

333 C STREET | THE JULIA SAN DIEGO, CA 92101



DOWNTOWN RETAIL & OFFICE SUITES FOR LEASE

PROPERTY HIGHLIGHTS

- Ground floor office/retail space located in the heart of Downtown San Diego
- Adjacent to the US Grant Hotel, one of San Diego's timeless hotels featuring 270 guest rooms
- Located on the Trolley Line, that extends to USCD and UTC - over 17 million annual riders
- Creative & Professional Office Experience
- Abundant parking nearby including an adjacent surface lot with monthly parking available
- Walking distance to a plethora of restaurants, retailers and entertainment venues
- One block to Campus at Horton redevelopment – the largest adaptive reuse project in the US
- Extremely high ceilings with modern finishes



THE LOCATION



1333 C STREET

Bank of America

THE LOCATION | CONTINUED...

Downtown San Diego currently has 34,550 residents. Nestled along the San Diego Bay, and surrounded by office, retail, nightlife and endless amenities the area is highly desirable for residents looking for a work, live, play lifestyle. The recent growth and development of Downtown and its immediate surrounding areas has created a lure for smaller start up companies looking for creative office space that is conveniently located for its employees.

Downtown San Diego serves as the cultural, financial center and central business district of San Diego County with more than 5,000 businesses, over 137,379 jobs and nine districts. Three freeways (Interstate 5, Highway 163 and Highway 94) either pass through or start/end in Downtown San Diego. The area is served by the San Diego Metropolitan Transit System and the San Diego Trolley. Commuter trains also link downtown with northern San Diego County. The San Diego International Airport is located directly north of Downtown.



