

FOR LEASE

Little Italy San Diego Corner Bi-level 2nd-Gen Restaurant

1490 Kettner Blvd
San Diego, CA 92101

4,800 SF

LOCATION
MATTERS



The Space

THE OPPORTUNITY

- / Rare bi-level, corner restaurant and bar opportunity in Little Italy — San Diego’s premier dining and nightlife district.
- / Built for volume: a proven high-capacity venue that has operated as a destination restaurant and late-night bar for a decade.
- / Ideal for an experienced operator seeking a flagship, multi-revenue-stream concept.

THE SPACE

- / ±4,800 SF across two levels.
- / 15+ ceilings with floor-to-ceiling cantina doors and windows that open the dining room directly to the sidewalk.
- / Upstairs outdoor dining terrace with an adjoining indoor/outdoor bar — a true rooftop-style amenity and one of the few in Little Italy.
- / Two open kitchens allow the second level to run as reservation-only dining, private events, or buyouts independent of the ground floor.

PROVEN RESTAURANT PEDIGREE

- / Most recently home to King & Queen Cantina (2017–2026), one of Little Italy’s highest-volume restaurant and nightlife venues.
- / A decade of continuous, well-known operation at the address — established as a dining destination with no need to build awareness from zero.

LITTLE ITALY LOCATION

- / Positioned within San Diego’s most dynamic F&B corridor, with an unmatched density of top-performing restaurants and bars.
- / Consistent foot traffic driven by tourism, nightlife, the Mercato, and a dense, affluent residential base living directly above and around the space.
- / Home to the Little Italy Mercato, San Diego County’s largest farmers’ market, filling six city blocks two days a week just north of the space.
- / Site of the annual Little Italy Festa — the largest Italian festival outside of New York City, with 150+ food and craft booths.

SURROUNDED BY DEMAND DRIVERS

- / Two blocks from the 12-acre County Waterfront Park and the County Administration Center — a year-round draw for events, weekend crowds, and weekday daytime traffic.
- / Walking distance to the Embarcadero, the cruise ship terminal, Santa Fe Depot, and the Amtrak/Coaster/Trolley hub.
- / Under five minutes to San Diego International Airport, with Kettner Blvd serving as a primary airport-to-downtown connector.
- / Adjacent to downtown’s office core, the courthouse, and the county’s civic employment center—strong weekday lunch and happy hour demand.



FOR *LEASE*

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As Originally Built

THE 2015 BUILDOUT

The space opened as *Bracero Cocina de Raíz* — a multi-million-dollar buildout by Los Angeles hospitality design firm Bells & Whistles, and the most anticipated restaurant opening in San Diego that year.

What was built is what a new operator inherits: **two levels joined by a steel-and-glass mezzanine** open to the room below, two kitchens, two bars, 15'+ ceilings, and floor-to-ceiling cantina doors that fold the dining room open to the sidewalk.

A second-generation operator steps into a footprint that would cost millions and years of entitlement to build from scratch today — on a corner where it is no longer possible to build one.

STILL IN PLACE TODAY

- / Two separate commercial kitchens, one per level
- / Two bar wells, including the upstairs indoor/outdoor bar
- / Steel-and-glass mezzanine and connecting stair
- / 15'+ ceilings and floor-to-ceiling cantina doors
- / Upstairs outdoor dining terrace

