

CALIFORNIA DOWNTOWN SAN DIEGO

*An iconic six-story
asset occupying a full
city block in the
center of the historic
Gaslamp District.*

the SPRECKELS BUILDING



WELCOME TO

the
**SPRECKELS
BUILDING**

The Spreckels Building is one of San Diego's most recognizable landmarks. The iconic six-story asset occupies a full city block in the center of The Gaslamp District.

The building is situated across the street from The Campus at Horton, and blocks from the San Diego Convention Center, the U.S. Grant Hotel, and the Green Trolley line, the Property is in a true "main & main" location at the center of Downtown San Diego's emerging live, work, play district.

By the Numbers

SF OF RETAIL

33,710

THEATRE SEATS

1,463

SF OF OFFICE

132,964

SUBTERRANEAN
PARKING SPACES

134

THE SPRECKELS THEATER - NOW OPERATED BY AEG WORLDWIDE



AEG by the Numbers

GUESTS
ENTERTAINED AT
AEG VENUES

160+ Million

LIVE EVENTS

22,000+

VENUES OWNED,
OPERATED, OR
AFFILIATED WITH
AEG

300+

SHOWS
PROMOTED

10,000+

New ownership has signed an agreement with AEG Global to operate the historic **Spreckels Theater**. Following a comprehensive, full-building renovation by ownership, AEG Global will operate the theater, with current plans entailing nearly 200 active use days and an annual attendance of over 125,000 patrons. AEG Global will make the Spreckels Theater a one-of-a-kind regional destination all year round.

Located in beautiful Downtown San Diego



5 - MIN DRIVE TIME

Petco Park
Seaport Village
Balboa Park
U.S.S. Midway Museum
San Diego Convention Center

15 - MIN DRIVE TIME

San Diego Zoo
Liberty Station
Coronado Island
Old Town
Sea World

30 - MIN DRIVE TIME

Lego Land
La Jolla Shores Beach
University of California San Diego
Del Mar Racetrack
San Diego Safari Park

