARE*

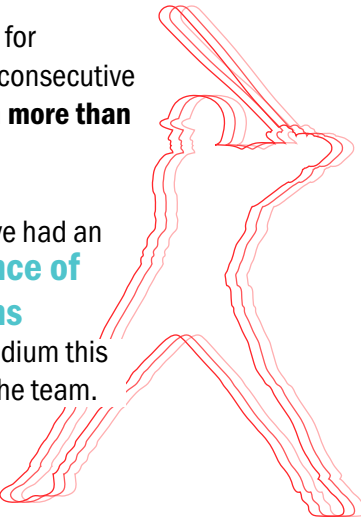


PADRES 2025
BY THE NUMBERS...

Padres fans set record for attendance for a third consecutive year at Petco Park with **more than 3.4 million attendees**

2025 - The Padres have had an **average attendance of about 42,435 fans** at the 42,445 seat stadium this season, according to the team.

www.axios.com



petco
park

MAJOR ECONOMIC DRIVER

Petco Park draws millions of visitors annually for Padres games, concerts, festivals, and community events—creating consistent foot traffic and economic activity that benefits local businesses, restaurants, hotels, and retailers in the surrounding East Village and Gaslamp Quarter.

ICONIC LANDMARK

Opened in 2004, Petco Park is known for its coastal-inspired design, integration of the historic Western Metal Supply Co. building, and panoramic views of the San Diego skyline and bay. It reflects the spirit and diversity of the region, making it both a sports venue and a cultural destination.

YEAR ROUND ACTIVATION

Petco Park is not just a seasonal stadium—it hosts events throughout the year, from MLB games and concerts to holiday markets and community programs. This means the surrounding area enjoys a steady stream of visitors and consistent activation.

2ND
In MLB Attendance

\$1B+
Contributed to Local Economy

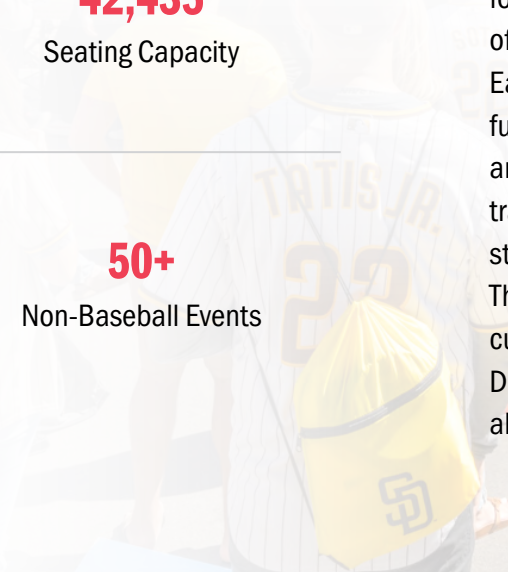
3.4M+
2025 Padres Attendance

42,435
Seating Capacity

50+
Non-Baseball Events

A VENUE
LIKE NO
OTHER

Petco Park is a true gem in the heart of Downtown San Diego—where world-class baseball meets breathtaking city views, coastal breezes, and year-round sunshine. Architecturally stunning and rich with local character, the ballpark blends San Diego's laid-back charm with the timeless traditions of America's pastime. But beyond the game-day magic, Petco Park is a magnet for energy and movement—drawing millions of fans, tourists, and locals into the vibrant East Village core. With a calendar packed full of Padres games, concerts, festivals, and community events, it fuels constant foot traffic and buzz that spills into surrounding streets, restaurants, and businesses. There's truly no better synergy of sports, culture, and commerce than Petco Park and Downtown San Diego—radiant, spirited, and always alive.



FEEL THE BUZZ

NEAR THE BALLPARK

Step into the action just steps from Petco Park, where the energy of East Village comes to life. Surrounded by local favorites like Bub's at the Ballpark, Phil's BBQ, and City Tacos, this vibrant pocket of Downtown San Diego blends food, fun, and foot traffic. Beyond the ballpark, Downtown offers a dynamic mix of hotels, high-rise residences, retail destinations, and creative office spaces—creating a true live-work-play environment in the heart of the city.

Office

- Diamondview Tower
- Makers Quarter
- Nexus
- WeWork
- Downtown Works

Hotels

- Omni | 511 Rooms
- Hard Rock | 415 Rooms
- Hotel Indigo | 209 Rooms
- Marriott | 306 Rooms
- Pendry | 317 Rooms

Retail/Restaurant

- Bub's at the Ballpark
- Broken Yolk Cafe
- Tom's Watch Bar
- Farcorner
- City Tacos
- El Puerto
- Fit Athletic
- Arcade Monsters

Residential

- Radian | 241 Units
- ICON | 327 Units
- Shift | 368 Units
- Modera | 368 Units
- Griffis East Village | 208 Units
- ALX | 313 Units
- 13th & Market | 264 Units
- Park 12 | 718 Units