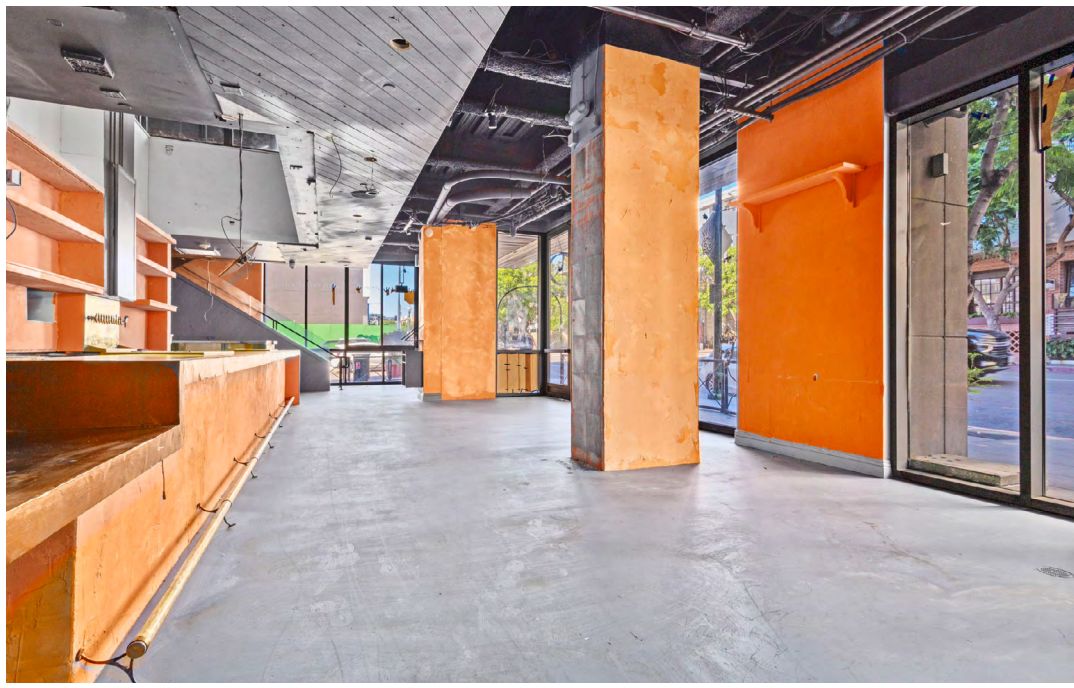
Photographs show the space as originally built and operated. Furniture, fixtures and finishes have since been removed; the shell, glazing, stair, mezzanine, terrace and kitchen infrastructure remain. See the Downstairs and Upstairs pages for current condition.