Walk Score

97

Walker's Paradise



Transit Score

82

Bus, Trolley & Train
Stations all nearby



Bike Score

88

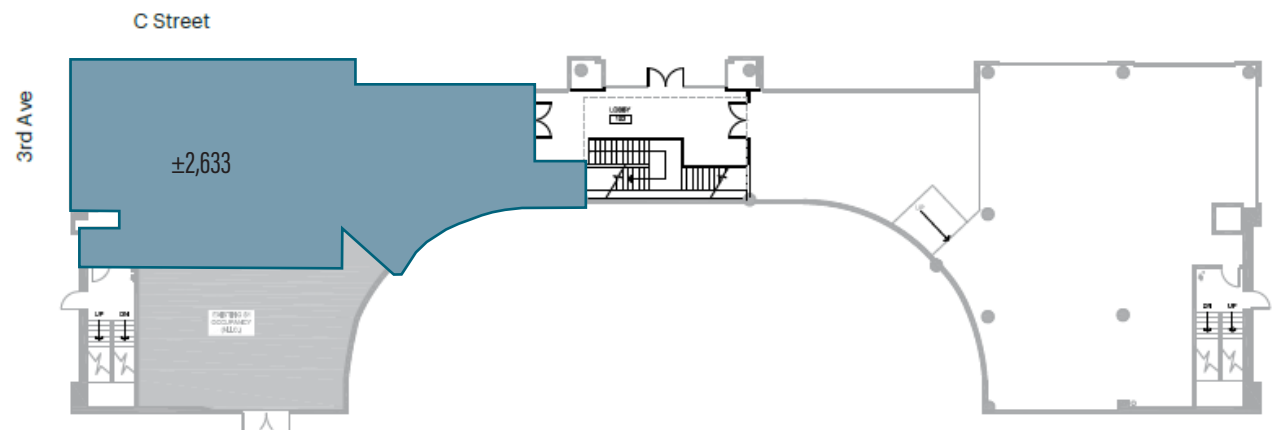
New, improved bike
lanes recently added

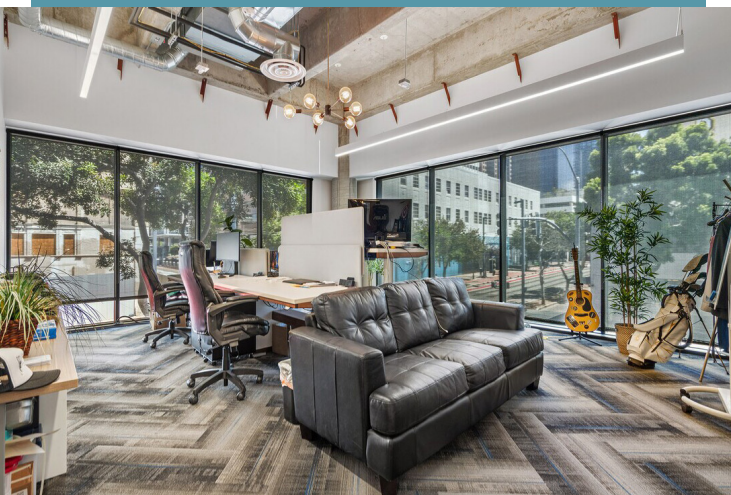
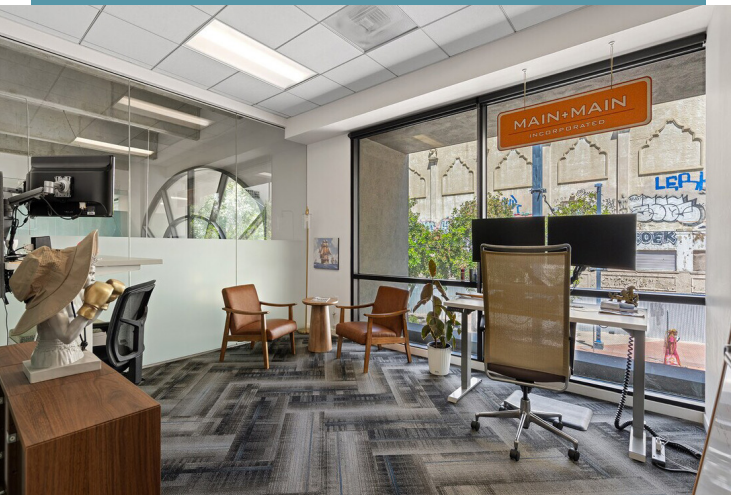




SUITE 101 | $\pm 2,633$ RSF

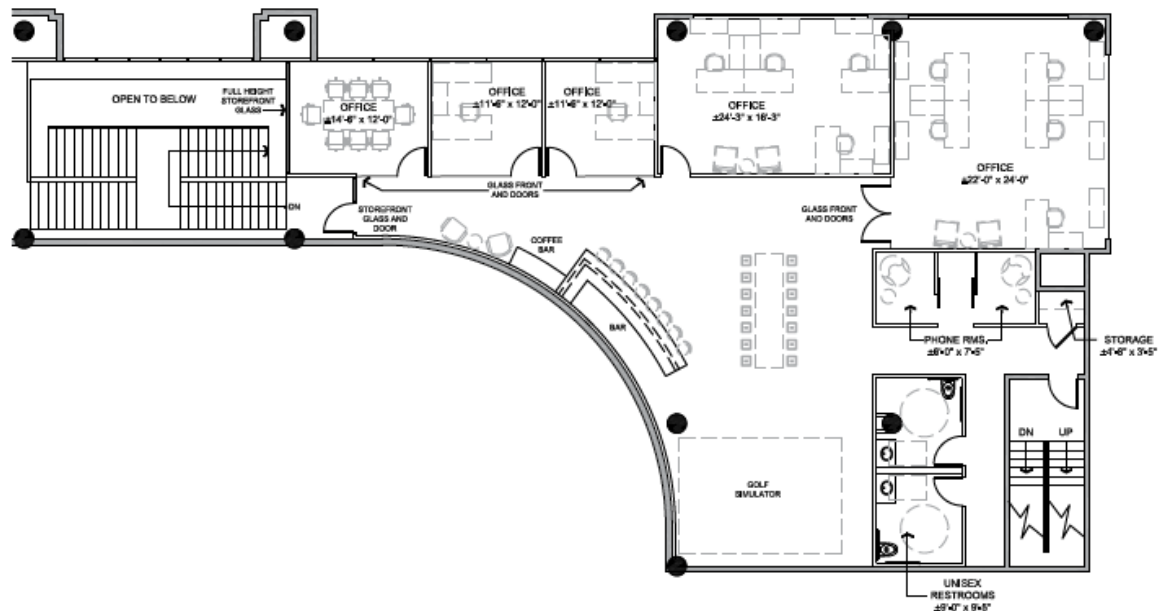
- Corner suite in shell condition - Perfect for creative office or ground floor retail
- Lease Rate: \$2.25 RSF MG
- Excellent linear frontage on C St (between 3rd and 4th Ave) with highly visible exterior signage opportunity
- High Ceilings
- Floor to Ceiling Windows
- Can be demised to approximately ± 900 RSF



