

RαDD

A DISTRICT BY IQHQ



→ R'

SAN DIEGO'S NEW SKYLINE

ON THE COAST OF AMERICA'S FINEST CITY...

A WATERFRONT DISTRICT WITH
RETAIL AND LAB SPACE

R&DD is a convergence of best-in-class culinary talent, retail, and life science labs situated in a one-of-a-kind architectural setting. Across 1.7 million SF of commercial space, we are carefully curating a ±200,000 SF retail district unique to San Diego's iconic waterfront.

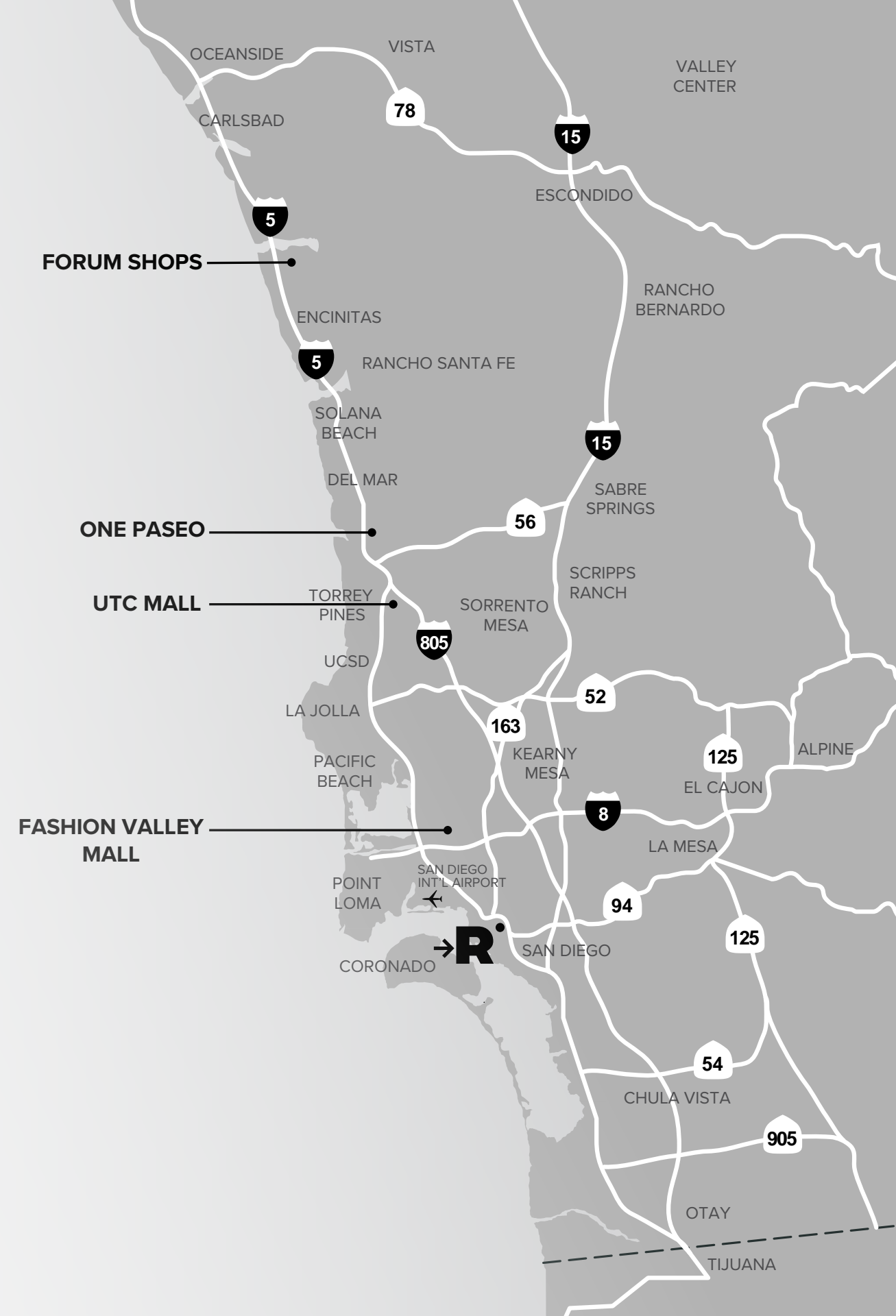
Surrounded by a hub of movement - planes, trains, pedestrians, cruise ships, the ferry to Coronado, runners on the Embarcadero path - all major paths hug the project's perimeter.

The site is like no other. We are creating an undeniable draw that will pull both locals and visitors down to the water's edge.



AN INVITATION TO THE WATER

EAT, WORK, PLAY ON SAN DIEGO'S BAY



11,300

HOMES WITHIN 3/4 MILE
WALKING DISTANCE



333,200

HOMES WITHIN 5 MILE
BIKING DISTANCE





1 MILLION


MILLENNIALS LIVE
IN SAN DIEGO

PROXIMITY TO...