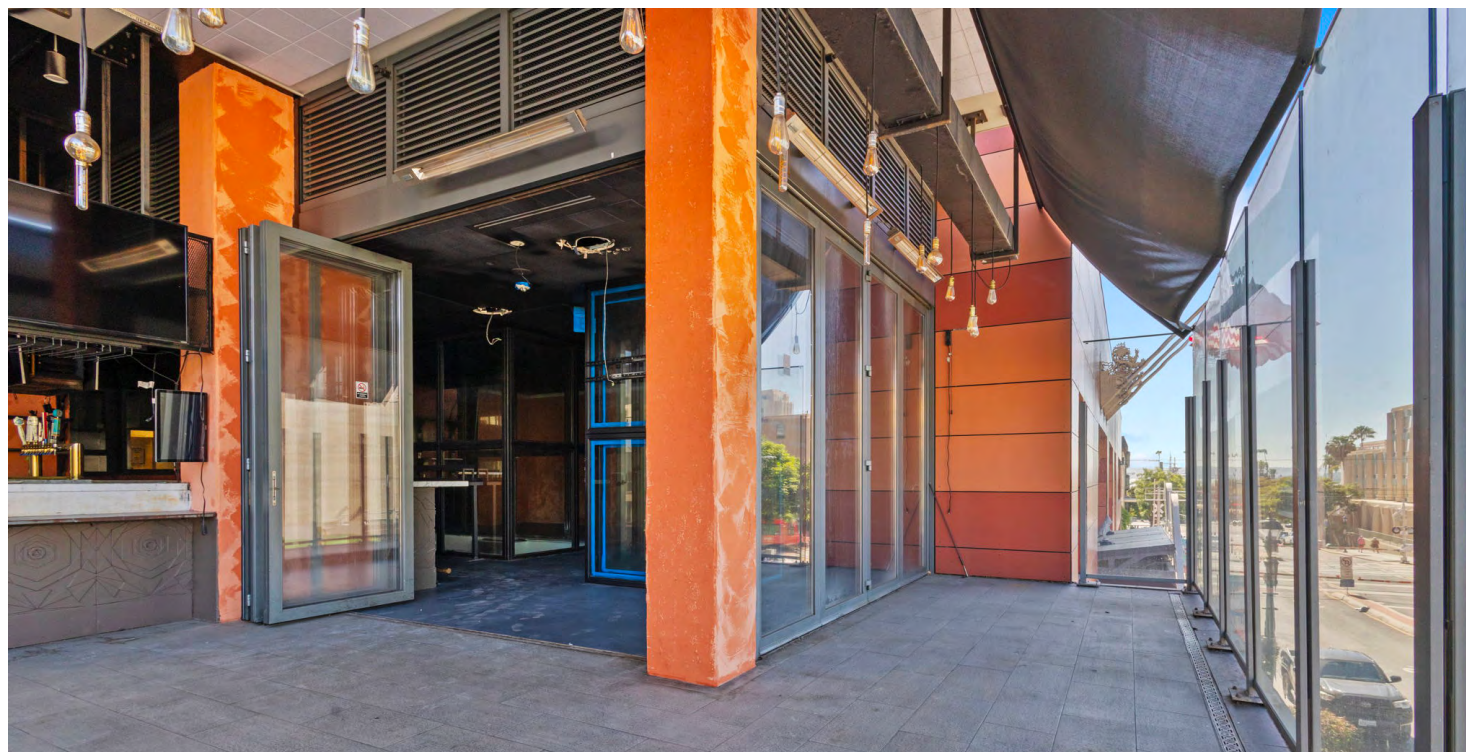
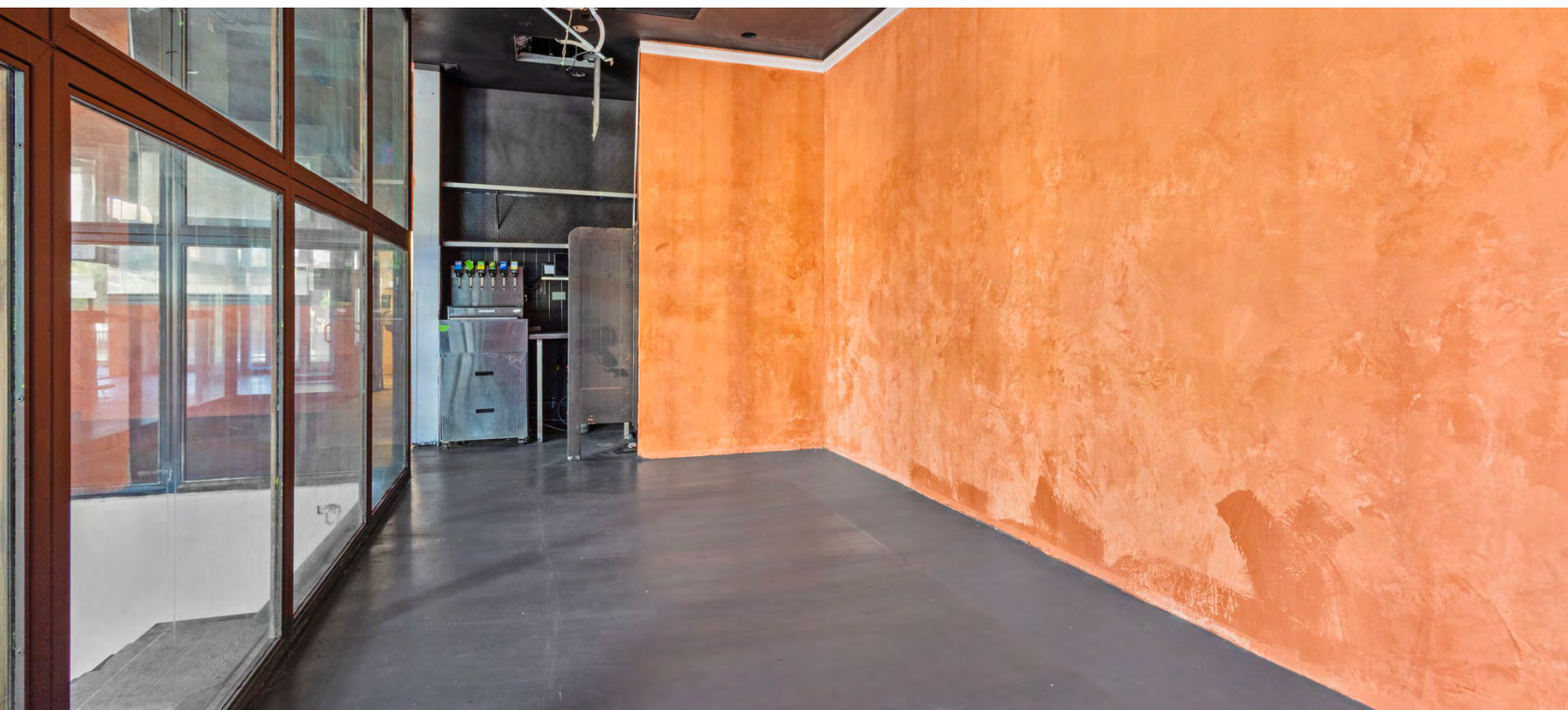


