

CREATIVE OFFICE & RETAIL WORKSPACES FOR LEASE

EAST VILLAGE ART BLOCK

1249 F STREET, 705-727 PARK BOULEVARD,
700-740 13TH STREET | SAN DIEGO, CA



CAST CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

The Ratner is a revitalized historic creative office building in San Diego's East Village, ideally located in the heart of the I.D.E.A. District. Formerly known as The Art Center, the building has been thoughtfully renovated and rebranded, blending legacy with modern design.

Named for the Ratner family — who operated a successful men's clothing business here from the 1920s to 1989 — the building now draws artists, designers, makers, and small businesses seeking a stylish, L.A.-inspired urban vibe.

Expansive windows and lofty ceilings fill the space with natural light, creating an ideal setting for creatives and makers. With industrial-chic finishes and a strong sense of community, The Ratner supports collaboration across architecture, marketing, film, and visual arts — making it a flexible home for companies looking to amplify creativity and embrace the East Village's live-work-play lifestyle.

***Join East Village's
creative community.***

The Ratner has become home to some of East Village's most interesting businesses — jewelers, designers, studios, and brand-builders who chose this block because it feels like the right place to do serious, creative work.

JOIANA

THE
SIVAN
COLLECTION

METHRA



Studio Casually Rikka Fika



rising
tide
SOCIAL CO.



FLOOR PLAN **PARK BLVD BLOCK**

Iconic Downtown San Diego Block | Offering 1,398 – 56,524 SF of Flexible Space.

Located on a full city block at 1249 F Street and 705-727 Park Boulevard, this high-profile property offers up to 56,524 SF of adaptable commercial space with flexible zoning and open layouts—ideal for retail, educational facilities, hospitality, fitness, or experiential uses.

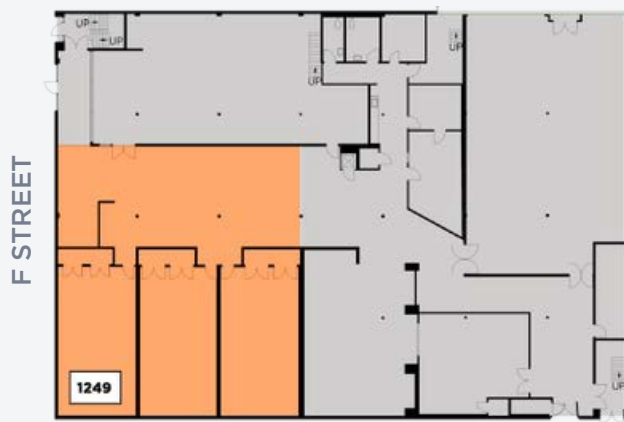
Spaces start at 1,398 SF and can be tailored for single or multi-tenant needs. A rare chance to anchor an entire block in one of San Diego's most vibrant urban districts.

