

±2,854 SF

2ND GEN RESTAURANT/ TASTING ROOM

IN PARK AT THE PARK

**FLOCKE &
AVOYER**
Commercial Real Estate

**SIMON LEVI
BUILDING**

PROPERTY



PADRES ARE PLANNING A \$20M MAKEOVER OF PETCO PARK'S GALLAGHER SQUARE*

EXPECTED COMPLETEION
Q1 2024

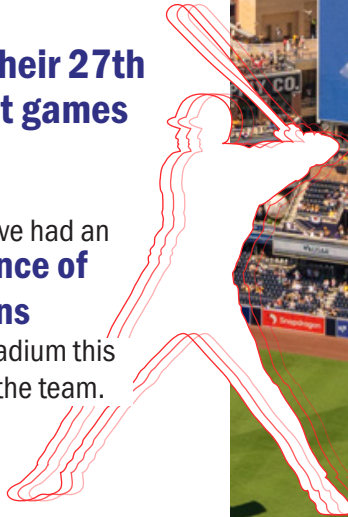
PADRES 2023 BY THE NUMBERS...

Padres fans set new record for sellout games at Petco Park...

Petco Park hit their 27th and 28th sellout games this season.

2023 - The Padres have had an average attendance of about 40,647 fans at the 42,445 seat stadium this season, according to the team.

www.fox5sandiego.com



- 1 Petco Park
- 2 Sycuan Concert Stadge
- 3 Gallagher Square
- 4 J Street

BEFORE

PROPERTY HIGHLIGHTS

±2,854 SF available for lease

±25ft ceiling heights

2nd generation brewery space

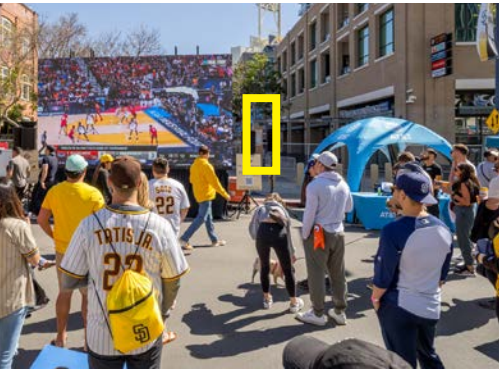
Can also accommodate a creative office, fitness, or retail use

Adjacent to The Legend's luxury high rise residential tower featuring 178 condos



AFTER

±48FT
OF FRONTAGE



PREMIER LOCATION FACING
PARK AT THE PARK

*The San Diego Union Tribune May 28, 2023

Rendering sources from
www.sandiegouniontribune.com (Renderings
Courtesy, Larimer Design Architecture and
GroundLevel Landscape Architecture)



2023 SYCUAN STAGE
CONCERT
LINE UP
IN GALLAGHER SQUARE

*Photo from <https://www.mlb.com/padres/ballpark/gallagher-square>

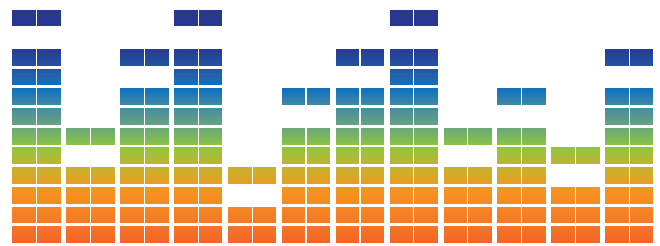


- | | | |
|---|------------------------------|----------------------|
| My Life every Day EDM Festival | Slightly Stupid Rancid | Yellowcard |
| Coheed and Cambria Mastondon | Playboi Carti DJ Port | Cigarettes Afte Sex |
| Dropkick Murphys | Chris Lake | Dom Dolla |
| Downtown Throwdown (with Valniaal Ice, Coolio, All-4-One, Color Me Bad, Young MC, UB40) | Slightly Stupid with Sublime | The Revivalists |
| | Jimmy Eat World | Kolohe Kai |
| | Kodak Black | Weezer |
| | | All American Rejects |
| | | Zach Brian |



CAN HOST
UP TO
10,000
COCERT-GOERS

Gallagher Square concert activity peaked in **2022** with 21 shows and **total revenue of nearly \$3 million**, according to information provided by the Padres. In addition, Gallagher Square can **host up to 10,000 concert-goers**, has become an increasingly popular destination for touring acts and multi-day festivals that can't fill a full stadium*.



