



Comerica Bank

350 10TH AVENUE | SAN DIEGO

**CBRE**

Photo Credit: Haley Hill

# BEYOND THE DIAMOND.

## SOMETHING FOR EVERYONE:

Ballpark energy, unparalleled views and high-end amenities in the heart of vibrant Downtown San Diego.



# INNOVATION & ENERGY.



Select suites looking directly into Petco Park



13 floors of progressive office space



High visible building top signage



Two levels of popular amenities



Located in Downtown San Diego as an ext. of Petco Park



The Ultimate Skybox looking directly into the ballpark

# LOCATION DESTINATION

Where Ballpark Buzz and  
Boardroom Brilliance Connect.



**3.5 million visitors  
downtown per year**



**Petco Park Boasts:**

- Voted #1 Ballpark for the 3rd year in a row
- 81 home Padres games per year
- Multiple concerts & entertainment events per year



**Brand New Gallagher Square:**

- Recently completed \$20M renovations
- 15+ events and concerts a year
- Pickleball courts on-site
- Retail and outdoor dining
- Dog park area
- Outdoor seating

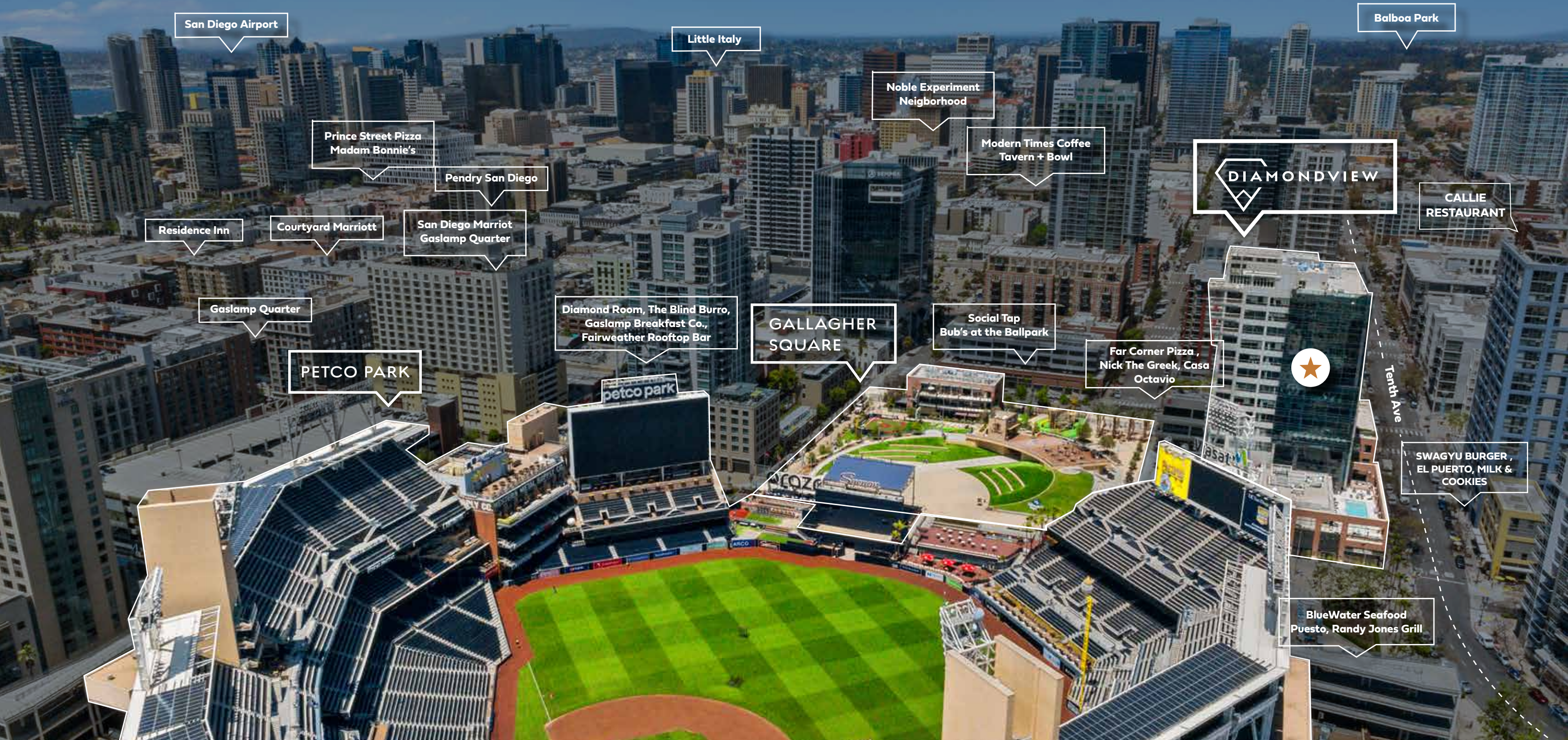


  
**7 MINUTE**  
DRIVE TO BALBOA PARK

  
**10 MINUTE**  
DRIVE TO AIRPORT

  
**10 MINUTE**  
DRIVE TO CORONADO

  
**10 MINUTE**  
DRIVE TO LITTLE ITALY



San Diego Airport

Little Italy

Balboa Park

Prince Street Pizza  
Madam Bonnie's

Noble Experiment  
Neighborhood

Modern Times Coffee  
Tavern + Bowl

**DIAMONDVIEW**

CALLIE  
RESTAURANT

Pendry San Diego

Residence Inn

Courtyard Marriott

San Diego Marriot  
Gaslamp Quarter

Gaslamp Quarter

Diamond Room, The Blind Burro,  
Gaslamp Breakfast Co.,  
Fairweather Rooftop Bar

