

RETAIL/OFFICE CONDOMINIUMS FOR SALE

PINNACLE MUSEUM TOWER

215 WEST MARKET STREET
DOWNTOWN SAN DIEGO



**FLOCKE &
AVOYER**
Commercial Real Estate



PINNACLE MUSEUM TOWER

THE OPPORTUNITY

The Urban Strategies Group of Flocke & Avoyer Commercial Real Estate, as Exclusive Listing Agent, is pleased to present the opportunity to purchase **two (2) commercial condominiums** at 215 West Broadway, located in Downtown San Diego, CA 92101.

Currently owned by Pinnacle International, this rare **owner-user or investment** opportunity includes 6 parking spaces with the ability to purchase additional spaces. The fully built-out premise is located in Downtown San Diego's pristine Marina District.

The **Marina District** is home to some of downtown's largest tourist magnets, including the Convention Center, Seaport Village & the USS Midway, and has the highest household income of Downtown.

This opportunity includes over ±5,000 sf of retail space split between two floors located at the base of **Pinnacle Museum Tower** with over 179 luxury condo units.

OFFERING OVERVIEW

PRICE	Please contact broker
ADDRESS	215 West Market Street, San Diego CA 92101
SQUARE FOOTAGE	±5,040 SF
APN	535-042-08-01
ZONING	MPD- MARINA
PARKING	6 parking spaces (2 tandem spaces)