17,258

Population

\$99,331

Average
Household Income

38.3

Median Age

4,576

Hotel Rooms

1,043

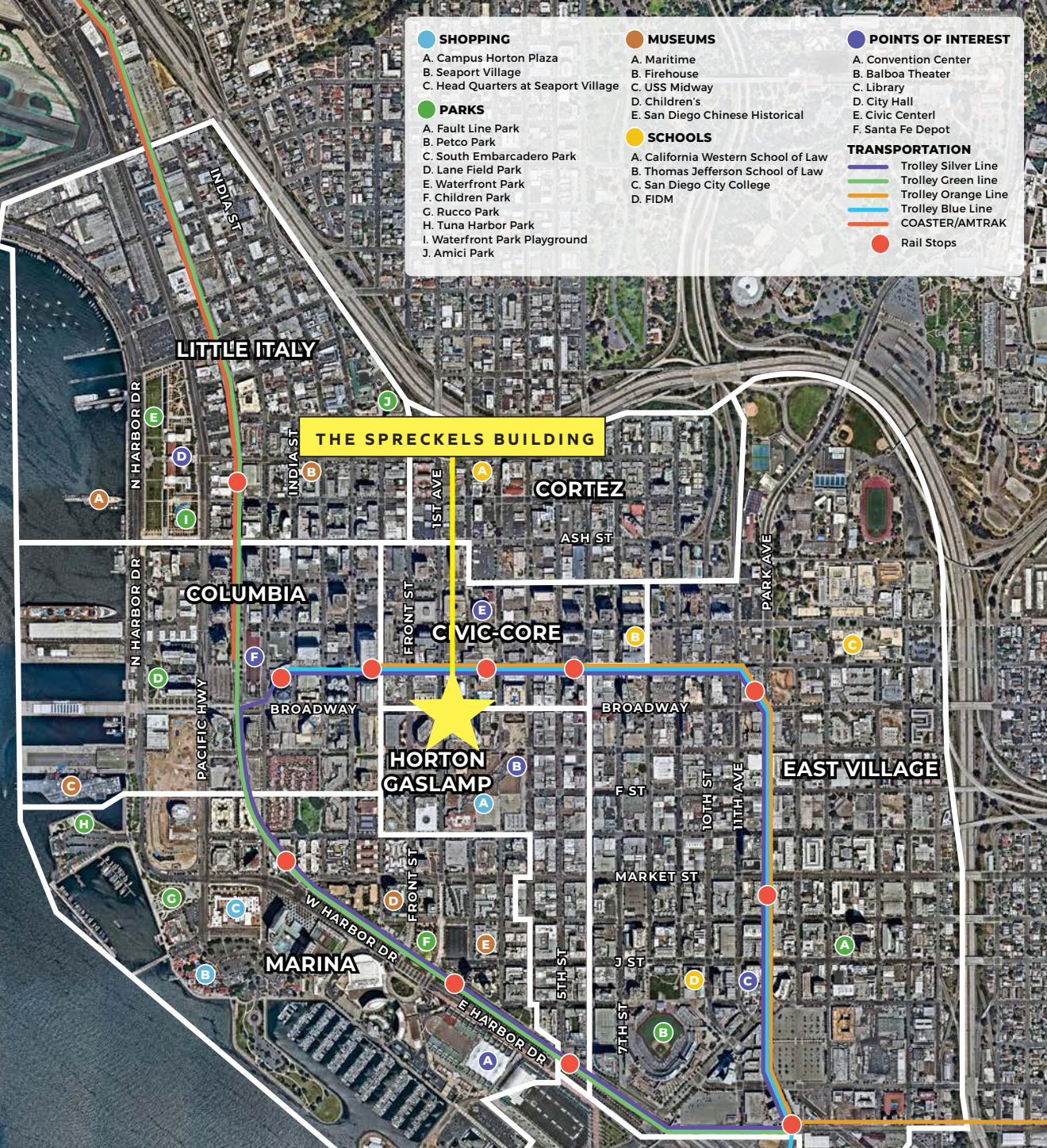
Hotel Rooms
Under Construction

17.6M

Overnight
Visitors
Per Year

*Tourism +
Hotels in
Downtown
San Diego*





Neighboring Development

THE CAMPUS AT HORTON PLAZA

The highly anticipated redevelopment of Horton Plaza, the Campus at Horton will continue to elevate the property’s “main and main” location with over 200,000 SF of proposed retail space and 540,000 SF of creative office.

