

OFFERING MEMORANDUM



PREMIER URBAN MIXED-USE CONDOS IN LITTLE ITALY

9-UNITS | 1943 INDIA STREET, SAN DIEGO, CA 92101

 **Kidder
Mathews**



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**SUBJECT
PROPERTY**



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EXECUTIVE SUMMARY

BOUTIQUE CONDO BUILDING IN THE HEART LITTLE ITALY

Finestra Lofts is a nine-unit condominium development located in the heart of San Diego's vibrant Little Italy neighborhood. Built in 2006, the property offers a rare opportunity to own a modern, architecturally distinctive asset in one of the city's most sought-after urban enclaves.

The five-story building features spacious, open-concept floor plans with select units offering premium Bay views. There is one ground floor commercial space currently occupied by an art gallery. Additional features include controlled access, elevator service and secure underground parking.

Finestra Lofts benefits from a recorded Final Map, allowing a buyer to sell individual condominium units immediately—or hold as a flexible future exit strategy.

The property boasts a Walk Score of 99, providing residents with immediate access to the best of Little Italy and Downtown San Diego—including the San Diego Trolley, just a short walk away. Little Italy is booming with award winning restaurants, trendy bars and nightlife, Italian inspired coffee and gelato shops, and more.

This offering is ideal for investors seeking long-term income in a high-demand rental market or developers looking to execute a phased condo disposition in one of San Diego's most supply-constrained neighborhoods.



ADDRESS	1943 India Street, San Diego, CA 92101
YEAR BUILT	2006
PRICE	\$6,500,000
PRICE /UNIT	\$722,222
PRICE/RENTABLE SF	\$504
PRICE/BUILDING SF	\$411
CAP RATE	3.49%
MARKET CAP RATE	4.23%
GRM	15.7
MARKET GRM	14.3



MORNING GLORY
★★★★★

IRONSIDE FISH &
OYSTER
★★★★★

NONNA
★★★★★

MR. MOTO PIZZA
★★★★★

FILIPPIS
★★★★★

CIVICO 1845
★★★★★

RISTORANTE
ILLANDO
★★★★★

BORNE & RAISED
★★★★★

BENCOTTO
★★★★★

BARBUSA
★★★★★

CLOAK & PETAL
★★★★★

KETCH
★★★★★

BRIGANTINE
★★★★★

ROMAN WOLVES
★★★★★

UNDERBELLY
★★★★★

BARRA OLBIA
★★★★★

With an impressive Walk Score of 99, Little Italy is filled with over 70 patio cafés, restaurants, pubs, and fine dining venues. This map highlights some of the most popular establishments.

INVESTMENT HIGHLIGHTS



LITTLE ITALY LOCATION

Little Italy is a booming neighborhood recognized as a vibrant cultural and culinary hub. Ongoing urban development projects are expected to further increase property values, making it an attractive area for investment.



SAN DIEGO'S HIGHEST RENTS

Little Italy is garnering higher rents than most of San Diego County. According to Costar, market rents for 1-bedroom units in Little Italy average \$3,317 and 2-bedroom average \$4,390.



IMMEDIATE FOR SALE STRATEGY

The property has a Final Map allowing a buyer to sell units as condominiums today, or use as a potential exit strategy in the future.



99 WALK SCORE

Finestra Lofts is nestled among an eclectic mix of both historic and new buildings and teaming with foodie-approved restaurants and trendy bars. Also walking distance to the San Diego Trolley.



