

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 SNAP SHOT



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

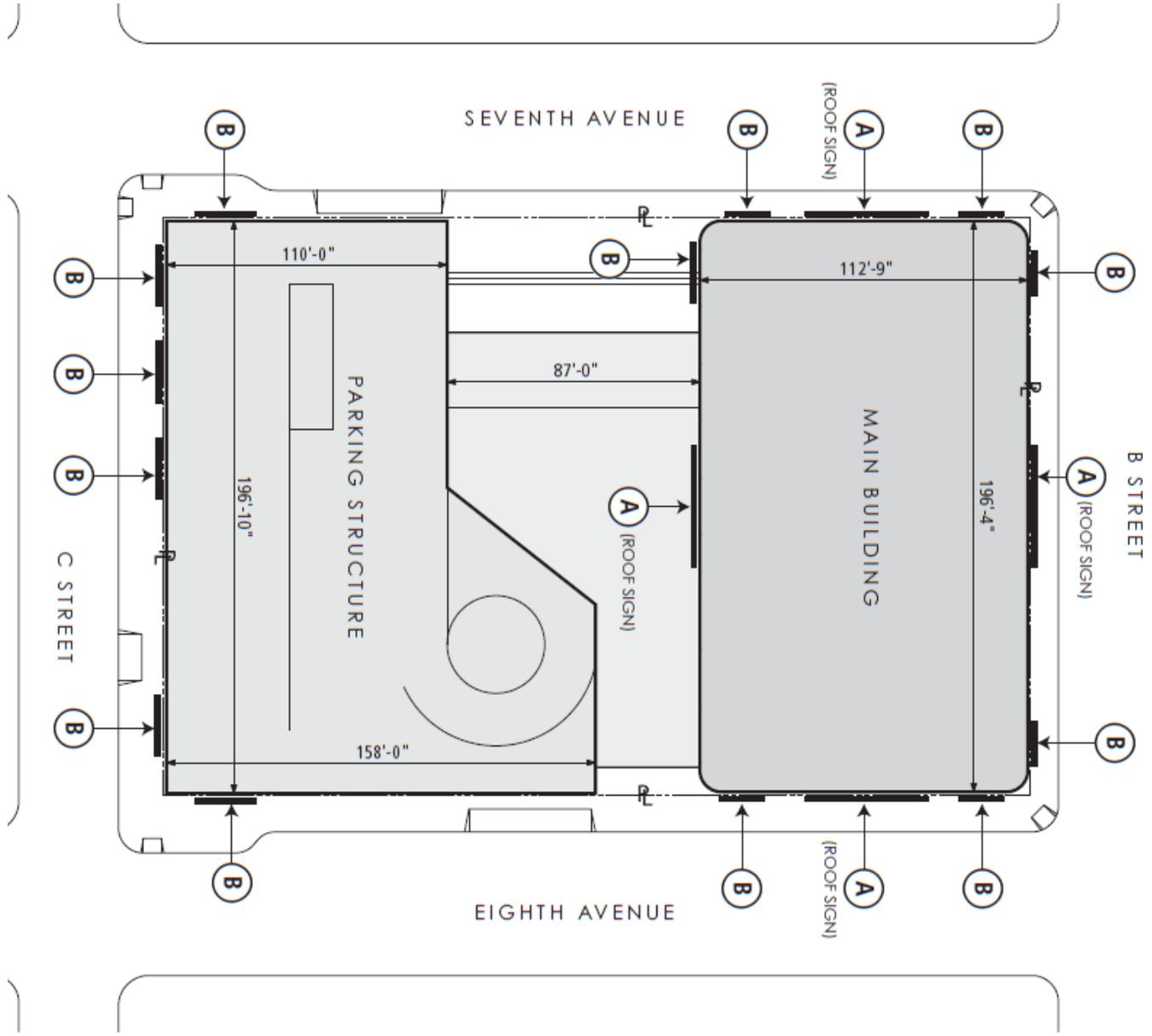


2.1 M  
Annual Petco Park  
Attendees

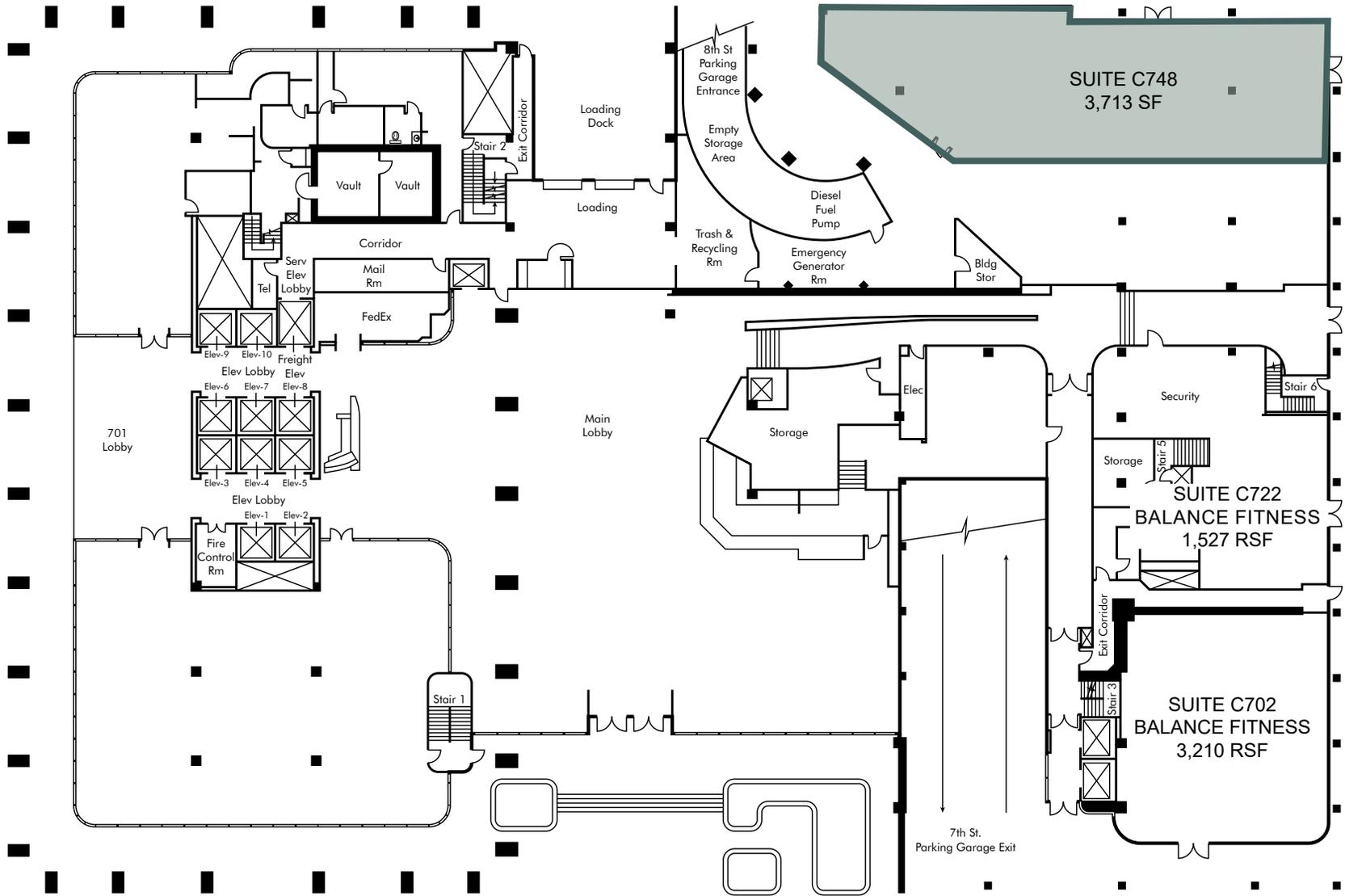


792,165  
Annual Ferry &  
Cruise Passengers

# SITE PLAN



# FLOOR PLAN



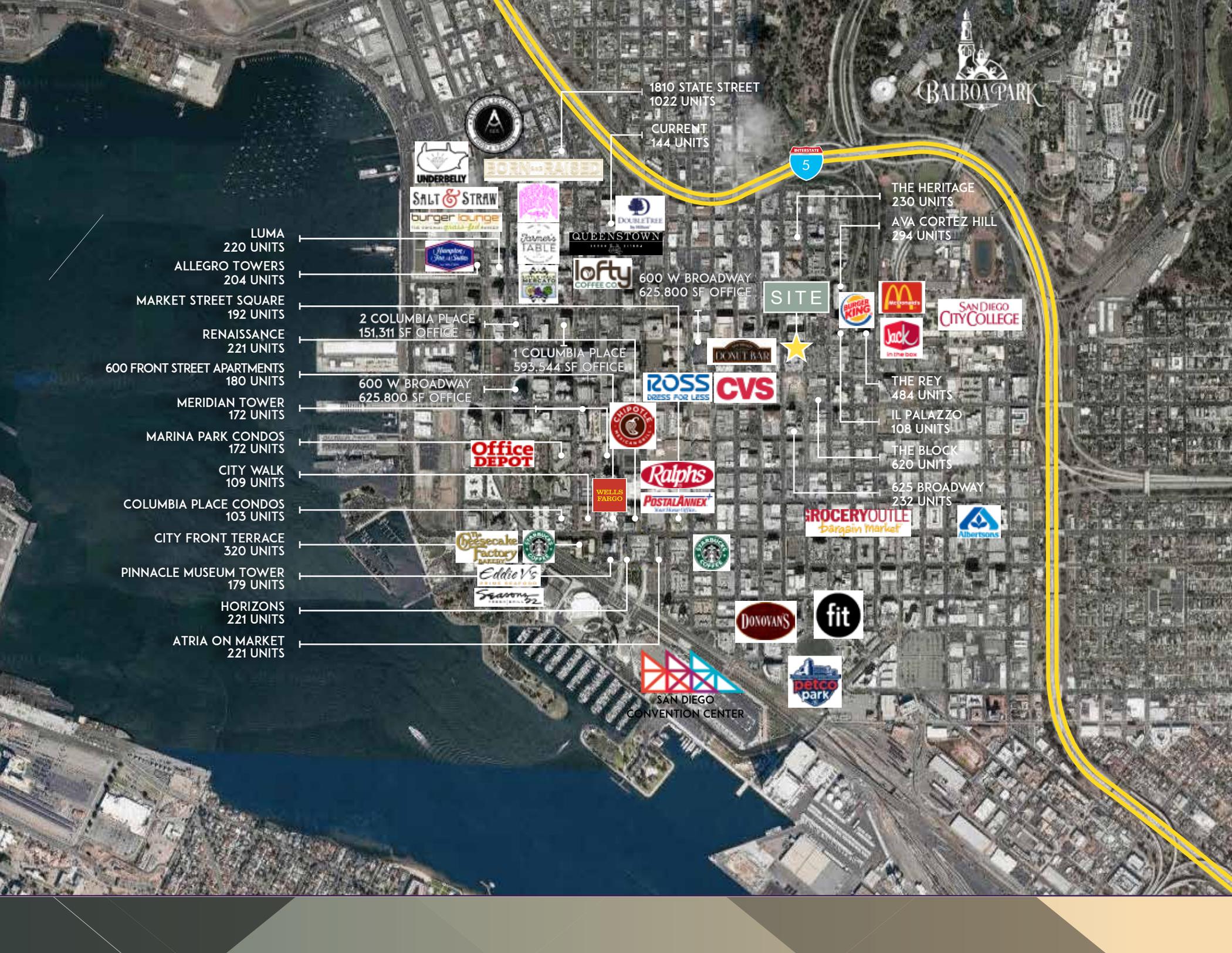
AVAILABLE SUITES

## DEMOGRAPHICS

|                                    | 1 MILE    | 3 MILES   | 5 MILES   |
|------------------------------------|-----------|-----------|-----------|
| 2021 Population Estimate           | 51,296    | 202,970   | 493,816   |
| 2026 Population Projection         | 59,057    | 213,628   | 511,564   |
| 2010 Population - Census           | 40,336    | 186,876   | 466,903   |
| 2000 Population - Census           | 27,231    | 176,475   | 449,752   |