**GALLAGHER  
SQUARE**

Social Tap  
Bub's at the Ballpark

Far Corner Pizza,  
Nick The Greek, Casa  
Octavio

**PETCO PARK**



Tenth Ave

SWAGYU BURGER,  
EL PUERTO, MILK &  
COOKIES

BlueWater Seafood  
Puesto, Randy Jones Grill

# HUNGER MEETS HAPPINESS.

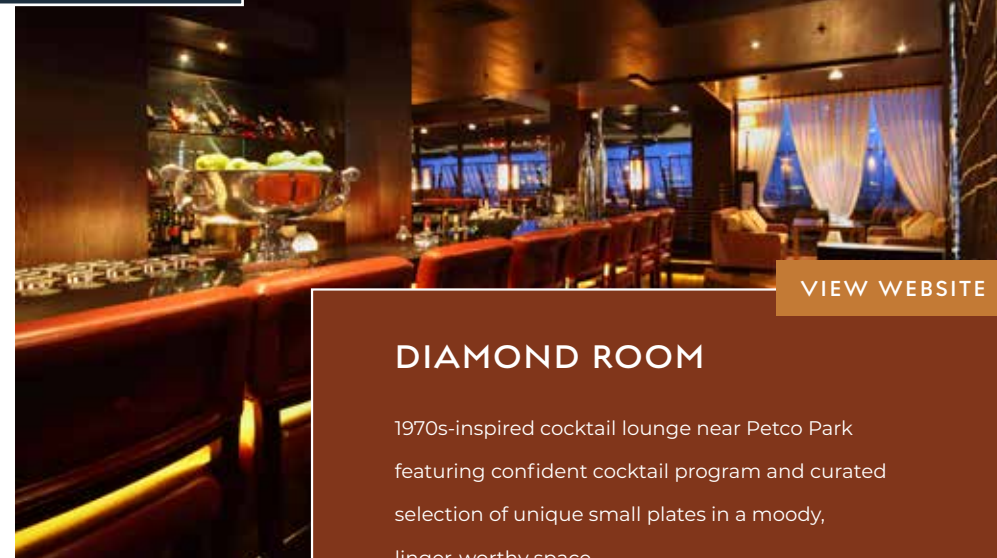


OPENING SUMMER 2026

[VIEW WEBSITE](#)

## LUCCA ITALIAN SANDWICH SHOP

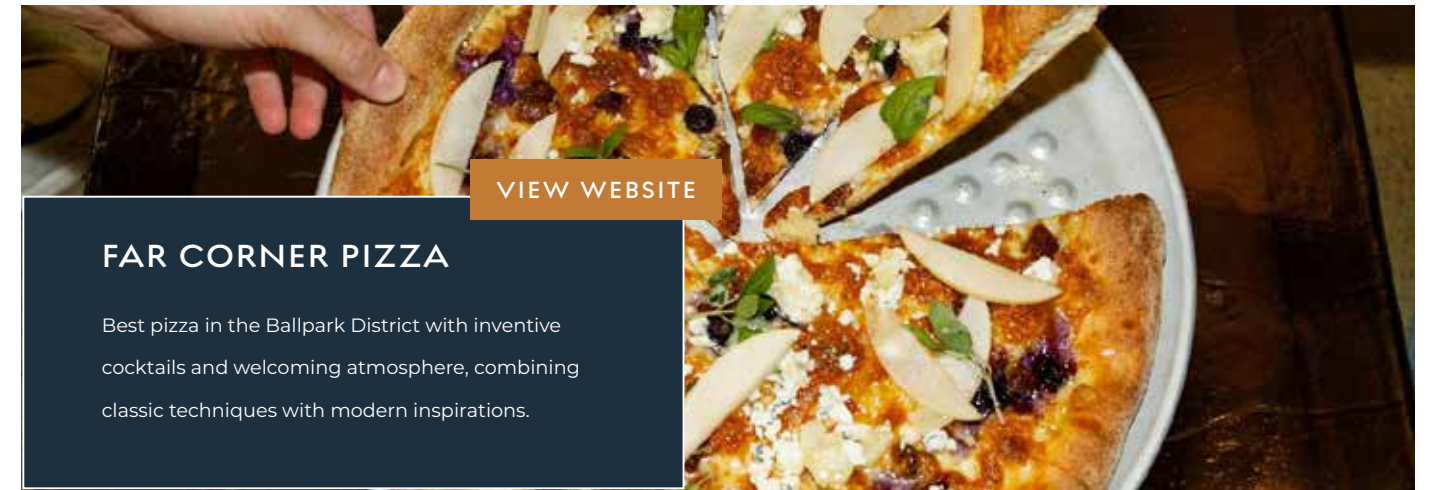
The tastiest Italian sandwich shop in San Diego, serving up a delightful blend of authenticity with fresh sandwiches and salads, all made with their signature focaccia bread.



[VIEW WEBSITE](#)

## DIAMOND ROOM

1970s-inspired cocktail lounge near Petco Park featuring confident cocktail program and curated selection of unique small plates in a moody, linger-worthy space.



[VIEW WEBSITE](#)

