



The Julia

FOR LEASE
Ground Floor Retail/Office
Downtown



Exterior Rendering

The Property

333 C St
San Diego, CA 92101

address

Office/Retail

space use

±1,000 - 2,633 SF

size

\$2.25 psf, MG

asking rate

Vanilla Shell

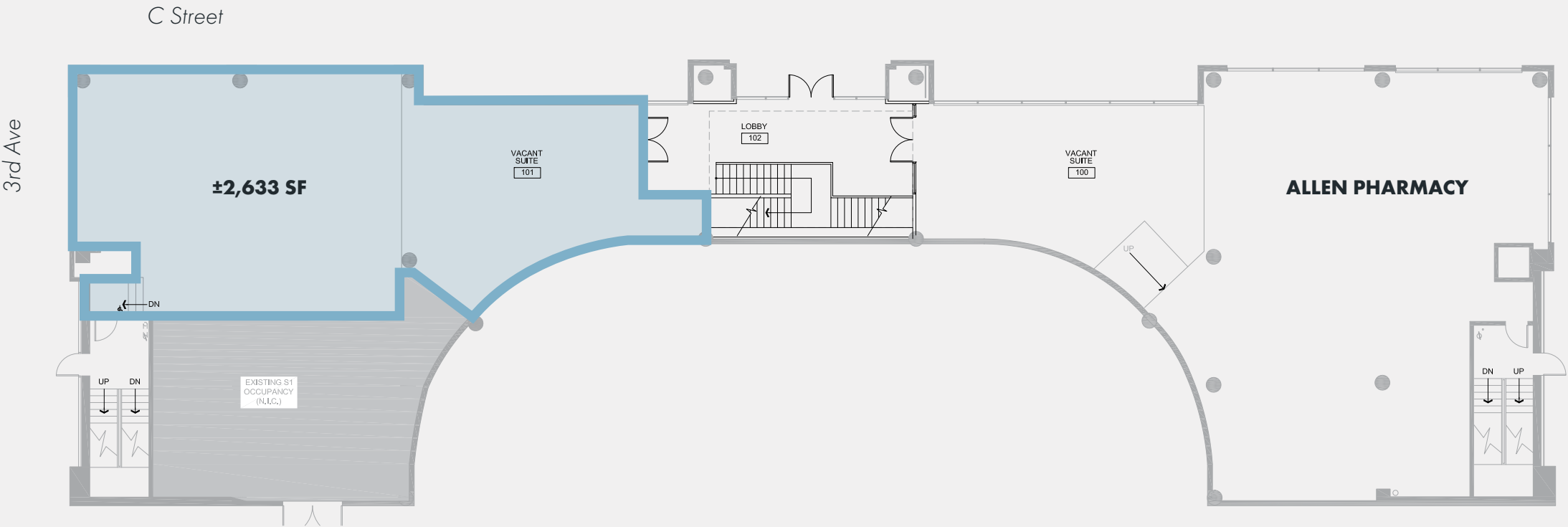
condition



Interior Rendering

Highlights

- Ground floor office/retail space located in the heart of Downtown San Diego
- Tremendous linear frontage on C St (between 3rd and 4th Ave) with highly visible exterior signage opportunity
- Adjacent to the US Grant Hotel, one of San Diego’s timeless hotels featuring 270 guest rooms
- Located on the Trolley Line, that extends to USCD and UTC - over 17 million annual riders
- One block to Campus at Horton redevelopment – the largest adaptive reuse project in the US
- Dense population with 95,000 employees and 103,000 residents
- Immediate proximity Gaslamp Quarter, Seaport Village, the Embarcadero, and Petco Park
- Daytime population of more than 81,000 and 37,000 residents

