

AN EW

101 ASH STREET, DOWNTOWN

GROUND LEVEL
RETAIL SPACE
AVAILABLE FOR LEASE
±15,000-28,050 SF



ANEW

101 ASH STREET

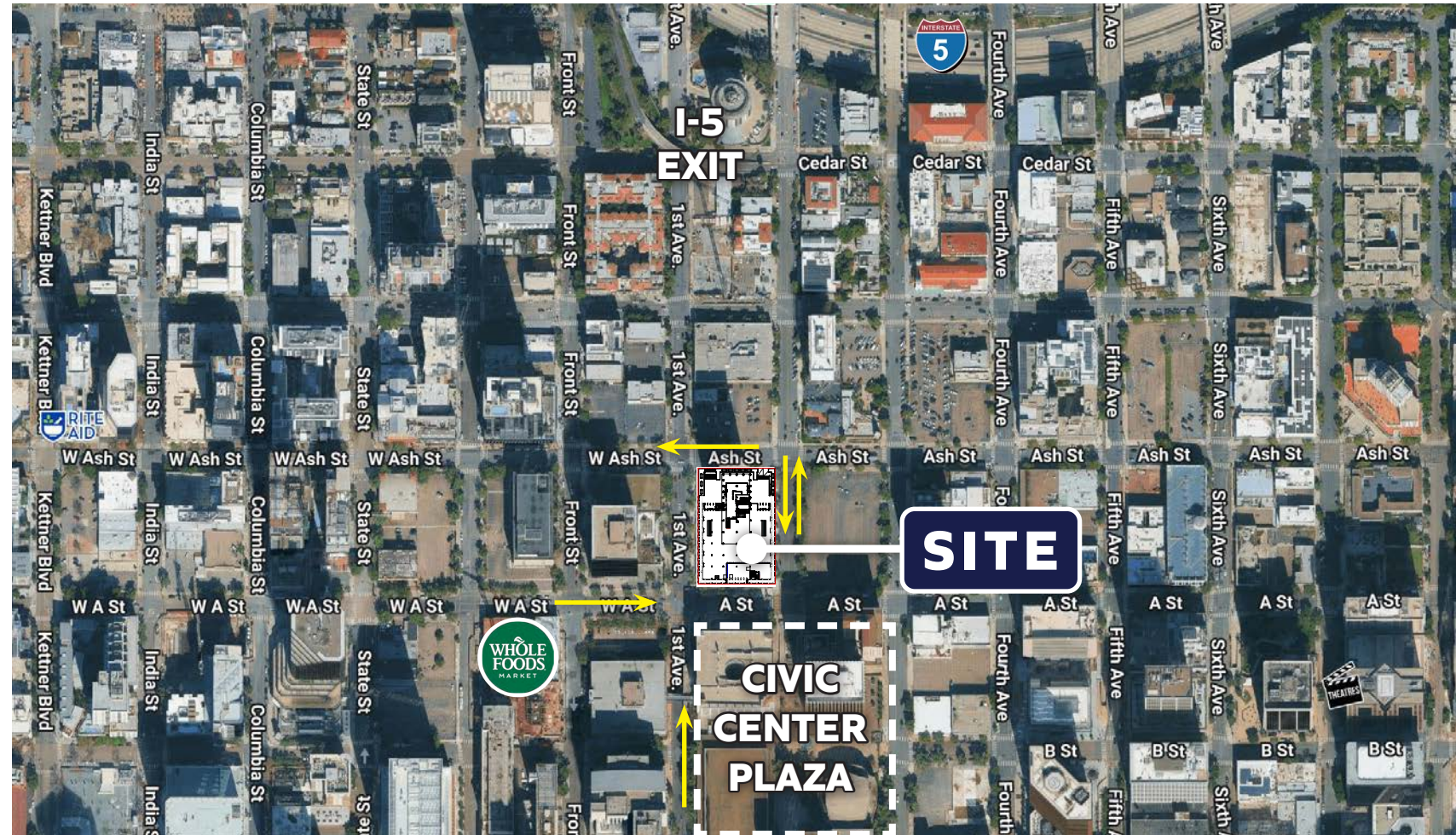
Rising in the heart of San Diego's Civic Center Core, ANEW is located at 101 Ash and is being reimagined as a family oriented mixed-use project anchored by ground-floor retail. There will be 250 residential units and at full occupancy, it is estimated 600–700 residents will call ANEW home. Steps from Civic Center Plaza on Ash Street between 1st and 2nd Avenues, the project offers 10,000–28,050 SF of high-visibility frontage with outdoor dining potential. A refined plan welcomes guests through multiple entries and soaring ceilings, with efficient loading and approximately 240 structured parking stalls. Located within Downtown, it connects seamlessly to Little Italy, Balboa Park, and the Gaslamp Quarter, placing brands at the center of business, culture, and everyday life.

