

# FRAMEWORK – Prime Downtown Corner Restaurant Opportunity

FOR LEASE



801 13th Street, San Diego, CA 92101 / 3,179 SF + 575 SF Patio



PRIME

# East Village Location

- ♦ Prime corner restaurant opportunity at the base of Framework, East Village's newest 87 unit apartment project
- ♦ Brand new construction to be delivered with grease trap, shaft for hood, new electrical and HVAC
- ♦ Standout contemporary architecture with 20 ft ceilings and abundant natural light from floor to ceiling windows
- ♦ Location to be elevated above ground level offering views of new East Village Green park
- ♦ Perfect for a variety of restaurant uses on the highly visible corner of 13th and F St
- ♦ Located across from East Village Green park, a four acre development that will encompass a playground, 11,000 SF of green space, community center, dog park, and 185 underground parking stalls
- ♦ Easily accessible from Highways 94, and 163, Interstate 5 and one block from the San Diego trolley line
- ♦ Opportunity to be a part of the tsunami of new & upcoming development in East Village
- ♦ Join the craft & trendy restaurants and bars of downtown like Lola 55, Callie, You & Yours Distilling Co., Tajima Ramen, Punch Bowl Social & more



## Renowned Neighbors



# Floor Plan



801 13th Street, San Diego, CA 92101





# Construction Update



As of October 2021



June 2022 Delivery





01



03



05



07



09



11



13



15



02



04



06



08



10



12



14



16



02

03

01

10th Ave

11th Ave

Broadway

E St

06

F St

11

G St

12

Market St

15

14

10th Ave

11th Ave

Park Blvd

13th St

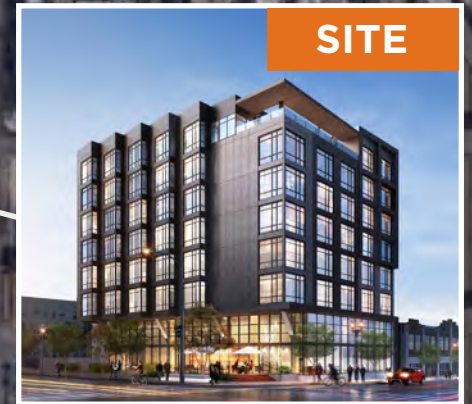
Island Ave

J St

16



SITE





# East Village Green



## 4.1 ACRE PARK

East Village Green has finally been given the green light for it's 4.1 acre park. The park will take over the land between 13th, F, 15th, and G streets. The park will serve as a huge amenity for the office population, residents, and San Diego community.

## PHASE ONE

Phase one of the park will cost \$52.3 million and include the entire west block and 20,000 square feet of the east block. A children's playground, event lawn, community center, games terrace, and a small & large dog park are planned for this phase.

## THE OPPORTUNITY

East Village Green park will be the multi-purpose public space East Village has been missing. From street fairs, farmer's markets, and concerts, to art shows and fund raisers the park is forecasted to drive community and traffic to the area.





EAST VILLAGE

# Exploding with New Development

San Diego's East Village is busting at the seams with new development. This neighborhood of downtown has been undergoing major transformation ever since the arrival of Petco Park in 2004, that brought life back into the area. Slowly but surely, the streets have become re-imagined with office, retail and apartments buildings. More and more businesses are moving to the area to be amongst the trendy restaurants and bars that call East Village home. With over 15 recently completed projects, 20+ in the development pipeline, and a handful underway, East Village is rapidly changing.

This is the perfect time to become part of the action in East Village. The rapid development of the area add an extra advantage to this unique restaurant opportunity.

