

CREATIVE OFFICE AVAILABLE IN COLUMBIA DISTRICT



FOR LEASE
1,336 - 20,092 SF

**1133
Columbia
Street**

San Diego, CA



01

PROPERTY SUMMARY

02

MARKET OVERVIEW

DISCLAIMER NOTICE

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The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by QFC Real Estate. In addition, no representation is made respecting to zoning, condition of title, dimensions or any matters of a legal or environmental nature. Furthermore, Buyer is responsible for determining that the zoning applicable to the Property and any future potential development of such. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. The information contained in this brochure is submitted subject to change of price, errors, omissions, or other conditions, withdrawal without notice, and to any special listing conditions imposed by owner. No representation or recommendation is made by QFC Real Estate as to the legal, financial or tax consequences and all prospective Buyers are encouraged to complete their own due diligence, hire independent consultants and/or advisors in order to obtain information they deem reliable.

All property showings are by appointment only. Please contact your QFC Real Estate agent for more details.



**1495 Pacific Highway, Suite 450
San Diego, CA 92101
619.243.8454**

PETER WRIGHT
619.243.8450
pwright@qfcra.com
BRE #01846272

01

PROPERTY SUMMARY

1133 Columbia Street, San Diego, CA 92101

PROPERTY OVERVIEW

High-end creative office building that is one of downtown's most unique buildings. Excellent curb appeal as the building has been completely remodeled and repositioned into a modern creative office building with an "open-air free-flow" concept. This includes exposed ceilings, ducting and support beams. The demand for creative nontraditional low-ceiling-type properties continues to diminish while demand for more collaborative open-ceiling office buildings, such as the subject property, continues to flourish. This significant office trend furthers the building's long-term appreciation.

Address

1133 Columbia Street, San Diego, CA

Building Area

22,822 SF

Lot Size

0.23 AC

Stories

2

Year Renovated

2012



22,822 SF
creative office
building



High-end
creative finishes



Proximity to
Little Italy shops
& restaurants



Immediate
access to 5 and 163
Freeways

EXTERIOR PHOTO



INTERIOR PHOTOS



INTERIOR PHOTOS



SITE PLAN

STATE ST

WCST

WBST

COLUMBIA ST



Parking



Parking



Parking



Parking

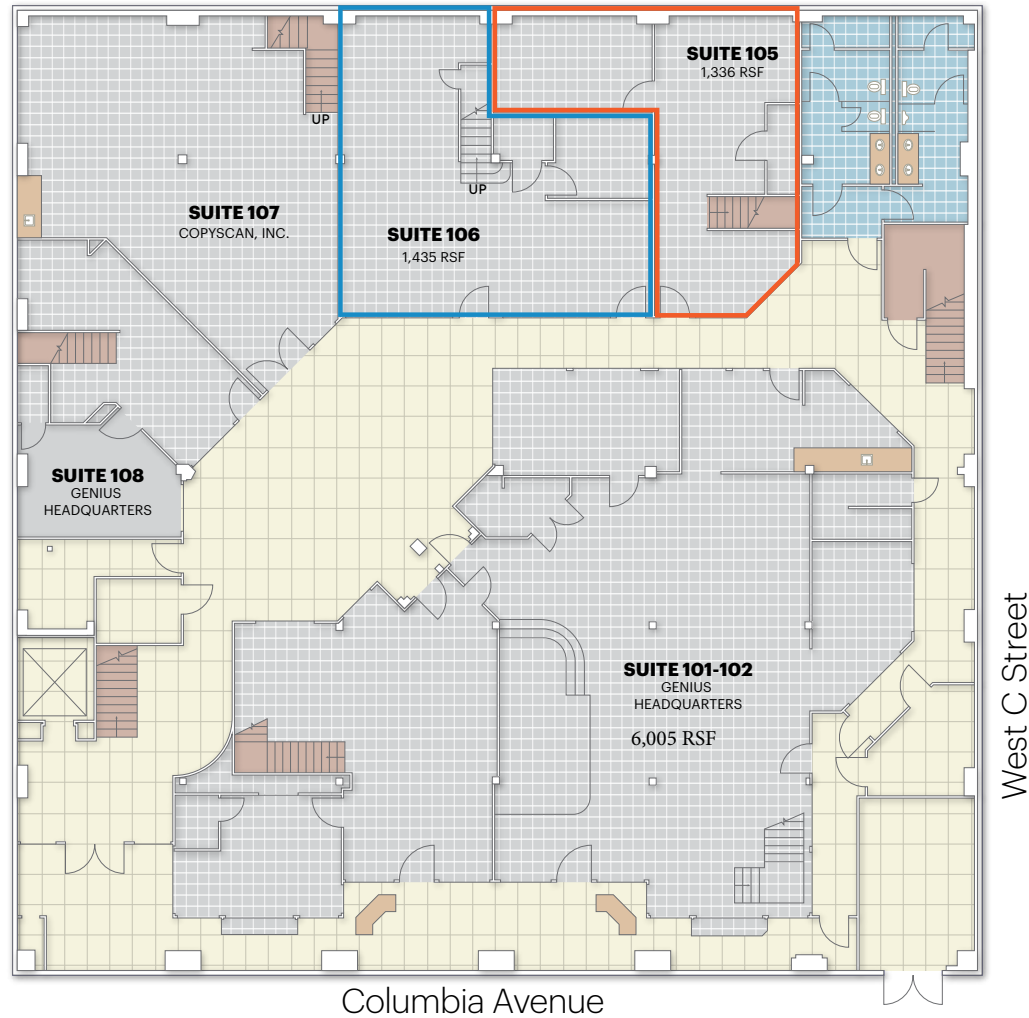
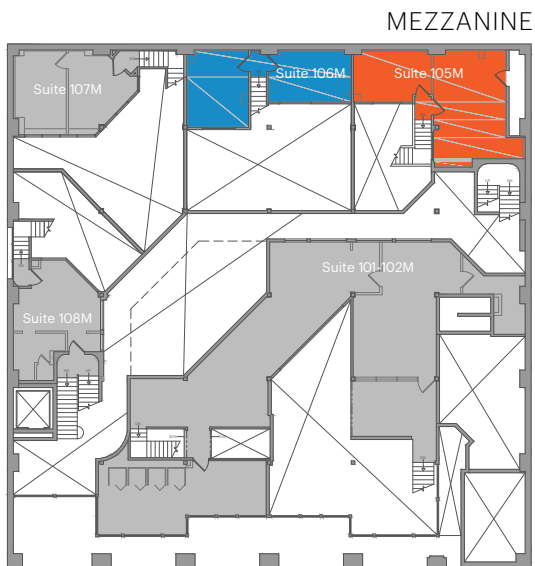