MAIN DINING ROOM • CANTINA DOORS OPEN TO KETTNER



GROUND-FLOOR BAR • BACK BAR AND OPEN KITCHEN





Explore the Neighborhood



1	 DARBAND KABOB RESTAURANT	12	 Buon Appetito
2	 corepower YOGA	13	 solunto
3	 BIRD ROCK COFFEE ROASTERS	14	 Davanti Enoteca
4	 CRAFT & COMMERCE	15	 PRINCESS PUB & GRILLE SAN DIEGO'S PREMIER BRITISH PUB
5	 VINARIUS WINE BAR & RESTAURANT	16	 CRUDO OLIVE OIL & SPICES BAR
6	 PIEDRA SANTA ARGENTINIAN INSPIRED STEAKHOUSE	17	 IRONSIDE Fish & Coquette
7	 MUSIC BOX	18	 SALT & STRAW
8	 harbor breakfast	19	 Parakeet Cafe
9	 ISOLA PIZZA BAR	20	 Vincenzo CUCINA & LOUNGE
10	 Allegro	21	 MORNING GLORY
11	 lofty COFFEE CO.	22	 LITTLE ITALY FOOD & HALL SAN DIEGO, CA





FIVE MINUTES FROM THE SITE

FROM THE SITE

San Diego International Airport	5 minutes
County Waterfront Park	2 blocks
The Embarcadero	4 blocks
Santa Fe Depot · Trolley & Amtrak	5 blocks
Downtown office core	6 blocks