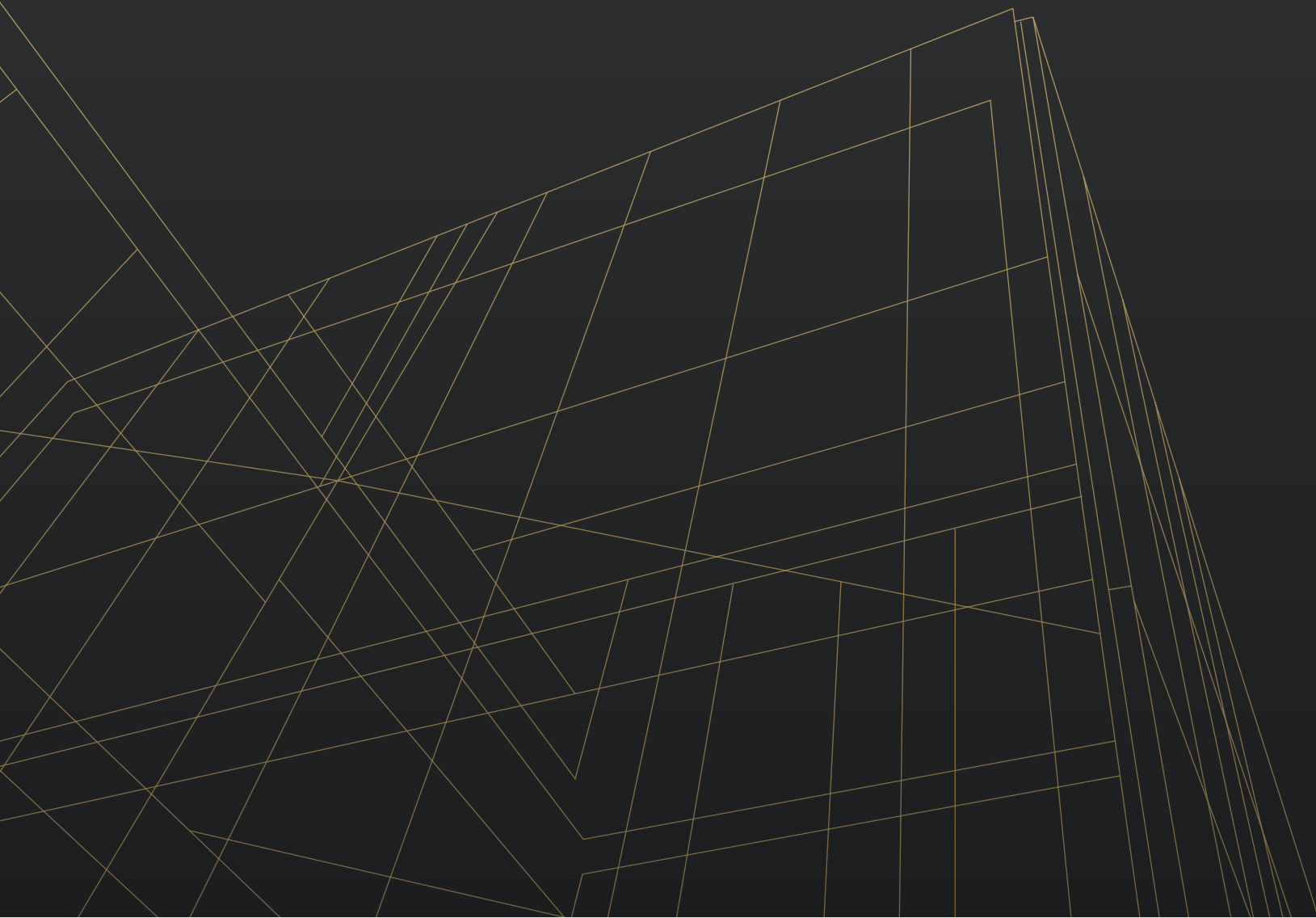
NEARBY EMPLOYMENT

Downtown is home to more than 6,900 businesses, 77,000 employees and 15 million square feet of office space. The number of employees in downtown is expected to grow by 20% by 2030.



DESIRABLE DEMOGRAPHICS

Little Italy provides excellent demographics with an average household income of \$224,668 and over 80% of the population with a bachelor's degree or higher.



FINESTRA LOFTS

PROPERTY OVERVIEW

Section 02

PROPERTY INFORMATION

OVERVIEW

ADDRESS	1943 India Street, San Diego, CA 92101
NO OF UNITS	9
APN	533-223-03-00
MUNICIPALITY	San Diego
LAND AREA	5,025 SF / 0.12 Acres
DENSITY	75 Units/Acre
ZONING	CCPD-NC

BUILDING INFORMATION

YEAR BUILT	2006
BUILDING SF	12,879 Rentable Square Feet 15,810 Gross Square Feet
AVERAGE UNIT SIZE	1,433 SF
CONSTRUCTION	Five story building over subterranean garage
ACCESS	Controlled access with elevator service to each floor
ROOF COVERING	Flat
WINDOWS	Aluminum frame
PARKING	Eight (8) garage parking spaces of which two (2) are tandem for a total of 10 spaces. The tandem spaces are assigned to unit 401 & 402.

