

VANTAGE POINTE

FOR LEASE | 1281 NINTH AVE, SAN DIEGO, CA



// LEASING BROCHURE

Downtown SD

// THE NEIGHBORHOOD

COLUMBIA

LITTLE ITALY

CORTEZ

SITE

CIVIC CORE

SAN DIEGO CITY COLLEGE

PORTSIDE PIER
Brigantine
MIGUEL'S
KETCH BREWING

Unified Port of San Diego
Cruise Ship Terminal
THE PORT PAVILION
USS Midway

RaDD
A DISTRICT BY IQHQ

FISH MARKET

THE HEADQUARTERS AT SEAPORT DISTRICT

Seaport Village
EVERYTHING UNDER THE SUN

Marriott

Hilton

Hard Rock

petco park

Callie

IRONSIDE
lofty COFFEE CO.
QUEENSTOWN
W. Cedar St
Beech St

WYNDHAM HOTELS AND RESORTS
RUTH'S CHRIS STEAK HOUSE
STONE BREWING
Residence Inn Marriott
UNION STATION SANTA FE DEPOT
The Frisco's
WESTIN HOTELS & RESORTS

SPRECKELS THEATRE

CAFE21
ONYX NIGHTCLUB

STK STEAKHOUSE
ANDAZ SAN DIEGO
Room56
moxy HOTELS

FOGO DE CHAO
THE PENDRY

Marriott

Hilton

Hard Rock

petco park

Callie

TAILGATE PARK

THE RADY SHELL AT JACOBS PARK
SAN DIEGO SYMPHONY

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THE RADY SHELL AT JACOBS PARK
SAN DIEGO SYMPHONY

Discover Retail Opportunities at Vantage Pointe in Downtown San Diego

Vantage Pointe offers an unparalleled opportunity for retail businesses in the heart of downtown San Diego. Located at the base of a bustling residential tower, these ground-floor retail spaces benefit from a built-in customer base and high foot traffic from residents and visitors alike. With its prime location and modern amenities, Vantage Pointe is perfectly positioned to become a vibrant hub for shopping, dining, and entertainment. Elevate your business by joining this dynamic community today.

Demographics

617,213

DAYTIME
POPULATION

398,566

DAYTIME
WORKER
POPULATION

DEMOGRAPHICS (5 MILES)