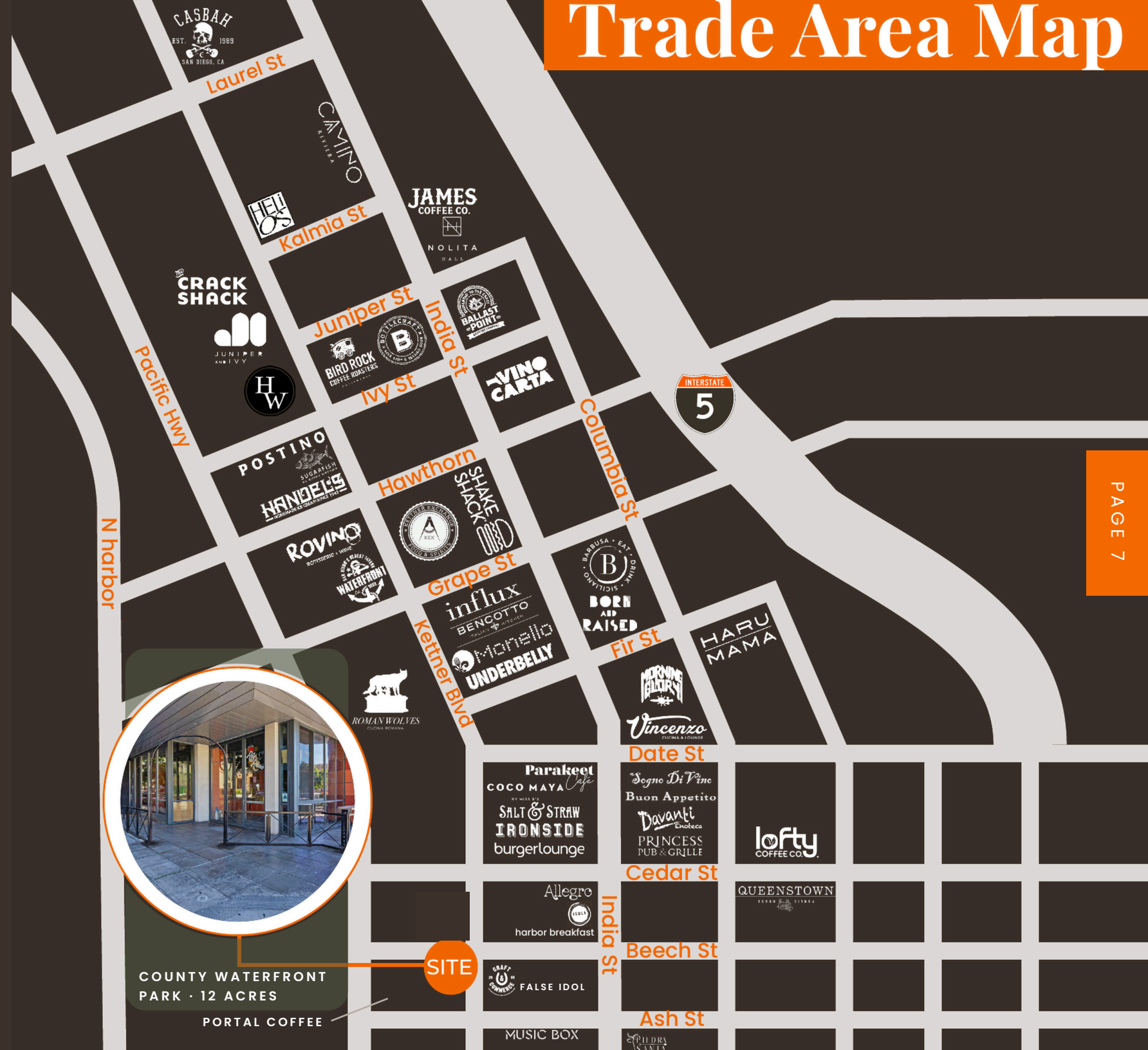
N Harbor Dr · The Embarcadero

SAN DIEGO BAY

↓ BROADWAY PIER · USS MIDWAY · CONVENTION CENTER, 4-6 BLOCKS SOUTH

RUTH'S CHRIS STEAK HOUSE

Trade Area Map



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Exploding Residential Density In *Little Italy*

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THE LARGEST RESIDENTIAL BUILD-OUT IN THE NEIGHBORHOOD'S HISTORY IS HAPPENING WITHIN SIX BLOCKS OF THIS CORNER

