

FOR LEASE

701B

701 B STREET, SAN DIEGO, CA 92101





RETAIL SPACE AVAILABLE

701 B Avenue, is a 24 story Class A building with views of the San Diego Bay, Petco Park and Coronado Island. Its is only two blocks from the infamous Gaslamp District and offers immediate access to the I-5 freeway, highway 163, adjacent trolley line and nearby bus-lines. This distinctive building recently completed a renovation which included full updates to the lobby, elevators, common areas, restrooms, and building system.

DEMOGRAPHIC SNAPSHOT



35,000,000

Visitors to San Diego



65,551

Daytime Population



37,095

Residential Units



10,997,805

Total Office SF



16,962

Hotel Rooms



3,723

Total Businesses



2.1 M

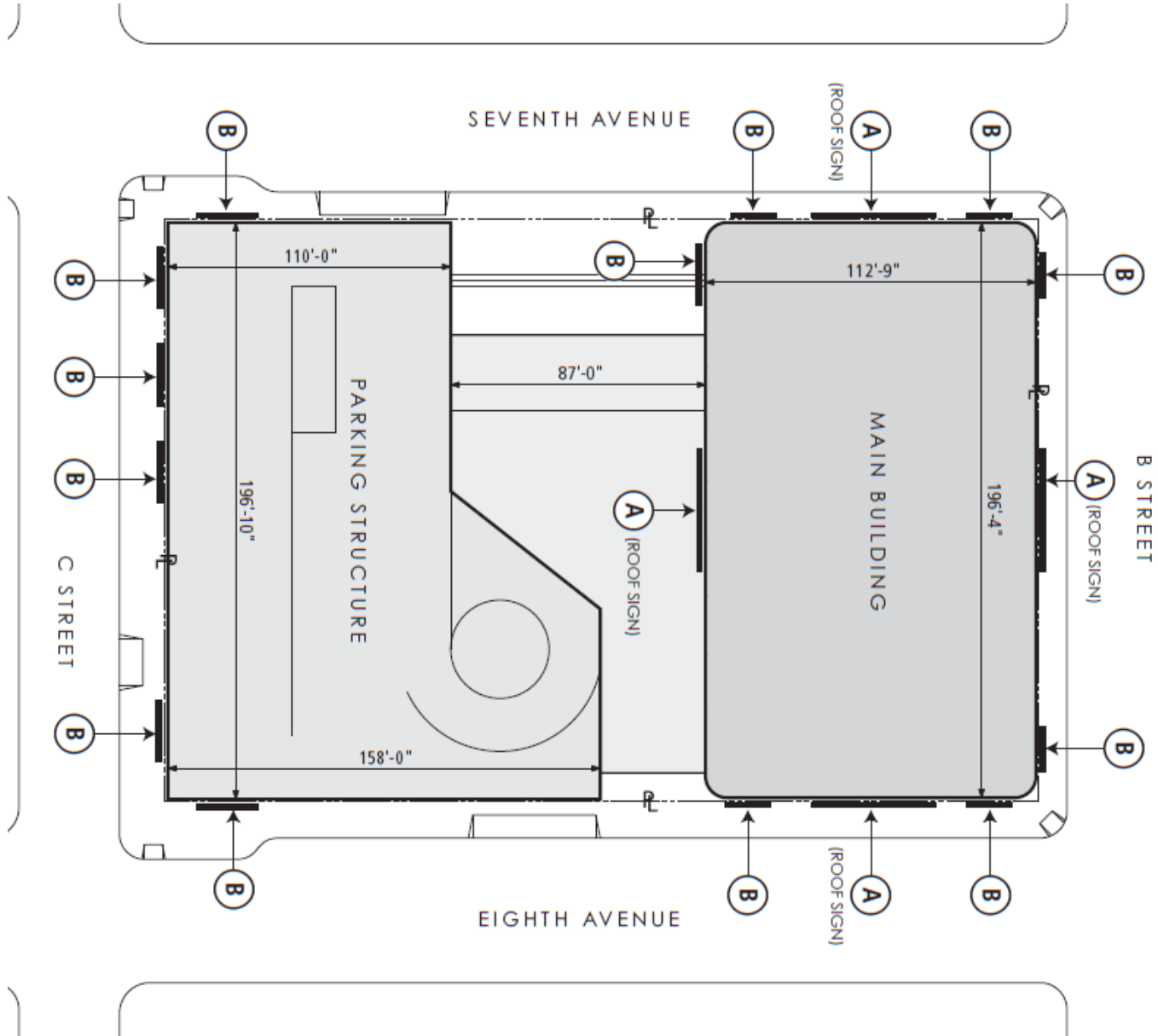
Annual Petco Park
Attendees



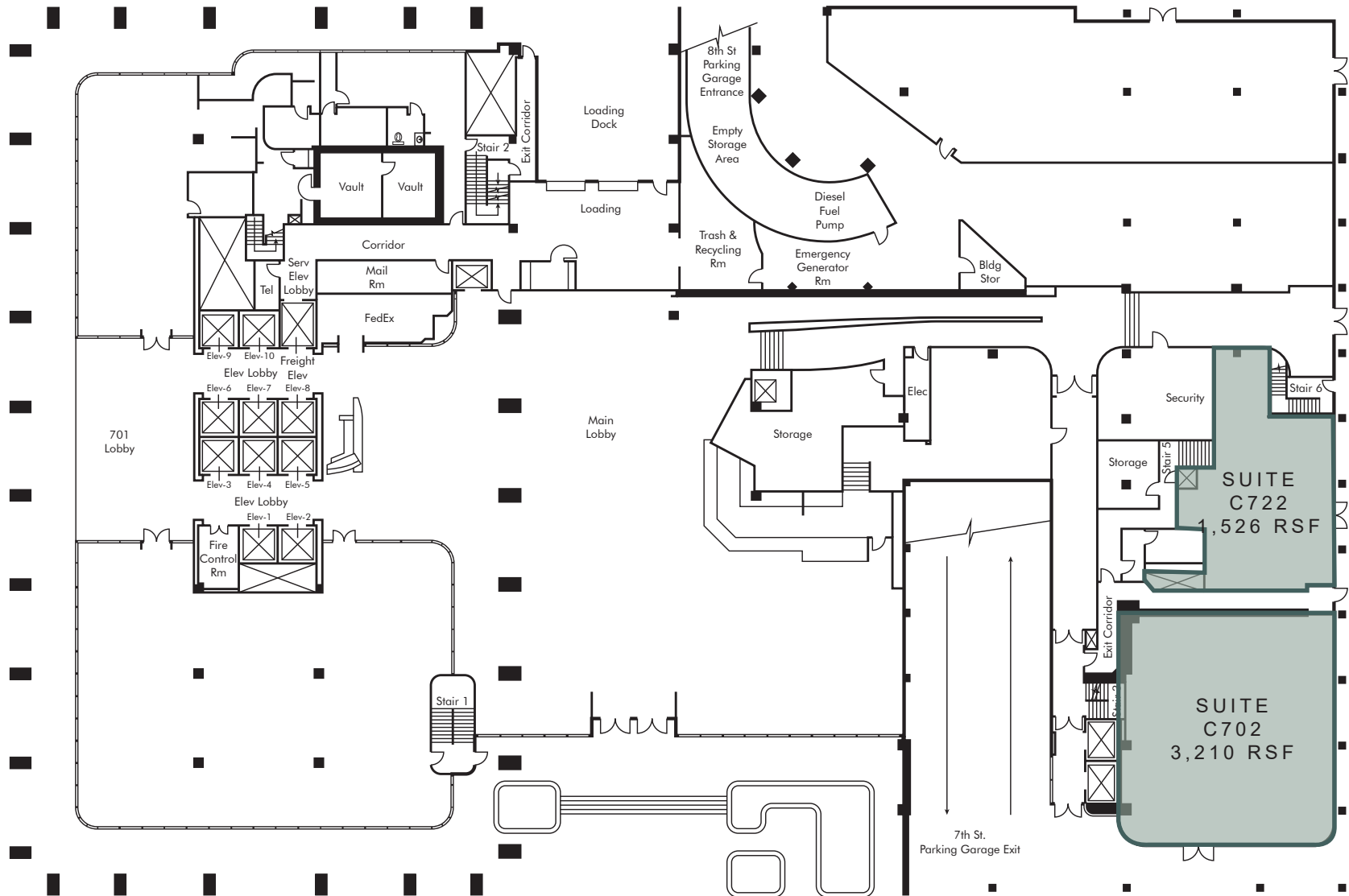
792,165

Annual Ferry &
Cruise Passangers

SITE PLAN



FLOOR PLAN

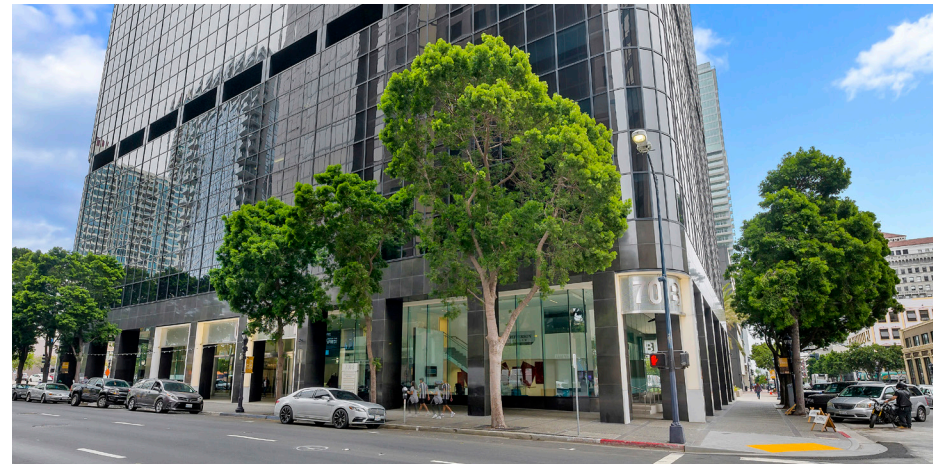


AVAILABLE SUITES

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Population - Current Year Estimate	39,980	181,250	469,427