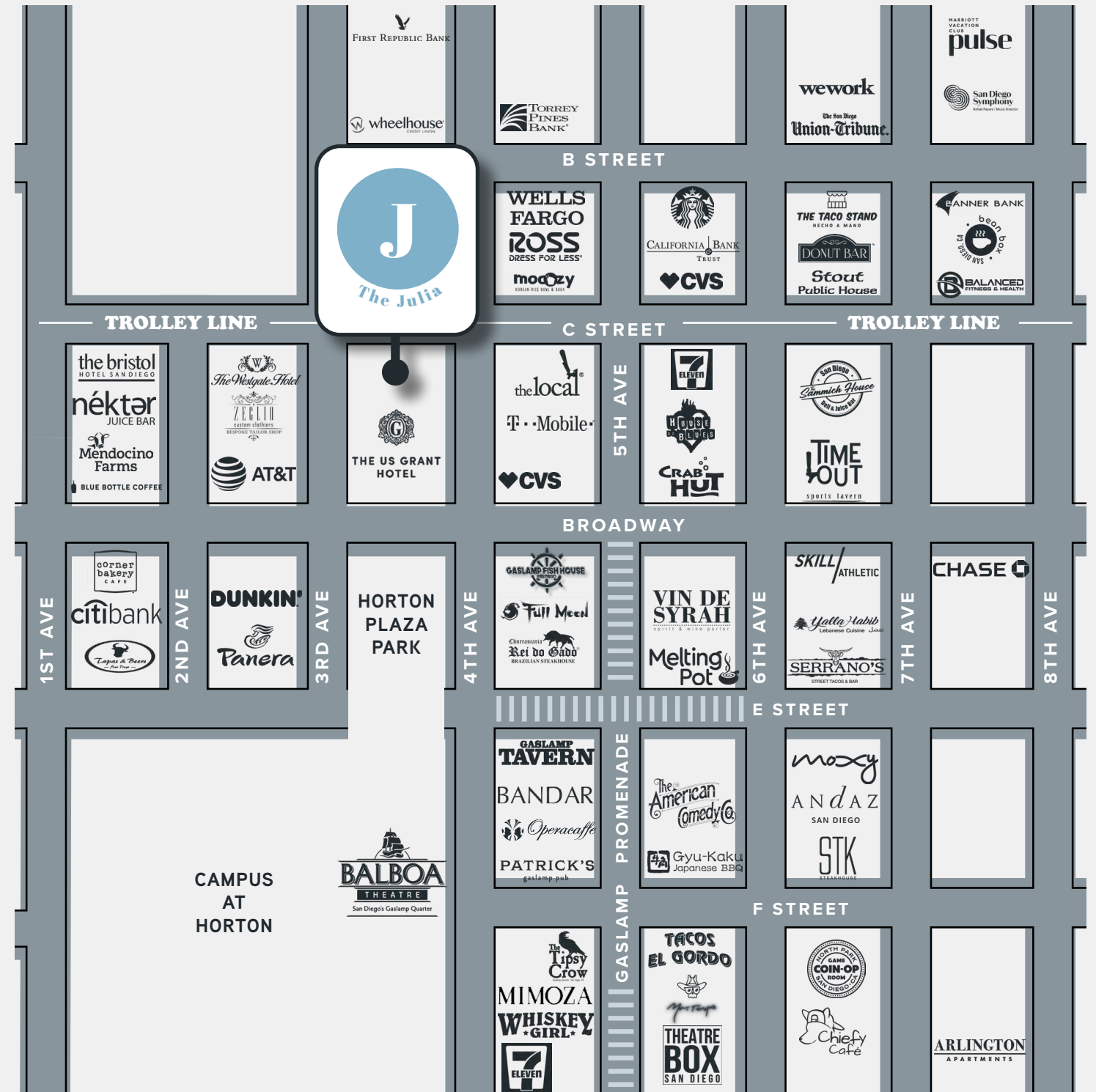


Space Photos



Turn this

into **THIS**



115,000

daily ridership on San Diego
Trolley lines

60%

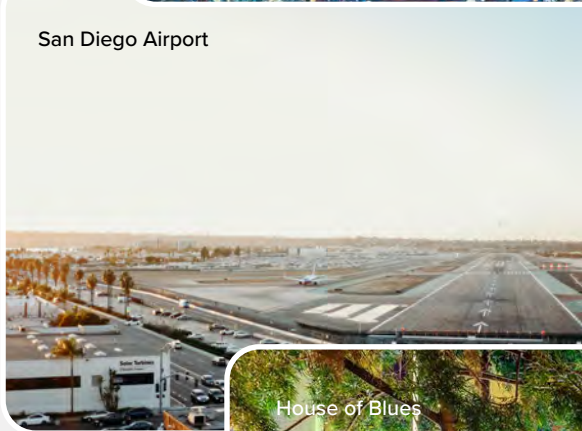
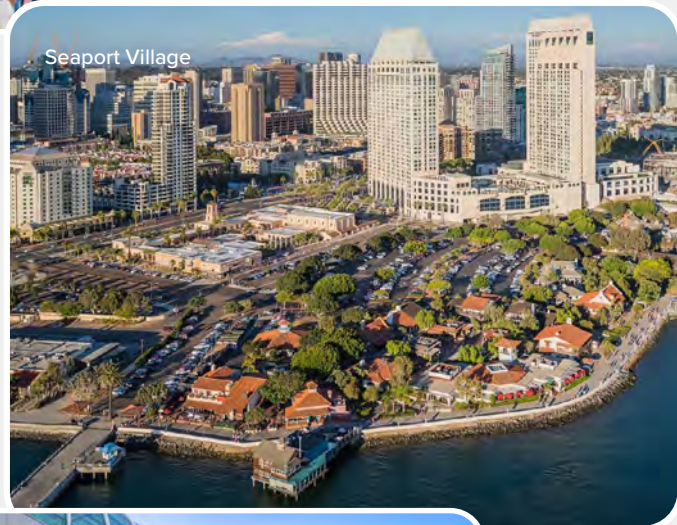
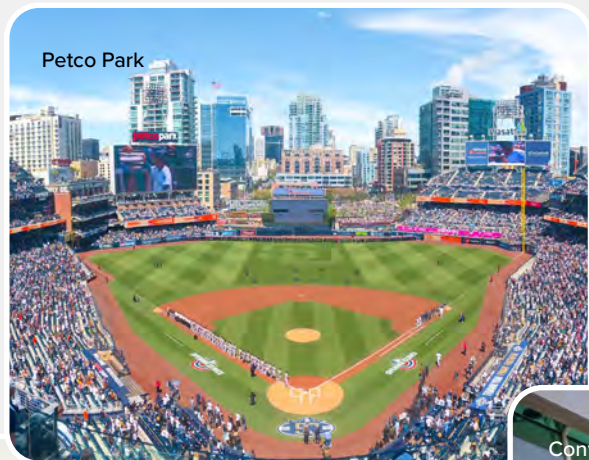
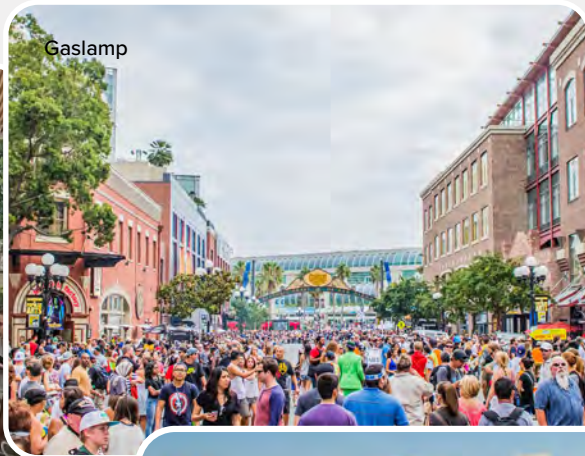
of Downtown workers use
public transportation to
commute to work

The Location

Your Neighbors within 0.25mi

- 1 The US Grant Hotel
- 2 The Westgate Hotel
- 3 The Bristol Hotel
- 4 House of Blues
- 5 The Sofia Hotel
- 6 Spreckels Theatre
- 7 Balboa Theatre
- 8 San Diego Civic Theatre
- 9 Campus at Horton
- 10 San Diego Central Courthouse
- 11 Thomas Jefferson School of Law
- 12 The Westin
- 13 Blue Bottle Coffee
- 14 Tender Greens
- 15 Rei Do Gado
- 16 Dobson's Bar & Restaurant
- 17 Nekter Juice Bar
- 18 The Local Eatery





America's Finest City

Downtown is home to many attractions for residents as well as those who visit from outside the area. Downtown also has a reputation as the premier location for nightlife activities, attracting visitors from across the county and outside the region. Yet, those living downtown are more likely to enjoy these amenities.

With San Diego's largest employers having offices in Downtown, it allows employees to walk, bike, take public transportation, or drive only a few minutes to work.

As the national trend to trade in your car for a short walk to work and consistent connectivity to amenities increases, Downtown continues to see growth. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy,

