

1450 MARKET ST, SAN DIEGO, CA 92101

RETAIL SUITES AT
FORM 15



SPIRE

ABOUT THE PROPERTY



Property Highlights

1450 Market St, San Diego, CA 92101, also referred to as FORM 15, is a six-story mixed-use building situated in East Village, Downtown San Diego. This eastern part of the downtown area is close to popular attractions, including the San Diego Convention Center, Petco Park, Seaport Village, and the Gaslamp Quarter. The property benefits from convenient access to I-5 and SR-94 freeway and is across the street from **East Village Green** a long anticipated community park, a new public amenity for this neighborhood to enjoy.

- A transforming region of Downtown San Diego
- Easy freeway access
- Visibility for storefront signage on Market St and G St.
- A vibrant selection of bars, restaurants, cafés, and bakeries
- Five stories of residential units above ground-floor retail spaces total 242 apartment units.
- Walking distance to many public amenities including convention center, Petco Park, city college, and Gas Lamp Quarters.

AVAILABILITY

FOR LEASE:

1450 Market St
Approximately 3,000 SF

Ground Floor Retail Storefront

PLEASE DO NOT DISTURB THE TENANT

Floor Plan Overview:

- General Retail portion of the suite includes a reception area multiple private rooms
- Restaurant/cafe portion includes a small kitchen area, common grease trap, wash station, bar area, reception, and customer seating.
- Both sections of the suite are adjacent to one another. New tenant has the option to lease either a either of the suite (approx. 1,500 SF) or the entire space.

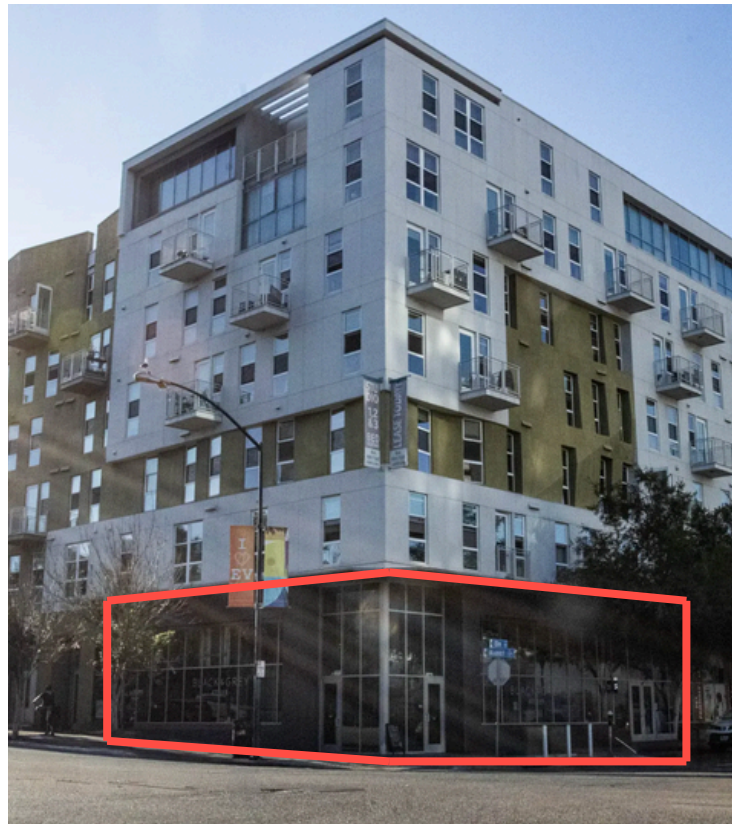
Suite Features:

- Kitchen (no existing hood system; potential to install)
- Ample power
- Tall ceilings and expansive window line
- Corner suite on 15th Ave and Market St.

Signage Opportunities:

- High exposure building signage on Market Street.
- Window and door signage

For further details, please contact the broker.