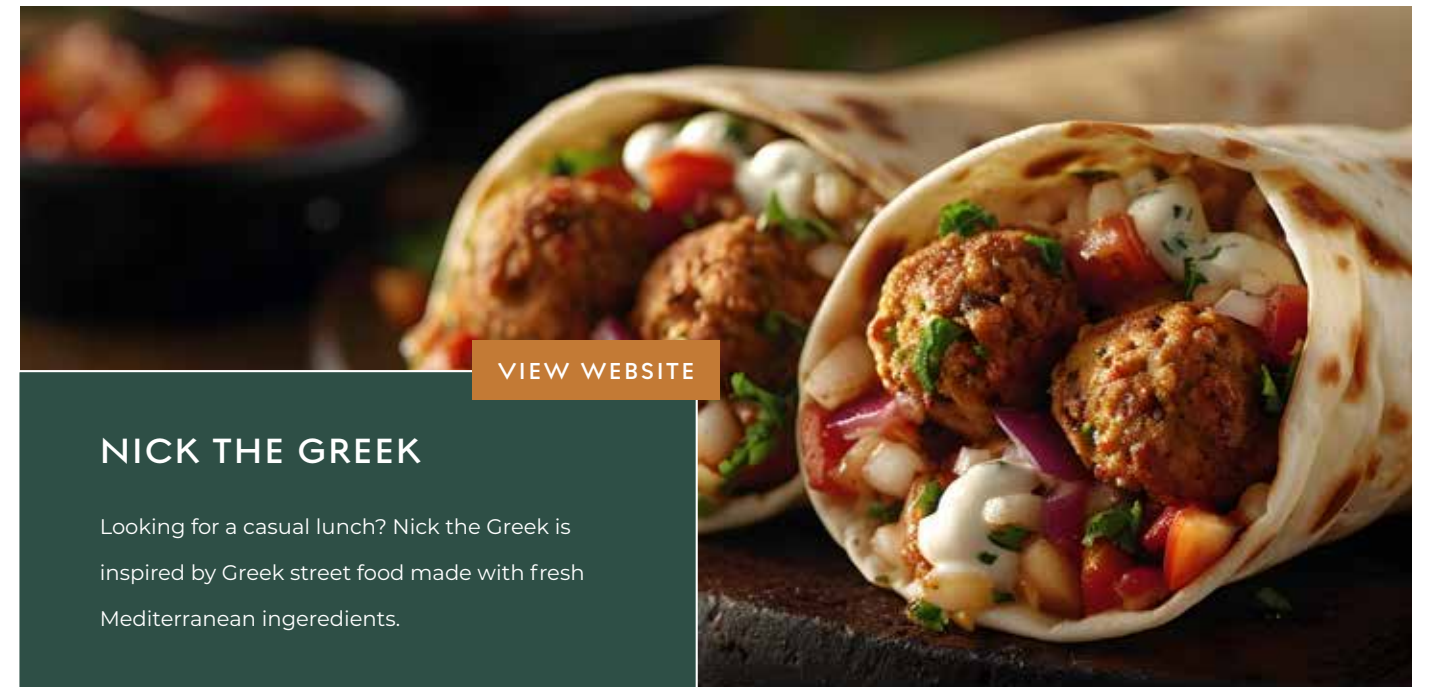
## FAR CORNER PIZZA

Best pizza in the Ballpark District with inventive cocktails and welcoming atmosphere, combining classic techniques with modern inspirations.



## CASA OCTAVIO

Conveniently located in the tower's ground floor, Casa Octavio boasts a wide selection of delicious Mexican dishes and expertly crafted cocktails.



[VIEW WEBSITE](#)

## NICK THE GREEK

Looking for a casual lunch? Nick the Greek is inspired by Greek street food made with fresh Mediterranean ingredients.

# FITNESS AND WELLNESS.



GET IN THE ZONE IN THE HEART OF THE ACTION.



37,000 SF fitness facility



Group fitness



Personalized training



Rooftop pool



Sauna & steam room



Member lounge



Towel service



Locker room



Your Logo Here

Your Logo Here

UC San Diego Health  
OFFICIAL HEALTH CARE PROVIDER OF THE SAN DIEGO PADRES

Building sign receives more than **3.5 million views** from spectators within Petco Park per year.

**BUILDING TOP  
SIGNAGE OPPORTUNITY  
AVAILABLE**

# THE ULTIMATE SKYBOX

Take Your Business to New Heights

[VIEW WEBSITE](#)



## HIGHLIGHTS:



3,300 square-foot penthouse suite



1,600 square-foot outdoor deck overlooking Petco Park



Floor to ceiling Bay Views



Full-service bar area

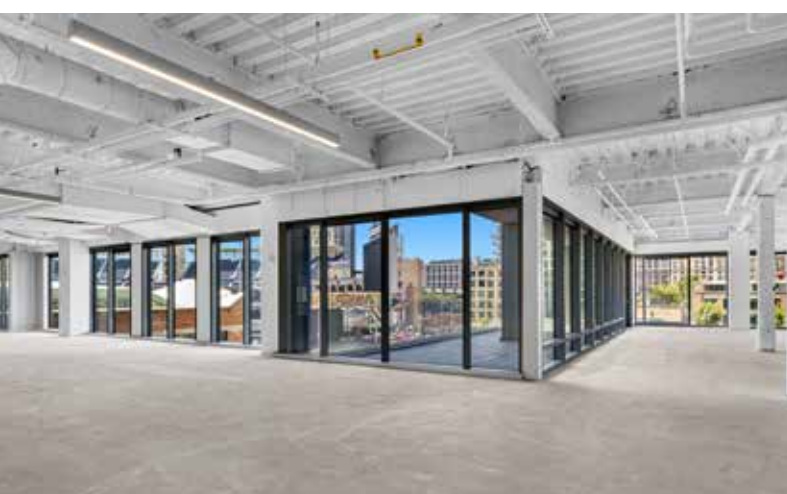
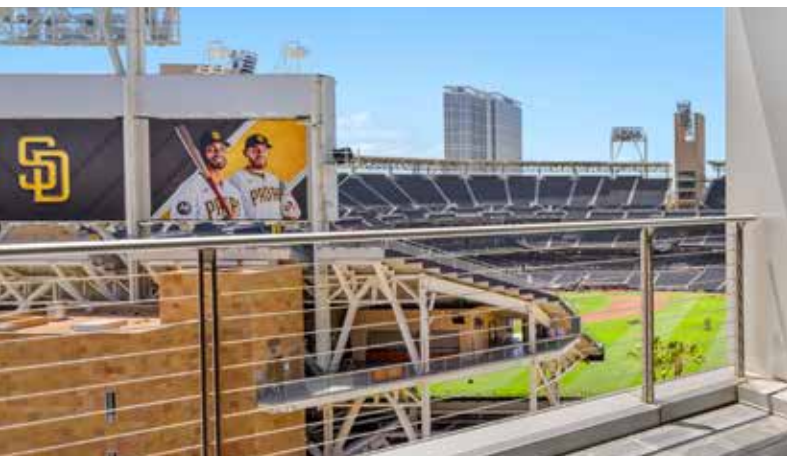


