



BANKERS HILL | SAN DIEGO

# 6th & Palm



CONCEPTUAL RENDERING

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The 1.3-acre, full city block site adjacent to Balboa Park will be transformed into San Diego's premier residential community featuring 214 spacious residences designed for luxury rental living. The development will include high-end finishes, a full-service concierge, a wellness spa, private park, rooftop pool and spa, and a 5,700-square-foot historic house that will be preserved, cosmetically improved, and repurposed as a coworking hub for residents.







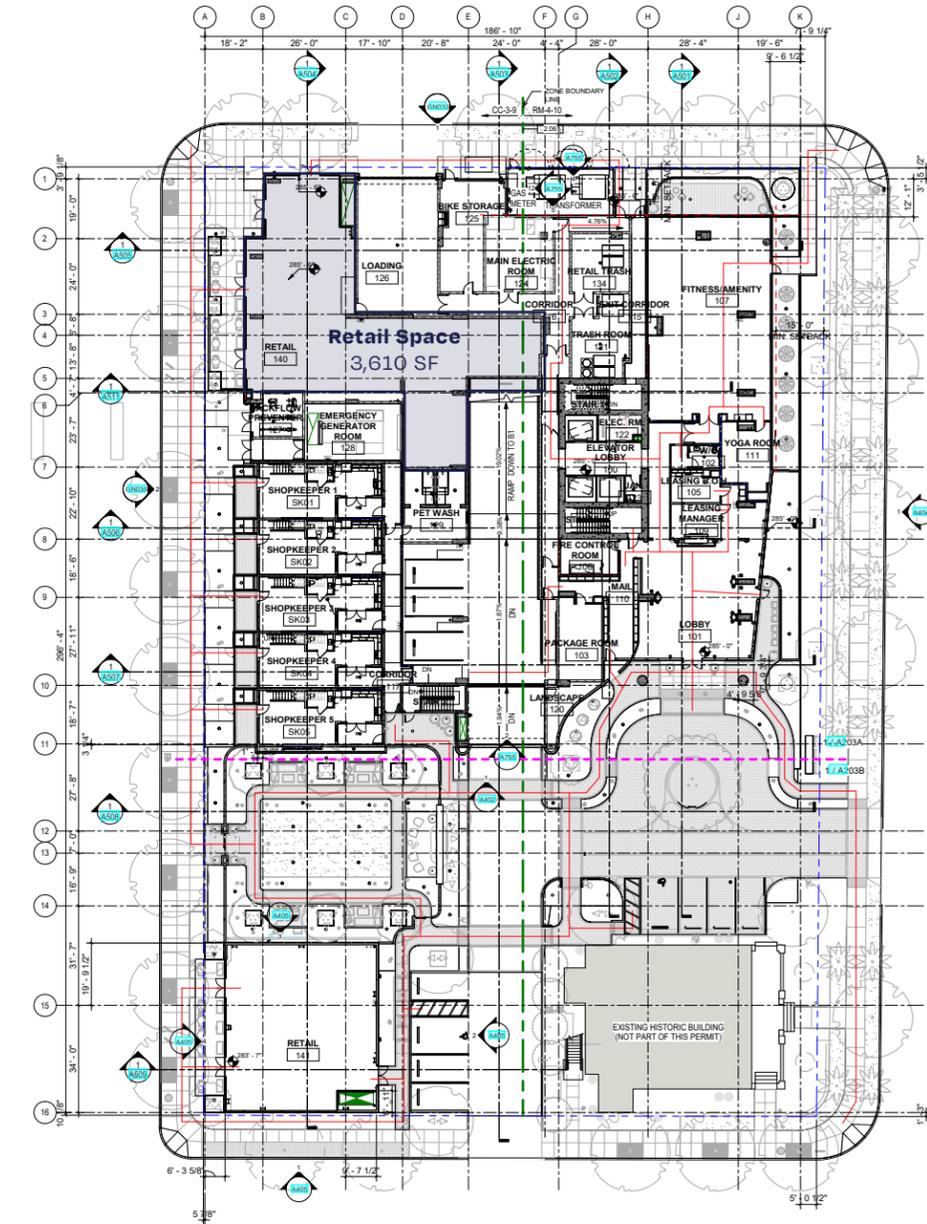
Retail Space

CONCEPTUAL RENDERING



# Site Plan

**3,610 SF (92' X 42')**  
 FIFTH AVE RETAIL SPACE  
 ATTACHED TO TOWER  
 BUILDING & OPTION  
 TO DEMISE