- ±10,000–28,050 SF of showcase frontage with patio-ready zones ideal for statement dining & flagship retail.
- Multiple entries and soaring ceiling heights that create a grand, gallery-like feel and effortless circulation.
- On-site structured parking plus efficient loading with seamless access for guests and operators.
- Plaza-adjacent corners that invite activation, branding moments, and all-day footfall.



Connectivity.

A NEW // 101 ASH ST // DOWNTOWN, SAN DIEGO



Civic/Regional Access:
close to I-5 &
SR-163 connectors



Walkable to City & County
offices, courts, and Civic
Center Plaza

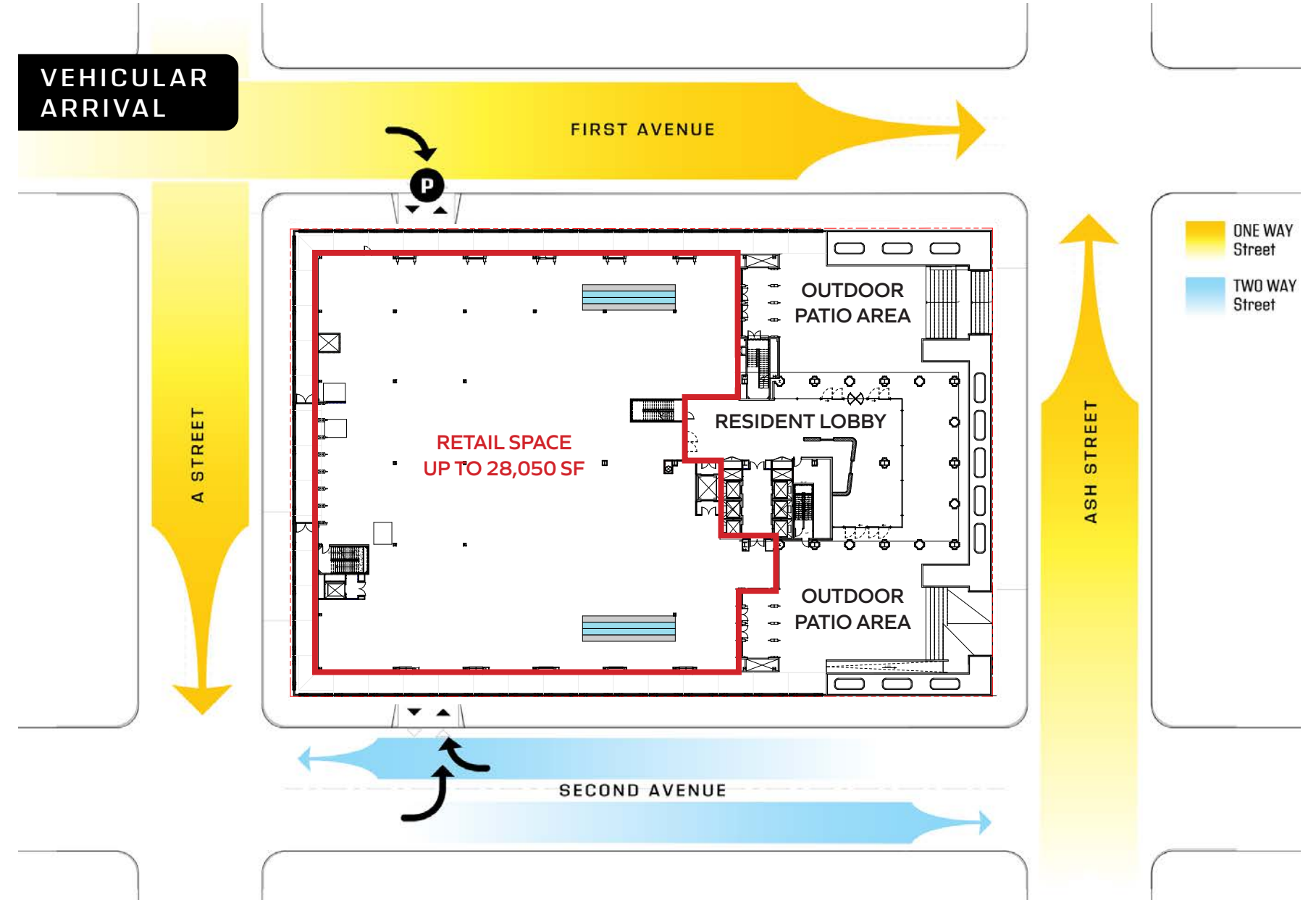


\$141,707
Average Household
Income in 3 miles



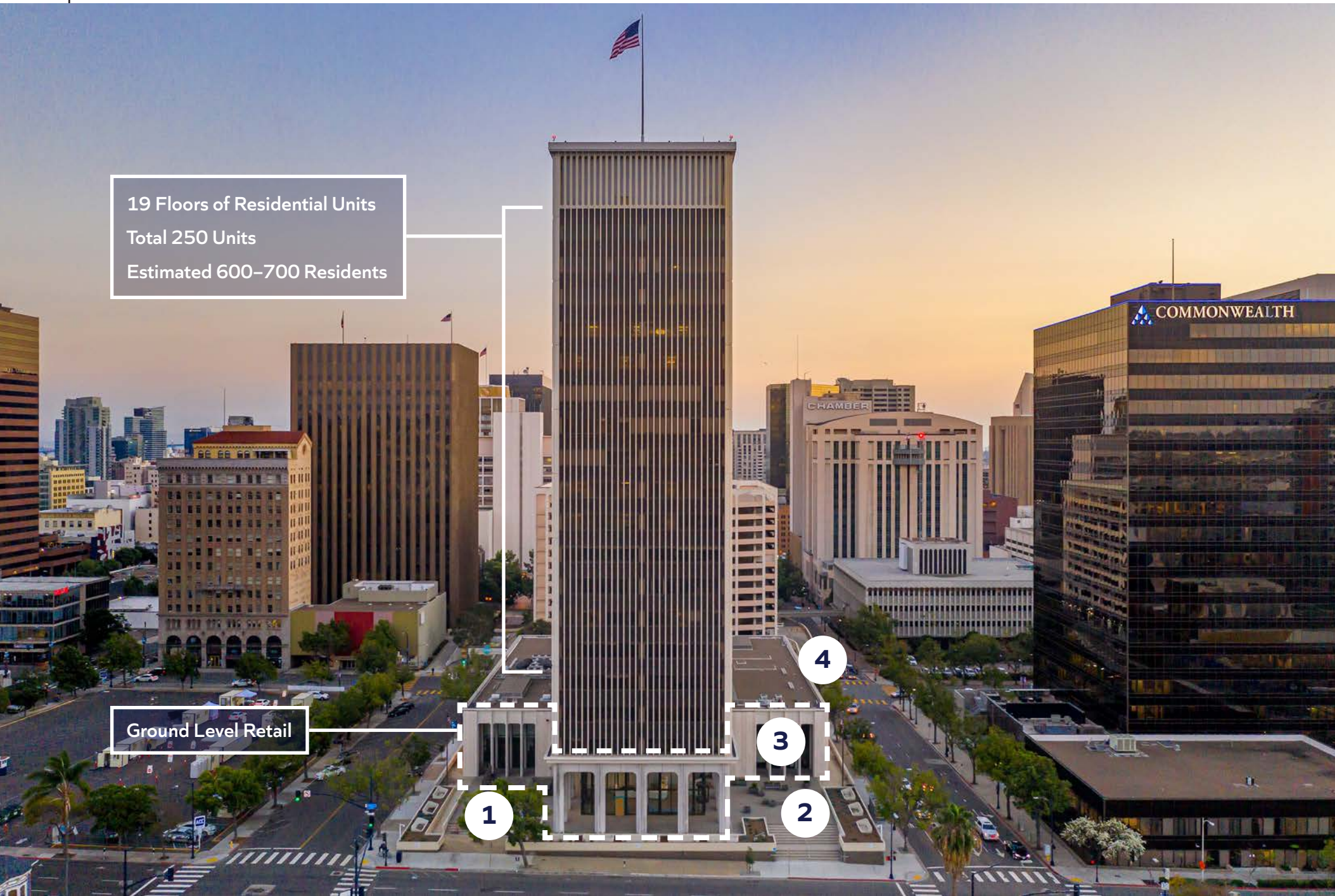
34,297 Housing Units*
2,081 Housing Units under construction**
2,502 Housing Units under review**

*Based on 2021 SANDAG population and housing estimates + recently completed projects ** Based on permit applications submitted on or before 7/1/2025



Site Plan.

This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



Views of Retail Space.



The Neighborhood.

DOWNTOWN // SAN DIEGO

Discover Retail Opportunities at ANEW

ANEW offers an unparalleled opportunity for restaurant and retail businesses in the heart of downtown San Diego. Located at the base of a bustling residential tower, these ground-floor retail spaces benefit from a built-in customer base and high foot traffic from residents and visitors alike. With its prime location and modern amenities, ANEW is perfectly positioned to become a vibrant hub for downtown.