Open to DiamondView Tenants during business hours



Available for third-party bookings

# CURRENT AVAILABILITIES



SUITE	RSF	AVAILABILITY	DETAILS	FLOOR PLAN
suite 100	11,831	available now	Creative, ground floor space with high exposed ceilings and double-door access to Gallagher Square, main building lobby, and J Street. Current buildout includes mostly open area with interior private offices and conference rooms. Prominent signage opportunities given high visibility on the ground floor.	<a href="#">view plan</a>
suite 300	36,152	available now	Full floor opportunity with high ceilings and large, outdoor private balcony that looks directly into Petco Park and Gallagher Square. Currently in white-box condition.	<a href="#">view plan</a>
suite 410	3,879	available now	Currently in second generation condition with a private outdoor patio that overlooks Petco Park and Gallagher Square. Future build-out to include exclusive private patio with 4 private offices, a huddle room, conference room, break room and open area for workstations.	<a href="#">view plan</a>
suite 700	11,337	available now	<b>High-end, creative spec suite</b> with double-door entry off the elevator lobby and exposed ceilings throughout. Suite includes private balcony overlooking Petco Park, reception, 13 private offices, 1 conference room, break room and open area for workstations.	<a href="#">view plan</a>
suite 820*	1,012	7/1/2026	Former spec suite with 1 private office and break area.	<a href="#">view plan</a>
suite 850*	7,356	available now	Corner suite with 8 window-lined offices, 2 conference rooms, break room, open area for workstations, and storage/IT closet.	<a href="#">view plan</a>
suite 860*	1,002	available now	Former law firm space with 2 private offices and a break room/kitchen.	<a href="#">view plan</a>
suite 910/950**	8,260	30 days notice	<b>Fully furnished, former spec suite</b> with ballpark views. Current build out includes reception, private interior offices, conference rooms, huddle rooms, break room, and open workstations.	<a href="#">view plan</a>
suite 960**	2,744	available now	Progressive office build-out with 6 private offices, conference room, reception, kitchen & open area.	<a href="#">view plan</a>
suite 1000	17,872	30 days notice	Full floor opportunity that is densely built out and would be perfect for an executive suite operator; floor includes a private patio with views into Petco Park and of the Coronado Bridge.	<a href="#">view plan</a>
suite 1150	8,963	available now	Double-door entry off the elevator lobby with incredible southern views. Current build-out includes multiple private offices, conference rooms, huddle rooms, and a break room.	<a href="#">view plan</a>

\*SUITES 820, 850 & 860 ARE CONTIGUOUS FOR A TOTAL OF 9,370 RSF

\*\*SUITES 910/960 & 960 ARE CONTIGUOUS FOR A TOTAL OF 11,004 RSF

**11,831 RSF**

Available now

# suite 100

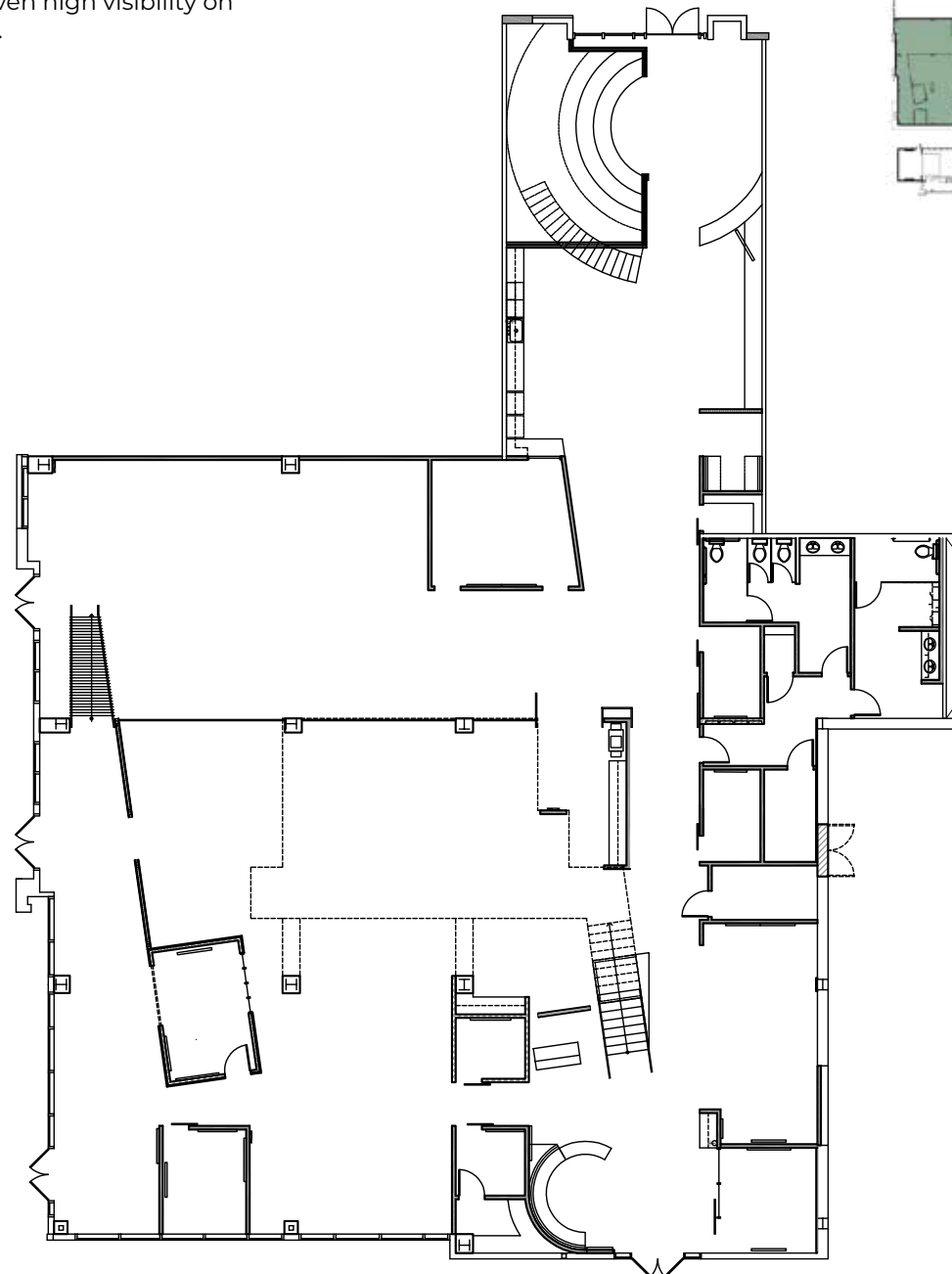
[BACK TO AVAILABILITIES](#)