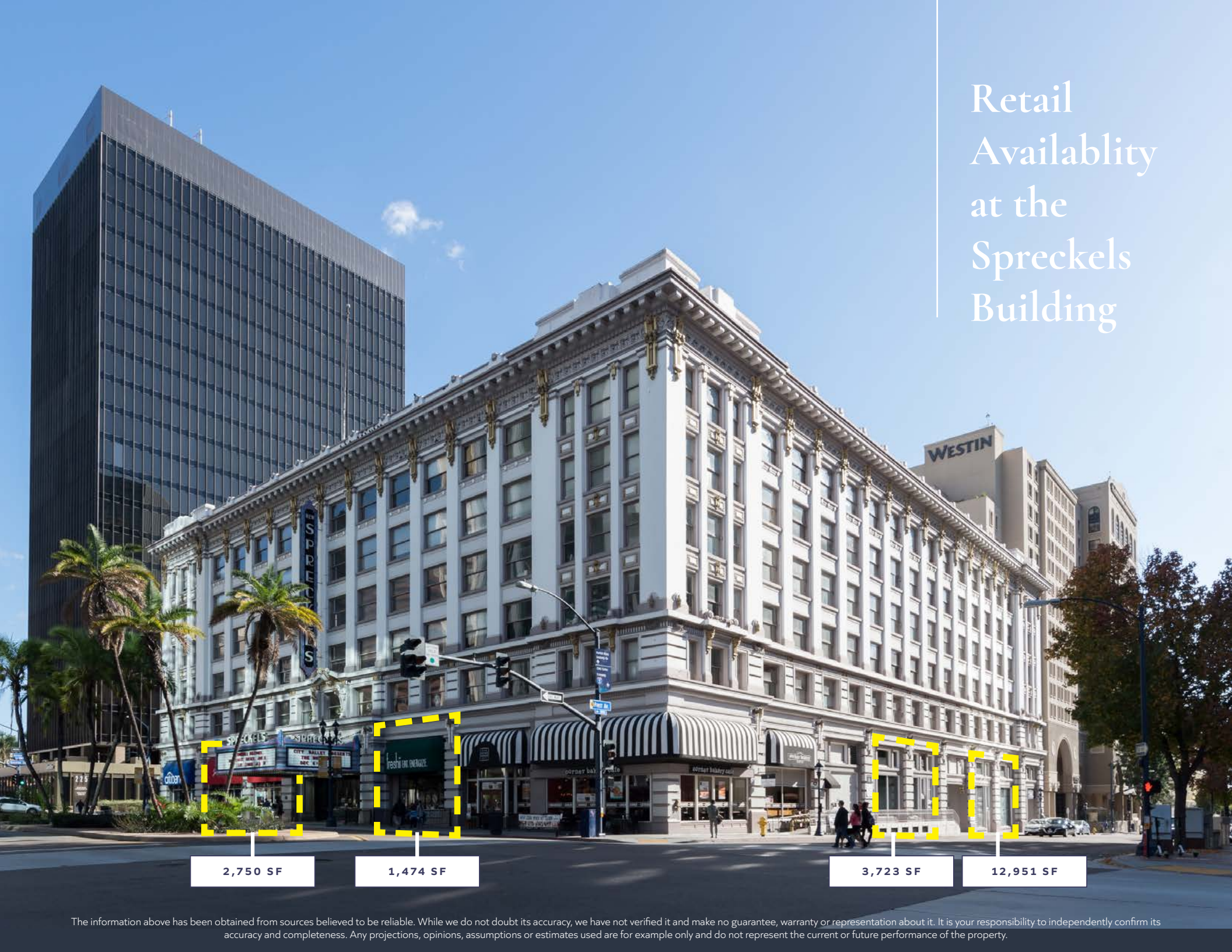
In addition to providing The Spreckels Building with an abundance of walkable amenities, The Campus at Horton will also include a vibrant 1.2-acre public park and open green space in the middle of Downtown.



Future Developments in Downtown San Diego

| | | | | |
|-------------|--|-----------------------------------|------------------------------------|--|
| RETAIL | 236k | Downtown San Diego | | |
| | Square Feet of New Retail Completed | | | |
| | 373k | | | |
| | Square Feet of New Retail Under Construction | | | |
| RESIDENTIAL | 850k | | | |
| | Square Feet of New Retail in the Pipeline | | | |
| | | | | |
| | | 2.926 | | |
| | | Residential Units | | |
| | | | | |
| | | 10,329 | | |
| | | Residential Units in the Pipeline | | |
| | | | | |
| | | | 1,043 | |
| | | | New Hotel Rooms Under Construction | |
| | | | | |
| | | | 8,103 | |
| | | | Hotel Rooms in the Pipeline | |
| | | | | |
| | | | | 2.14m |
| | | | | Square Feet of Class A Office Under Construction |

Retail Availability at the Spreckels Building



2,750 SF

1,474 SF

3,723 SF

12,951 SF

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.