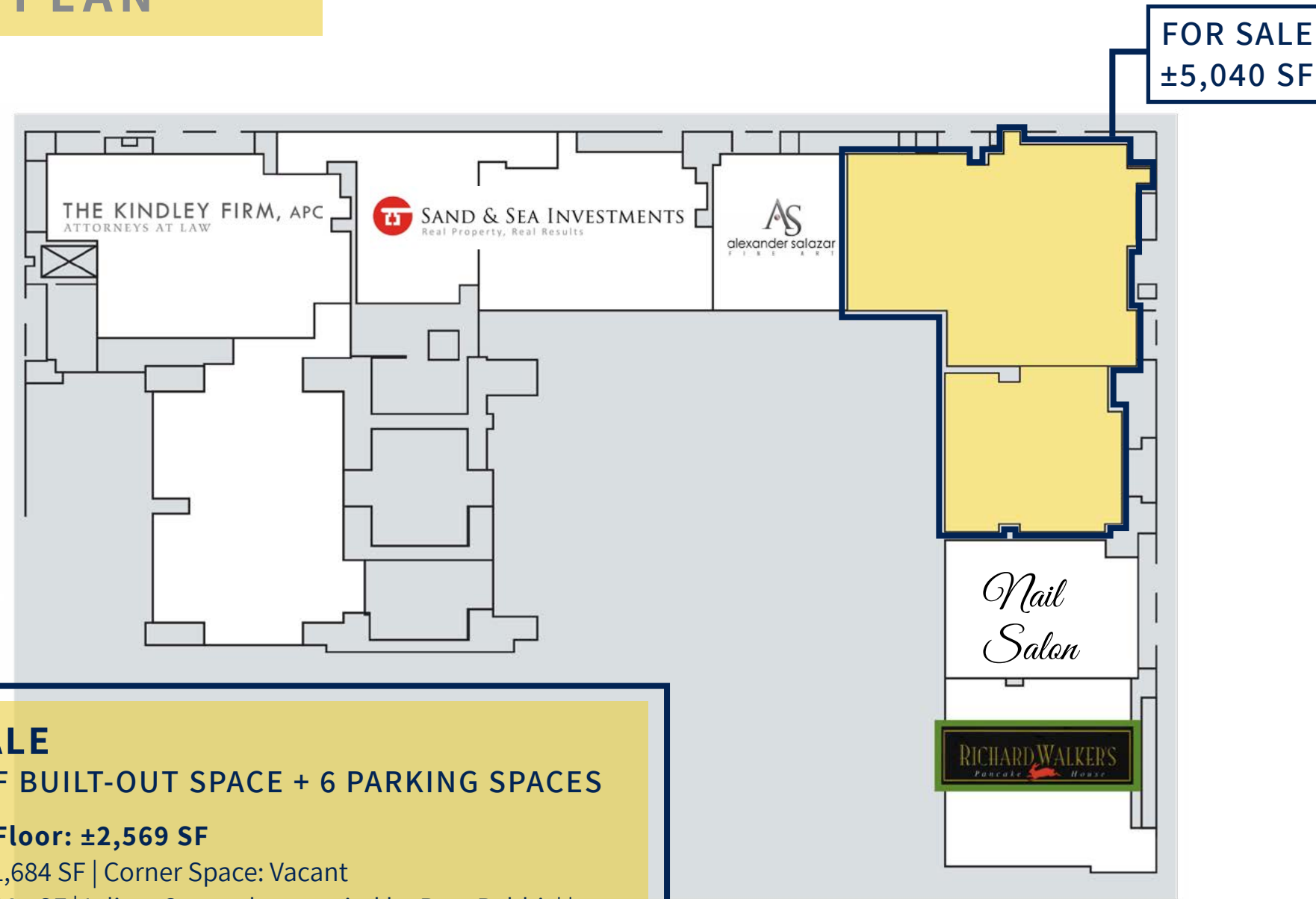
OPPORTUNITY HIGHLIGHTS

- Rare opportunity to purchase over 5,000 SF of fully-built out corner commercial space in the Marina District
- Property includes 2 retail parking spaces and 4 employee spaces (2 tandem spaces), with an opportunity to purchase additional spaces
- Great owner-user opportunity in a mixed-use building
- At the base of Pinnacle Museum Tower with 179 luxury condo units
- Adjacent to the New Children's Museum with almost 200,000 visitors annually and one block from the newly planned children's park
- Co-tenants include Richard Walker's Pancake House, Rate Rabbit & Alexander Salazar Fine Art
- Surrounded by nearly 4,000 high profile urban homes
- Close proximity to the Waterfront, Gaslamp Quarter and Little Italy
- Three blocks from the Convention Center and trolley stations
- Three blocks from the new Horton Plaza office redevelopment, The Campus at Horton, and the Paladion office redevelopment
- Walking distance to Seaport Village with over 4 million annual visitors.

FOR MORE INFORMATION



SITE PLAN



FOR SALE
 ±5,040 SF BUILT-OUT SPACE + 6 PARKING SPACES

First Floor: ±2,569 SF

- ±1,684 SF | Corner Space: Vacant
- ±885 SF | Inline: Currently occupied by Rate Rabbit**