[VIEW VIRTUAL TOUR](#)

Creative, ground floor space with high exposed ceilings and double-door access to Gallagher Square, main building lobby, and J Street. Current buildout includes mostly open area with interior private offices and conference rooms. Prominent signage opportunities given high visibility on the ground floor.



PETCO



**36,152 RSF**

Available now

# suite 300

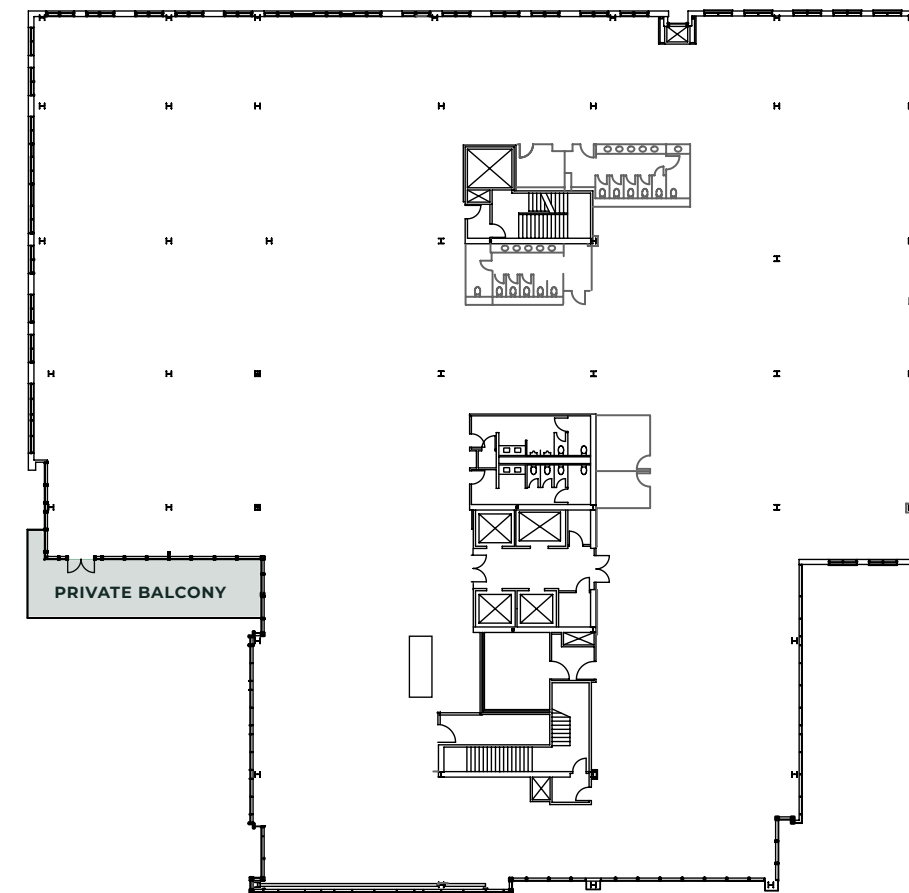
[BACK TO AVAILABILITIES](#)

[VIEW SPACE PHOTOS](#)

Full floor opportunity with high ceilings and large, outdoor private balcony that looks directly into Petco Park and Gallagher Square. Currently in shell condition.



PETCO



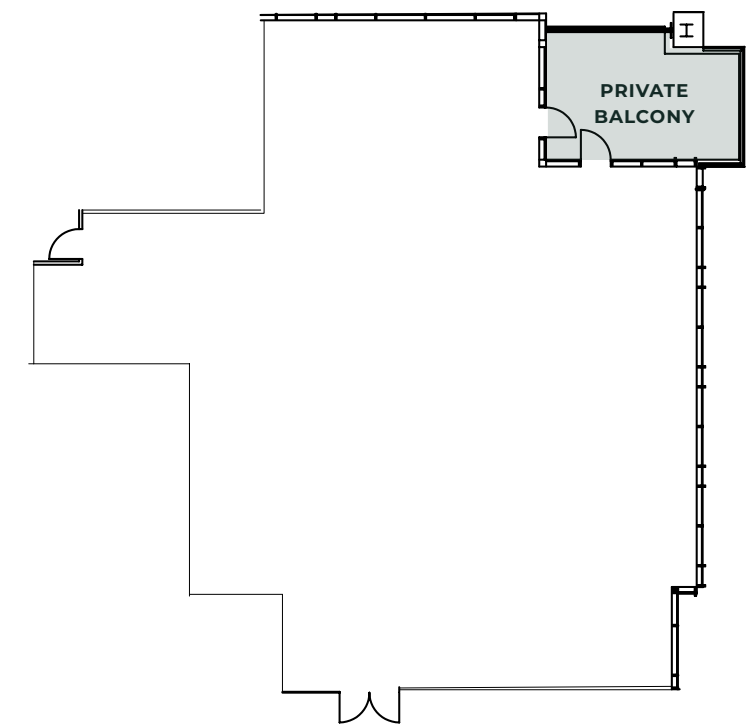
**3,879 RSF**

Available now

Currently in second generation condition with a private outdoor patio that overlooks Petco Park and Gallagher Square. Future build-out to include exclusive private patio with 4 private offices, a huddle room, conference room, break room and open area for workstations.