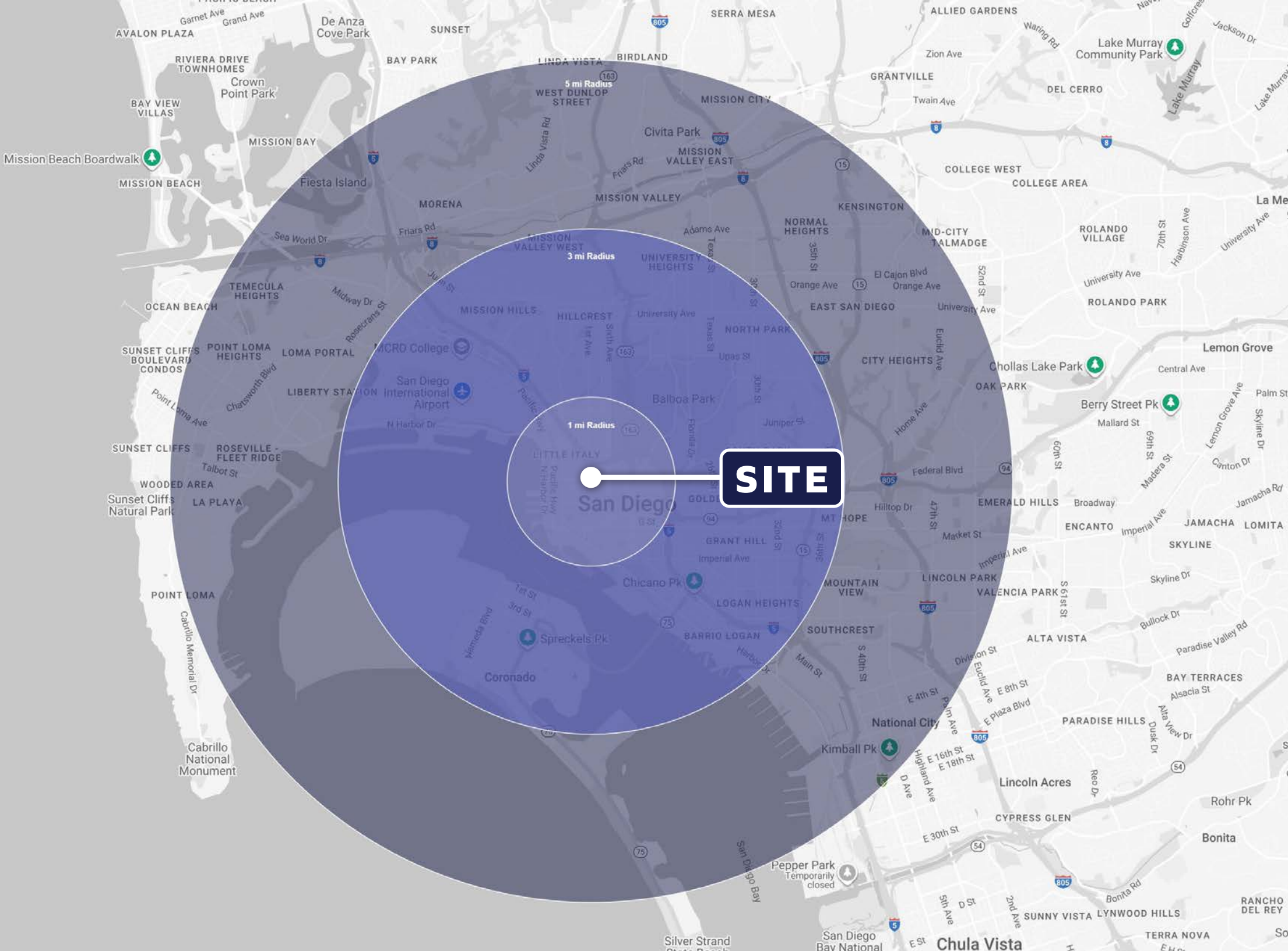


Demographics.

ANew 101 Ash, Downtown
San Diego / California

	1 mile radius	3 mile radius	5 mile radius
Est. Population	55,338	200,054	495,554
Projected Population	61,521	209,657	510,082
Avg. Household Income	\$140,773	\$141,707	\$131,156
Median Household Income	\$113,208	\$107,691	\$103,472
Median Age	39.9	38.0	35.7

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.





101 ASH ST // DOWNTOWN, SAN DIEGO

CONCEPTUAL RENDERING



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