To learn more about concerts, visit:
Padres.com/Concerts

*The San Diego Union Tribune June 8, 2023
<https://www.sandiegouniontribune.com>

BY THE NUMBERS
PETCO PARK & GALLAGHER SQUARE

\$70 MILLION AMOUNT PETCO
PARK VISITORS SPEND ANNUALLY
IN THE DOWNTOWN STADIUM

*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.



WALK SCORE 98
Walker's Paradise - Daily errands do not require a car.



BIKE SCORE 88
Very Bikeable, Biking is convenient for most trips

TRANSIT SCORE 80
Excellent Transit, Transit is convenient for most trips.



300
PRIVATE & PUBLIC
EVENTS ANNUALLY



OTHER EVENTS

- | | |
|------------------|------------------|
| Monster Jam | Independance Day |
| Supercross | ComicCon Event |
| FanFest | Fireworks |
| Beerfest | Holiday Market |
| Bark at the Park | MORE! |

To learn more about events, visit:
Padres.com/Events

**PARK AT
THE PARK
CO-TENANTS**

1



2



3



4



5



6



7



8



9



10



**EASY
ACCESS OFF
J STREET**



AREA HIGHLIGHTS

Located in the Ballpark / East Village district

Situated in left field of Petco Park

One block from San Diego's historic Gaslamp Quarter

Convention Center and San Diego Central Library

Close proximity to the San Diego

2,900+ residential units and 1,400+ units under construction or in planning within 6 blocks of the Simon Levi Building

