

FOR LEASE

1202 Kettner Boulevard
San Diego, California 92101



OFFICE / RETAIL FOR LEASE

McClintock Building

EMMETT CAHILL
619.243.8470
ecahill@qfcre.com
BRE #02033604

PETER WRIGHT
619.243.8450
pwright@qfcre.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



SPACE AVAILABLE

1,640 - 2,798 SF

LEASE RATES

Suite 102 - \$2.50 PSF

Suite 205 - \$1.50 PSF

PROPERTY HIGHLIGHTS

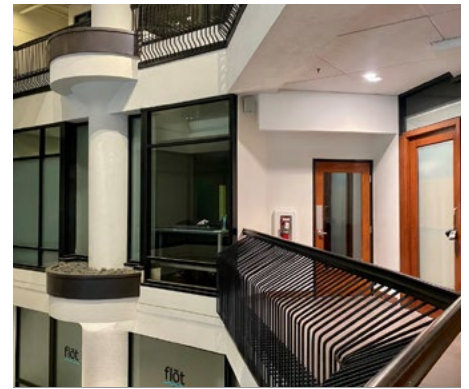
- Previous fitness and office uses
- On-site parking available for employees and guests
- Great amenities within the property: Stone Brewing, Aaharn Thai, Flot Day Spa



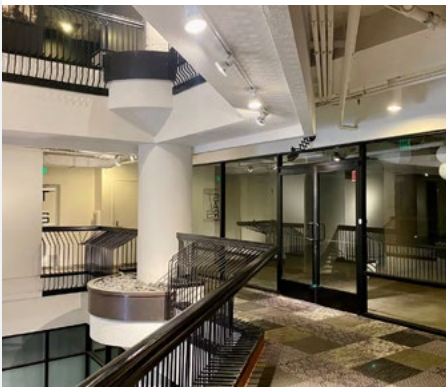
EMMETT CAHILL
619.243.8470
ecahill@qfcre.com
BRE #02033604

PETER WRIGHT
619.243.8450
pwright@qfcre.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