POPULATION
493,794

MEDIAN HH INCOME
\$76,392

AVERAGE HH INCOME
\$111,264

MEDIAN DISPOSABLE
INCOME
\$61,974

AVERAGE DISPOSABLE
INCOME
\$80,733

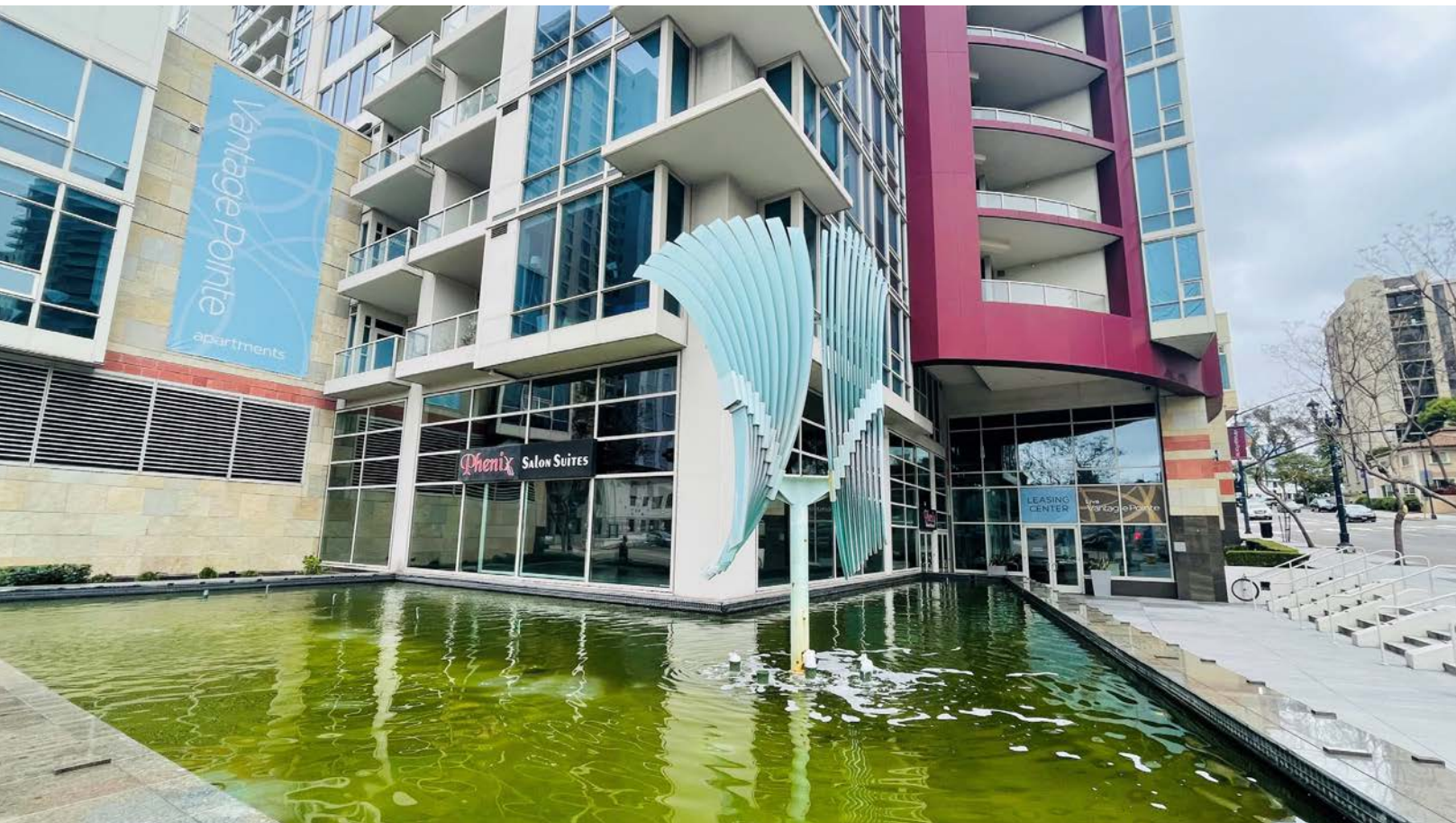
MEDIAN AGE
34.4

204,940

TOTAL
HOUSEHOLDS



The Location



Site Plan

// VANTAGE POINTE

PROPERTY HIGHLIGHTS

- Centrally located with great walkability to surrounding attractions
- Expanding market with multiple new projects planned: RADD, Gaslamp revitalization, etc.
- Built-in consumer base with over 675 residential units onsite
- Direct signage to primary arterials: A St, B St, Ninth Ave, and Tenth Ave