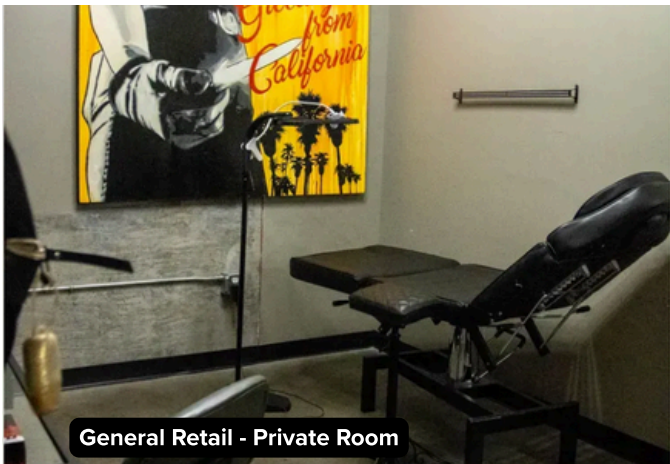
INTERIOR PHOTOS



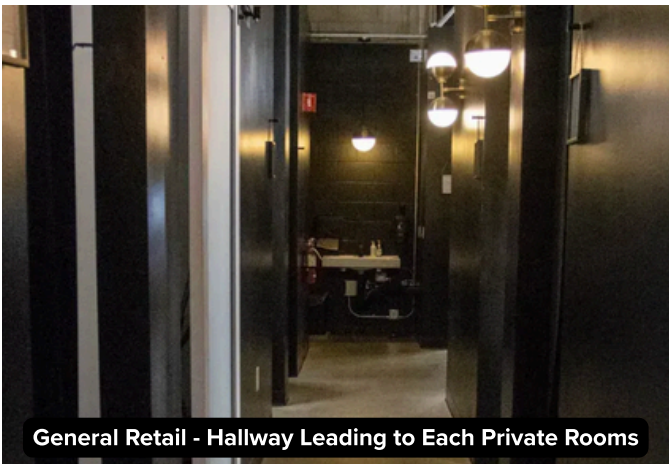
Café & Restaurant Section - Bar Seating



Café & Restaurant Section - Dining Area



General Retail - Private Room



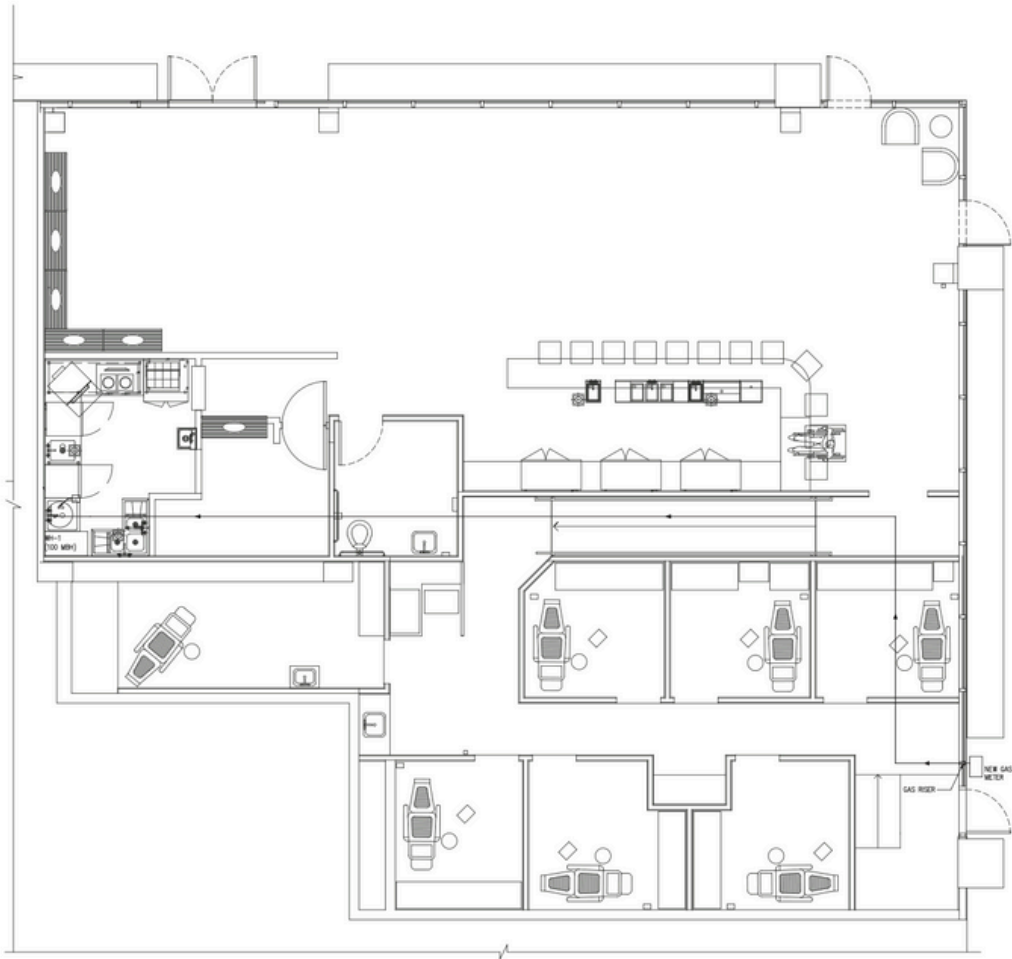
General Retail - Hallway Leading to Each Private Rooms