SUITE 102



SUITE 205

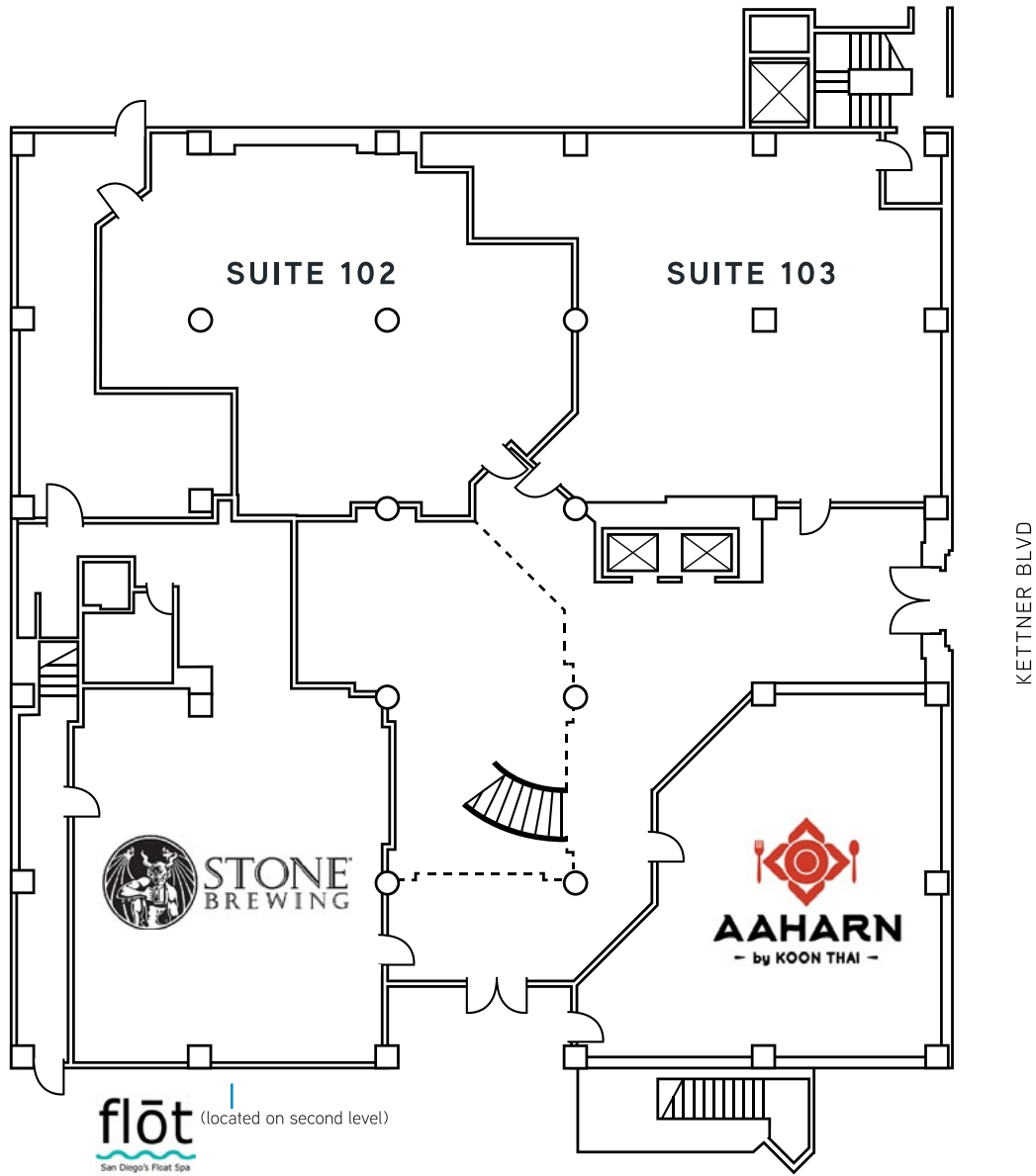


EMMETT CAHILL
619.243.8470
ecahill@qfcre.com
BRE #02033604

PETER WRIGHT
619.243.8450
pwright@qfcre.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

SITE PLANS



B ST

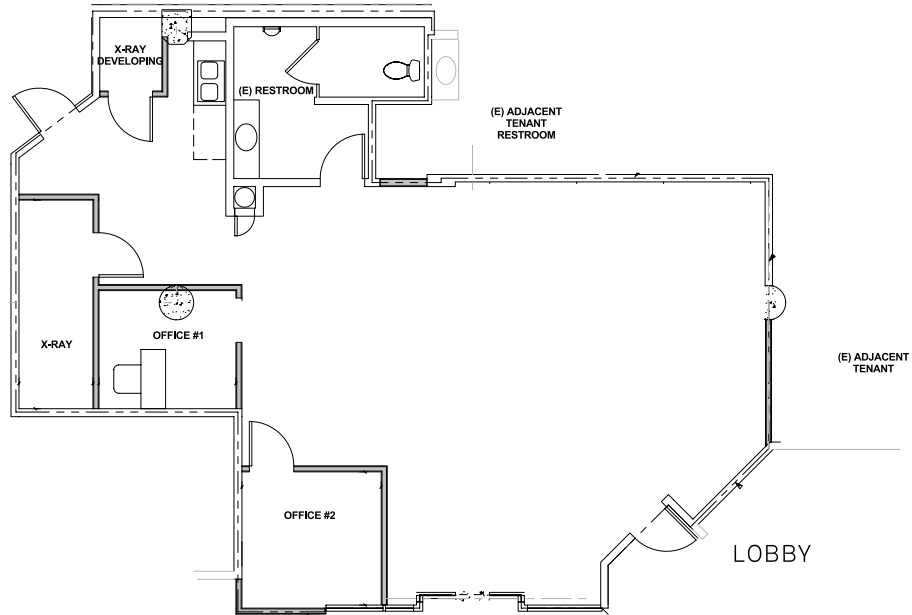
EMMETT CAHILL
619.243.8470
ecahill@qfcre.com
BRE #02033604