RECENTLY COMPLETED

- 1. **Park & Market;** 426 units; 7,600 sf retail; 66,000 sf UCSD extension
- 2. **Park 12;** 718 units; 45,000 sf retail
- 3. **K1;** 222 units; 7,000 sf retail
- 4. **Alexan ALX;** 313 units; 5,000 sf retail
- 5. **Shift;** 368 units; 18,500 sf retail
- 6. **Pinnacle on the Park;** 960 units; 8,100 sf retail
- 7. **F11;** 99 units; 5,800 sf retail
- 8. **I.D.E.A 1;** 295 units; 7,000 sf retail; 7,000 sf office
- 9. **Makers Quarter Block D;** 44,000 sf office; 8,000 sf retail
- 10. **Broadstone;** 265 units; 4,900 sf retail
- 11. **The Leo;** 28 rooms
- 12. **The Link;** 88 units
- 13. **625 Broadway;** 231 units; 5,000 sf retail
- 14. **Form 15;** 242 units; 10,000 sf retail
- 15. **Diega;** 617 units; 18,895 sf retail
- 16. **Genesis San Diego;** 203,000 sf office

PIPELINE

- 1. **XJD;** 7th & A, 281 units; 9,000 sf retail
- 2. **Wood Partners;** The Rey Phase II, 459 units
- 3. **Pinnacle International;** Pacific Heights, 279 units; 8,000 sf retail
- 4. **Liberty National;** 11th & B, 415 units; 7,600 sf retail
- 5. **Liberty National;** 1060 C Street, 72 units; 1,150 sf retail
- 6. **Pinnacle International;** Park & C, 427 units; 10,933 sf retail
- 7. **Ghods Builders;** 800 Broadway, 384 units; 22,000 sf retail
- 8. **Liberty National;** Park & Broadway, 613 units; 18,850 sf retail
- 9. **Chelsea Investment Co.;** 13th & Broadway, 273 units; 3,200 sf retail
- 10. **Kilroy Realty;** 14th & Broadway 600,000 sf office with retail
- 11. **SuperBlock;** 4,905 sf retail; 500,000 sf office
- 12. **Block F;** 405 units; 19,695 sf retail; 48,518 sf office
- 13. **SD Mega Block LLC;** Lucia nel Cielo, 424 units; 3,000 sf retail
- 14. **Pinnacle International;** 11th & E, 462 units; 6,000 sf retail
- 15. **Capexco Funds;** 10th & E, 365 units; 2,600 sf retail
- 16. **Cisterra;** 7th & Market, Ritz-Carlton Hotel: 153 rooms; 218 units; grocery store; 156,000 sf office
- 17. **Cisterra;** 9G - 241 units
- 18. **J Street Hospitality;** Hampton Inn by Hilton, 132 rooms
- 19. **Bahia View Condominiums;** Bahia View, 95 units; 6,600 sf retail
- 20. **Tishman Speyer & the Padres;** East Village Quarter, 1.35M sf office; public plazas; 612 units; 50,000 sf retail
- 21. **JMI;** Ballpark Village Convention Center Hotel, 1,600 rooms