SUITE	SIZE
1249	8,886 RSF
1249-2	14,842 RSF
1249-3	5,096 RSF

*Price upon request

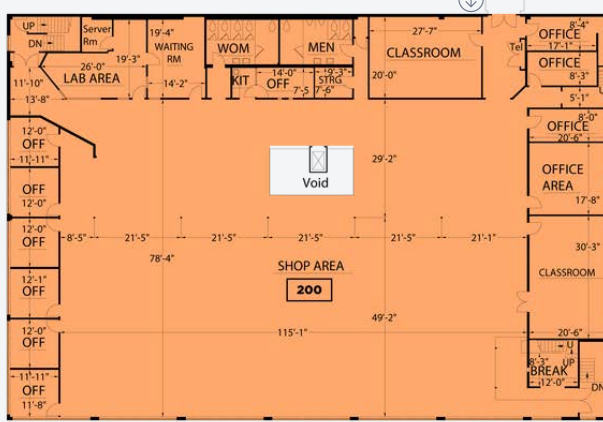


1ST FLOOR



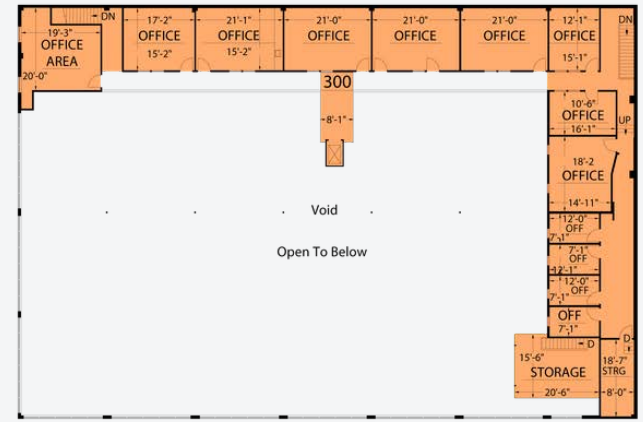
PARK BOULEVARD

2ND FLOOR 1249-2



Access to freight elevator
on 710 13th 3rd floor

3RD FLOOR 1249-3



*SUBJECT SPACES FRONTING PARK BLVD

PARK BLVD BLOCK

1ST FLOOR

SUITE	SIZE
705	6,975 RSF
725	2,586 RSF
727	2,385 RSF

*Price upon request



*SUBJECT SPACES FRONTING PARK BLVD

13TH STREET BLOCK

1ST FLOOR

SUITE	RR
700	7,161 RSF
730	7,195 RSF
1250G	1,398 RSF

*Price upon request

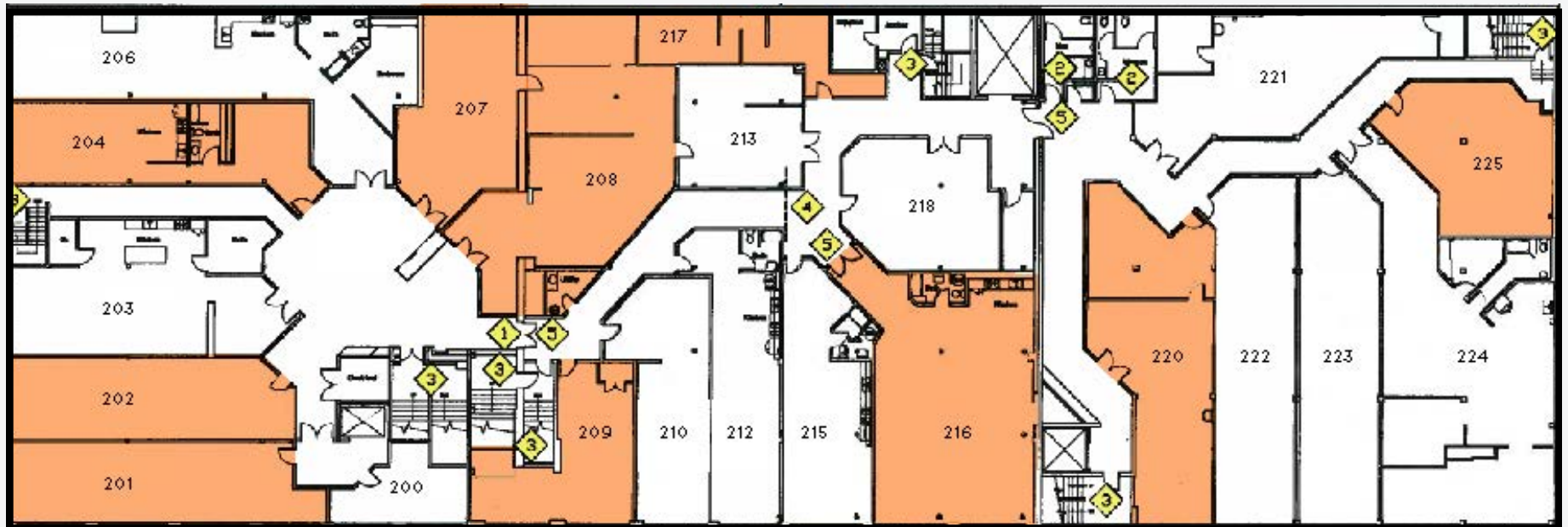


*SUBJECT SPACES FRONTING EAST VILLAGE GREEN PARK

FLOOR PLAN 2ND FLOOR

\$1.30-\$1.85/SF/Mo. + ELEC

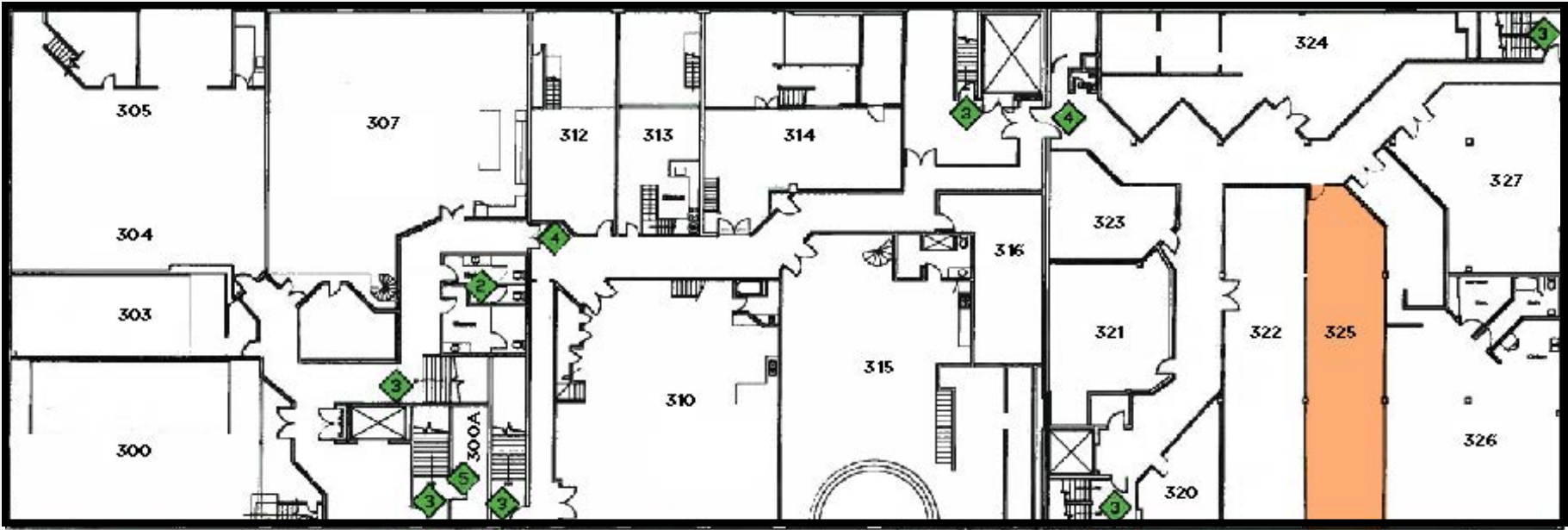
SUITE	SIZE	COMMENTS
201/202	1,831 RSF	Exterior suite with HVAC, an open floor plan, a private office, a sink, and windows facing 13th St and G St (Available 6/1/2027)
204	1,004 RSF	Exterior suite with an open floor plan, a private restroom, and windows facing G St (Available 8/1/2026)
207	870 RSF	Interior suite with an open floor plan
208	1,554 RSF	Interior suite with HVAC, an open floor plan, a reception area, and storage
209	715 RSF	Exterior suite with an open floor plan and windows facing 13th St and the East Village Green (Available 10/1/2026)
216	1,540 RSF	Exterior suite with an open floor plan, a kitchenette, a private restroom, and windows facing 13th St and the East Village Green
217	906 RSF	Interior suite with an open floor plan ideal for storage, a sink, and ventilation
220	1,299 RSF	Exterior suite with an open floor plan, a sink, and windows facing 13th St and the East Village Green
225	815 RSF	Exterior suite with an open floor plan and windows facing F Street



FLOOR PLAN 3RD FLOOR

\$1.70-\$1.85/SF/Mo. + ELEC

SUITE	SIZE	COMMENTS
325	1,234 RSF	Exterior suite with an open floor plan, a sink, and windows facing 13th St and the East Village Green