FLOOR PLAN

15TH STREET

MARKET ST

PARKING GARAGE



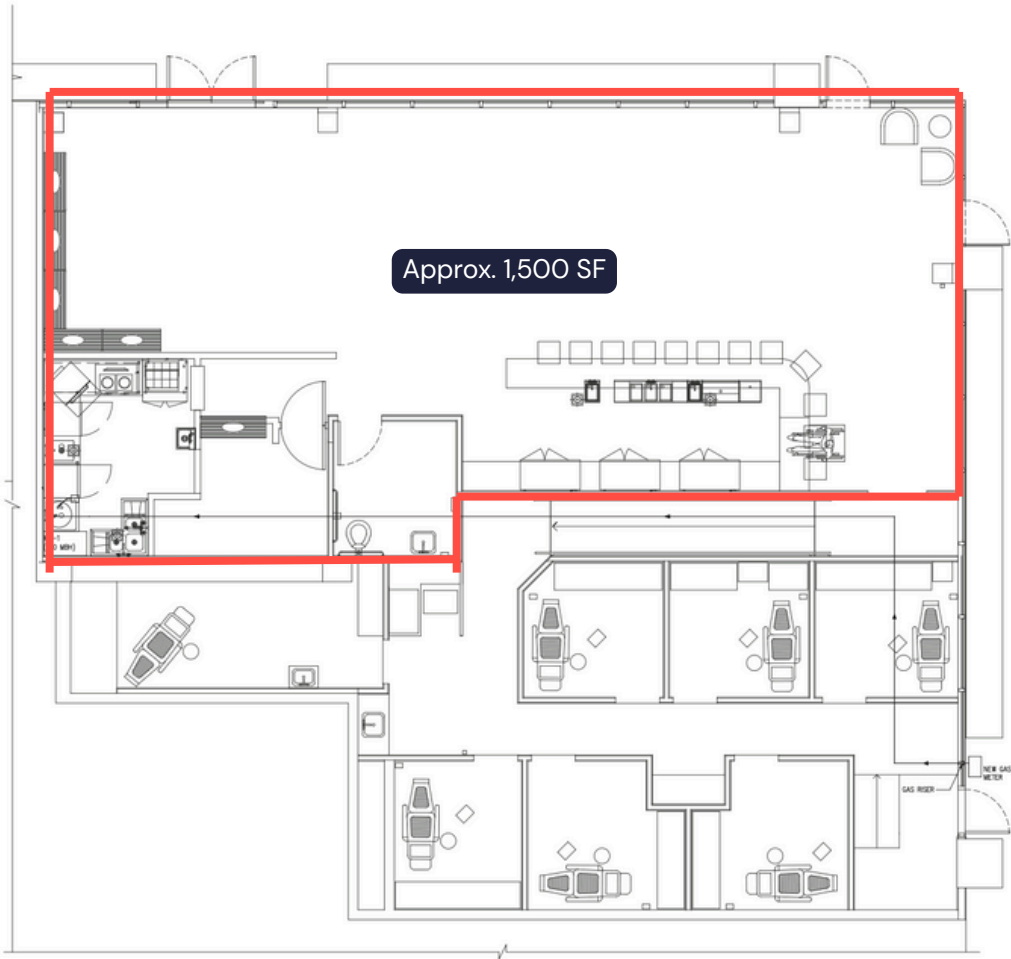
FLOOR PLAN

PROPOSED DIVIDED SUITE

15TH STREET

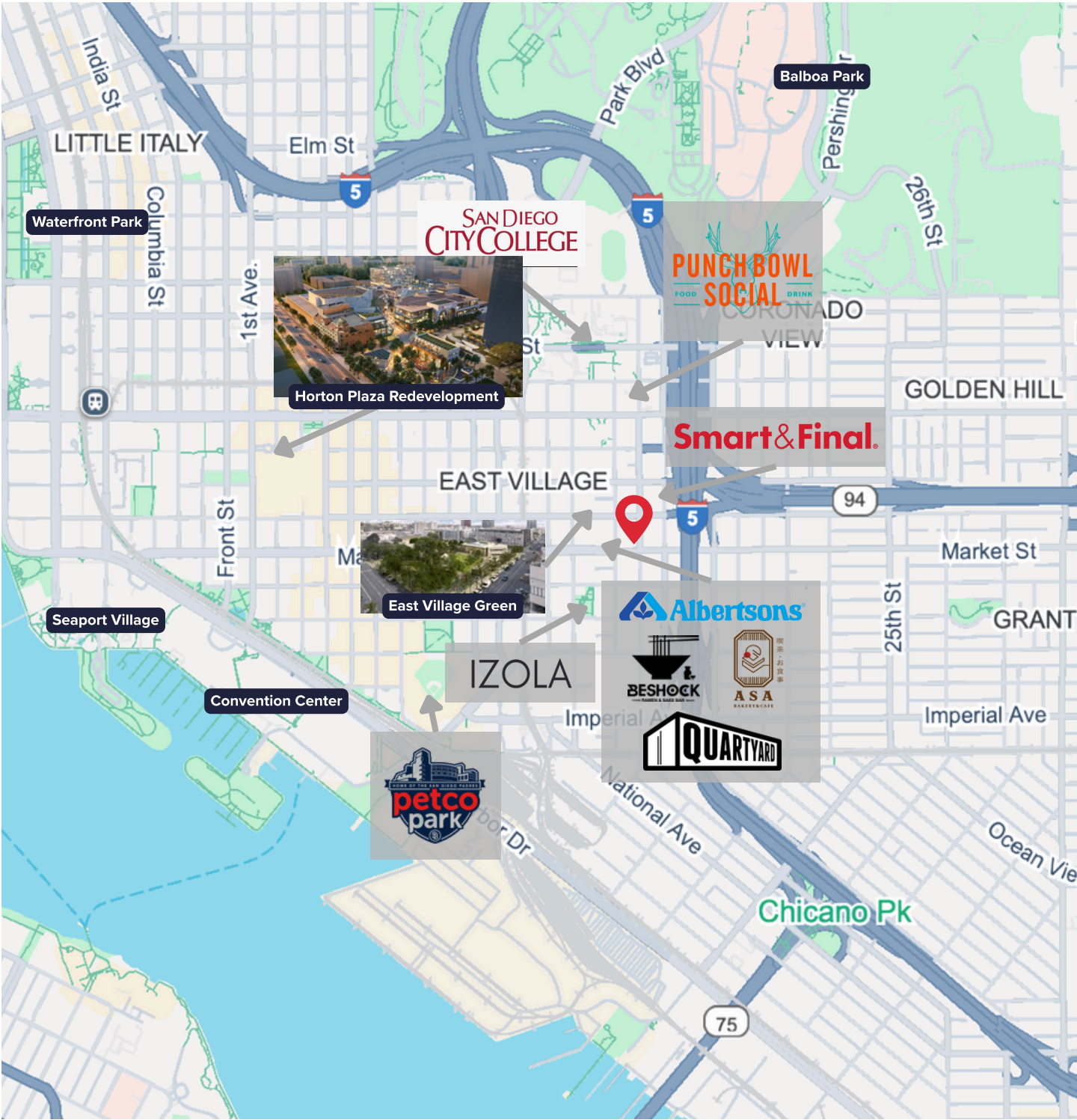
PARKING GARAGE

MARKET ST



MAP

NEARBY POINTS OF INTEREST



DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	104,370	481,346	1,275,653
2024 Population	110,142	490,673	1,281,021
2029 Population Projection	110,645	489,822	1,274,987
Annual Growth 2020-2024	1.4%	0.5%	0.1%
Annual Growth 2024-2029	0.1%	0%	-0.1%
Median Age	38.8	36.6	37.2
Bachelor's Degree or Higher	40%	35%	36%
U.S. Armed Forces	3,622	22,286	35,196

Households

	2 miles	5 miles	10 miles
2020 Households	48,221	189,949	475,420
2024 Households	51,826	195,525	479,937
2029 Household Projection	52,215	195,442	477,952
Annual Growth 2020-2024	1.5%	1.0%	0.8%
Annual Growth 2024-2029	0.2%	0%	-0.1%
Owner Occupied Households	12,688	59,147	198,448
Renter Occupied Households	39,527	136,295	279,505
Avg Household Size	1.9	2.3	2.5
Avg Household Vehicles	1	2	2
Total Specified Consumer Sp...	\$1.5B	\$6.1B	\$16.5B

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$102,144	\$98,201	\$105,707
Median Household Income	\$72,441	\$72,771	\$81,354

Housing

	2 miles	5 miles	10 miles
Median Home Value	\$825,329	\$755,912	\$738,147
Median Year Built	1990	1974	1972



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SPIRE

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