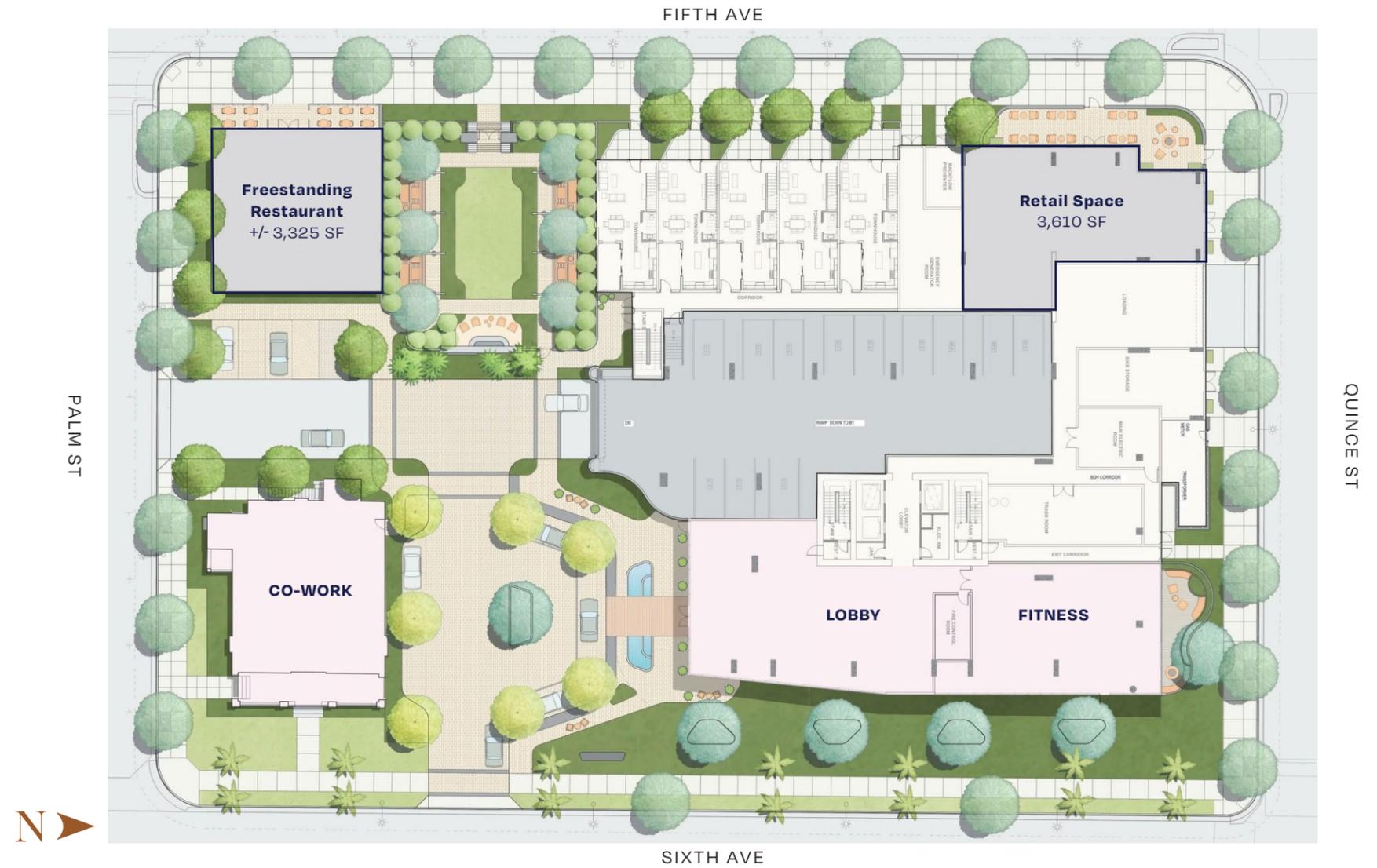


This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



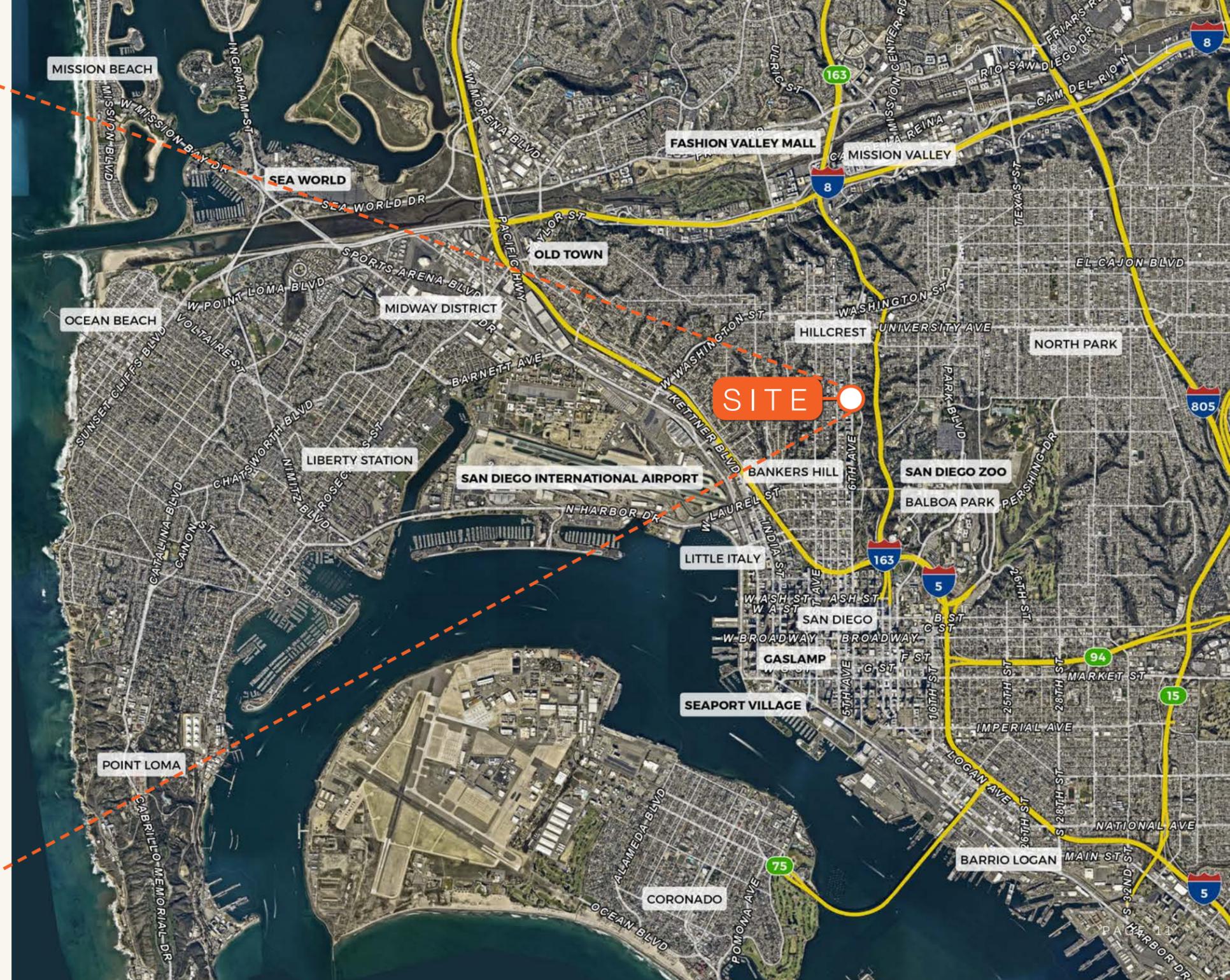
View from the South

# Site Plan



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# Trade Area Aerial



# Demographics

POPULATION

AVERAGE AGE

AVERAGE HH INCOME

1 MILE

30,092

40.7

\$151,987

3 MILES

253,158

36.9

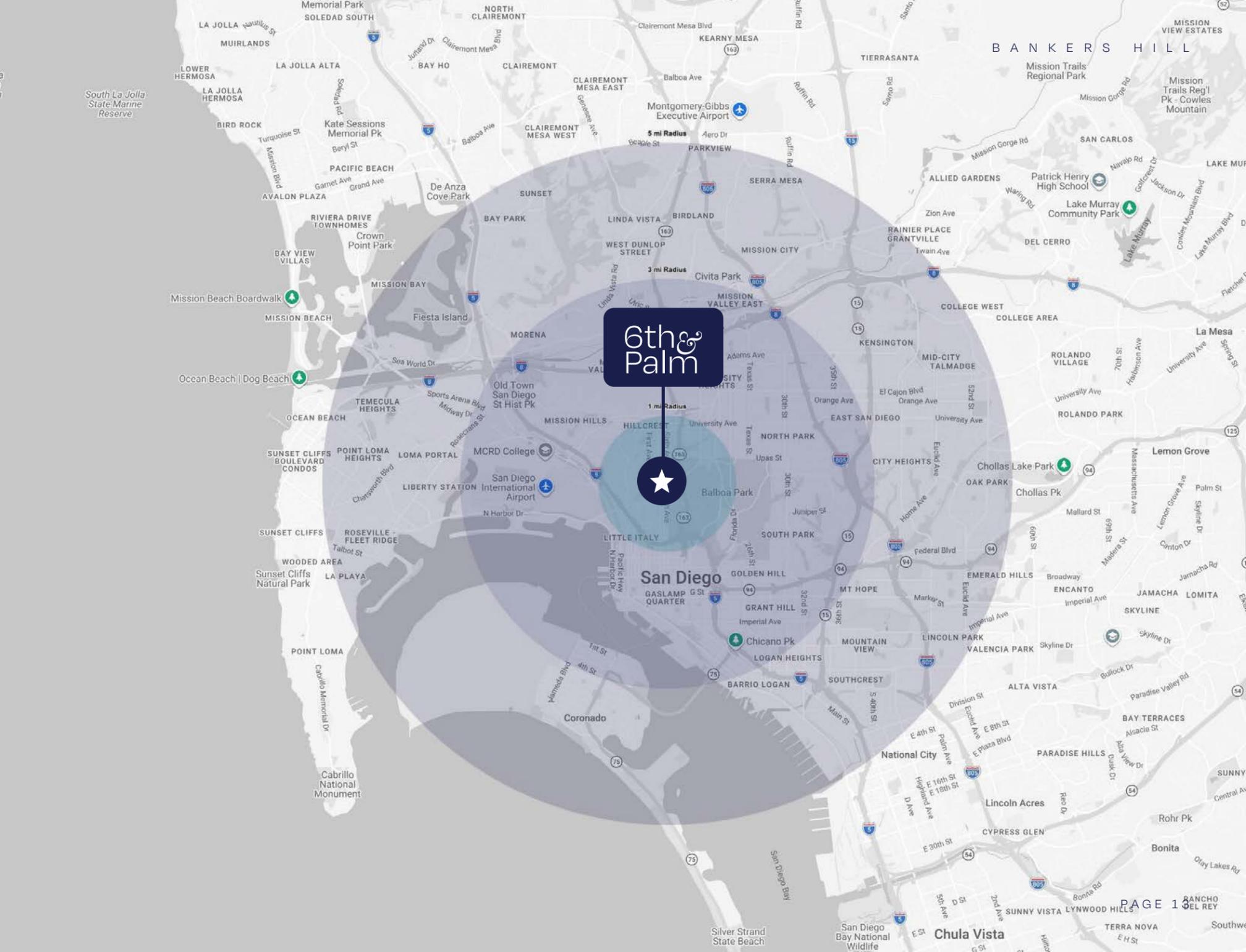
\$134,268

5 MILES

552,796

35.8

\$131,549



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**RI** RETAIL INSITE

405 S Hwy 101, Ste 150, Solana Beach, CA 92075

lic. 01206760 t. 858.523.2090 w. riretail.com

**MIKE MOSER** LIC # 00977876

858.523.2089 | mikemoser@riretail.com

**BLAKE MOSER** LIC # 02154612

858.523.2092 | bmoser@riretail.com

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