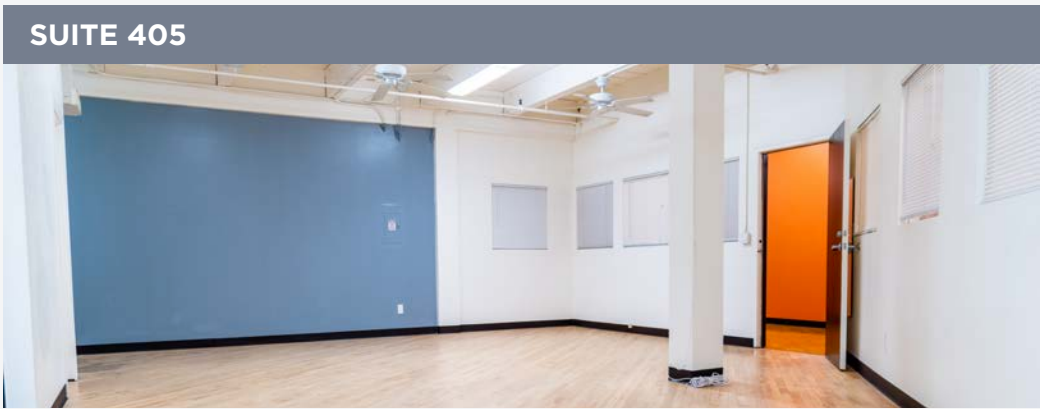
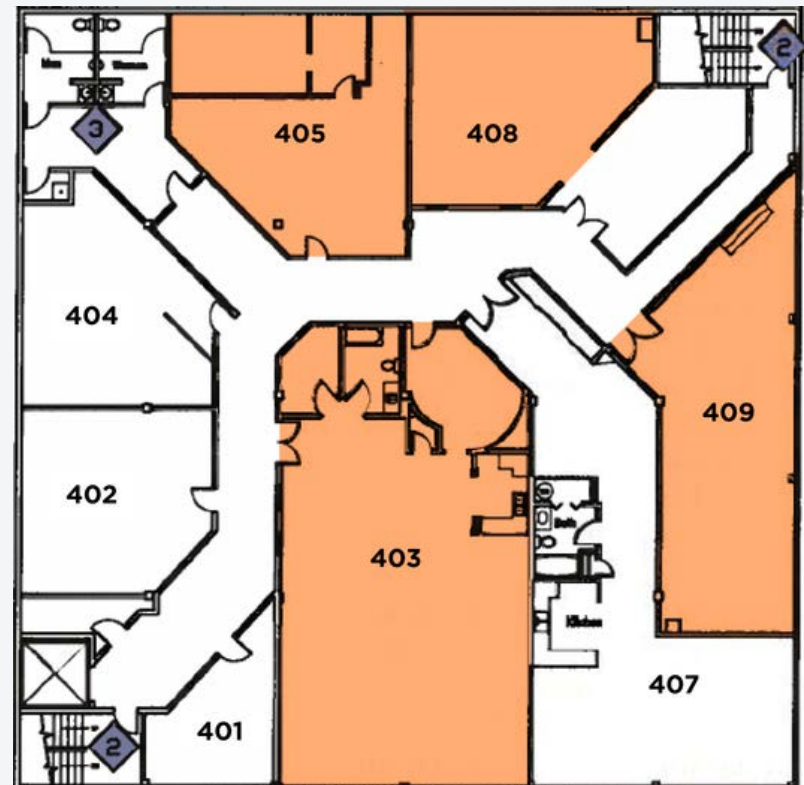


FLOOR PLAN 4TH FLOOR

\$1.30-\$1.85/SF/Mo. + ELEC

SUITE	SIZE	COMMENTS
403	1,822 RSF	Exterior suite with two offices, a kitchen, a private restroom, storage, and windows facing 13th St and the East Village Green
405	775 RSF	Interior suite with an open floor plan, a private office, and a sink
408	1,055 RSF	Interior suite with an open floor plan and storage
409	986 RSF	Exterior suite with an open floor plan, a sink, and an extensive window line facing G St