PETER WRIGHT
619.243.8450
pwright@qfcre.com
BRE #01846272

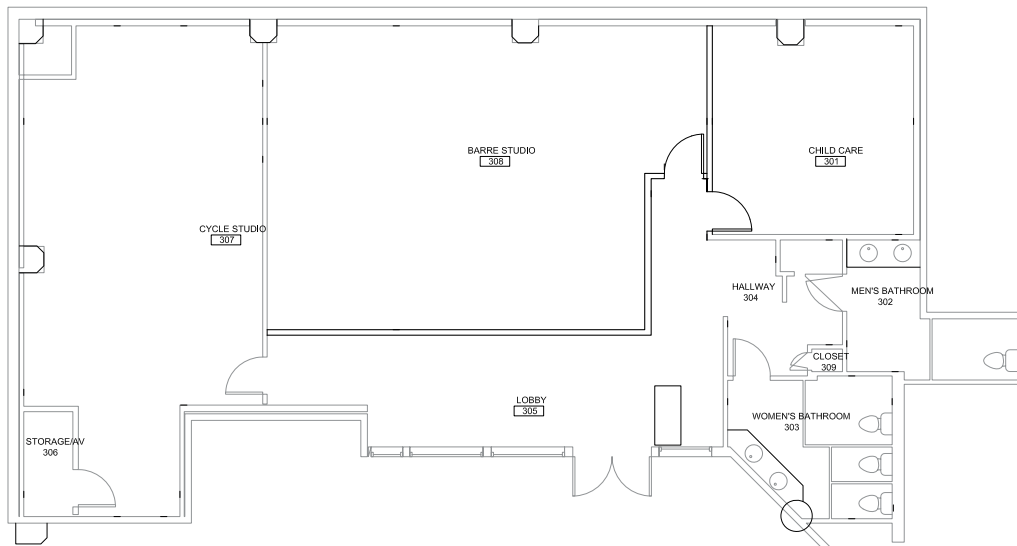
The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

