

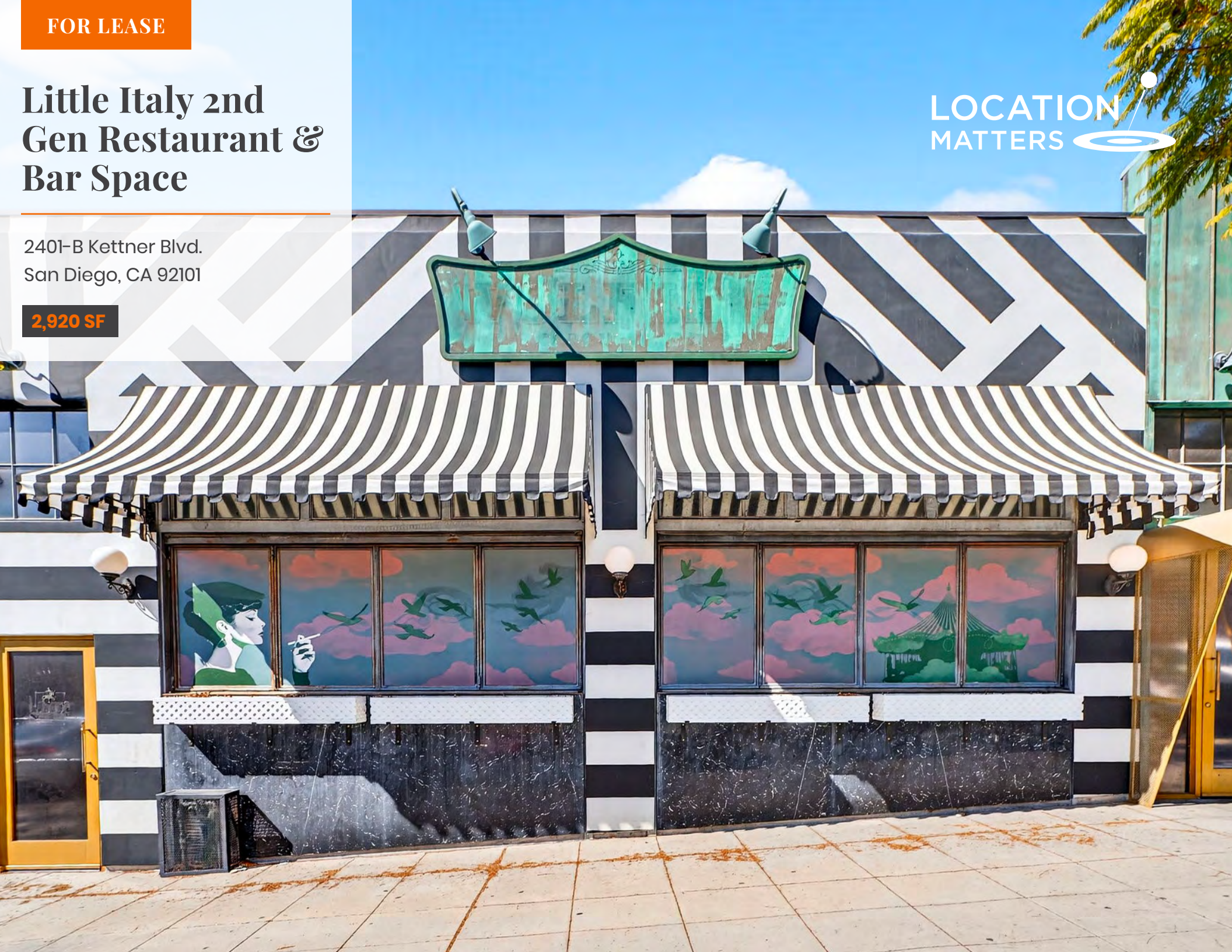
FOR LEASE

Little Italy 2nd Gen Restaurant & Bar Space

2401-B Kettner Blvd.
San Diego, CA 92101

2,920 SF

LOCATION
MATTERS 



The Space

THE OPPORTUNITY

- / Flagship restaurant/bar opportunity in the heart of Little Italy—San Diego’s premier dining and nightlife district.
- / Design-forward, fully built-out space with significant capital investment already in place.
- / Ideal for an experienced hospitality group seeking a high-impact, experiential concept.