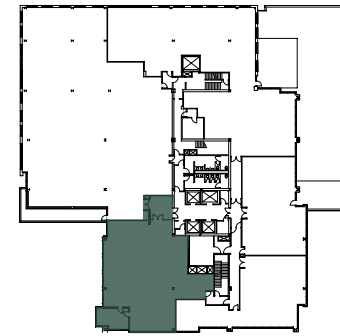


AS-BUILT PLAN

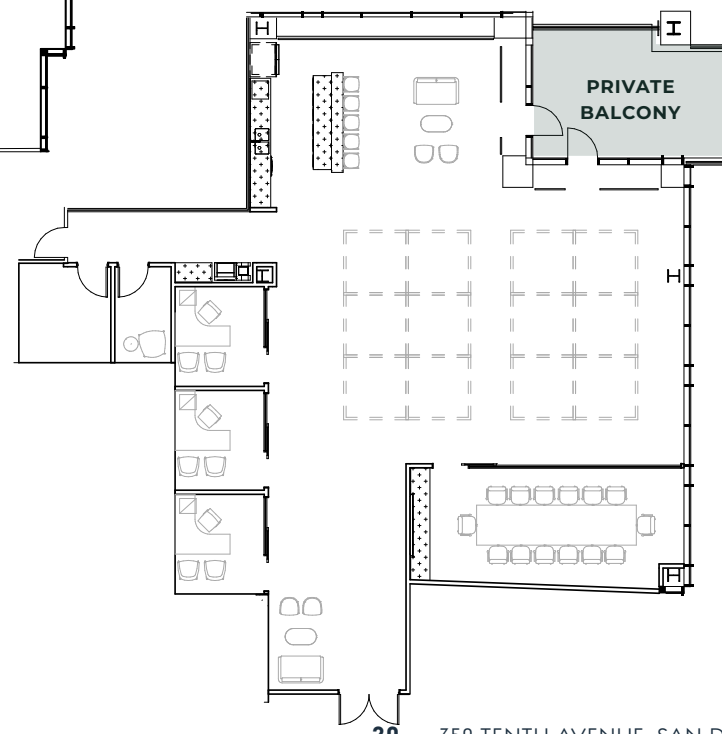


# suite 410

[BACK TO AVAILABILITIES](#)



HYPOTHETICAL PLAN



**11,337 RSF**

Available now

Spec Suite



**suite 700 | 11,337 RSF**

Available Now

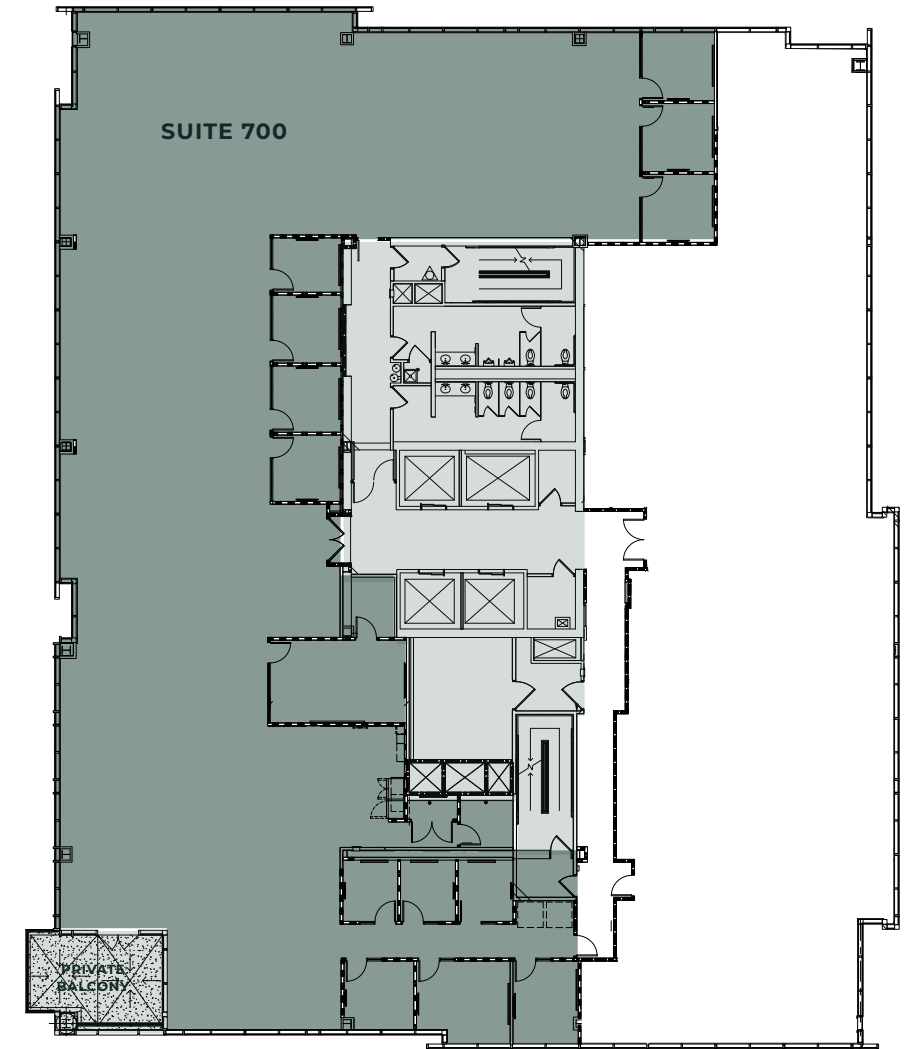
**High-end, creative spec suite** with double-door entry off the elevator lobby and exposed ceilings throughout. Suite includes private balcony overlooking Petco Park, reception, 13 private offices, 1 conference room, break room and open area for workstations.