FLOOR PLANS | FLOOR 1

\$2.50 PSF + Utilities

Suite	RSF	Availability
105*	1,336 RSF	Vacant
106*	1,435 RSF	Vacant
101-102	6,005 RSF	Vacant
108	1,108 RSF	Vacant

*Suites 105 & 106 may be combined for a total of 2,771 RSF.

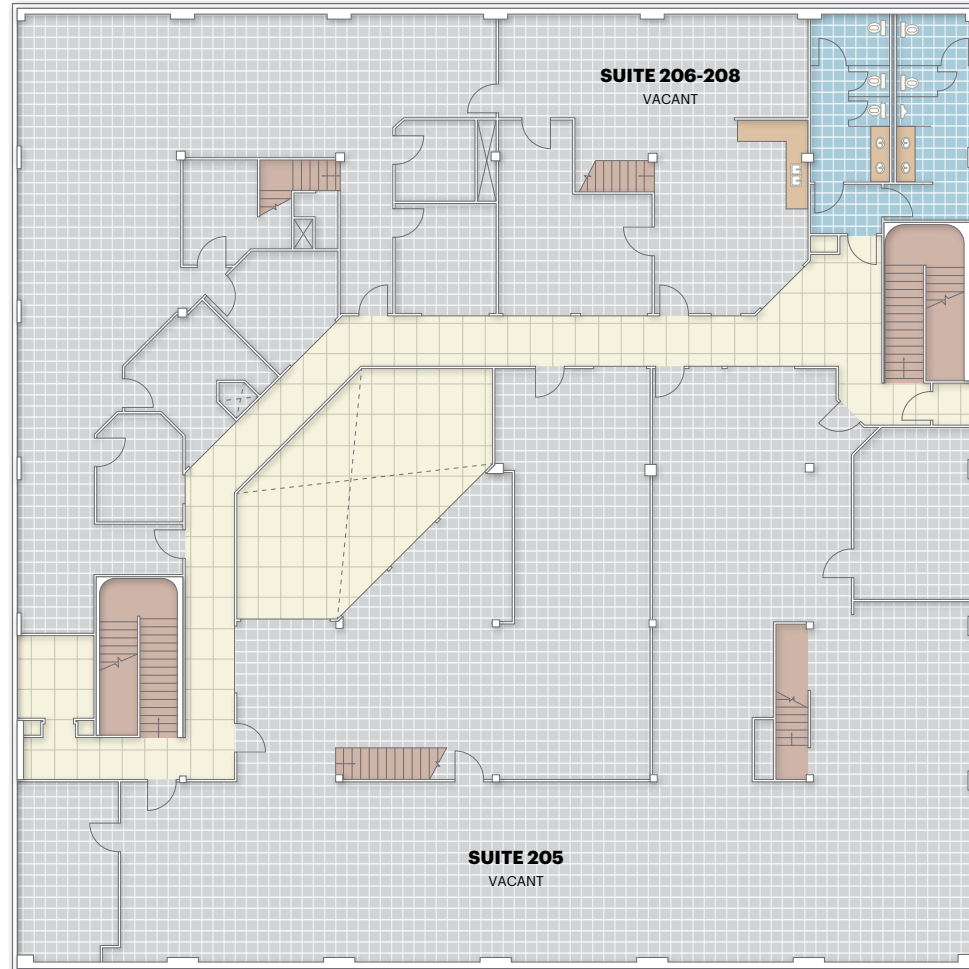
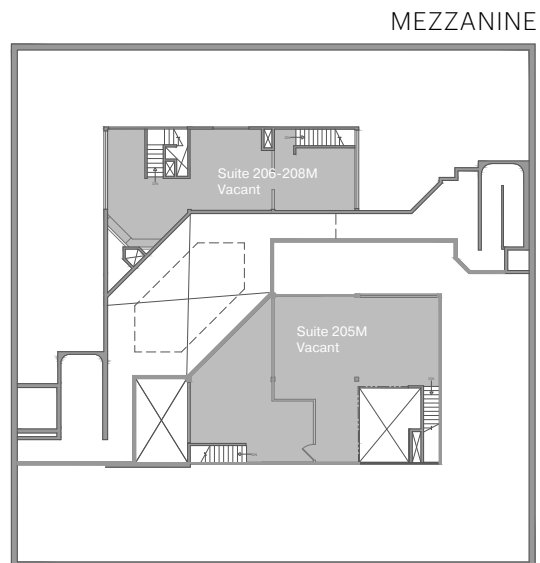