MECHANICAL/ELECTRICAL/BUILDING SYSTEM

METERING	Property is individually metered for SDGE. Water is on a master meter with 9 water sub-meters.
HOT WATER	Each unit has its own hot water heater. Three have been replaced.
HVAC	Central Air and Heat. Four HVAC units have been replaced.
COOKING ENERGY	Electric
LAUNDRY	In-unit washer and dryers

TAX INFORMATION*

MILLAGE RATE	1.22804%
FIXED ASSESSMENTS	\$ 3154.60
TAX YEAR	2024-2025

* Property taxes are reassessed at the time of sale

BUILT AS CONDOMINIUMS WITH A *VESTED CONDO MAP*

MAP WAIVER APPROVAL

The developer applied for a Map Waiver while the property was still under construction. The Map Waiver was approved on November 14, 2006 and was subsequently vested with a Parcel Map for Condos on December 6, 2006. The condo approvals will be provided to Buyers with the Due Diligence information.

DRE APPROVAL

A developer would be required to amend the expired White Report from the Department of Real Estate prior to selling the units. Generally, the process takes 30-60 days, depending on the complexity of the amendment and DRE workload. Supporting documentation will include revised CC&Rs, updated budget, new ownership/entity documents and revised purchase agreements or disclosures.



BUILDING & UNIT AMENITIES

Elevator served

Garage car elevator (only one in San Diego)

