

MERIDIAN PLACE

700 - 750 FRONT STREET
SAN DIEGO, CALIFORNIA 92101

JUNE 2026

NEWMARK | PACIFIC





MERIDIAN PLACE

The Offering

**700 - 750 Front Street
San Diego, CA 92101**

ADDRESS

\$10,106,000

ASKING PRICE

\$315.88

PRICE/SF

6.25%

CAP RATE - YEAR 1

\$631,654

NOI - YEAR 1

9.47%

CAP RATE - YEAR 3

\$986,257

NOI - YEAR 3

70.3%

OCCUPANCY

31,993 SF

TOTAL GLA

Executive Summary

Newmark Pacific Retail Capital Markets is pleased to present the opportunity to acquire **Meridian Place**, a **31,993 square** foot retail and retail service project located in the heart of downtown at the confluence of F Street, Union Street, Front Street and G Street.

Meridian Place is located on the first level of The Meridian Tower, a 27-story, 172 unit high-end residential tower built in 1986. Meridian Tower is a landmark residential community in Downtown San Diego's Marina District offering 264 luxury condominiums. Condominiums range from \$1,000,000 to upwards of \$5,000,000 offering amenities consistent with resort style and white glove living including valet parking, rooftop pool and spa, formal gardens, and state-of-the-art health club.

Meridian Place is currently 70.3% leased and occupied by notable tenants including UCSD, LAZ Parking, and longtime San Diego favorite Salvatore's Ristorante. In addition, the balance of the tenant mix is a combination of office, retail and retail service-oriented tenants ideally merchandised to service the residents and daytime population. Unique to Meridian Place are the 136 public parking stalls, operated by LAZ Parking. This level of public parking is rare in downtown San Diego and an attractive amenity for existing and future tenants.

The Meridian is ideally situated to benefit from the resurgence and growth Downtown San Diego is experiencing. Neighboring projects and developments include Manchester Grand Hyatt, IQHQ's 1.7M square foot development, The Headquarters, and Seaport Village. In addition, Meridian Place is 0.3 miles from the San Diego Convention Center which generates more than 605,000 visitors annually as well as Petco Park which is only 0.4 miles from Meridian Place with over 3,400,000 visitors per year.

Meridian Place offers a true value-add opportunity for investors to acquire a well-located piece of downtown San Diego with tremendous upside through lease up of existing vacancy.



UNIVERSITY OF SAN DIEGO

SAN DIEGO STATE UNIVERSITY

FASHION VALLEY MISSION VALLEY

UNIVERSITY HEIGHTS

NORTH PARK

MISSION HILLS

HILLCREST

BALBOA PARK
±12-15M Visitors/Year

SAN DIEGO CITY COLLEGE
15,066 Students

SAN DIEGO HIGH SCHOOL

LITTLE ITALY

BANKERS HILL

SAN DIEGO AIRPORT
25.32M Passengers (2025)
233,275 Flights Annually

THE WATERFRONT

THE MERIDIAN TOWER

MERIDIAN PLACE

GASLAMP QUARTER

CRUISE SHIP TERMINAL

USS MIDWAY
±1.2-1.4M Visitors/Year

IQHO RESEARCH & DEVELOPMENT DISTRICT
1.7M SF Lab/Office/Retail

MANCHESTER GRAND HYATT
1,628 Rooms

THE HEADQUARTERS

MARRIOTT MARQUIS
1,362 Rooms

SEAPORT VILLAGE
±4.5M Visitors/Year

Property Description



ADDRESS

700- 750 Front Street
San Diego, CA 92101



TOTAL GLA

31,993 SF



ACRES

2.1 AC (which includes parking structure)



LAND SQUARE FEET

59,761 SF



FRONTAGE

F Street: 170 FT
G Street: 180 FT
Union Street: 286 FT
Front Street: 278 FT



YEAR BUILT/RENOVATED

1986



ACCESS

Multiple suite entrances along Front, F Street, Union Street and G Street. Garage access along Union Street.



PARKING

±136 Parking Stalls along with metered street parking



APN

535-053-13-01



ZONING

CCPD-PC: Centre City Planned District: Public/Civic



Parcel Map & Assessors Parcel Number



#	APN	Acreage	Land Sq. Ft.
053	535-053-13-01	2.1 AC *	59,761 SF

* (Which includes parking structure)

MERIDIAN PLACE

INVESTMENT ADVISORS

ROB IPPOLITO

Senior Managing Director
t 858-875-5925
rob.ippolito@nmrk.com
CA RE Lic. #01242854
NV RE Lic. S.0167491

GLENN RUDY

Senior Managing Director
t 949-608-2014
glenn.rudy@nmrk.com
CA RE Lic. #01412484

PETE BETHEA

Vice Chairman
t 858-875-3630
pete.bethea@nmrk.com
CA RE Lic. #00922535

DEBT & STRUCTURED FINANCE

RUSSELL JACK

Director
t 760-455-0320
russell.jack@nmrk.com
CA RE Lic. #01901612

RICKY GIANCOLA

Director
t 303-519-7371
rikcy.giancola@nmrk.com
CA RE Lic. #02031228

RETAIL ANALYST

JOHN R. DEMPSEY, CFA

Regional Financial Analysis Director
t 858-875-5926
john.dempsey@nmrk.com

RETAIL LEASING

SERENA PATTERSON

Principal, Urban Property Group
t 858-874-1989
serena@upgsocal.com
CA RE Lic. #01721040

4655 Executive Drive, Suite 800, San Diego, CA 92121 t 858-875-3600 Corporate License #01355491

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