

FOR LEASE

Freestanding Retail/Office Space on India Street

2220 India St.
San Diego, CA 92101

1,293 SF

LOCATION
MATTERS



The Space

/ **Freestanding 1,293 SF retail building** on highly desirable India Street in Little Italy.

/ **Charming architectural character** ideal for boutique retail or creative office users.

/ **Functional layout** featuring three private rooms and one restroom — well suited for a variety of uses.

/ **Four on-site parking spaces** — a rare amenity in Little Italy.

/ **Excellent street visibility and frontage** directly on India Street with strong pedestrian and vehicle traffic.

/ **Located in the heart of Little Italy**, surrounded by high-density residential, tourism, and daily foot traffic.

/ **Premier neighboring destinations** include Postino, Juniper & Ivy, Herb & Wood, Ballast Point, Crack Shack, Bottlecraft, Vino Carta, Pali Wine Co., Nolita Hall, and Tabac+.

/ **Exciting nearby additions:** Sugarfish and Handel's Ice Cream (coming soon).

/ **Positioned in one of San Diego's most vibrant retail corridors**, known for dining, nightlife, and boutique shopping.



FOR *LEASE*

HANNAH SIERPINA
858-764-1828
hannah@locationmatters.com
CA LIC #02113476

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1,293 SF





TWO TANDEM PARKING SPACES

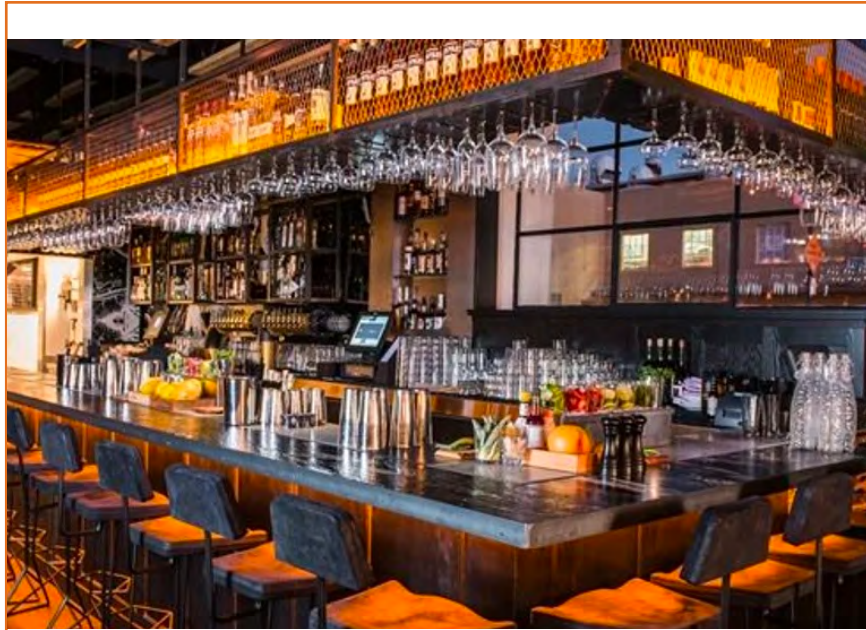


PRIVATE PARKING ENTRANCE FROM INDIA ST.