SITE PLANS

SUITE 102 1,640 SF | Office



SUITE 205 2,798 SF | Previous Fitness

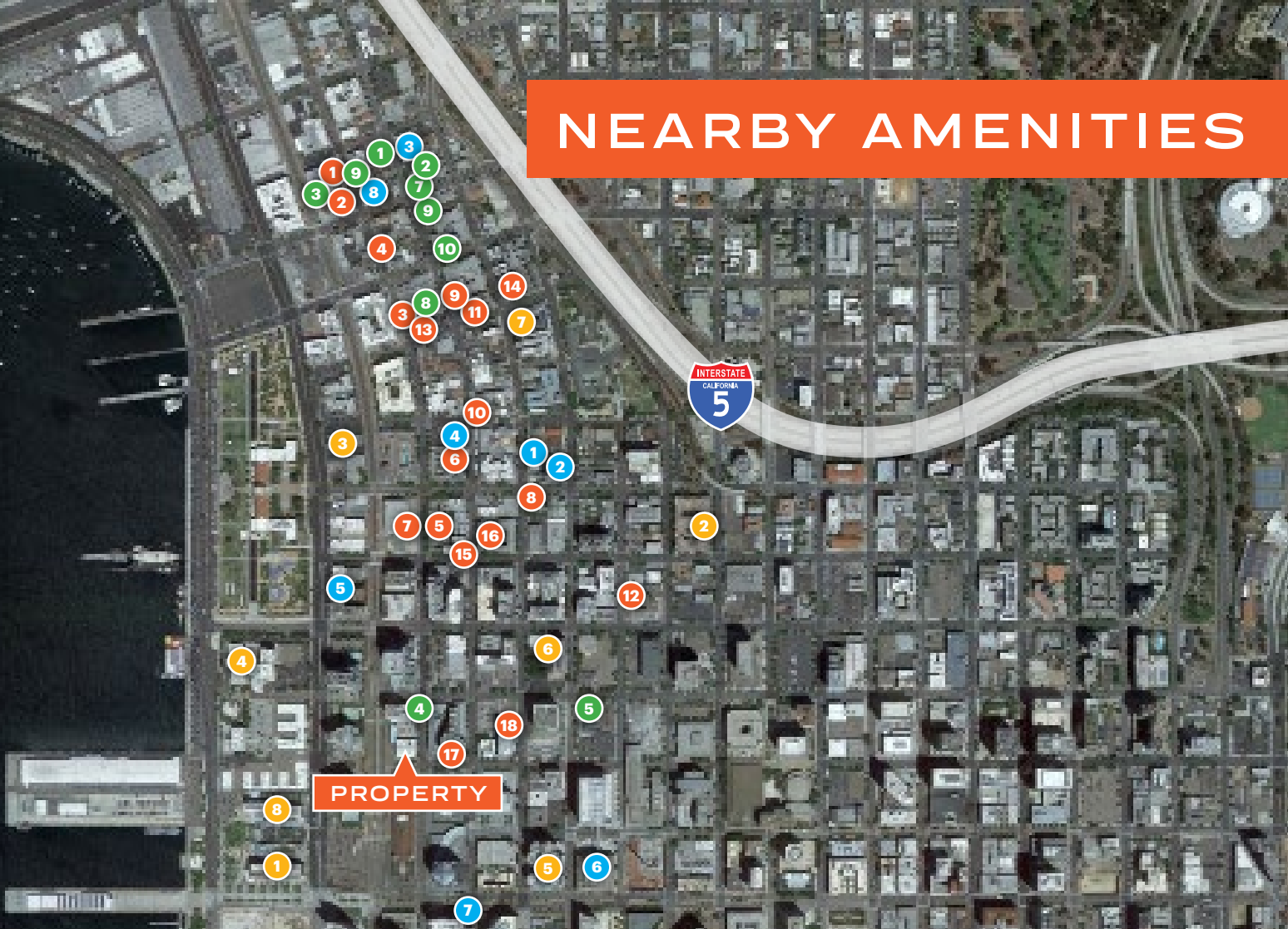


EMMETT CAHILL
619.243.8470
ecahill@qfcre.com
BRE #02033604

PETER WRIGHT
619.243.8450
pwright@qfcre.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

NEARBY AMENITIES



RESTAURANTS

1. Juniper + Ivy
2. Crack Shack
3. Underbelly
4. Kettner Exchange
5. Craft & Commerce
6. Ironside Fish and Oyster
7. King and Queen Cantina
8. Queenstown Public House
9. Born and Raised
10. Little Italy Food Hall
11. Civico 1845
12. Extraordinary Desserts
13. Bencotto
14. Harumama
15. Petrini's San Diego
16. Enoteca Style
17. Carnivore Sandwich
18. The Mudbar

COFFEE

1. Lofty Coffee
2. Pappalecco
3. James Coffee Co.
4. Caffe Italia
5. Portal Coffee
6. Coava
7. Copa Vida
8. Bird Rock Coffee Roasters

HOTELS

1. Intercontinental
2. Doubletree
3. Residence Inn
4. Wyndham
5. The Guild
6. Carte
7. Porto Vista
8. Springhill Suites

BARS & BREWPUBS

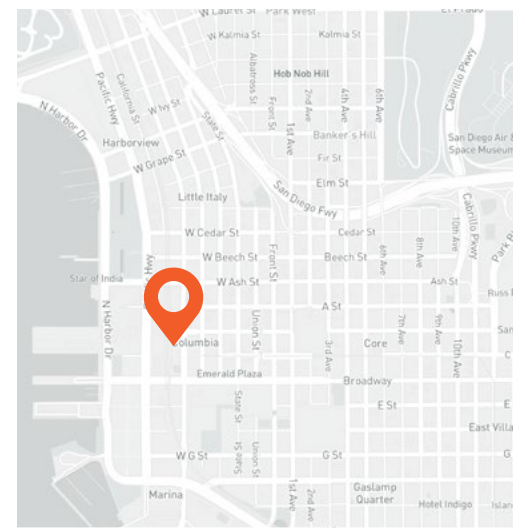
1. Ballast Point
2. Bottlecraft
3. The Waterfront
4. Stone Brewing
5. Karl Strauss
6. Rovino
7. Vino Carta
8. M Winehouse
9. Carruth Cellars
10. Pali Wine Co.
11. Bolt Brewing

EMMETT CAHILL
619.243.8470
ecahill@qfcre.com
BRE #02033604

PETER WRIGHT
619.243.8450
pwright@qfcre.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

LOCATION



Like an urban renewal mashup, these neighborhoods mix old-world charm (it's a former Italian fishing village) and new-school planning (some of San Diego's most progressive architects were commissioned by the city to build contemporary retail/residential structures while preserving the neighborhood's charming vibe). Stylish young urbanites dot the streets for the mix of ethnic markets, the burgeoning restaurant scene and cutting-edge galleries and design stores.

**8,000 WEEKLY
ATTENDEES**

at Little Italy Farmers Market

**120,000 ANNUAL
ATTENDEES**

at ArtWalk

EMMETT CAHILL
619.243.8470
ecahill@qfcre.com
BRE #02033604

PETER WRIGHT
619.243.8450
pwright@qfcre.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

FOR LEASE

1202 Kettner Boulevard
San Diego, California 92101



Contact Information

QFC REAL ESTATE

1495 Pacific Highway, Suite 450
San Diego, CA 92101
619.243.8454 • qfcre.com

EMMETT CAHILL

619.243.8470
ecahill@qfcre.com
BRE #02033604

PETER WRIGHT

619.243.8450
pwright@qfcre.com
BRE #01846272

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.