FLOOR PLANS | FLOOR 2

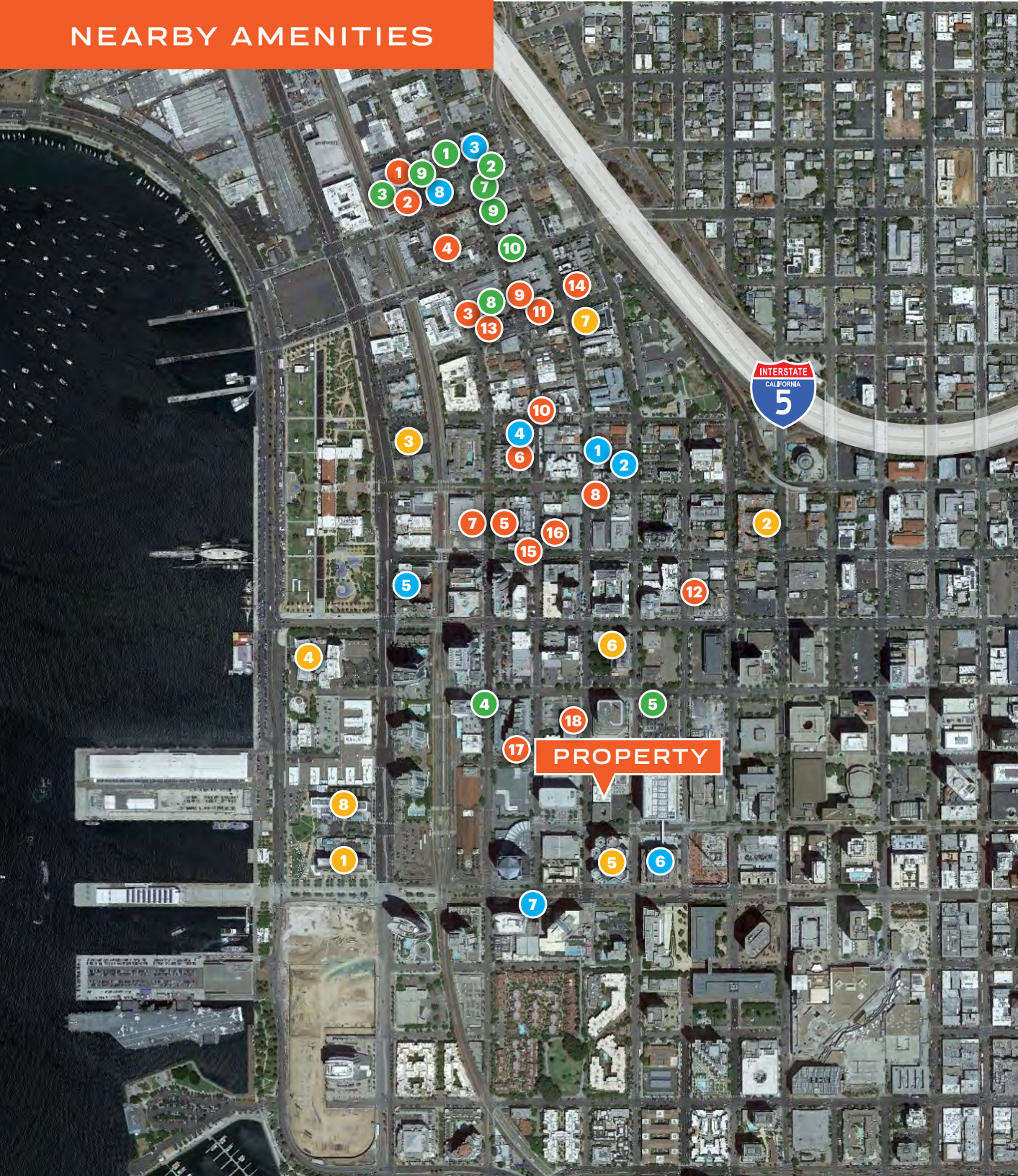
\$2.50 PSF + Utilities

Suite	RSF	Availability
205*	6,752 RSF	Vacant
206-208*	4,564 RSF	Vacant

*Suites 205 & 206-208 comprise of the entire 2nd floor, totaling 11,316 RSF.



NEARBY AMENITIES



RESTAURANTS

1. Juniper + Ivy
2. Crack Shack
3. Underbelly
4. Kettner Exchange
5. Craft & Commerce
6. Ironside Fish and Oyster
7. King and Queen Cantina
8. Queenstown Public House
9. Born and Raised
10. Little Italy Food Hall
11. Civico 1845
12. Extraordinary Desserts
13. Bencotto
14. Harumama
15. Petrini's San Diego
16. Enoteca Style
17. Carnivore Sandwich
18. The Mudbar

COFFEE

1. Lofty Coffee
2. Pappalecco
3. James Coffee Co.
4. Caffe Italia
5. Portal Coffee
6. Coava
7. Copa Vida
8. Bird Rock Coffee Roasters

HOTELS

1. Intercontinental
2. Doubletree
3. Residence Inn
4. Wyndham
5. The Guild
6. Carte
7. Porto Vista
8. Springhill Suites

BARS & BREWPUBS

1. Ballast Point
2. Bottlecraft
3. The Waterfront
4. Stone Brewing
5. Karl Strauss
6. Rovino
7. Vino Carta
8. M Winehouse
9. Carruth Cellars
10. Pali Wine Co.
11. Bolt Brewing

02

MARKET OVERVIEW

Little Italy

Once home to San Diego's flourishing tuna fishing industry and generations of Italian families who made their living on the sea, Little Italy is now a lively neighborhood with cozy patio cafés, international restaurants, craft brew stops, urban wineries, art galleries, sophisticated shops, boutique hotels, and the festive Piazza della Famiglia.