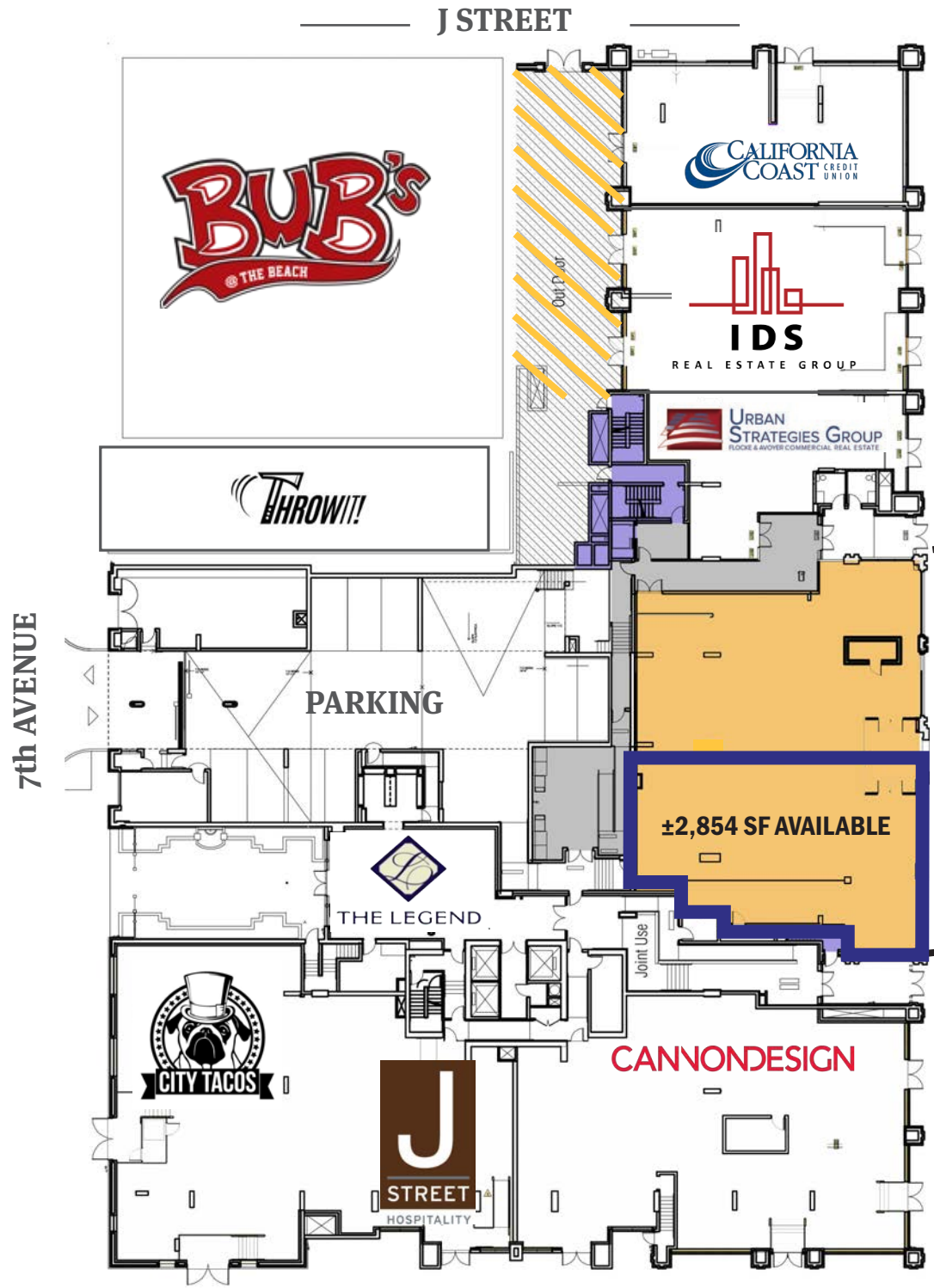
PROPERTY

← J STREET →



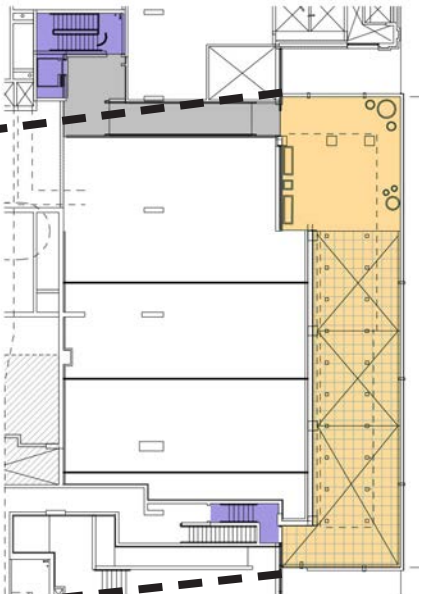
GROUND LEVEL

SITE PLAN



2ND GEN
RESTAURANT/
TASTING
ROOM

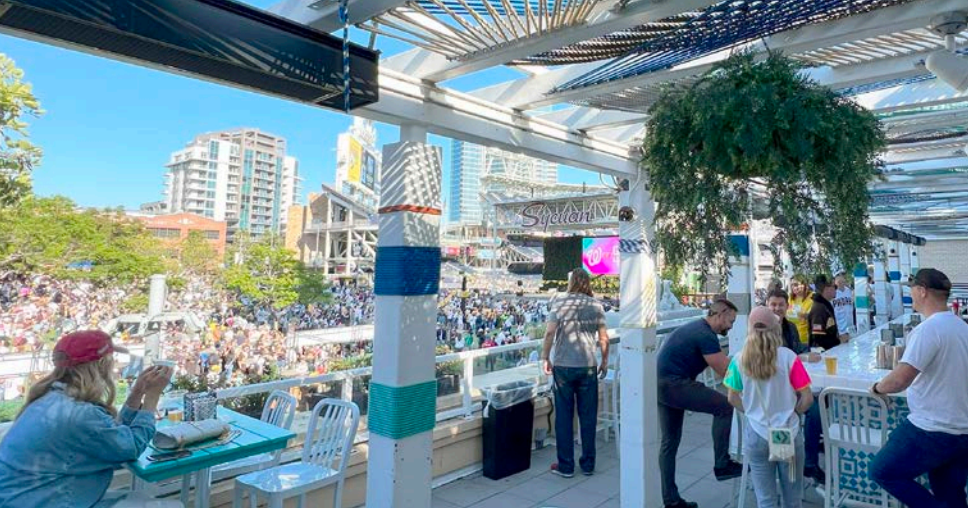