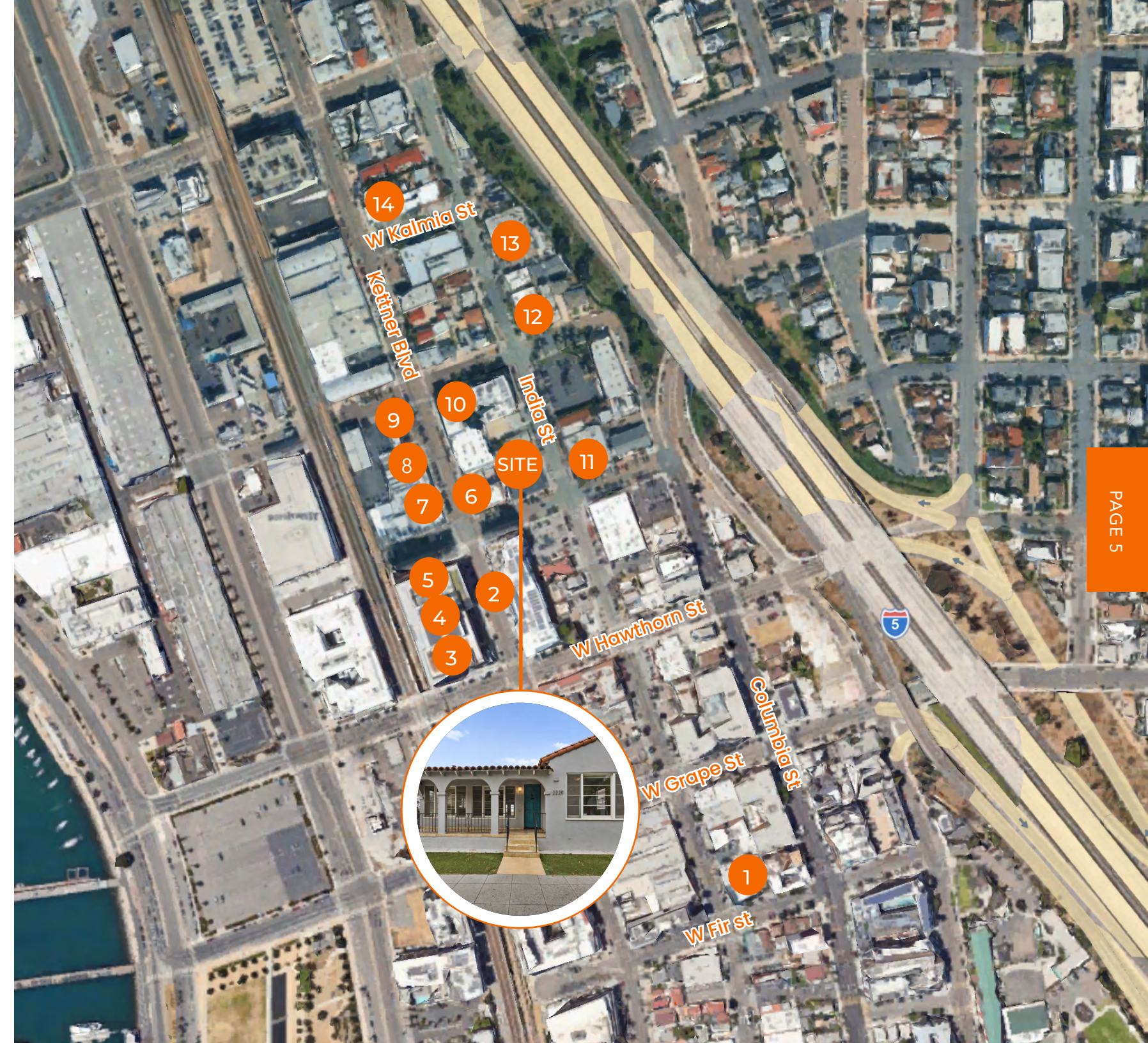


STREET VIEW OF PROPERTY

Explore the Neighborhood



- | | | | |
|---|--|----|--------------------------------------|
| 1 | BORN AND RAISED | 8 | JUNIPER AND IVY |
| 2 | FAS | 9 | THE CRACK SHACK |
| 3 | SUGARFISH BY SUSHI NOZAWA | 10 | BIRD ROCK COFFEE ROASTERS CALIFORNIA |
| 4 | HANDEL'S HOMEMADE ICE CREAM SINCE 1945 | 11 | BALLAST POINT BREWING & SPIRITS |
| 5 | POSTINO | 12 | NOLITA HALL |
| 6 | LIVV LITTLE ITALY | 13 | JAMES COFFEE CO. |
| 7 | HERB & WOOD LITTLE ITALY | 14 | HELIOS EVOLVED PILATES |



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.