W BROADWAY

AVAILABLE
1,474 SF

AVAILABLE
2,750 SF



AVAILABLE
3,723 SF

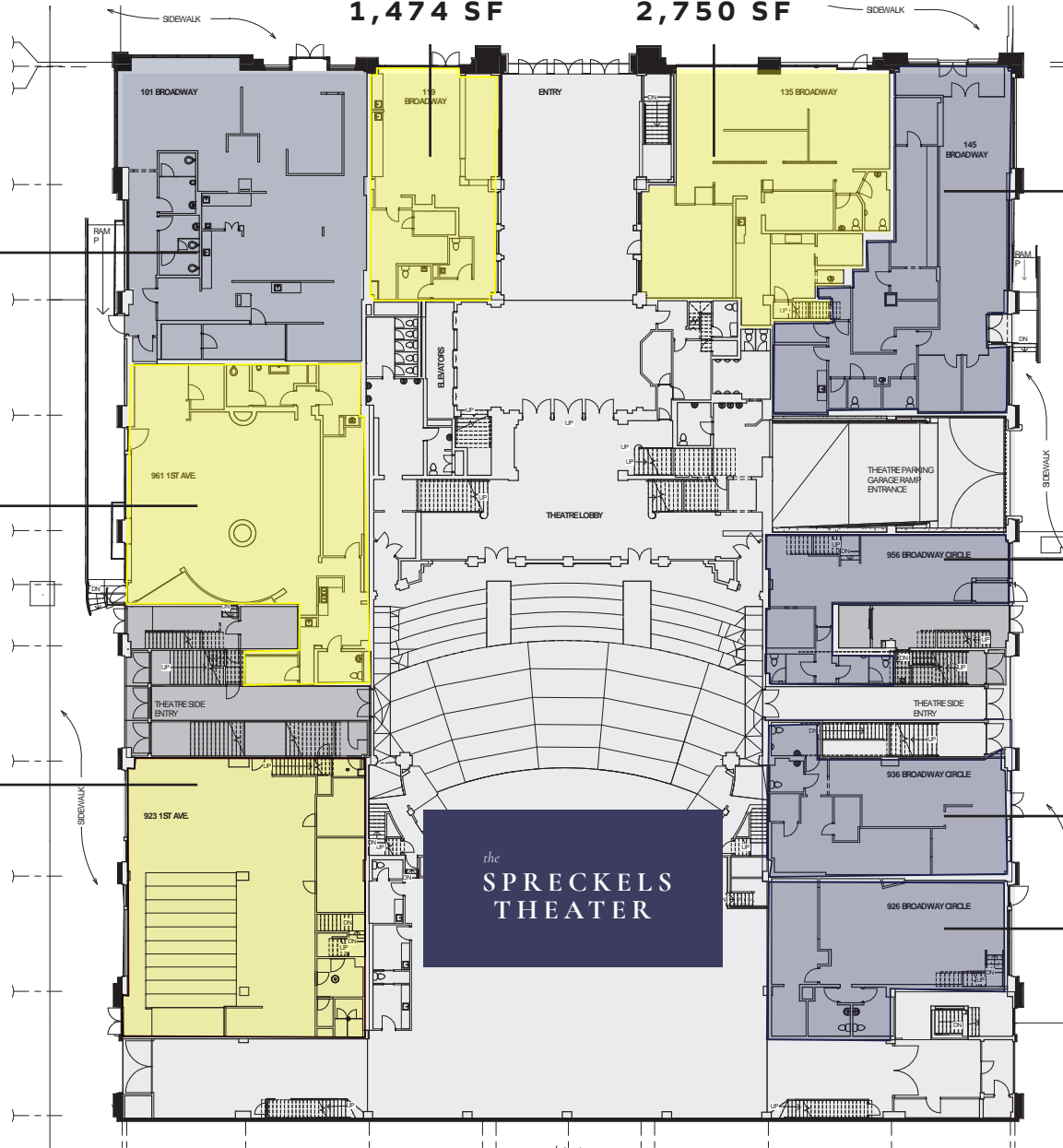
1ST AVENUE

BROADWAY CIRCLE



AVAILABLE
12,951 SF

(includes
mezzanine +
lower level)



the
**SPRECKELS
BUILDING**

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