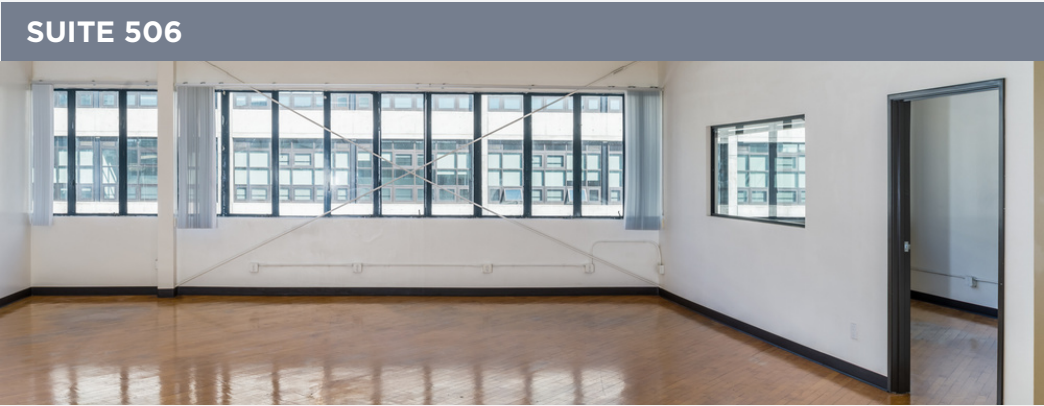
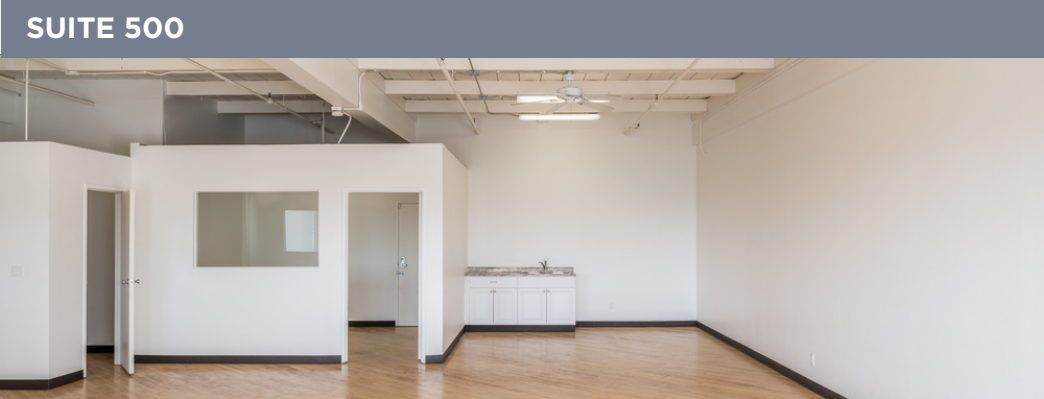
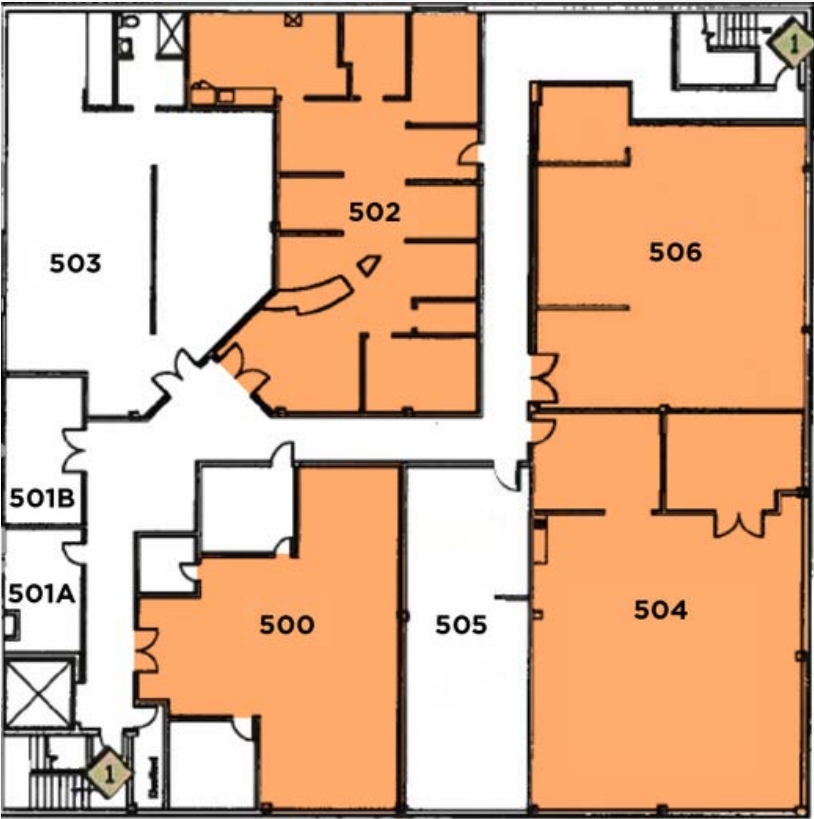
*ALL AVAILABLE NOW, PLEASE REACH OUT FOR SUITE 403