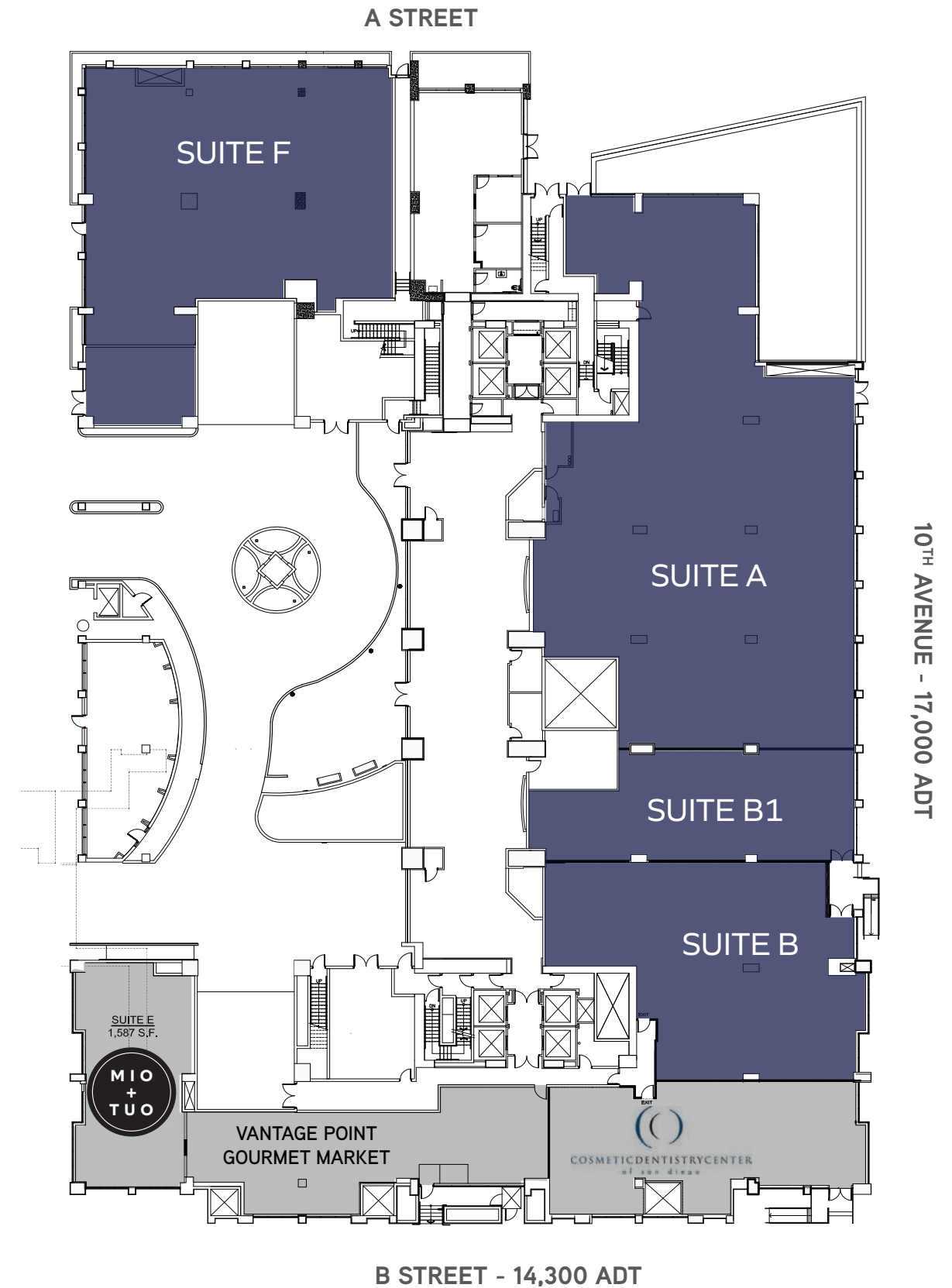
AVAILABILITIES

SUITE A | Salon Space
Available: ±8,566 SF

SUITE B | Retail/Office Space
Available: ±2,580 SF

SUITE B1 | Former Gym
Available: ±2,164 SF

SUITE F | Office Space
Available: ±4,842 SF



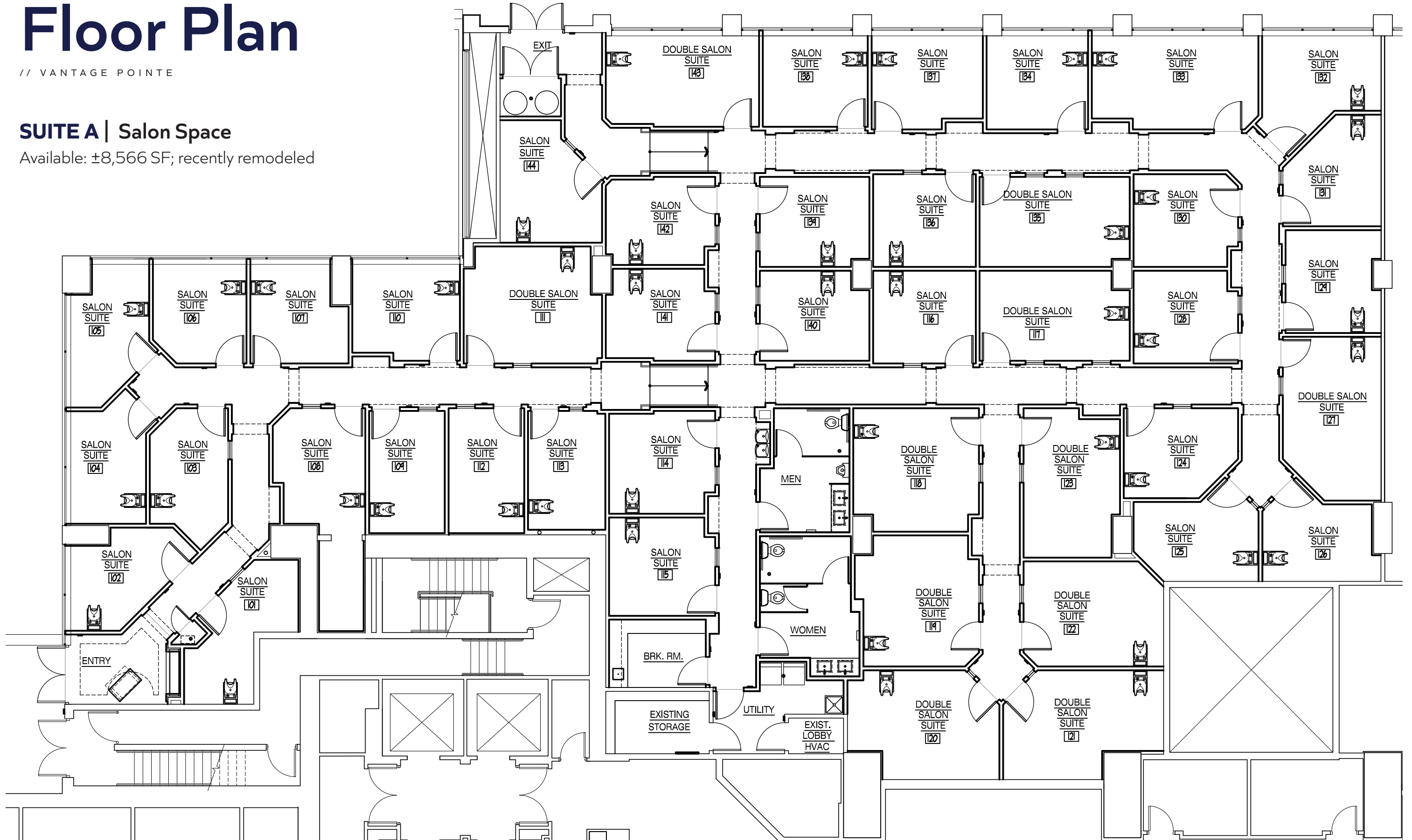
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Floor Plan