Electric car chargers in garage

Common outdoor patio with tables and chairs

Water views to the west from select units

Secured entry

Central forced heating and air

In-unit washer/dryer

Patio or balcony

Hardwood floors

Kitchens with stainless steel appliances and custom cabinetry

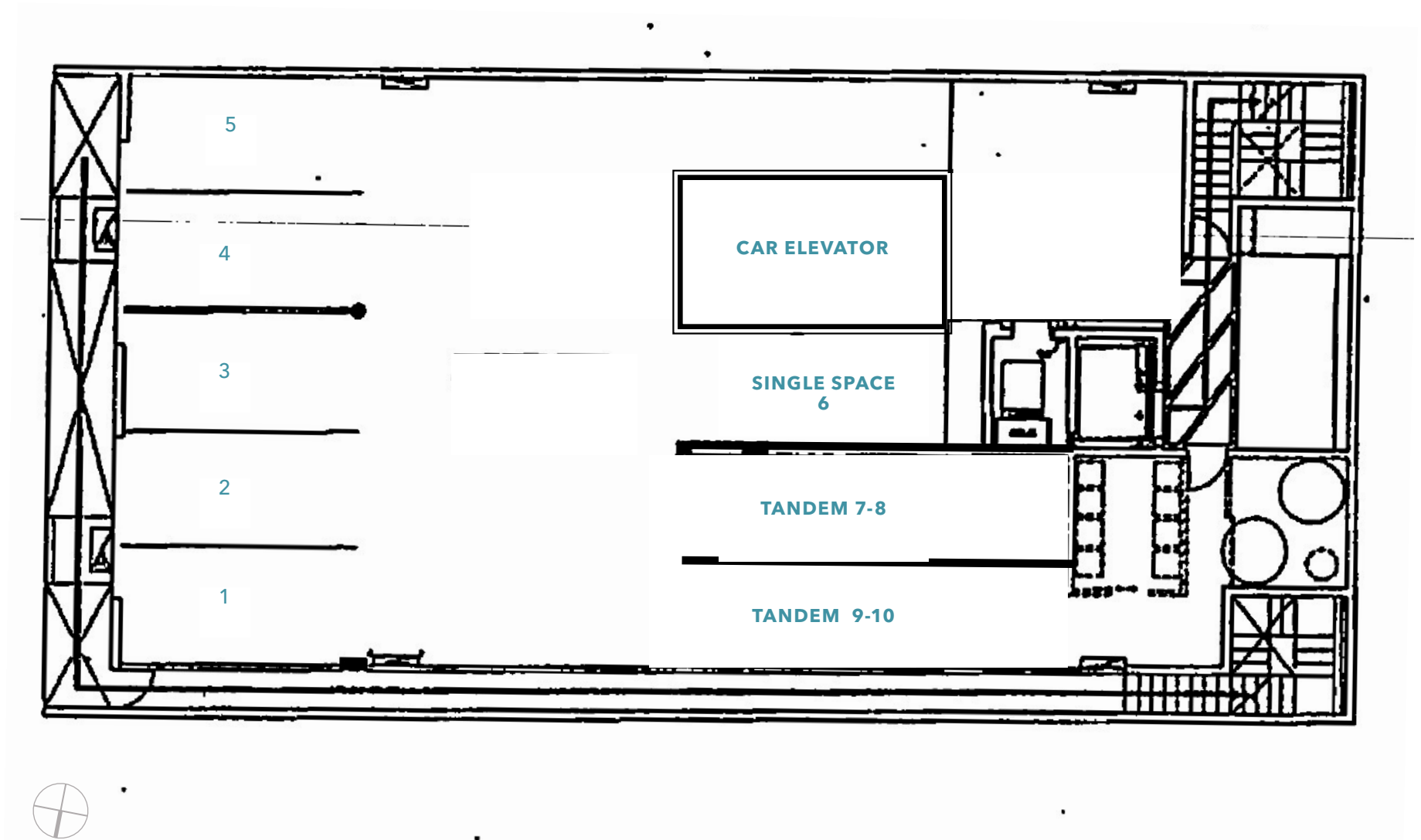
Granite counter tops

Travertine flooring in bathrooms