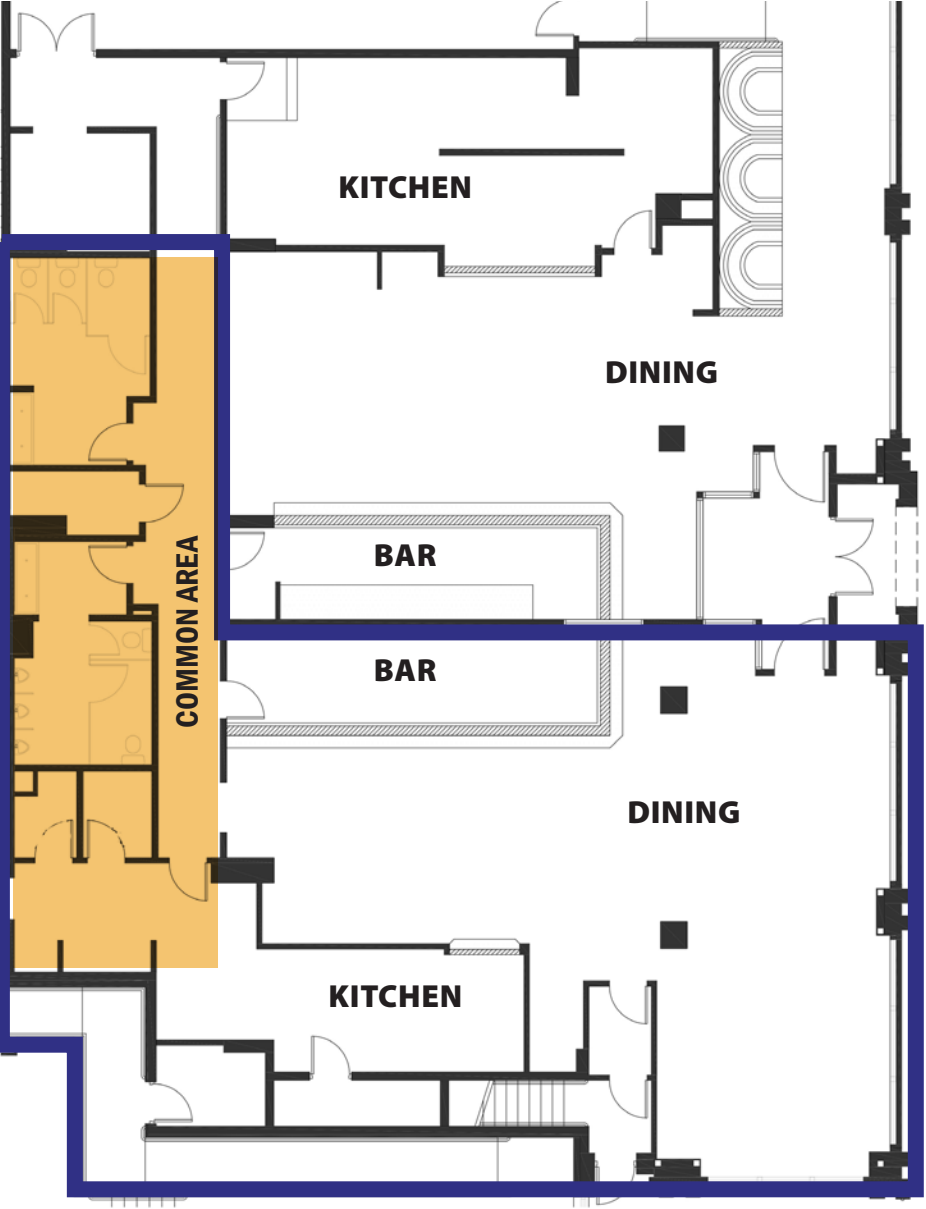
LEVEL TWO



- ±2,854 SF
- ±25ft ceiling heights
- ±48ft of frontage facing Petco Park

* 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.