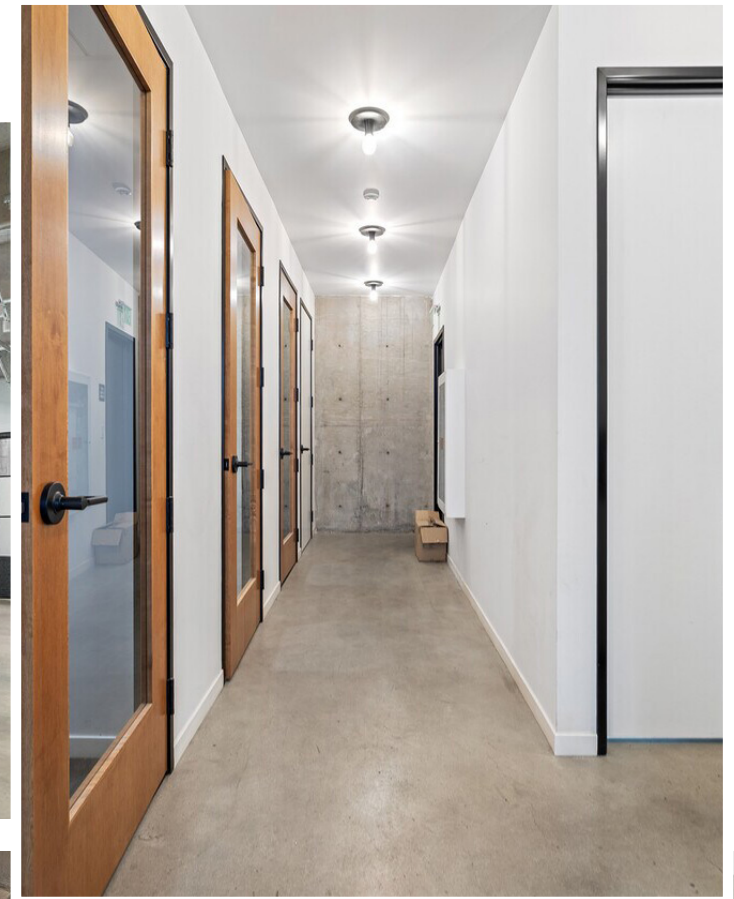


SUITE 200 | $\pm 3,884$ RSF

- Corner suite with tons of natural light
- Lease Rate: \$2.50 RSF MG
- Two private offices
- Conference Room
- Two large open areas with work stations
- Two private phone rooms
- Full kitchen & bar area
- Two private restrooms
- High Ceilings
- Floor to Ceiling Windows



2ND FLOOR SUITE PHOTOS



NEARBY AMENITIES



333
C STREET
SAN DIEGO, CA 92101

FOR MORE INFORMATION

Emmett Cahill

d: 619 320 7182 | emmett@dmjpartners.com

license # 02033604

Dom Martinez

d: 619 320 7183 | dom@dmjpartners.com

license # 02191570