Second Floor: ±2,471 SF

- Currently occupied by Rate Rabbit**

**Lease expires in 2019

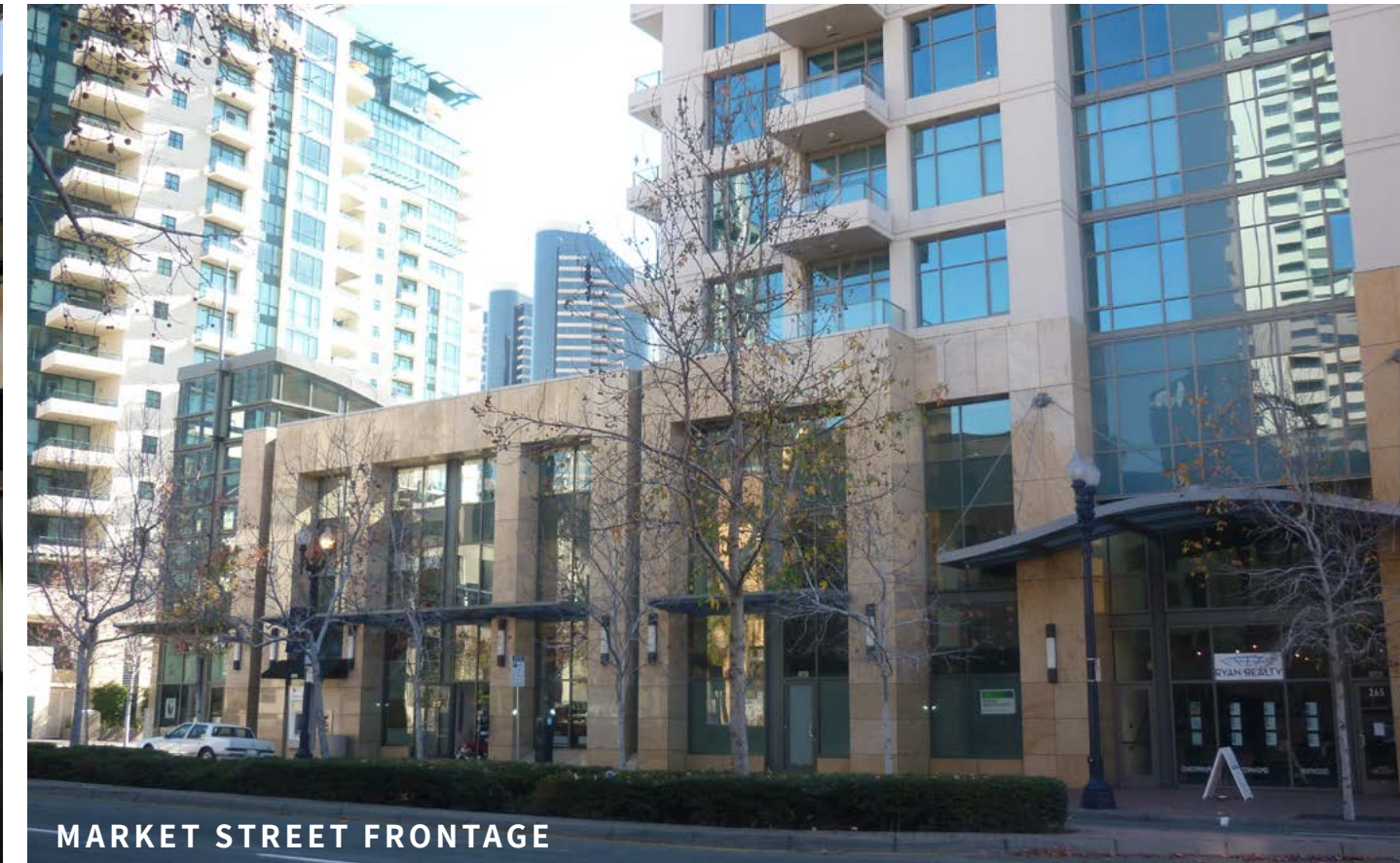
**This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*

RECENT COMMERCIAL SALES AT PINNACLE MUSEUM

ADDRESS	SQUARE FOOTAGE	PRICE	PRICE/SF	SALE DATE	BUYER	CONDITION OF PREMISE
235 W. Market St.	1,995	\$1,030,000	\$516.29	11/13/2015	Steven L. Ortiz	Cold Shell
275 W. Market St.	3,459	\$1,645,000	\$475.57	12/16/2014	George R. Kindley	Cold Shell
550 Front St.	1,100	\$1,000,000	\$909.09	1/10/2006	Richard Walker	Cold Shell
550 Front St.	800	\$850,000	\$1,062.50	12/28/2005	Jehmann & Chwi Young Lee	Cold Shell



2ND FLOOR INTERIOR



MARKET STREET FRONTAGE

**All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.*

AERIAL USE MAP

DOWNTOWN DEVELOPMENT

Downtown San Diego is a thriving city center situated along the Pacific Ocean and bordered by Interstate 5. Home to **37,000 residents and 81,000 employees**, downtown is constantly growing as cranes fill the skyline developing numerous new highrises for people to live and work in. By 2050 the population is expected to have grown by **108%**, while the number of employees is projected to increase by **48%**.