FLOOR PLAN



TENANT & USE MAP



RESIDENTIAL

1. The Harbor Club | 201 units
2. 4th + J | 170 units
3. Gaslamp City Square | 223 units
4. Alta | 176 units
5. The Lofts at 655 | 106 units
6. The Lofts at 677 | 147 units
7. Nexus | 96 units
8. The Mark | 244 units
9. Strata | 163 units
10. M2i | 230 units
11. Park Boulevard West | 117 units
12. Park Boulevard East | 104 units
13. Alexan San Diego | 320 units
14. K1 | 208 units
15. Metrome | 184 units
16. Fahrenheit | 77 units
17. Urbana Apartments | 96 units
18. Diamond Terrace | 113 units
19. Parkloft | 129 units
20. Icon | 325 units
21. Park Terrace | 233 units
22. Park 12 | 713 units

OFFICE

1. Brunswick Drug Bldg | 37,000 SF
2. Steele Lofts | 25,000 SF
3. Pack Loft | 20,000 SF
4. Sempra Energy | 320,000 SF
5. J Street Hospitality | 49,755 SF
6. Schiefer Building | 14,617 SF
7. DiamondView | 305,255 SF
8. Bumble Bee Foods | 29,528 SF
9. James R. Mills Bldg | 180,000 SF

HOTELS

1. Hilton Gaslamp | 282 rooms
2. Hard Rock Hotel | 420 rooms
3. Omni | 511 rooms
4. Marriott Gaslamp Quarter | 306 rooms
5. Residence Inn | 240 rooms
6. Pendry Hotel | 317 rooms
7. Hotel Solamar | 232 rooms
8. Courtyard by Marriott | 90 rooms
9. Hotel Indigo | 210 rooms

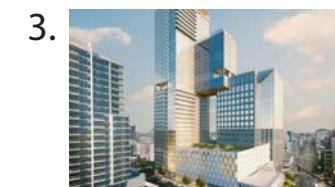
UNDER CONSTRUCTION / IN PLANNING



**Robert Green Company;
4th & J Hotel**
241 rooms; 5,000 sf retail
In Planning



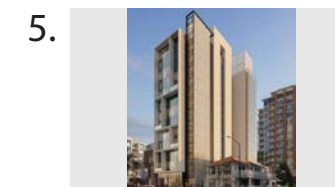
**J Street Hospitality; 7th & Island
- Canopy by Hilton**
324 rooms
In Planning



Cisterra; 7th & Market
Ritz-Carlton Hotel: 153 rooms;
218 units; grocery store;
156,000 sf office
In Construction



Cisterra; 9G
241 units
In Planning



**J Street Hospitality; Hampton
Inn by Hilton**
132 rooms
In Planning



**Tishman Speyer & Padres; East
Village Quarter**
612 units; 50,000 sf retail; 1.35M sf
office; public plazas
In Planning



**Buchanan Street Partners;
10th & Island**
Sonder: 134 rooms
In Construction



**SIMON LEVI
BUILDING
PROPERTY**

MICHAEL BURTON
858.875.4685
mburton@flockeavoyer.com
License ID: 01763327

ANDREW SHEMIRANI
858.875.4692
ashemirani@flockeavoyer.com
License ID: 020388



PASQUALE IOELE
858.875.4665
pioele@flockeavoyer.com
License ID: 01488187

ASHLEY TIEFEL
858.875.4674
atiefel@flockeavoyer.com
License ID: 01984741

 @urban_strategies_group
 @USG_SanDiego
 @USGSanDiego