// VANTAGE POINTE

SUITE A | Salon Space

Available: ±8,566 SF; recently remodeled



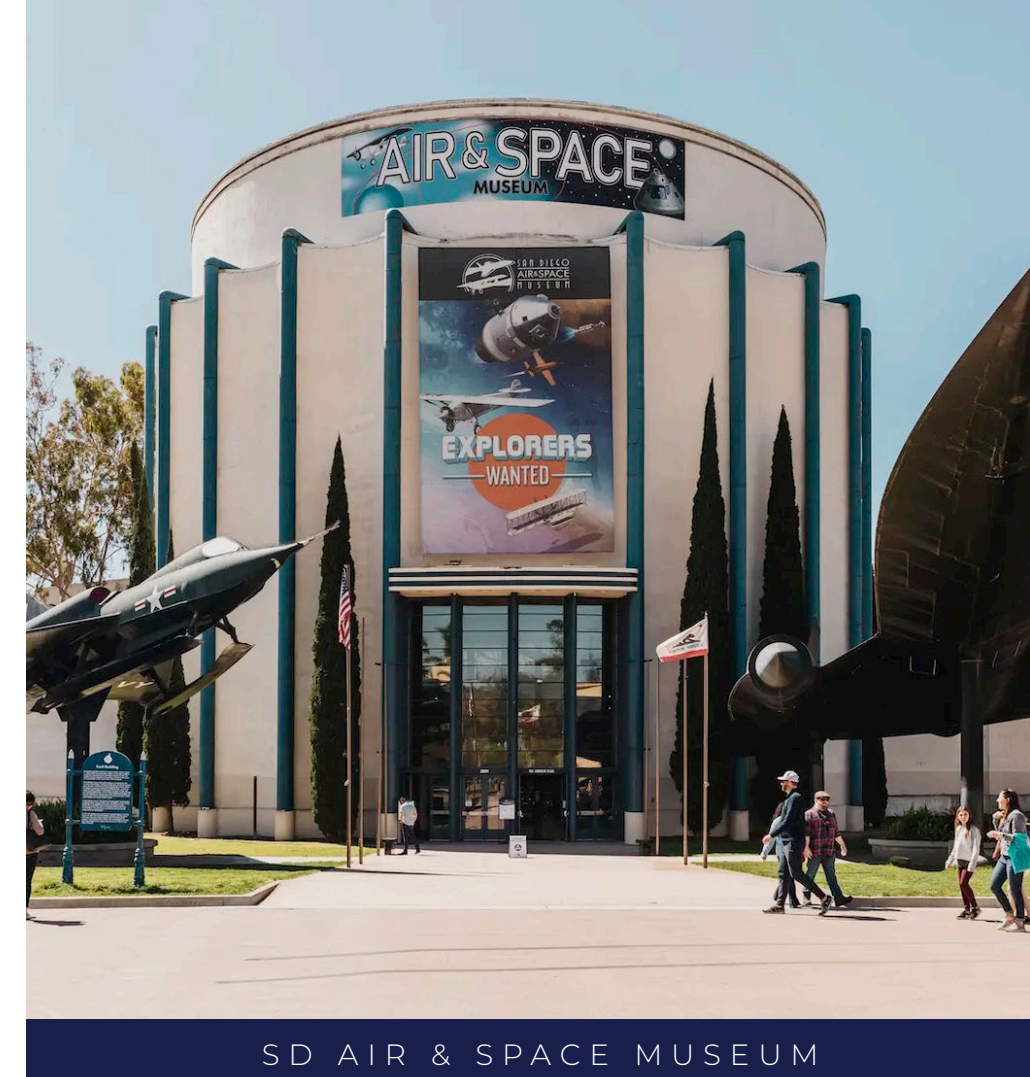
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HODAD'S