By the Numbers

7,400+

EXISTING RESIDENTIAL UNITS WITHIN ROUGHLY TEN BLOCKS

1,900+

NEW HOMES DELIVERED WITHIN SIX BLOCKS SINCE 2023

1,800+

MORE HOMES UNDER CONSTRUCTION OR IN PERMITTING

377

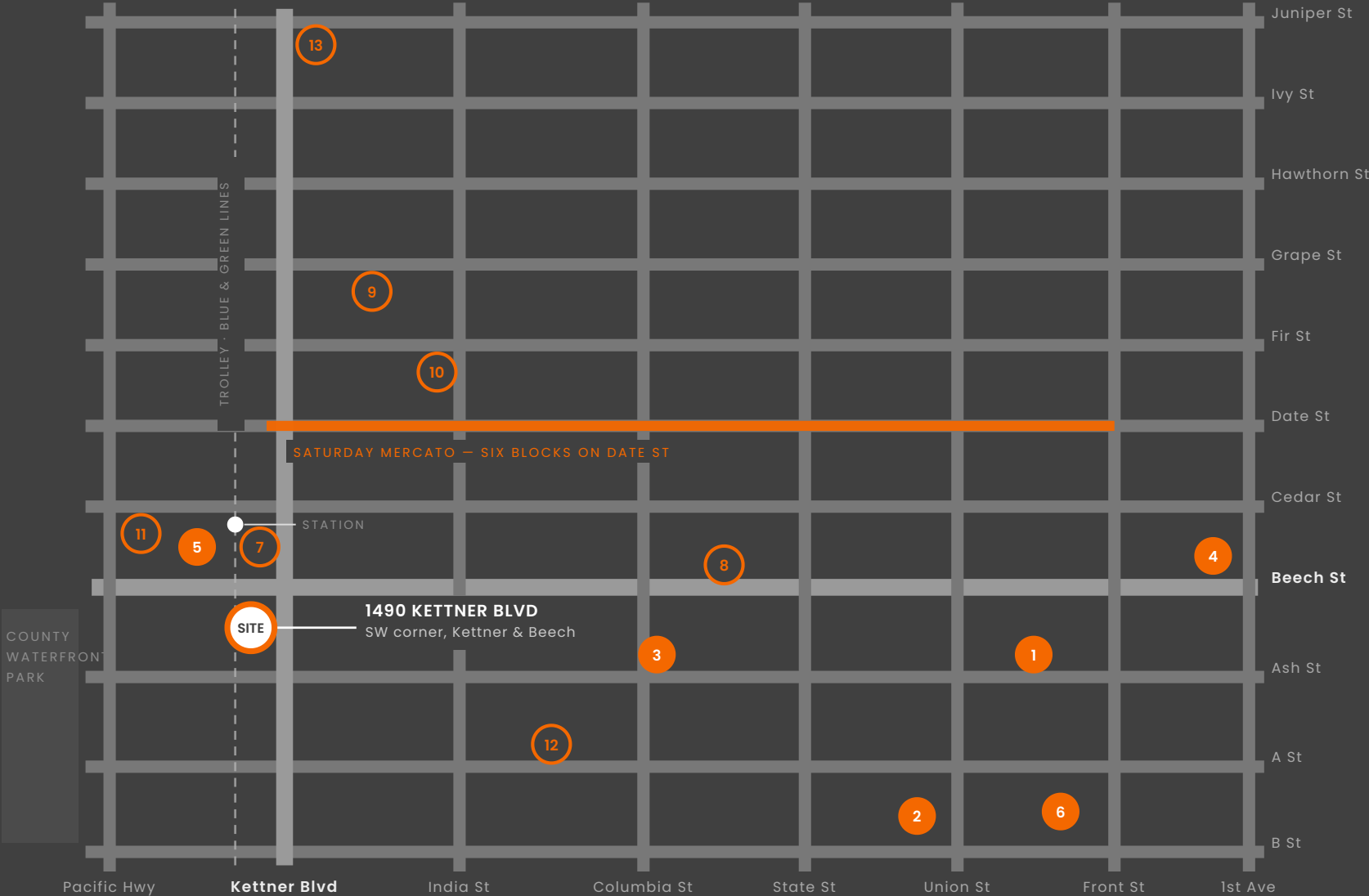
UNITS ENTITLED ON THE CORNER DIRECTLY ACROSS BEECH ST



1490 KETTNER BLVD

The space occupies the base of the Ariel Suites tower at Kettner & Beech — residents live directly above the door.