TURN-KEY

- / Recently completed, high-end improvements—avoid lengthy entitlement and construction timelines.
- / Fully equipped kitchen and bar infrastructure in place.

BUILT-IN DIFFERENTIATION

- / Iconic rotating bar centerpiece—creates a unique, high-energy guest experience.
- / Carousel Bar can be re-skinned or can be removed / relocated.

FULL LIQUOR

- / Type 47 ABC license is possibly available at market price.
- / No hourly restrictions—supports late-night and high-margin beverage programs
- / Rare offering in a supply-constrained, high-demand submarket

LITTLE ITALY LOCATION

- / Positioned within San Diego’s most dynamic F&B corridor with unmatched density of top-performing F&B concepts.
- / Consistent foot traffic driven by tourism, nightlife, and affluent residential base.
- / One of the most sought-after restaurant markets in Southern California.

ADJACENT TO MAJOR FUTURE DEVELOPMENT

- / Located steps from CH Projects’ forthcoming boutique hotel and wellness destination.
- / 68-room hotel, membership-based athletic club, bathhouse, and curated F&B program.
- / Expected to significantly increase affluent, experience-driven traffic to the immediate area.



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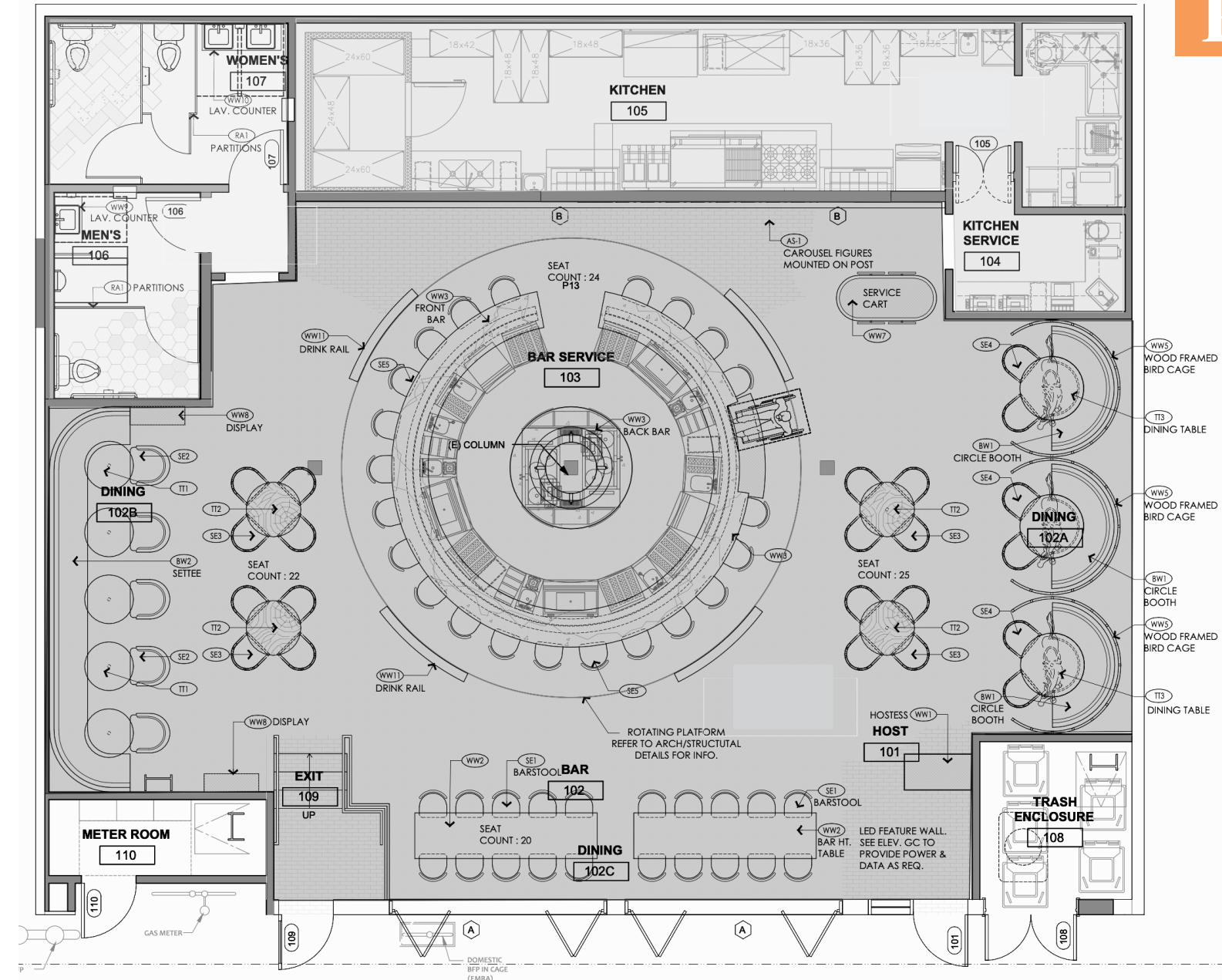
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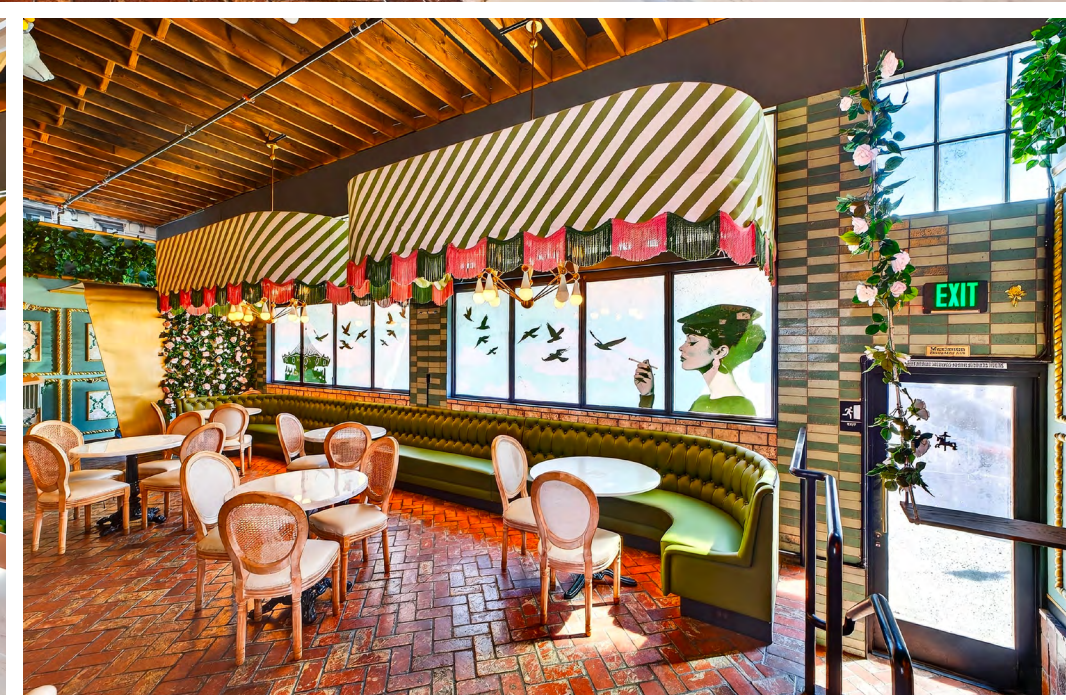
LOCATION
MATTERS 

Floor Plan



2,920 SF







Explore the Neighborhood



- | | | | |
|---|--|----|--|
| 1 | | 9 | |
| 2 | | 10 | |
| 3 | | 11 | |
| 4 | | 12 | |
| 5 | | 13 | |
| 6 | | 14 | |
| 7 | | 15 | |
| 8 | | 16 | |