FLOOR PLAN 5TH FLOOR

\$1.70-\$1.85/SF/Mo. + ELEC

SUITE	SIZE	COMMENTS
500	1,324 RSF	Exterior suite with high ceilings, an open floor plan, two private offices, a kitchenette, and windows facing 13th St
502	1,492 RSF	Exterior suite with high ceilings, three private offices, a kitchenette, and windows facing Park Blvd
504	1,724 RSF	Exterior corner suite with high ceilings, an open floor plan, one private office, a kitchenette, and windows facing 13th St and F St (Available 8/1/2026)
506	1,227 RSF	Exterior suite with high ceilings, a private office, a sink, and windows facing F St





SEAPORT
VILLAGE

PACIFIC GATE
BY ROSA

RaDD
A DISTRICT BY IQHQ

WATERFRONT
PARK
COUNTY OF SAN DIEGO
PARKS & RECREATION

The Rady Shell
at Jacobs Park
SAN DIEGO SYMPHONY

MARRIOTT MARQUIS
SAN DIEGO MARINA

Campus at
Horton

SAN DIEGO
convention center

BREAKFAST
REPUBLIC
— CALIFORNIA —

SAN DIEGO
THEATRES
CIVIC & BALBOA

Gaslamp
Quarter

LITTLE ITALY
SAN DIEGO
A HIP & HISTORIC NEIGHBORHOOD

petco
park

LUCKY'S
LUNCH COUNTER

BUBBLES
OF THE MALL

THE KEBAB
SHOP

SUPER7

SD Public
Library

RATNER
BUILDING

YOGA
BOX

LOLA'S
TACOS & COCKTAILS

QUARTYARD

ASA
BAKERY & CAFE

SAKE GAGA



EAST VILLAGE GREEN

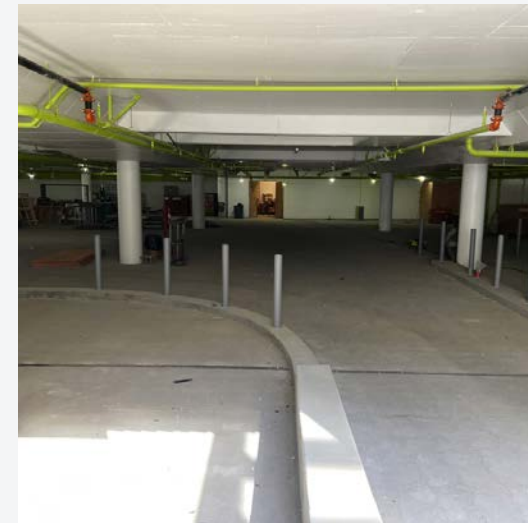
IZOLA

EAST VILLAGE GREEN

East Village Green, located directly across the street, spans a full 60,000 SF city block bordered by 13th, F, 14th, and G Streets, with two additional parcels: a 20,000 SF site at the northeast corner of 14th and G, and a 10,000 SF site along F Street between 14th and 15th. The latter will serve as the new home for two relocated historic buildings, thoughtfully integrated into the park's design.

Located directly across the street, the East Village Green will include:

- Two-level, 185-space underground public parking garage
- Expansive central lawn
- Two-story, 14,200 SF community center
- Off-leash dog parks for small and large breeds
- Enhanced streetscape improvements
- Pedestrian-friendly upgrades to 14th Street for community events
- Signature public art installations
- Interactive children's playground with water feature
- Game and reading terrace
- Public restrooms with staffed attendant booth
- Relocation of two designated historic homes to the park's edge



EAST VILLAGE ART BLOCK

1249 F STREET
705-727 PARK BLVD
700-740 13TH ST

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