

CITYMARK

UPG URBAN
PROPERTY
GROUP est.
1989



M2i

FOR LEASE ±1,064 SF – ±1,959 SF
SALON/BARBER 2ND GEN.

EAST VILLAGE



1021 MARKET ST., SAN DIEGO, CA 92101

*DO NOT DISTURB CURRENT TENANT



1051 Market Street
San Diego, CA 92101



PROPERTY HIGHLIGHTS

PRIME EAST VILLAGE SALON/BARBER SPACE
RETAIL FOR LEASE.

- ±1,064 SF - ±1,959 SF retail/salon spaces available
- Located in Downtown San Diego’s largest neighborhood which is home to over 700 thriving businesses
- Co-tenancy with Starbucks, The UPS Store, Cloud 9 Deli, CityMark, ImageOn and Olimpica Cleaners
- High visibility corner and in-line locations with frontage on Market Street, a main thoroughfare to the freeways
- Located just two blocks north of Petco Park, which generated 3.3 million Padre’s game attendees in 2024
- Prominent street retail at the base of M2i, a 213-unit, seven-story, mixed-use project
- Across the street from UCSD’s 66,000 SF extension campus, which also includes 426 residential units
- Great freeway ingress/egress via Hwy 163, Hwy 94 and Interstate 5
- Area tenants include Krisp, Nekter Juice Bar, Callie, Cowboy Star, Villains Brewing, and Quartyard.

1021 MARKET ST
Address

AVAILABLE NOW
Timing

±1,064 SF
Available Space

SALON/BARBER
Space Type

\$2.50 - \$3.60 PSF, NNN
Lease Rate

SALON/BARBER
TENANT DESIRED!

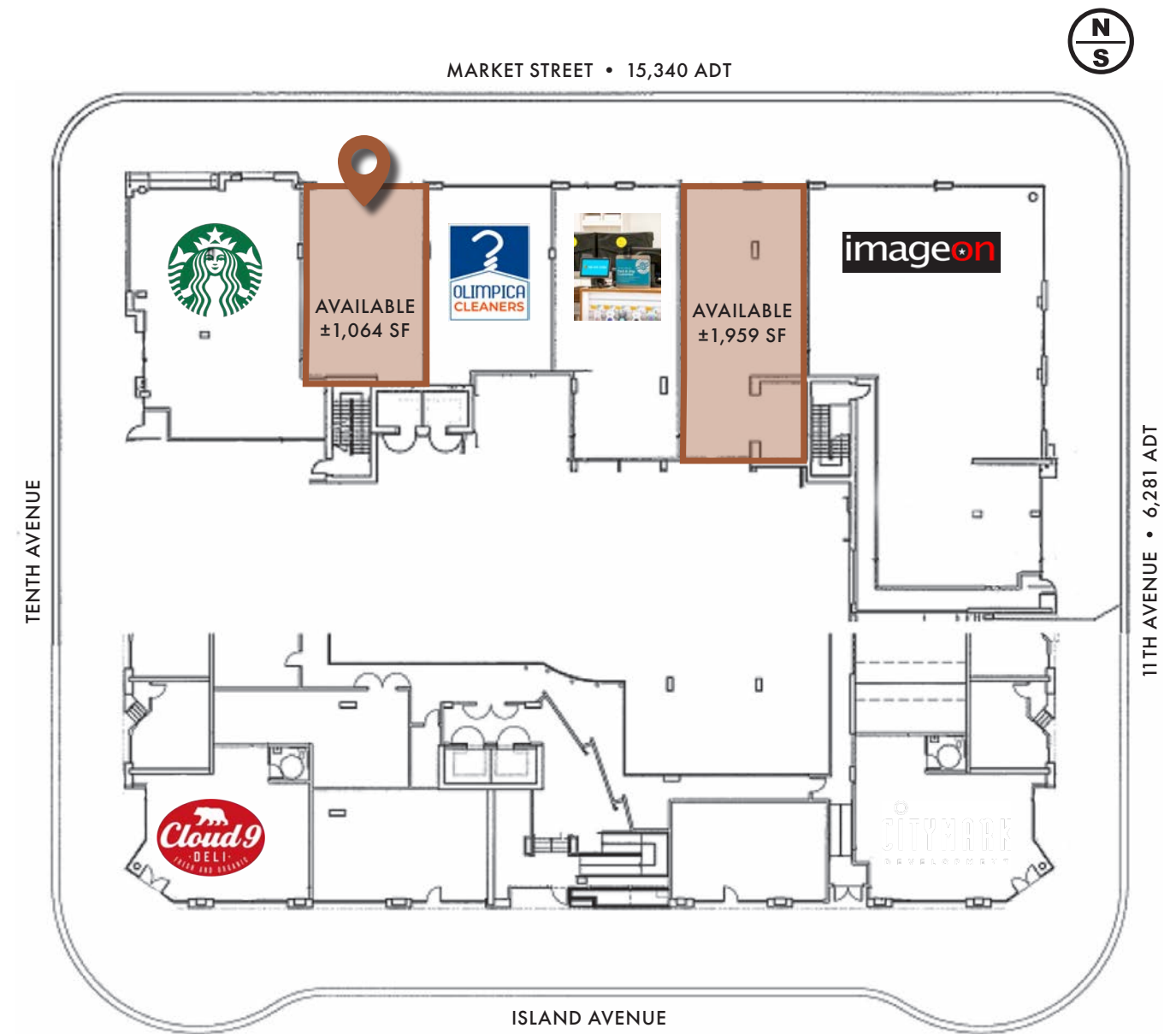


±1,064 SF 2ND GEN SALON/BARBER SPACE FOR LEASE

- Second generation salon ±1,064 SF
- Second generation retail ±1,959 SF
- 15,340 average daily traffic on Market Street
- Walk score of 99: Walker's paradise. Daily errands do not require a car.
www.walkscore.com

*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

SITE PLAN



SURROUNDING TENANTS

PARTIAL LIST



EAST VILLAGE

DOWNTOWN SAN DIEGO'S **LARGEST** NEIGHBORHOOD.