Trade Area

Map



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

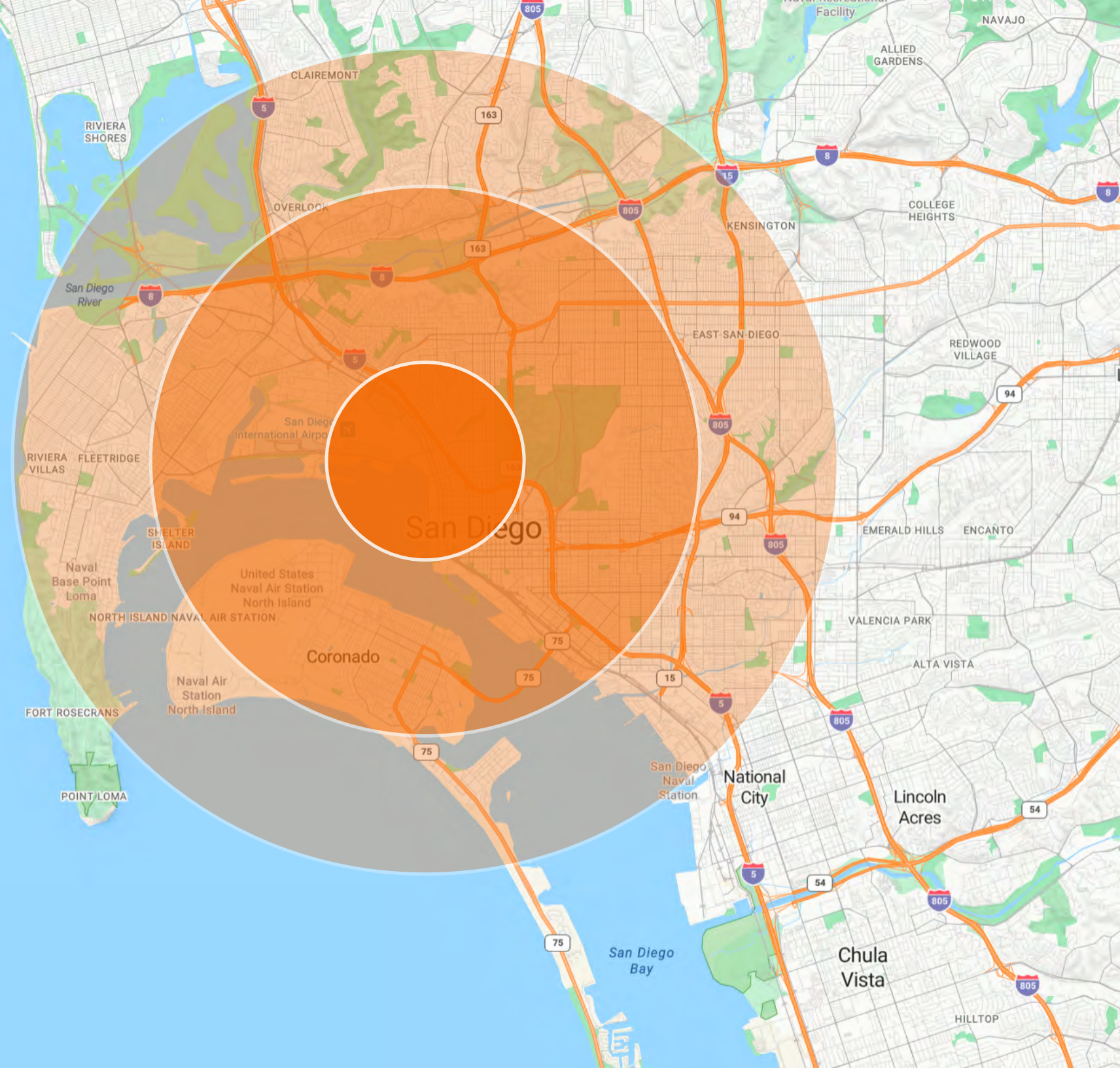
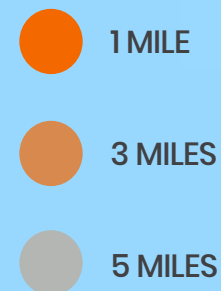
Daytime Population	79,323
Population	25,857
Average HH Income	\$135,117

3 MILES

Daytime Population	288,948
Population	190,902
Average HH Income	\$126,032

5 MILES

Daytime Population	595,907
Population	463,645
Average HH Income	\$120,635



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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