CURRENTLY UNDER CONSTRUCTION THERE ARE:

±4,390

APARTMENT UNITS

±1.63M

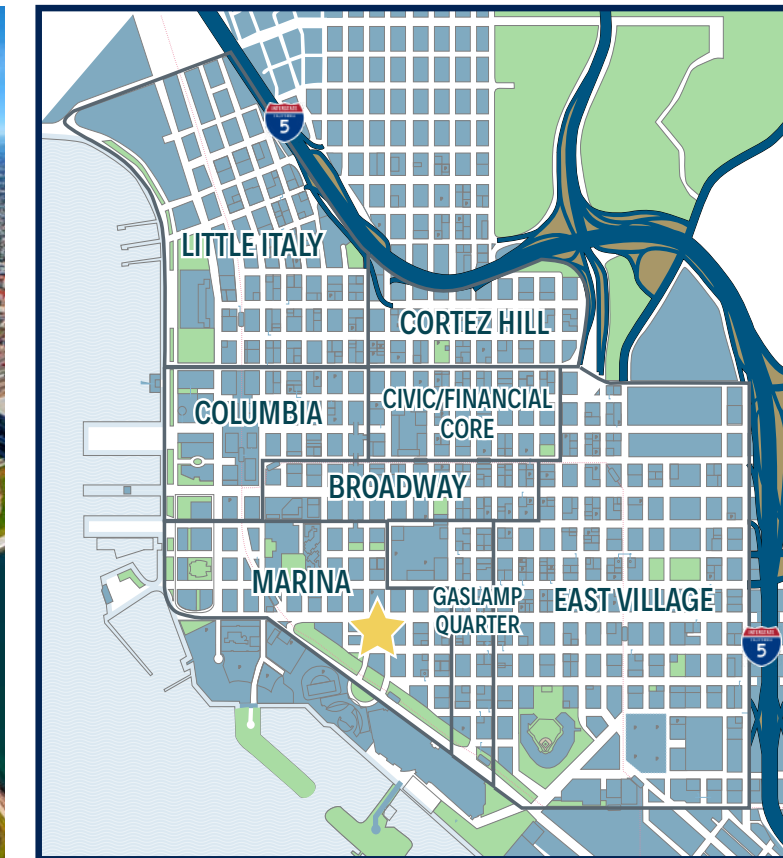
SQUARE FEET OF OFFICE SPACE

±3,920

HOTEL ROOMS

±515,850

SQUARE FEET OF RETAIL SPACE



SAN DIEGO CONVENTION CENTER



- ±2,600,000 SF
- 158 annual events held
- ±824,276 individual attendees
- ±\$712M direct attendee spending
- Largest event: Comic-Con International (130,000 attendees)

PROPOSED PHASE 3 EXPANSION

- ±220,150 SF of exhibit hall space
- ±101,500 SF of meeting room space
- ±78,470 SF of ballroom space
- A five-acre rooftop park/plaza
- ±45,000 SF of visitor-serving retail space
- ±500-room expansion of the Hilton San Diego Bayfront Hotel

CHILDREN'S PARK



Located one block from Pinnacle Museum Tower is the Children's Park, which has **redevelopment plans** to include:

- Over 8,000 SF of play and picnic area
- A 10,000 SF open space turf
- An off-leash dog park
- An adult fitness area with outdoor exercise equipment
- An elevated water walkway extending into the Civic Pond, which will allow pedestrians to feel like they are walking through the pond on a bridge
- A 1,000 SF vendor building, which will also include storage for the park and restrooms.

THE NEW CHILDREN'S MUSEUM



Fronting Pinnacle Museum Tower, The New Children's Museum is home to a dynamic space for children to **explore and interact** with various art installations.

The museum sees over **200,000 visitors** annually, who come to see and experience the new and revolving installations.

AREA TENANTS



SAN DIEGO QUICK FACTS

3.3M SAN DIEGO COUNTY POPULATION

34.9M ANNUAL VISITORS TO SAN DIEGO

\$10.4B ANNUAL VISITOR SPENDING

40M ANNUAL TROLLEY PASSENGERS



*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

DOWNTOWN QUICK FACTS

41% OF DOWNTOWN RESIDENTS ARE MILLENIALS

4,000 BUSINESSES LOCATED DOWNTOWN

130 TECH AND INOVATION STARTUPS

2.4M PETCO PARK ANNUAL ATTENDEES

724.1M CONVENTION CENTER DIRECT ATTENDEE SPENDING

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