By 2050, the region is expected to grow by roughly 1 million residents, 500,000 jobs and 330,000 housing units.* As the population increases, new growth and development will continue to cluster around and concentrate within the existing urbanized areas, including Downtown.

Downtown is a regional employment center, a public transportation hotspot and the number one space for innovation firms and startup growth in the region. It's an urban core that ignites the economic engine of greater San Diego.

*SANDAG

Downtown Employers

The city's tech scene is putting San Diego on a fast track toward new heights of success. These tech companies in downtown San Diego making it all happen.

- Procore Technologies
- Mitek Systems
- Classy
- GoFormz
- Flowmon Networks
- Jungo
- Certify
- Reflexion Health

The City of
SAN DIEGO



SHARP

UC San Diego

Qualcomm

**Downtown
Activation**

RADD

\$1.5

billion life science
campus high paying jobs

4,000

1.6M

square feet over 5 buildings

SEAPORT VILLAGE

\$1.6

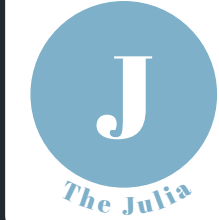
billion project

70

acres of shops and space

13

eateries



CAMPUS AT HORTON

\$1.8

billion annual regional
economic activity

high paying jobs

2,200

parking spaces

4,000

TAILGATE PARK

50,000

retail square feet

1.4

million square feet
of office space

1.3

acre public park

1,600

parking spaces

CONVENTION CENTER

5,000

square foot pavilion

occupancy up to

3,000

730,000

SF expansion of Center

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The Julia



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