The Demographics

1 MILE

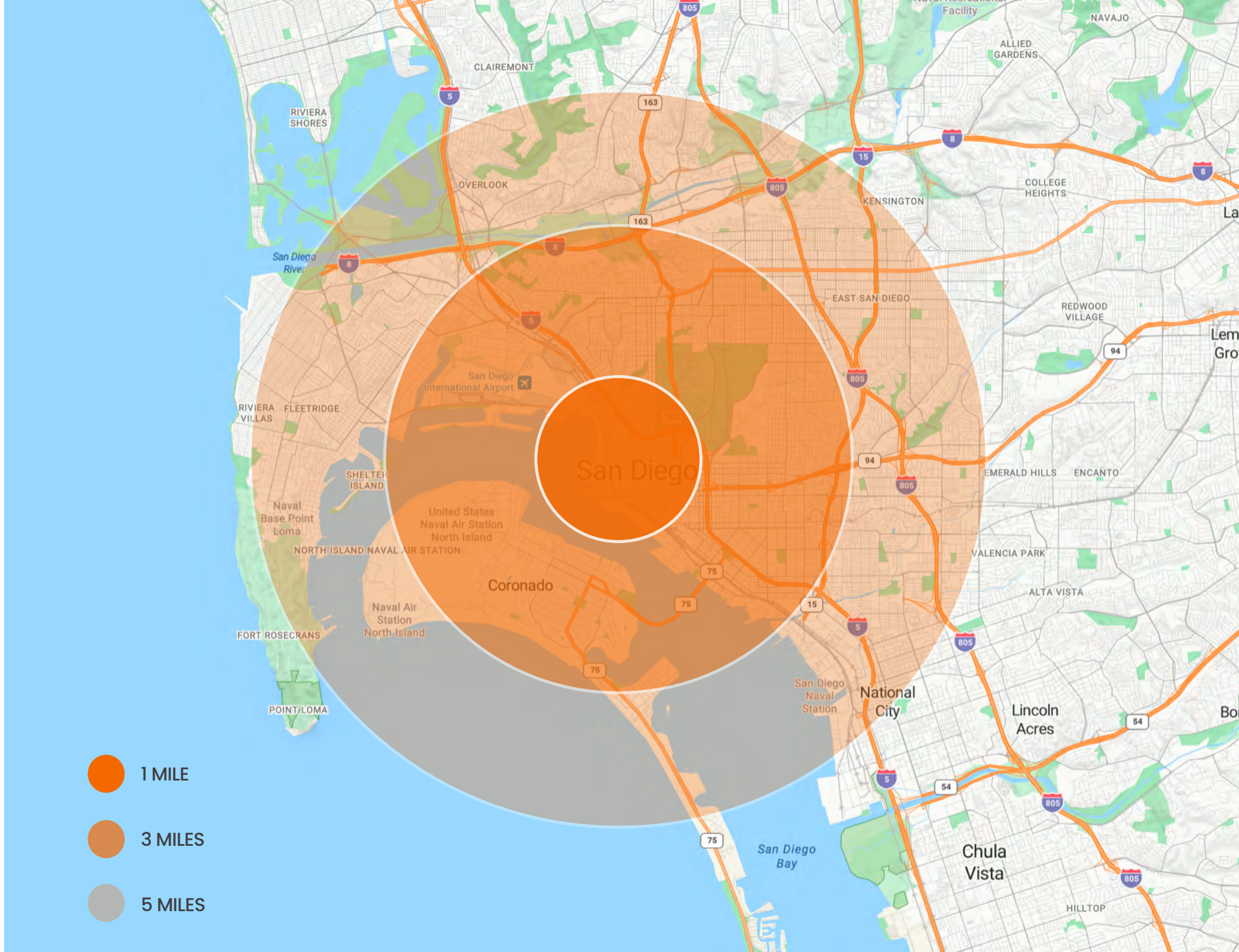
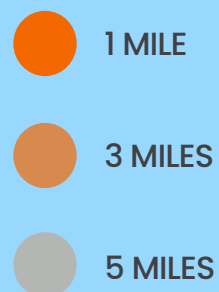
Daytime Population	52,716
Population	29,736
Average HH Income	\$131,367

3 MILES

Daytime Population	205,625
Population	197,918
Average HH Income	\$125,911

5 MILES

Daytime Population	326,780
Population	468,711
Average HH Income	\$121,160



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.



Leasing Inquiries:



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