Development Map



SCHEMATIC — NOT TO SCALE · ● DELIVERED SINCE 2023 · ○ UNDER CONSTRUCTION / IN PERMITTING

The Pipeline

DELIVERED SINCE 2023		UNITS / STORIES
1	Simone — 1401 Union St	395 / 36 OPENED 2023
2	West — 1011 Union St, +289K SF office	431 / 37 OPENED 2024
3	The Lindley — Columbia & Ash	362 / 37 OPENED 2025
4	Ancora — 110 Beech St	220 / 22 OPENED 2025
5	Kettner Crossing I — 1590 Kettner Blvd	64 / 8 OPENED NOV 2025
6	The Torrey — Front & A, +Whole Foods	450 / 34 OPENED 2026
UNDER CONSTRUCTION & IN PERMITTING		UNITS / STORIES
7	Beech & Kettner — directly across Beech St	377 / 33 ENTITLED
8	444 West Beech — Columbia & State	492 / 40 IN PERMITTING
9	1950 India — +32,568 SF retail	444 / 26 IN PERMITTING
10	Aprés Little Italy — 1844 India St	153 / 25 SITE CLEARED
11	Cedar Street Apartments — Pacific Hwy	138 / 11 IN REVIEW
12	Columbia & A — +231-room Le Méridien	202 / 39 UNDER CONSTR.
13	CH Projects Hotel — Kettner & Juniper	60 rooms APPROVED

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+5,000 more residents downtown than in 2021
Downtown San Diego Partnership

157% of 2019 resident foot traffic downtown in Q2 2025
Placer.ai

1st Whole Foods in downtown San Diego opened 2026
Four blocks southeast, at the base of The Torrey

291 new hotel rooms in the immediate pipeline
231-room Le Méridien and CH Projects' 60-room hotel

Sources: City of San Diego Downtown Development Activity Log (July 2026); BuildSD; Downtown San Diego Partnership / Placer.ai; project developers. New-construction counts reflect projects within approximately six blocks of 1490 Kettner Blvd. Existing-unit count is a Location Matters tally of identified residential buildings in the Little Italy, Columbia, Cortez Hill and northern Marina districts and is conservative; downtown San Diego as a whole contains 32,701 housing units (City of San Diego / SANDAG Population and Housing Estimates, January 2022). Status current as of August 2026 and subject to change.