UNDER CONSTRUCTION

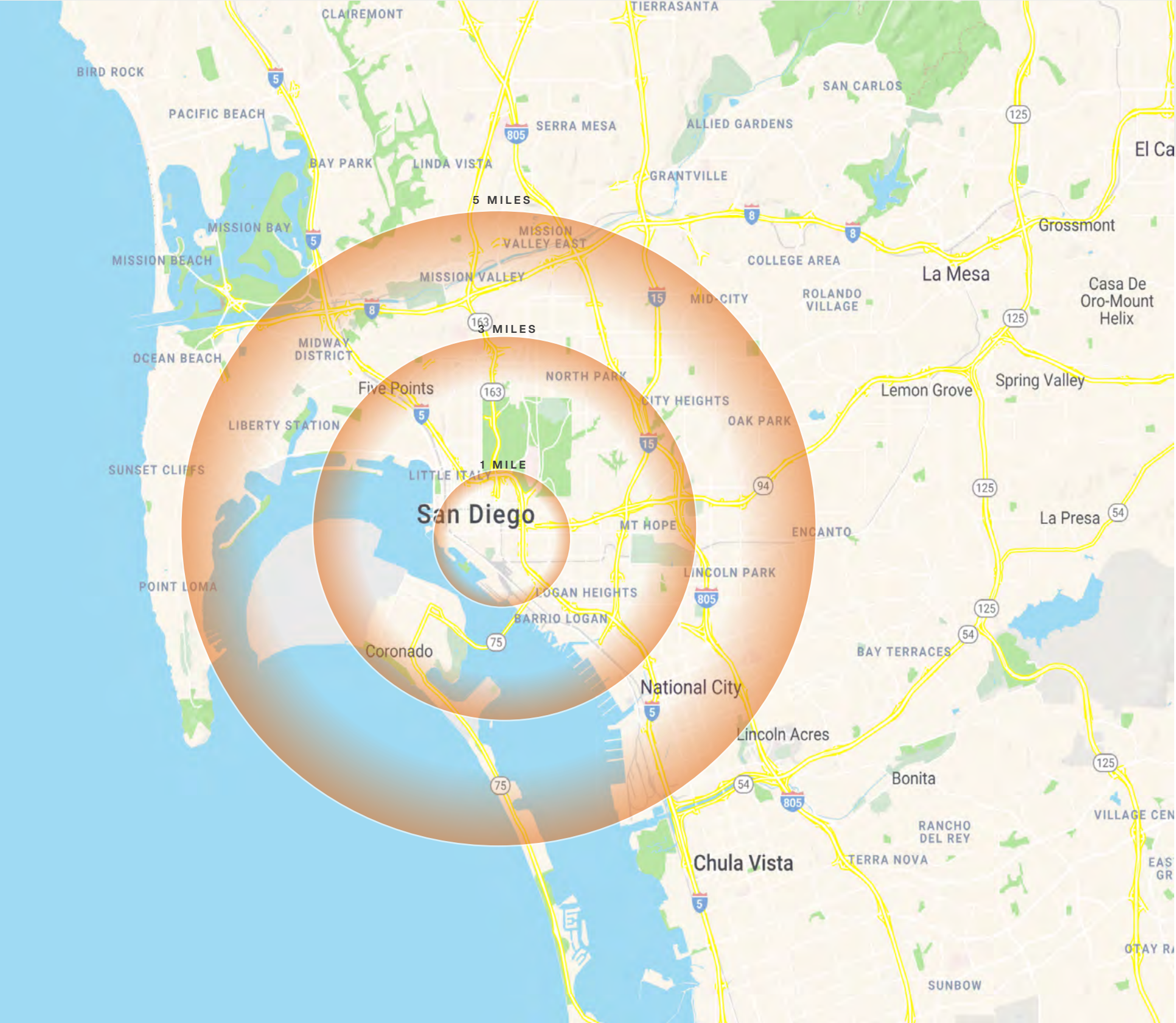
- 1. **R&V Management;** Makers Quarter, 368 units; 11,000 sf retail
- 2. **Nakshab Development;** Ezabelle, 46 units; 1,800 sf retail
- 3. **Mill Creek Residential;** Modera, 383 units
- 4. **Chelsea Investment Co.;** 14th & Commercial 407 units; 5,000 sf retail Est. Completion: May 2022





# Demographics

| 1 MILE  |                    |           |
|---|--------------------|-----------|
|    | Daytime Population | 70,047    |
|    | Population         | 50,955    |
|    | Average HH Income  | \$94,651  |
| 3 MILES   |                    |           |
|  | Daytime Population | 202,069   |
|  | Population         | 211,590   |
|  | Average HH Income  | \$100,897 |
| 5 MILES   |                    |           |
|  | Daytime Population | 348,843   |
|  | Population         | 509,192   |
|  | Average HH Income  | \$91,639  |





June 2022 Delivery

# Leasing Inquiries



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