DOWNTOWN SAN DIEGO


95
Walk Score¹


88
Bikeable Score¹

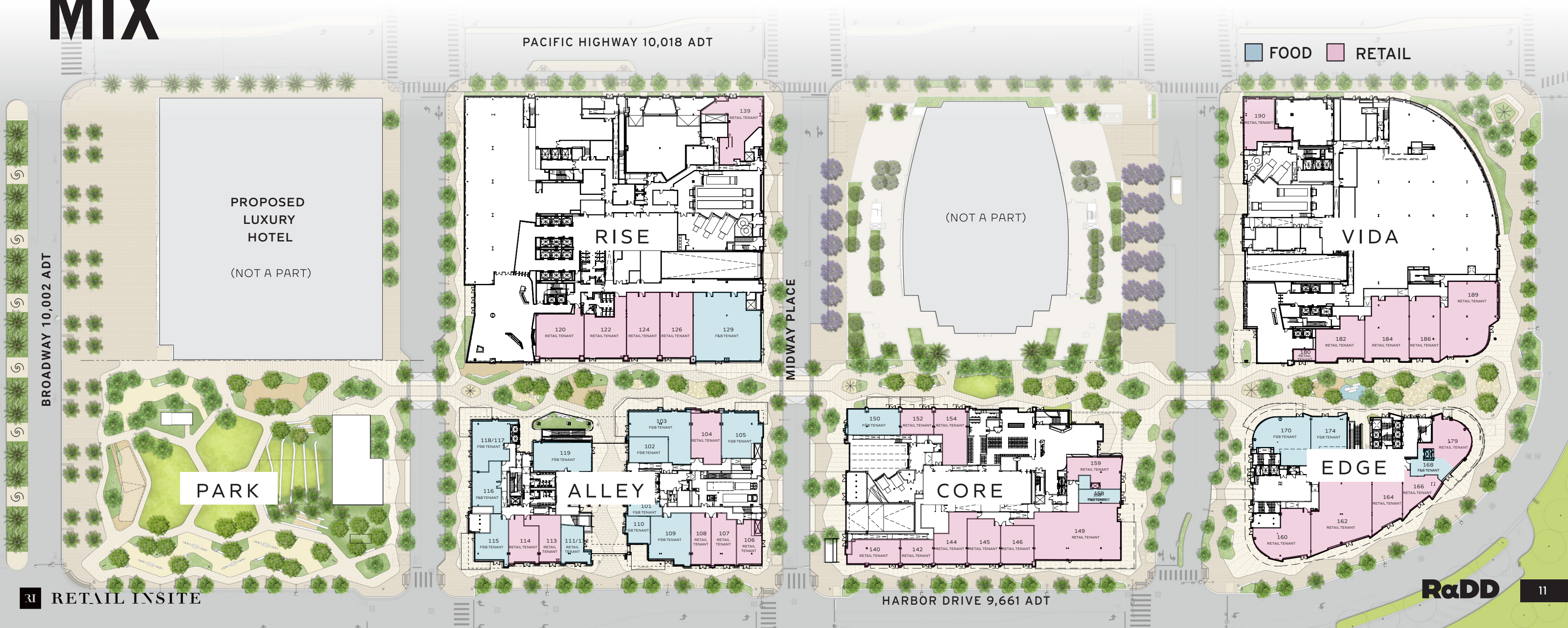

81
Transit Score¹



1) Walkscore.com, September 2022.
2) Cruise & Ferry, "Why the Port of San Diego is Investing in Growth," May 2023.
3) San Diego Convention Center, Annual Report FY 2023.
4) USS Midway Museum Fact Sheet, 2020.

MERCHANDISING MIX

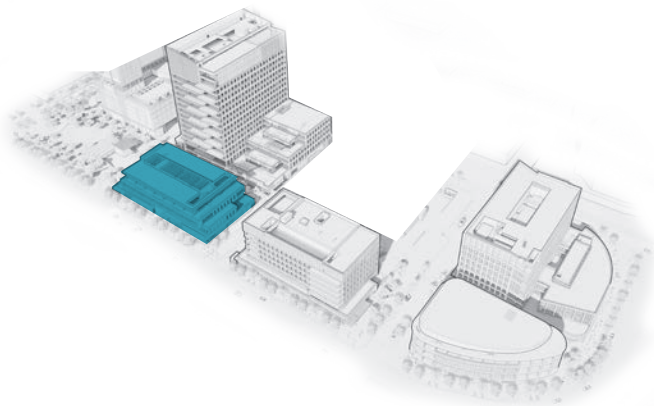
Over the past year, we have worked relentlessly to create the most innovative and exciting retail district worthy of San Diego's iconic waterfront. **RaDD** will be home to the most unique and special restaurants and merchants in the county.



