

13th & J

EAST VILLAGE / SAN DIEGO

RI



CONCEPTUAL RENDERING

403 13TH ST, SAN DIEGO, CA 92101: RESTAURANT / RETAIL / CAFE
UNVEIL A VISION IN 5,000 SQUARE FEET OF URBAN OPPORTUNITY

The Opportunity.

Discover the Epitome of Urban Living at the Northeast Corner of 13th & J - 5,000 square feet in the Heart of East Village, San Diego's Most Thriving Neighborhood.

This exceptional building is a testament to prime location and endless possibilities. Spanning 5,000 square feet, it is perfectly positioned within East Village, the beating heart of San Diego's vibrant urban landscape.

One of the building's remarkable advantages is its built-in customer base, thanks to the impressive residential landscape surrounding it. With over 31,000 completed housing units, an additional 3,000 units under construction, and an impressive 3,700 housing units under review, your business will have a captive audience waiting to experience what you have to offer.

The neighborhood's dynamic energy, coupled with the steady growth of East Village, creates an atmosphere of endless potential. It's not just a space; it's an opportunity to become an integral part of this thriving community.

As East Village continues to evolve and flourish, this property stands as a testament to the perfect fusion of location, growth potential, and unparalleled urban living. Welcome to a world of opportunity, where your vision can thrive at the epicenter of East Village's ever-expanding horizons.

Brought to market by
Creative House



"A creative house project is:
a project that deviates beyond what is normally expected."

Doug Hamm, CH President



CONCEPTUAL RENDERING



13TH & J.

A Dynamic Community.

3 minute walk to Fault Line Park

4 minute drive to I-5

5 minute drive to Hwy 163

6 minute walk to Petco Park

	1 mile	3 miles	5 miles
Daytime Population	85,673	294,080	598,124
# of Workers	63,711	215,800	383,762
Average Age	37.3	35.7	34.1
Average Income	\$105,817	\$119,567	\$107,987
Total Housing Units	30,462	95,694	207,036

The Neighborhood.