[VIEW VIRTUAL TOUR](#)



# 7<sup>TH</sup> FLOOR

[BACK TO AVAILABILITIES](#)



# 9,370 RSF\*

# 8<sup>TH</sup> FLOOR

[BACK TO AVAILABILITIES](#)

\*suites 820, 850 & 860 are contiguous for a total of 9,370 RSF



## suite 820 | 1,012 RSF\*

Available 7/1/2026

Former spec suite with 1 private office and break area.

## suite 850 | 7,356 RSF\*

Available Now

Corner suite with 8 window-lined offices, 2 conference rooms, break room, open area for workstations, and storage/IT closet.

## suite 860 | 1,002 RSF\*

Available Now

Former law firm space with 2 private offices and a break room/kitchen.

[VIEW VIRTUAL TOUR](#)



PETCO



# 11,004 RSF\*

# 9<sup>TH</sup> FLOOR

[BACK TO AVAILABILITIES](#)

\*suites 910/950 and 960 are contiguous for a total of 11,004 RSF



## suite 910/950 | 8,260 RSF

Available Within 30 Days

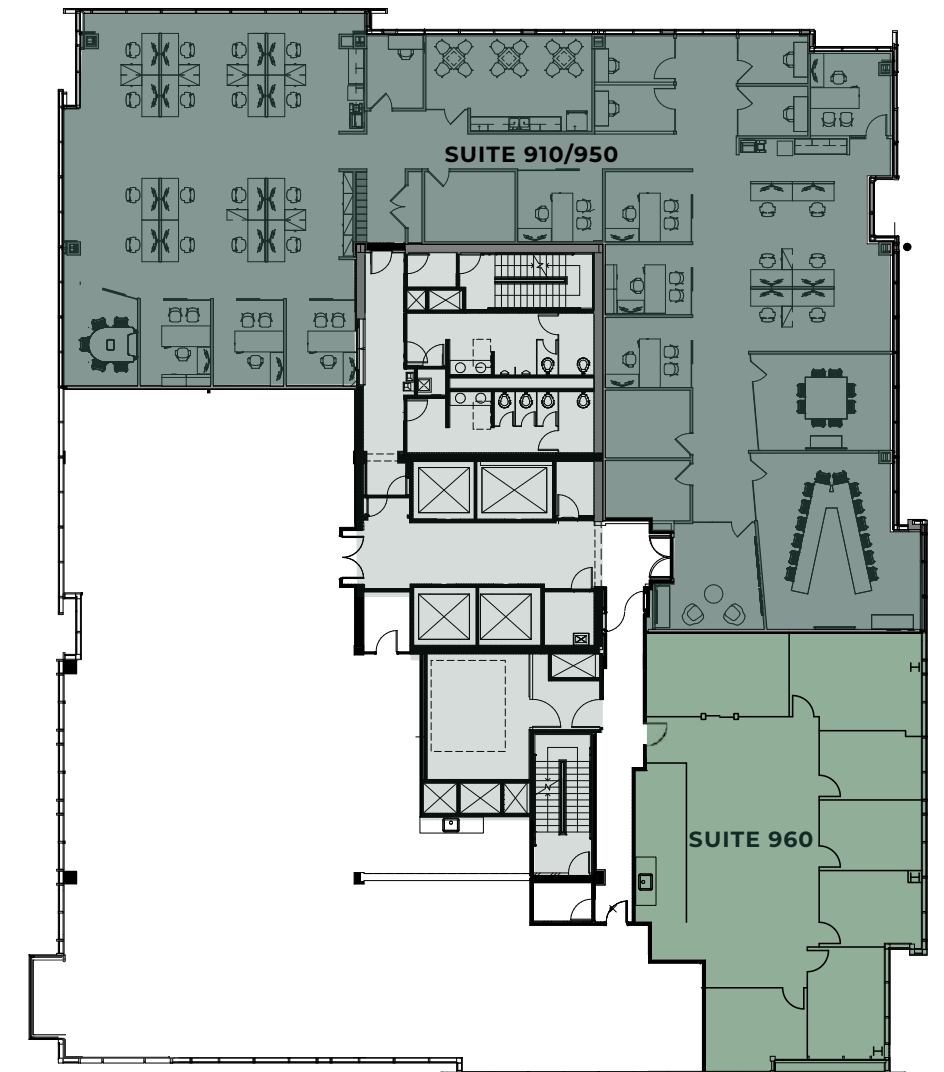
Fully furnished, former spec suite with ballpark views. Current build out includes reception, private interior offices, conference rooms, huddle rooms, break room, and open workstations.

## suite 960 | 2,744 RSF

Available Now

Progressive office build-out with 6 private offices, conference room, reception, break room & open area.