BUILDING OVERVIEW

ALLEY

SIZE	133K SF
RETAIL	60K SF
FLOORS	4
FEATURES	<ul style="list-style-type: none">• Alley passageway to waterfront• 2nd floor and rooftop restaurant with stunning views• Opens to activated promenade



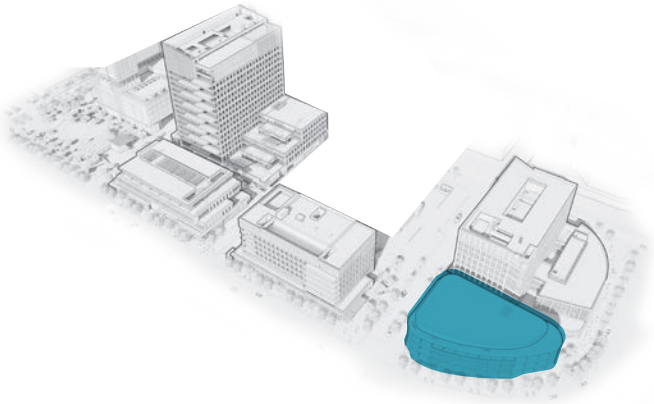




BUILDING OVERVIEW

EDGE

SIZE	105K SF
RETAIL	62K SF
FLOORS	4
FEATURES	<ul style="list-style-type: none">• Top-floor event space with incredible views• Opens to activated promenade





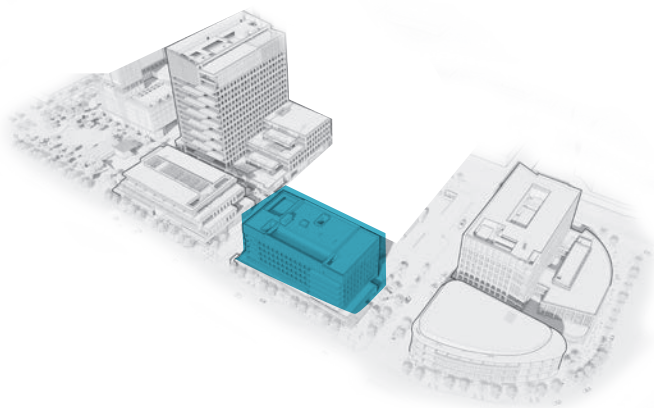
PROMENADE AT NIGHT



BUILDING OVERVIEW

CORE

SIZE	240K SF
RETAIL	47K SF
FLOORS	6 (including 1.5 P.H.)
FEATURES	<ul style="list-style-type: none">• Bike valet• Amenity lounge• Opens to activated promenade





bespoke

freshgreens

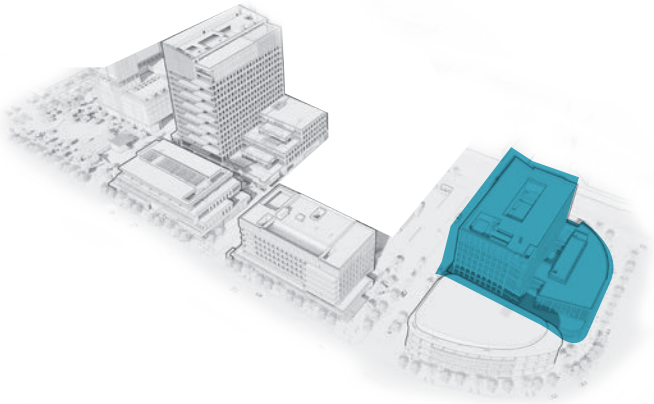
LA
BOHEME

URB
COFFEE

BUILDING OVERVIEW

VIDA

SIZE	415K SF
RETAIL	12K SF
FLOORS	9 (including 1 P.H.)
FEATURES	• Opens to activated promenade

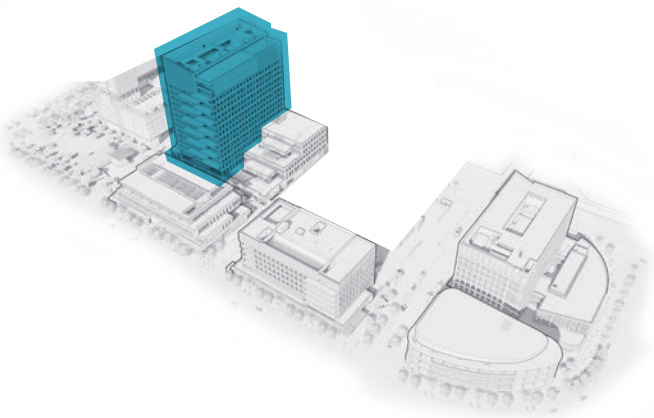




BUILDING OVERVIEW

RISE

SIZE	770K SF
RETAIL	15K SF
FLOORS	17 (including 2 P.H.)
FEATURES	• Opens to activated promenade





VIEW FROM PROMENADE

→ R'



DOING IT THE RIGHT WAY TAKES UNWAVERING DEDICATION & PERSEVERANCE.

IQHQ

DEEP UNDERSTANDING OF THE MARKET

There are three key success factors to great real estate development. Experienced leadership, the right knowledge and insights and relationships.

IQHQ uses these tools to support the science. Our expert team will proactively guide expectations, streamlines process and create an optimal space that will exceed your goals.

RETAIL LEASING BY

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