DOWNTOWN
DEVELOPMENT

RADD



3
PARKS
UNDER
CONSTRUCTION



Freedom Park

502
HOTEL ROOMS
UNDER
CONSTRUCTION



Campus at Horton

356,100 SF
OF RETAIL
UNDER
CONSTRUCTION

Downtown San Diego is undergoing a dynamic transformation, becoming one of the most sought-after urban centers on the West Coast. With a wave of new, cutting-edge apartment complexes offering modern living spaces, alongside visionary projects like RADD, Freedom Park, and the Campus at Horton, the area is evolving into a vibrant community that blends lifestyle, innovation, and opportunity. The ongoing revitalization is also boosting retail, office, and entertainment sectors, making downtown a premier destination for those seeking a seamless blend of work, play, and luxury living.



DOWNTOWN DEVELOPMENT PIPELINE

- | | | | | |
|------------------------------|-------------------------------------|--|-----------------------------|-----------------------------------|
| 1. 1st & Island 211 Units | 7. Air Rights Tower 73 Units | 13. Logan Yards 900 Units | 1. 1st & Beech 220 Units | 7. Harrington Heights 273 Units |
| 2. 4th & B 301 Rooms | 8. 2045 Pacific Hwy 321,000 SF | 14. Manchester Pacific 1,161 Rooms | 2. 800 Broadway 389 Units | 8. The Lindley 362 Units |
| 3. 4th & J Hotel 240 Rooms | 9. Cedar Street 138 Units | 15. Medico-Dental Building 159 Units | 3. 8th & B 389 Units | 9. Tru/Home 2 271 Rooms |
| 4. 10th & B 542 Units | 10. Citizen M 302 Rooms | 16. Park & Broadway 325 Units | 4. The Torrey 450 Units | 10. K Elevate 135 Rooms |
| 5. 1304 India 233 Rooms | 11. Columbia & Hawthorn 124 Units | 17. Two America Plaza 300 Rooms | 5. Columbia & A 204 Units | 11. Kettner Crossing 64 Units |
| 6. 1460 India 328 Units | 12. Essex Edition 42 Rooms | 18. 1452 K 259 Units | 6. Cortez Hill 88 Units | |

DOWNTOWN
SAN DIEGO

AMERICA'S FINEST CITY!



2ND
Largest City in CA

35M
Annual Visitors to San Diego

\$10B
Visitor Spending



SAN DIEGO IS
BECOMING
CALIFORNIA'S
COOLEST CITY.

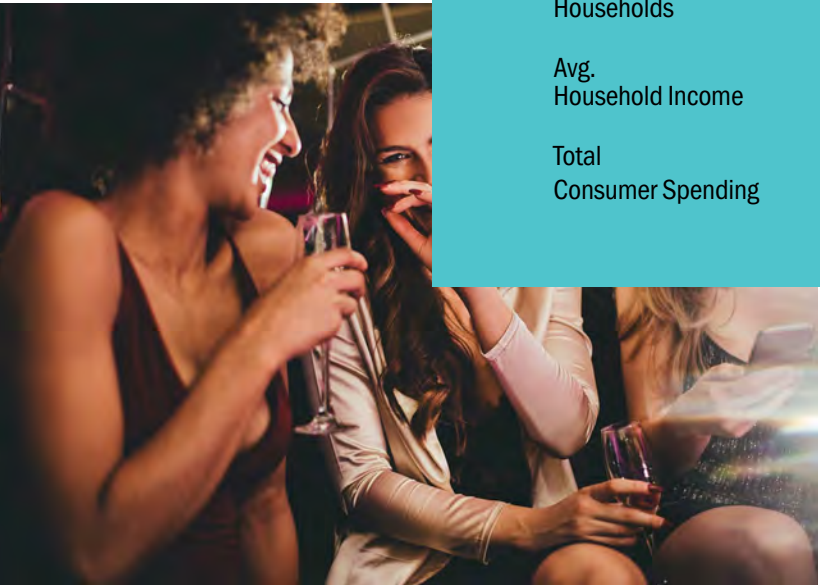


THE DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population (2025)	53,428	106,660	183,109
Project Population (2030)	54,901	108,670	185,722
Total Daytime Employment	62,103	115,112	155,605
Total Households	27,745	49,738	81,004
Avg. Household Income	\$119,704	\$120,027	\$123,057
Total Consumer Spending	\$807M	\$1.5B	\$2.6B

The heartbeat of every city lives in its downtown—and San Diego is no exception. Just minutes from the airport, Downtown San Diego offers a vibrant mix of accommodations, activities, dining, and cultural attractions, all easily accessible by foot, bike, car, or trolley.

With rooftop bars, waterfront parks, live sports, and local boutiques, this lively district blends laid-back charm with big-city buzz—making it the center of it all.





**URBAN
PROPERTY
GROUP** est.
1989

RETAIL FOR LEASE

±1,581 SF ADJACENT TO PETCO PARK!

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