[VIEW VIRTUAL TOUR](#)



PETCO



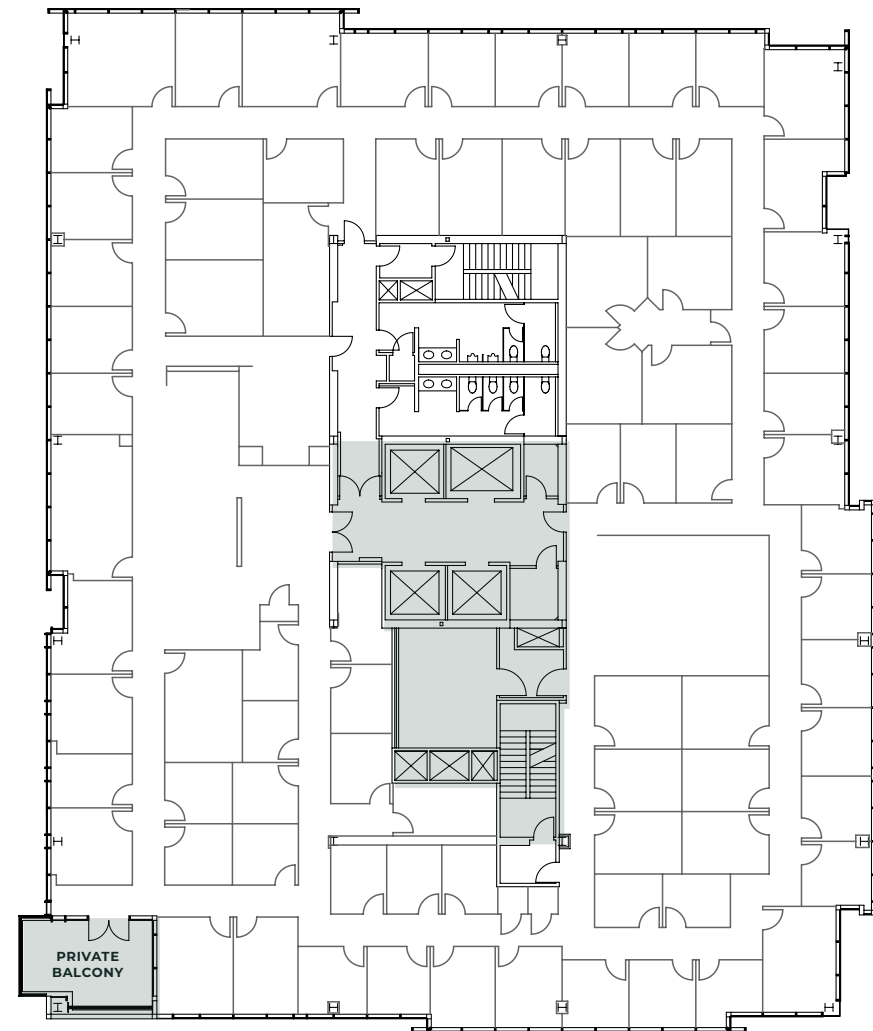
**17,872 RSF**

Available in 30 days

# suite 1000

[BACK TO AVAILABILITIES](#)

Full floor opportunity that is densely built out and would be perfect for an executive suite operator; floor includes a private patio with views into Petco Park and of the Coronado Bridge.



PETCO



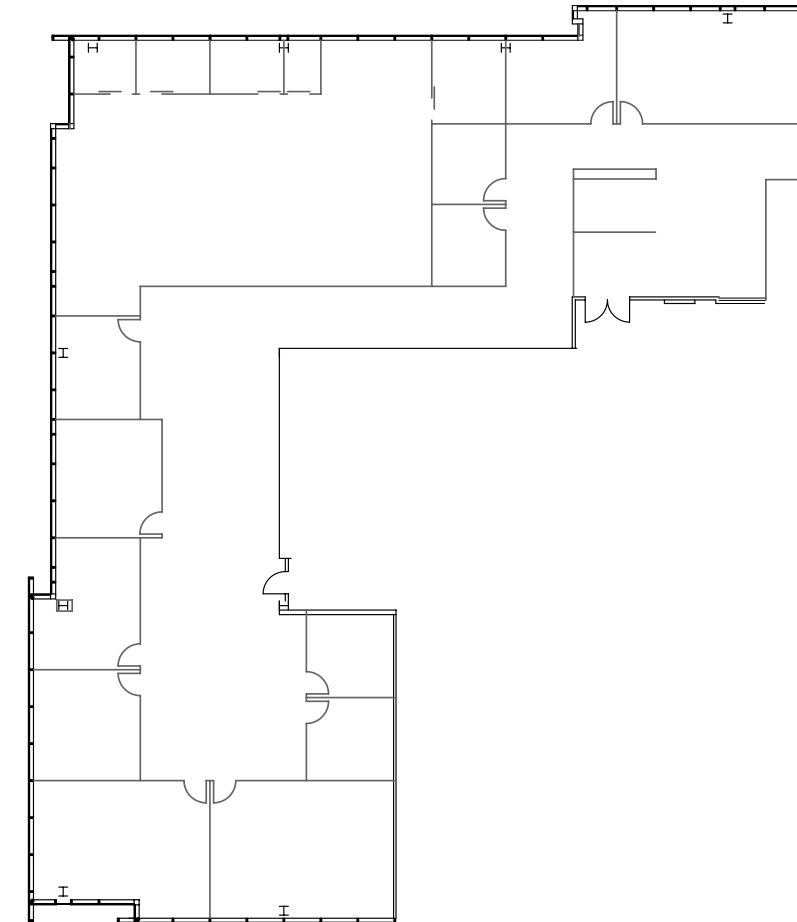
**8,963 RSF**

Available now

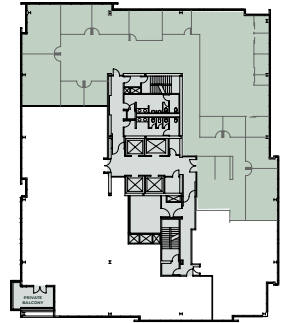
# suite 1150

[BACK TO AVAILABILITIES](#)

Double-door entry off the elevator lobby with incredible southern views. Current build-out includes multiple private offices, conference rooms, huddle rooms, and a break room.



PETCO





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