The Demographics

1 MILE

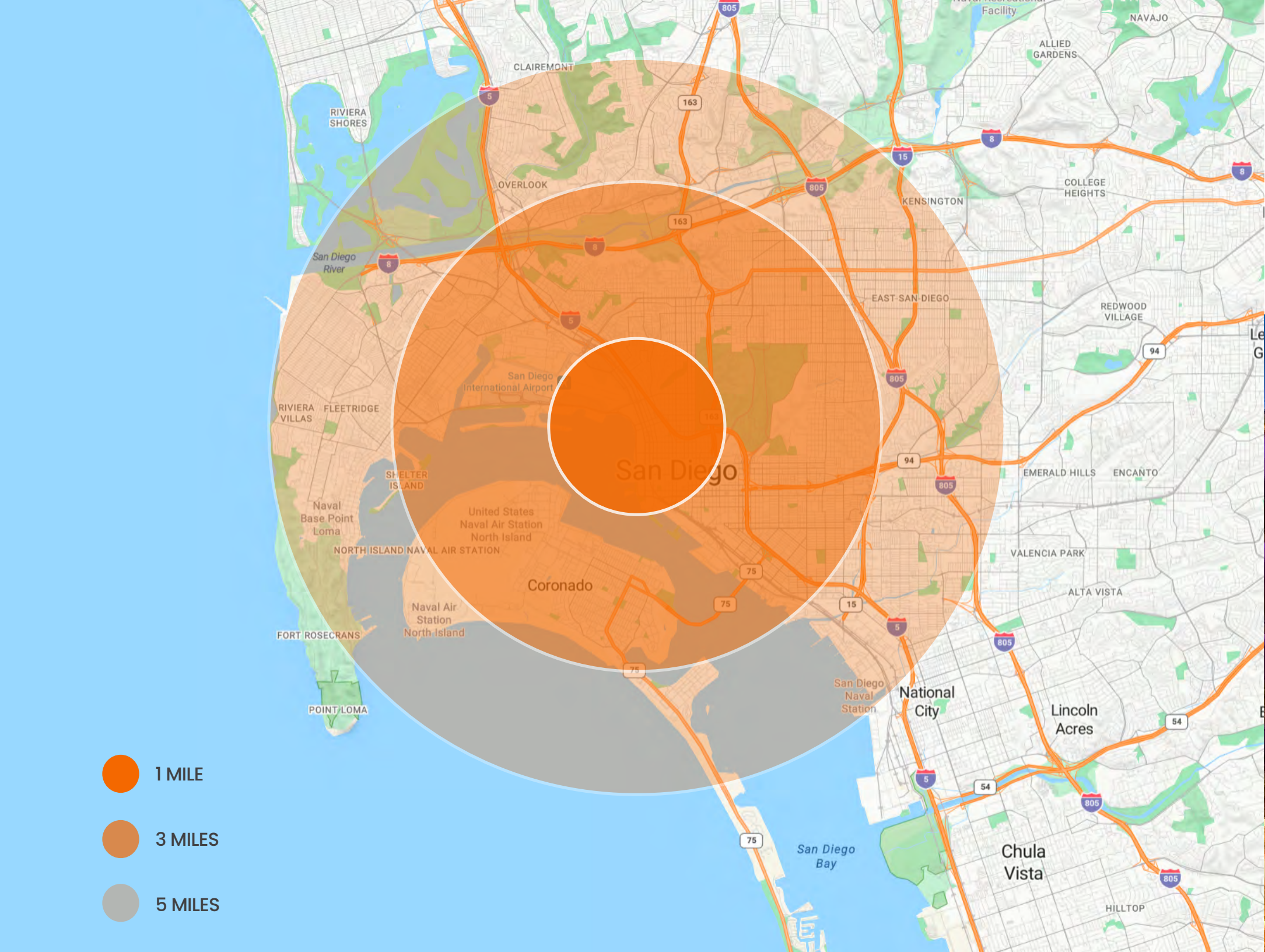
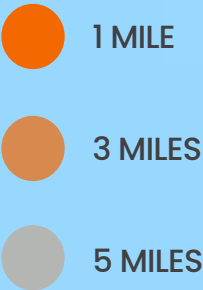
Daytime Population	67,420
Population	39,161
Average HH Income	\$129,406

3 MILES

Daytime Population	196,040
Population	181,473
Average HH Income	\$126,015

5 MILES

Daytime Population	313,250
Population	456,602
Average HH Income	\$120,111



Little Italy is a captivating neighborhood that embodies the rich legacy of Italian immigrants who shaped the city's tuna fishing industry in the early 1900s. Today, it stands as a vibrant urban district, renowned for its authentic Italian restaurants, trendy boutiques, and lively piazzas. India Street, the neighborhood's main thoroughfare, pulsates with activity, drawing both locals and tourists seeking a taste of Italian culture.



What is Happening Around *Little Italy*

Little Italy Mercato



The **Little Italy Mercato** stands as a vibrant cornerstone of San Diego's community, offering an authentic taste of local life. Every Saturday, the market transforms the streets into a bustling hub of activity, where visitors can immerse themselves in a sensory experience. It's more than just a place to shop; it's a celebration of the region's rich agricultural bounty and artisanal craftsmanship.

Female Maker Market



The **Female Maker Market** in San Diego provides a dedicated platform for showcasing the talent and creativity of local female artisans and entrepreneurs. This market distinguishes itself by fostering a supportive and empowering environment, where women can present their handcrafted goods and unique creations.

Marine Band San Diego Summer Concert



The **Marine Band San Diego Summer Concert** series offers a cherished tradition of musical excellence and patriotic spirit to the community. Throughout the summer, the band presents a series of free, open-air performances, bringing a diverse repertoire of musical styles to audiences of all ages.

Taste of Little Italy



Taste of Little Italy is a highly anticipated culinary experience that showcases the diverse and delicious offerings of San Diego's Little Italy neighborhood. Indulge in the authentic tastes of Italy right here in San Diego's vibrant Little Italy.

Leasing Inquiries:



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