

East Village Restaurant Space

FOR LEASE



SPACE 1 - 3,000 Square Feet **SPACE 2** - 4,000 Square Feet

627 8th Avenue, San Diego, CA 92101



- Extensive renovation completed on an 1800s era building with tons of character
- Convenient freeway access to Interstate 5, State Route 163 and Highway 94
- Eclectic area includes an abundance of hip wine bars, charming boutiques, restaurants and art galleries
- Over 342,828 daytime employees and over 480,245 residents within a five mile drive



- Average household income of \$81,412 within a one mile radius
- Petco Park three blocks South and several high rise condos in immediate area
- Foot traffic and nearby successful restaurants and bars include: Neighborhood, Café Chloe, Bootlegger, Kebab Shop, Cowboy Star, Knotty Barrel, JWok and many more



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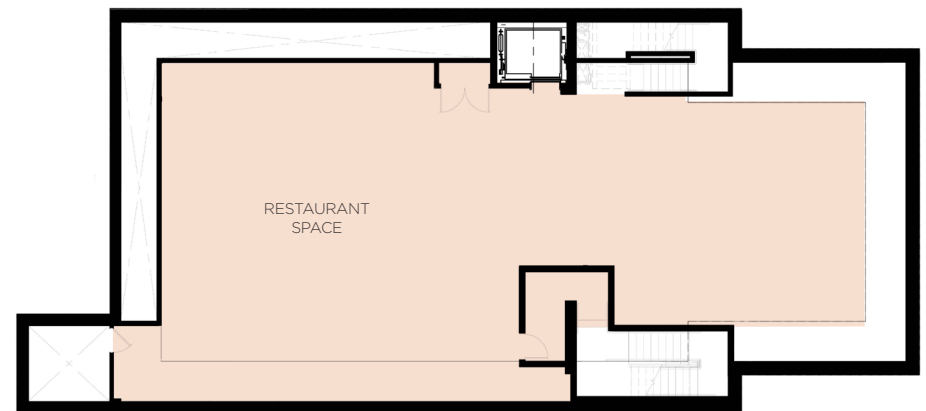
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Ground Floor Plan
SPACE 1 - 3,000 Square Feet

Basement Floor Plan
SPACE 2 - 4,000 Square Feet



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Become a part of East Village's progressive dining scene.

Massive renovation recently completed for prime restaurant space located in the heart of exploding East Village, Downtown's largest urban neighborhood. This thriving urban enclave is home to more than 700 businesses and major San Diego landmarks including: Petco Park, San Diego Central Library, Harbor Drive Pedestrian Bridge, San Diego's Arts District, Thomas Jefferson School of Law, NewSchool of Architecture and Design, and San Diego City College.



> Conceptual Rendering



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Demographics

2 MINUTES

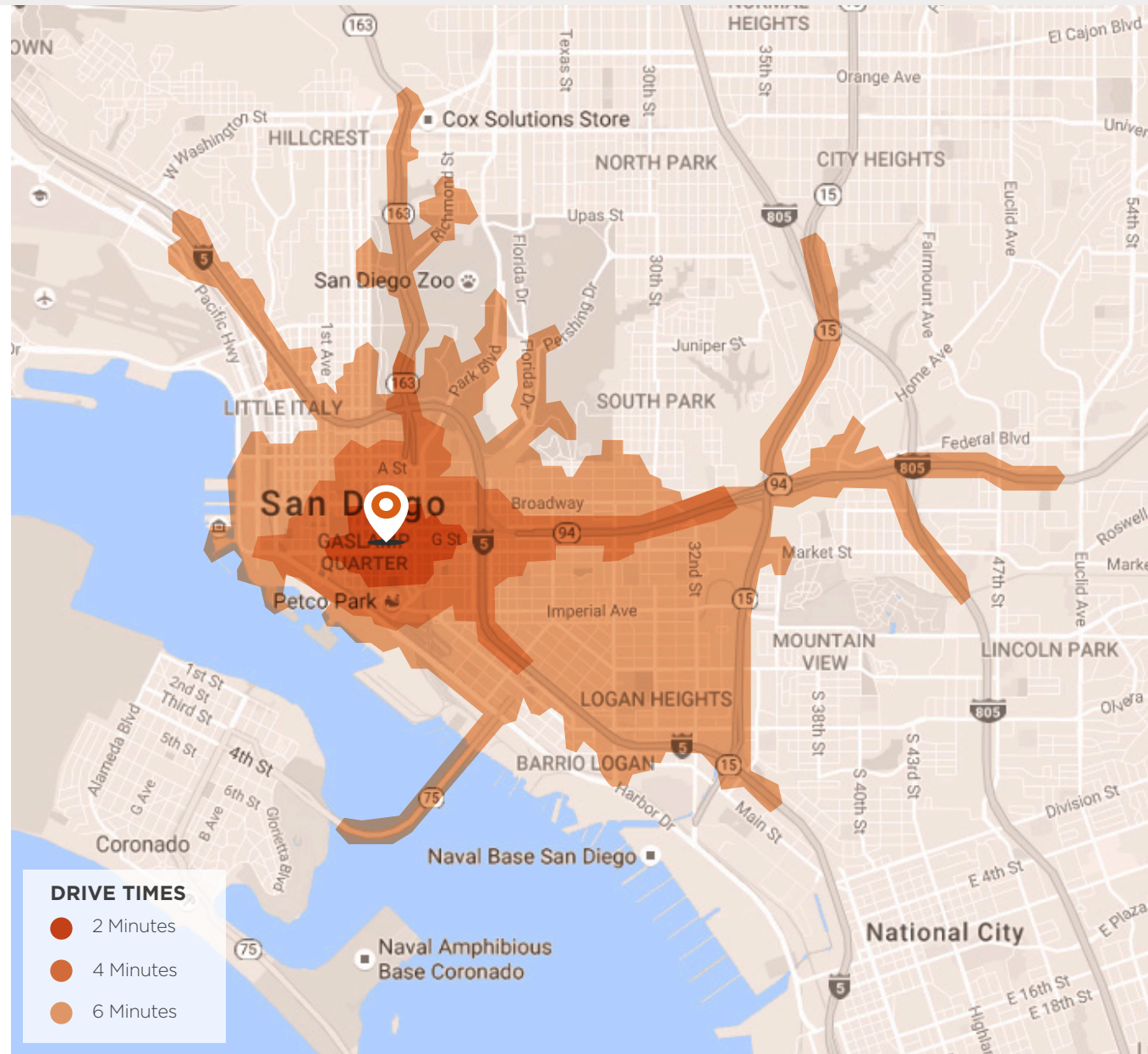
Daytime Population	12,546
Population	9,268
Average HH Income	\$73,625

4 MINUTES

Daytime Population	36,459
Population	22,645
Average HH Income	\$70,903

6 MINUTES

Daytime Population	79,738
Population	54,461
Average HH Income	\$73,749



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