A slew of luminary chefs have gravitated to Kettner Boulevard, giving it the moniker of "Top Chef Alley" with distinctive eateries including Juniper & Ivy, Cloak & Petal, Born and Raised, The Crack Shack, Herb & Wood and Kettner Exchange. India Street is lined with restaurants featuring cuisines of both Southern and Northern Italy, including the classic Filippi's Pizza Grotto, featuring an old-fashioned Italian dining experience.

The central gathering point in Little Italy is a European-style piazza known as Piazza della Famiglia. The 10,000-square-foot plaza connects India and Columbia streets and features a dramatic tiled fountain. Enjoy an afternoon stroll across the cobblestone street while relaxing before dinner. The piazza, in the "heart" of Little Italy, is dedicated to the past, present, and future families of the Little Italy neighborhood. Just steps from the plaza, savor the flavors of Italy in the Little Italy Food Hall. This new social dining concept offers six locally-driven food stations and a full bar with local beers and craft cocktails.



Premier location for the legal industry - adjacent to all three courthouses.



Adjacent to Karl Strauss Restaurant and Brewery as well as within walking distance to numerous other restaurants and retail amenities such as Little Italy and the Santa Fe Depot.



Surrounded by numerous parking lots including parking garages directly across the street and behind the subject property.



1.4M POPULATION



92.8% EMPLOYMENT RATE



\$602,600 AVERAGE HOME VALUE



\$79,673 AVERAGE HHI



35 MEDIAN AGE



1% POPULATION GROWTH



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