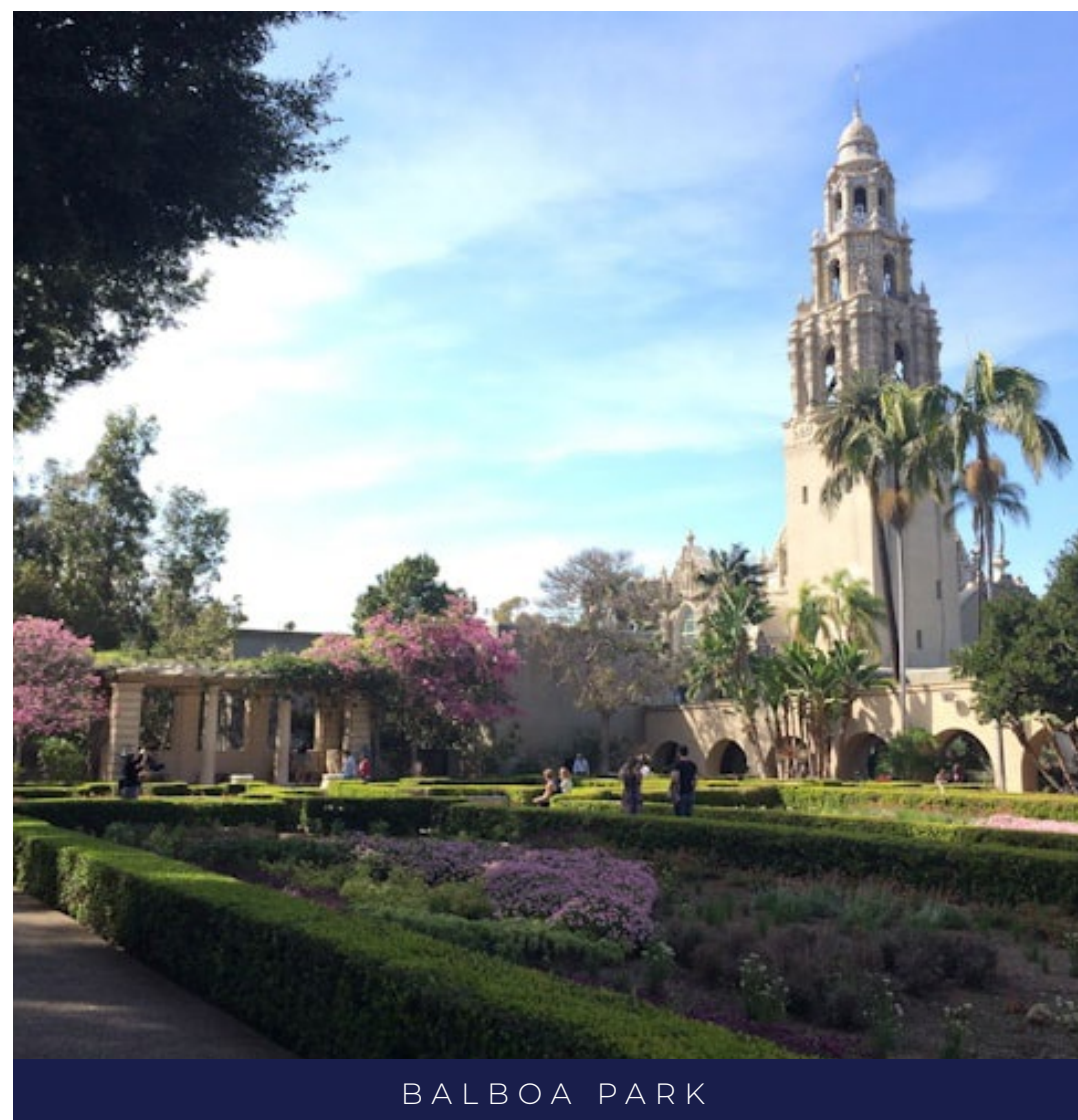
HOUSE OF BLUES



SD AIR & SPACE MUSEUM



LITTLE ITALY



BALBOA PARK

IN THE
Neighborhood



SD CIVIC THEATER

RI RETAIL INSITE

CONNOR STEVENS

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LIC# 02016996

JACK AVARELLO

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