2025 Population - Five Year Projection	45,151	192,440	488,174
2010 Population - Census	32,175	164,109	437,675
2000 Population - Census	19,712	153,474	420,527
2010-2020 Annual Population Growth Rate	2.14%	0.97%	0.69%
2020-2025 Annual Population Growth Rate	2.46%	1.21%	0.79%
2020 Households - Current Year Estimate	23,487	81,139	181,938
2025 Households - Five Year Projection	27,064	87,698	191,627
2010 Households - Census	18,773	72,201	167,629
2000 Households - Census	10,872	63,177	156,180
2010-2020 Annual Household Growth Rate	2.21%	1.15%	0.80%
2020-2025 Annual Household Growth Rate	2.88%	1.57%	1.04%
2020 Average Household Size	1.47	1.99	2.36
2020 Average Household Income	\$112,058	\$103,912	\$95,193
2025 Average Household Income	\$124,401	\$116,659	\$106,638
2020 Median Household Income	\$78,072	\$70,580	\$64,786
2025 Median Household Income	\$86,111	\$79,574	\$72,937
2020 Per Capita Income	\$65,073	\$48,196	\$38,446
2025 Per Capita Income	\$73,366	\$54,709	\$43,393
2020 Daytime Population	65,661	234,575	542,393
Daytime Workers	49,912	152,935	310,200
Daytime Residents	15,749	81,640	232,193
2020 Housing Units	29,017	92,022	198,728
2020 Occupied Housing Units	23,487	81,139	181,938
2020 Owner Occupied Housing Units	6,442	24,188	59,691
2020 Renter Occupied Housing Units	17,045	56,951	122,247







1810 STATE STREET
1022 UNITS

CURRENT
144 UNITS



THE HERITAGE
230 UNITS
AVA CORTEZ HILL
294 UNITS



BORN+RAISED



LUMA
220 UNITS

ALLEGRO TOWERS
204 UNITS

MARKET STREET SQUARE
192 UNITS

RENAISSANCE
221 UNITS

2 COLUMBIA PLACE
151,311 SF OFFICE

1 COLUMBIA PLACE
593,544 SF OFFICE

600 W BROADWAY
625,800 SF OFFICE

600 FRONT STREET APARTMENTS
180 UNITS

MERIDIAN TOWER
172 UNITS

MARINA PARK CONDOS
172 UNITS

CITY WALK
109 UNITS

COLUMBIA PLACE CONDOS
103 UNITS

CITY FRONT TERRACE
320 UNITS

PINNACLE MUSEUM TOWER
179 UNITS

HORIZONS
221 UNITS

ATRIA ON MARKET
221 UNITS

SITE



THE REY
484 UNITS

IL PALAZZO
108 UNITS

THE BLOCK
620 UNITS

625 BROADWAY
232 UNITS



SAN DIEGO
CONVENTION CENTER



7013

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