East Village is the heart of San Diego's transformation, brimming with energy and culture. From rooftop bars and cozy cafes to boutique shops, art galleries, live music venues, luxury hotels, and acclaimed restaurants, it offers something for everyone.

This year's record-breaking San Diego Padres season has infused the neighborhood with even more energy, drawing fans and visitors to the area. With Petco Park at its core, East Village has become the ultimate destination for sports enthusiasts, foodies, and culture seekers. The Padres' success is set to elevate foot traffic and tourism, making East Village the go-to enclave in Southern California.

130

Vibrant Blocks

700

Thriving Businesses

3.3 M

2024 Padres Attendance



EAST VILLAGE

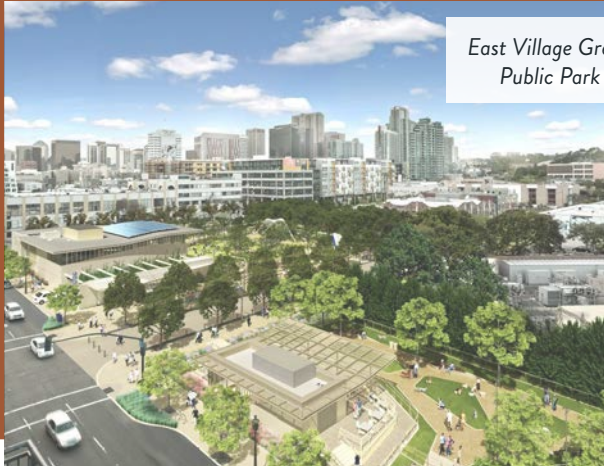


UNDER REVIEW

- 1 **1555 5th**
150 apartments, 6,360 sq. ft. retail
- 2 **530 B Conversion**
160 apartments (16 affordable), 6,433 sq. ft. retail
- 3 **Pacific Heights**
501 apartments
- 4 **707 Broadway Conversion**
200 apartments
- 5 **Salvation Army Rady Center Phase 1**
53 units
- 6 **16th & Island**
124 apartments
- 7 **171 14th Street Multi-Use Event Space**
Multi-use event space
- 8 **Mirka Tower**
318 apartments

UNDER CONSTRUCTION

- 1 **Kindred**
126 apartments; 4,186 sq. ft. retail
- 2 **Tru/Home2 Hotel**
271 hotel rooms
- 3 **Andia**
399 condominiums
- 4 **City Village SDCC Student Housing**
283 apartments
- 5 **1452 K**
259 apartments
- 6 **East Village Green Public Park**
.1-acre public park: children’s playground; dog park; community center; public green space; 180-space underground parking



East Village Green Public Park

EXISTING
PARTIAL LIST

- 1 **The Rey**
478 apartments
- 2 **Vantage Point**
679 apartments; 25,000 sq. ft. retail
- 3 **The Artisan**
265 apartments
- 4 **The Wyatt**
368 apartments; 6,023 sq. ft. retail
- 5 **The Radian**
241 apartments; 36,000 sq. ft. retail
- 6 **The Merian**
426 apartments; 66,000 sq. ft. UCSD extension campus
- 7 **Griffis East Village**
208 apartments
- 8 **The Mark**
295 condominiums; 8,000 sq. ft. retail
- 9 **Strata**
163 apartments; 4,856 sq. ft. retail
- 10 **Form 15**
242 apartments; 10,000 sq. ft. retail
- 11 **Entrata**
172 condominiums
- 12 **Pinnacle on the Park**
956 apartments; 3,617 sq. ft. retail
- 13 **Shift**
368 apartments; 22,000 sq. ft. retail
- 14 **ALX**
313 apartments
- 15 **K1**
222 apartments; 7,000 sq. ft. retail
- 16 **Icon**
327 condominiums; 31,500 sq. ft. retail
- 17 **The Legend**
178 condominiums; 35,000 sq. ft. retail
- 18 **Park 12**
718 apartments; 45,000 sq. ft. retail



Storyhouse Spirits

IN THE PATH OF
DEVELOPMENT

DISCOVER DOWNTOWN

SAN DIEGO IS **AMERICA'S FINEST CITY.**

The heartbeat of every city pulses strongest in its downtown, and San Diego is no exception. Just minutes from the airport, San Diego's vibrant urban center is a hub of energy and opportunity. Downtown offers an abundance of options for accommodations, activities, dining, and cultural attractions, all easily accessible by foot, bike, car, or public transportation.

The
New York
Times

*San Diego is a shared embrace of an easy,
breezy Southern California casualness.*

32.3 M

Annual Visitors

\$14.3 B

Consumer Spending

65 K

Daytime Population

34,942+

Units

5,383 Under construction & proposed

\$14.6B

Contributions from visitors every
year to San Diego's economy



EXPERIENCE IT ALL IN SAN DIEGO!

WHERE THERE'S **SOMETHING FOR EVERYONE** TO ENJOY!

From the historic charm of the Gaslamp Quarter to the stunning waterfront views along the Embarcadero, downtown San Diego is a dynamic blend of old-world character and modern innovation. Whether exploring world-class museums, enjoying a Padres game at Petco Park, or savoring the diverse culinary scene, there's something for everyone. With a buzzing nightlife, thriving arts community, and year-round perfect weather, downtown San Diego embodies the spirit of Southern California living at its finest.





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