RARE LITTLE ITALY
RETAIL/OFFICE OPPORTUNITY
7,090 SF + MEZZANINE AVAILABLE
1450 KETTNER BLVD | SAN DIEGO
JOIN THE LITTLE ITALY RETAIL RENAISSANCE

48 Square Blocks: The Nations Largest Little Italy

Forbes Top 10 Millennial Neighborhoods

Over 1,200 Residential Units in Development

Celebrated as San Diego's Restaurant Hot Spot
SPACE details

GROUND LEVEL

- Located in the New, Luxury, High Rise Apartment Building, Ariel Suites
- Approximately 7,090 SF retail space + 4,250 Mezzanine
- Patio Balcony on second floor
- An internal Elevator and Stairwells exist to connect from street level.
- Fully Fixturized Restaurant
- New Build-Out in perfect condition
- Dramatic 24' ceiling height

MEZZANINE LEVEL

- 4,250 SF AVAILABLE

7,090 SF AVAILABLE
75 annual conventions were held with an estimated attendance of more than 520,000 individuals representing approximately $560 million in direct spending.

11,786 Hotel rooms in 2 mile radius

75,000 Daily employees

NINE Residential high-rise buildings currently under construction

$85,000-$150,000 Estimated incomes needed to qualify for residential apartments for those moving into downtown San Diego. (based on 3 times earnings and asking rental rates of new construction)

1.3 Million residents in the City Limits

75 Million visitors annually

20% RESIDENTIAL growth Downtown over 10 years

30,905 POPULATION WITHIN 1 MILE RADIUS

35 MEDIAN AGE

$104,249 AVERAGE HOUSEHOLD INCOME

$85,000-$150,000 Estimated incomes needed to qualify for residential apartments for those moving into downtown San Diego. (based on 3 times earnings and asking rental rates of new construction)

LENNAR Apartment Development

220 Units

CAMDEN TUSCANY Apartments

160 Units

BROADSTONE Apartments

199 Units

ALLEGRO TOWERS Apartments

204 Units

ARIEL SUITES Apartments

224 Units

HG FENTON Development

127 Apartments

CAMDEN TUSCANY Apartments

160 Units

BROADSTONE Apartments

199 Units

ALLEGRO TOWERS Apartments

204 Units

ARIEL SUITES Apartments

224 Units

FORGE LAND COMPANY Apartment Development

137 Units

BAYVIEW Development

70 Apartments

WOOD Development

110 Apartments

POPULATION WITHIN 1 MILE RADIUS 30,905

MEDIAN AGE 35

AVERAGE HOUSEHOLD INCOME $104,249

EMPLOYEE DAYTIME TRAFFIC +50,000

NEIGHBORING TENANTS (WITHIN 1 BLOCK)
The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.