| 2010-2021 Annual Population Growth | 2.16%     | 0.74%     | 0.50%     |
| 2020-2026 Annual Population Growth | 2.86%     | 1.03%     | 0.71%     |
| 2021 Households Estimate           | 28,805    | 89,000    | 188,721   |
| 2026 Households Projection         | 33,913    | 95,471    | 198,220   |
| 2010 Households - Census           | 22,016    | 79,935    | 175,473   |
| 2000 Households - Census           | 13,037    | 70,739    | 163,763   |
| 2010-2021 Annual Household Growth  | 2.42%     | 0.96%     | 0.65%     |
| 2020-2026 Annual Household Growth  | 3.32%     | 1.41%     | 0.99%     |
| 2021 Average Household Size        | 1.55      | 2.04      | 2.42      |
| 2021 Average Household Income      | \$101,008 | \$102,079 | \$94,133  |
| 2026 Average Household Income      | \$114,854 | \$116,290 | \$107,716 |
| 2021 Median Household Income       | \$68,687  | \$73,101  | \$65,602  |
| 2026 Median Household Income       | \$79,282  | \$83,068  | \$76,568  |
| 2021 Per Capita Income             | \$56,913  | \$46,742  | \$37,392  |
| 2026 Per Capita Income             | \$65,941  | \$53,870  | \$43,109  |
| 2021 Daytime Population            | 86,986    | 284,230   | 566,553   |
| Daytime Workers                    | 67,710    | 204,718   | 347,393   |
| Daytime Residents                  | 19,276    | 79,512    | 219,160   |
| 2021 Housing Units                 | 34,160    | 99,746    | 206,026   |
| 2021 Occupied Housing Units        | 28,804    | 88,999    | 188,721   |
| 2021 Owner Occupied Housing Units  | 6,467     | 26,417    | 61,313    |
| 2021 Renter Occupied Housing Units | 22,337    | 62,582    | 127,408   |







1810 STATE STREET  
1022 UNITS

CURRENT  
144 UNITS



THE HERITAGE  
230 UNITS

AVA CORTEZ HILL  
294 UNITS



SITE



LUMA  
220 UNITS

ALLEGRO TOWERS  
204 UNITS

MARKET STREET SQUARE  
192 UNITS

RENAISSANCE  
221 UNITS

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

2 COLUMBIA PLACE  
151,311 SF OFFICE

1 COLUMBIA PLACE  
593,544 SF OFFICE

600 W BROADWAY  
625,800 SF OFFICE

600 W BROADWAY  
625,800 SF OFFICE

ROSS  
DRESS FOR LESS

CVS

DONUT BAR



THE REY  
484 UNITS

IL PALAZZO  
108 UNITS

THE BLOCK  
620 UNITS

625 BROADWAY  
232 UNITS



# 7013

## PLEASE CONTACT:

Michael Peterson

First Vice President

+1 858 646 4749

michael.peterson@cbre.com

Lic. 01969314

Reg Kobzi

Senior Vice President

+1 858 546 4604

reg.kobzi@cbre.com

Lic. 00917639

Joel Wilson

First Vice President

+1 858 546 4651

joel.wilson@cbre.com

Lic. 01237516

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701 B S Street, San Diego, CA 92101