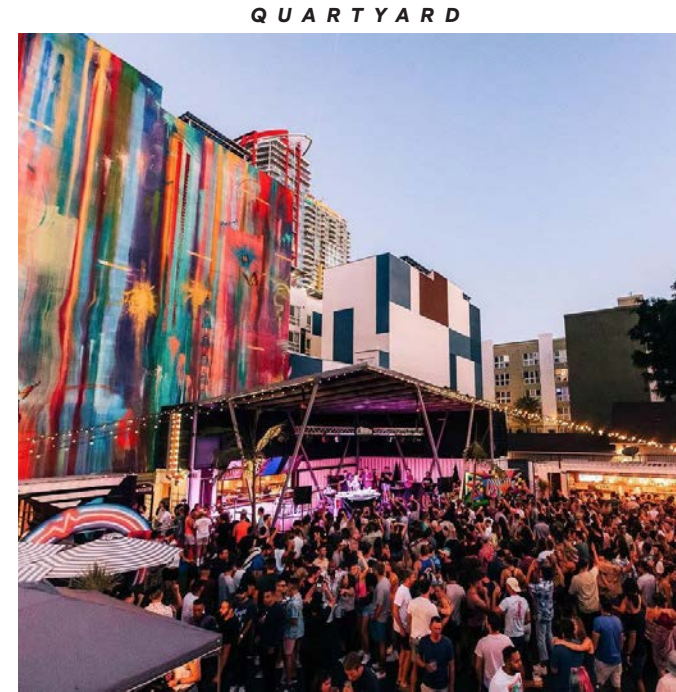
GROCERY



FITNESS



CULINARY



QUARTYARD



HINAR



CALLIE

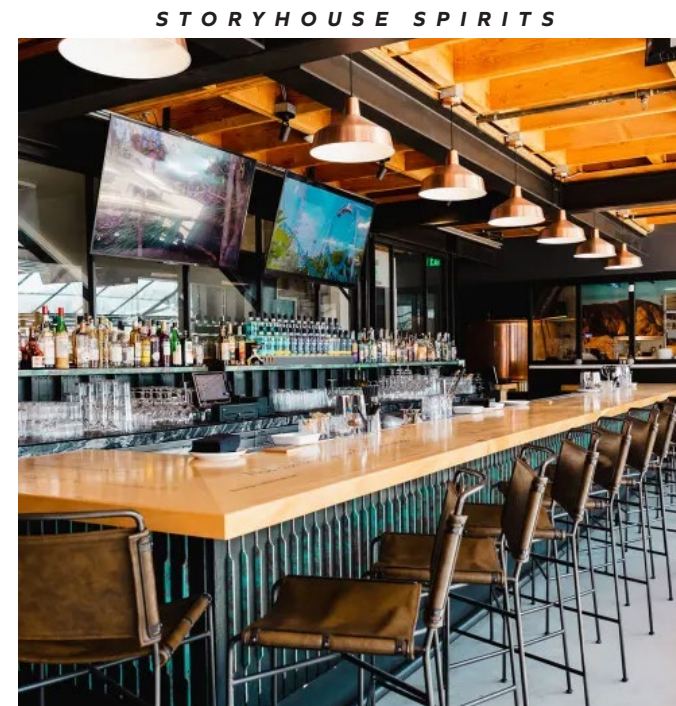
COCKTAILS/BREWERIES



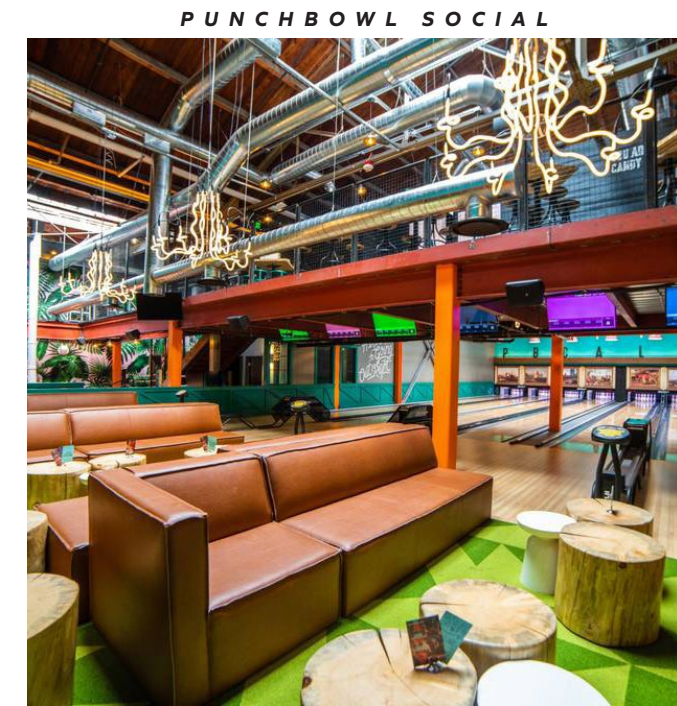
ENTERTAINMENT



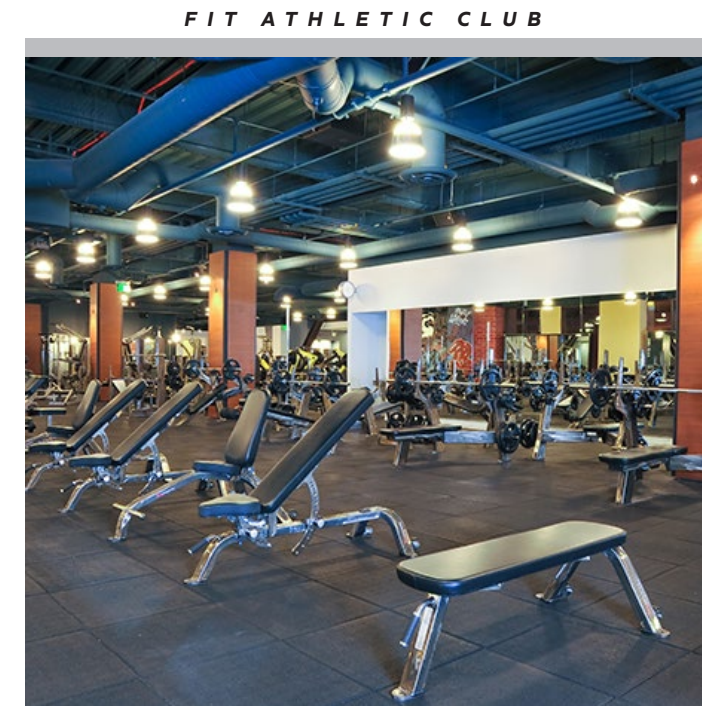
RESIDENTIAL



STORYHOUSE SPIRITS



PUNCHBOWL SOCIAL



FIT ATHLETIC CLUB



13TH & J.

Property Details.

Address	403 13th St, San Diego, CA 92101
Building Size	5,000 SF
Use	Retail/Restaurant/Fitness/Creative
Celing Height	22 Feet
Amp	400 amp
Lease Rate	\$2.50-\$4.00/SF
NNN	\$0.83 PSF/MT

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.

13th & J

CONNECT WITH US TODAY



CONCEPTUAL RENDERING

RI RETAIL INSITE

120 S Sierra Ave, Ste 110, Solana Beach, Ca 92075
LIC #01206760 | retailinsite.net

Allison Campbell

858.524.3266
acampbell@retailinsite.net



A Creative House Development