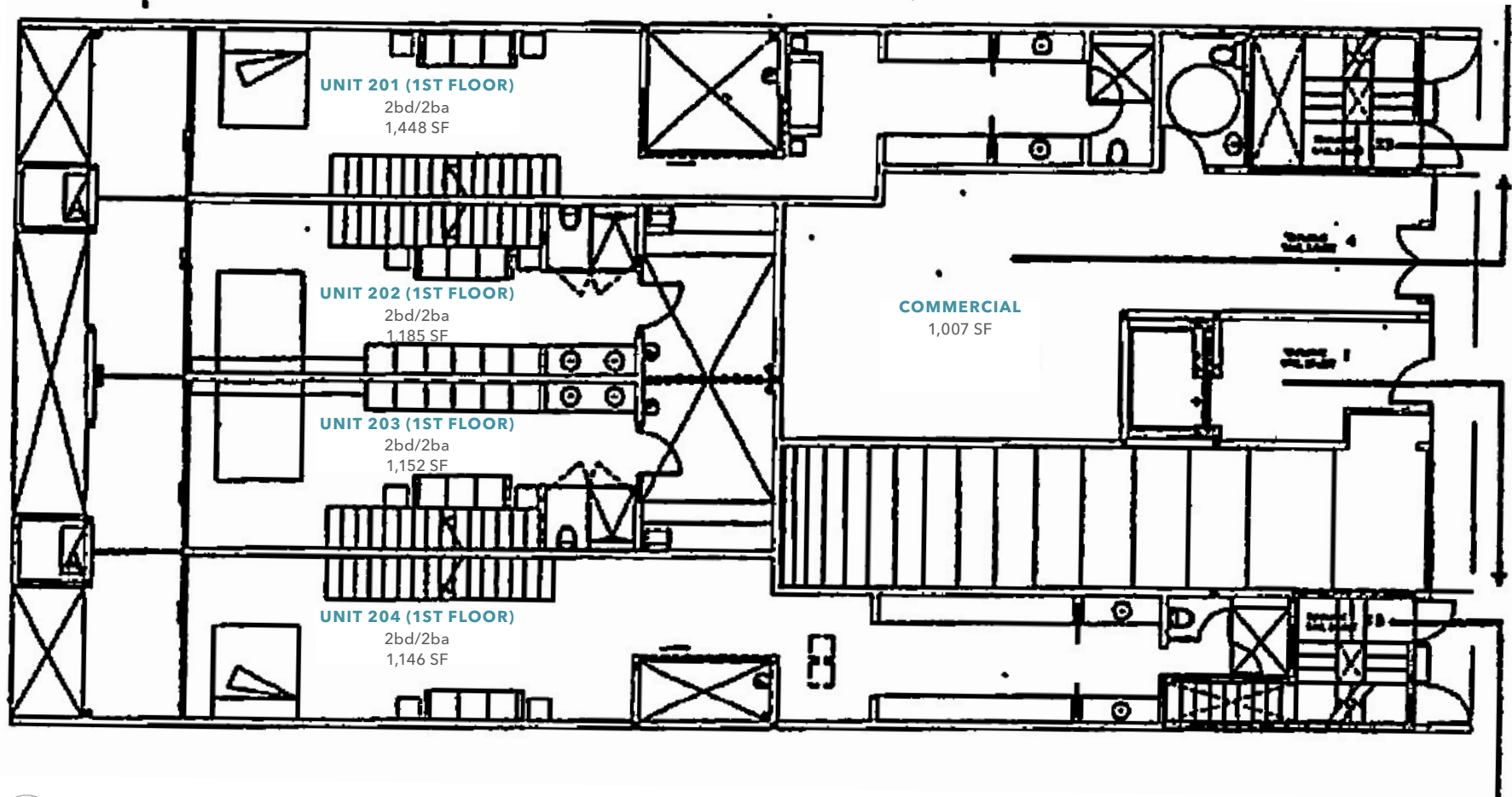
Walk-in closets



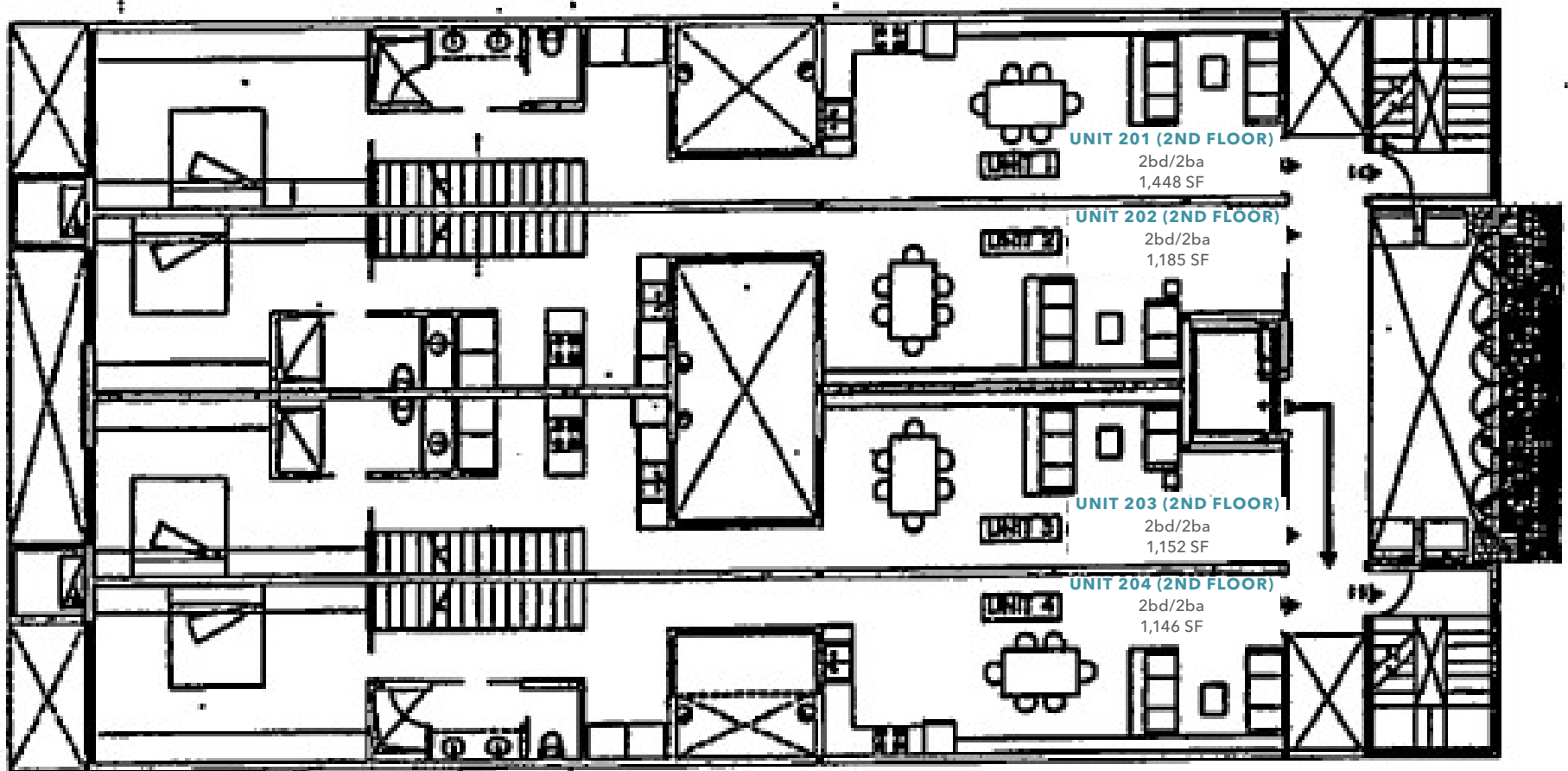
UNDERGROUND GARAGE



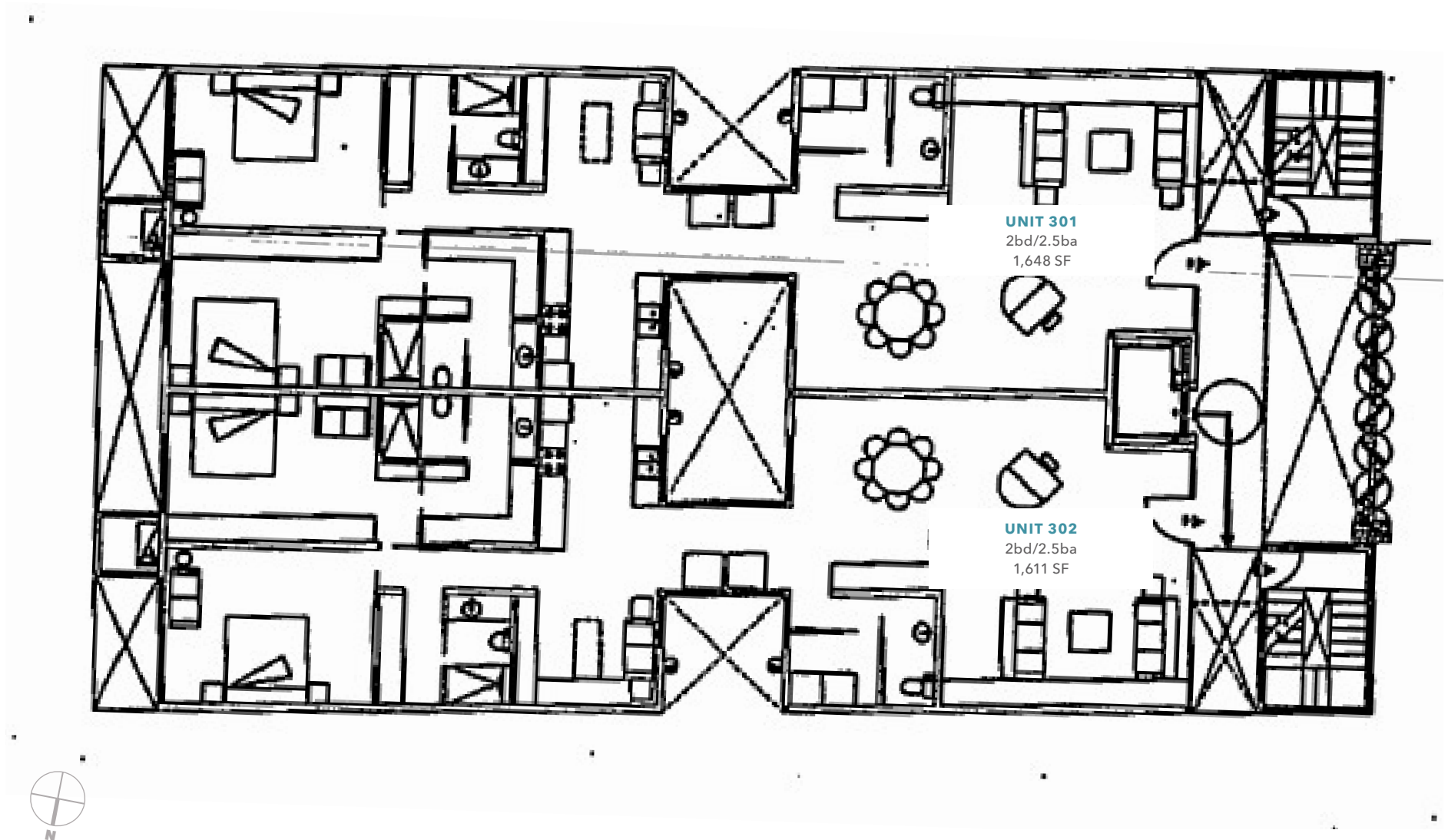
GROUND FLOOR/ COMMERCIAL



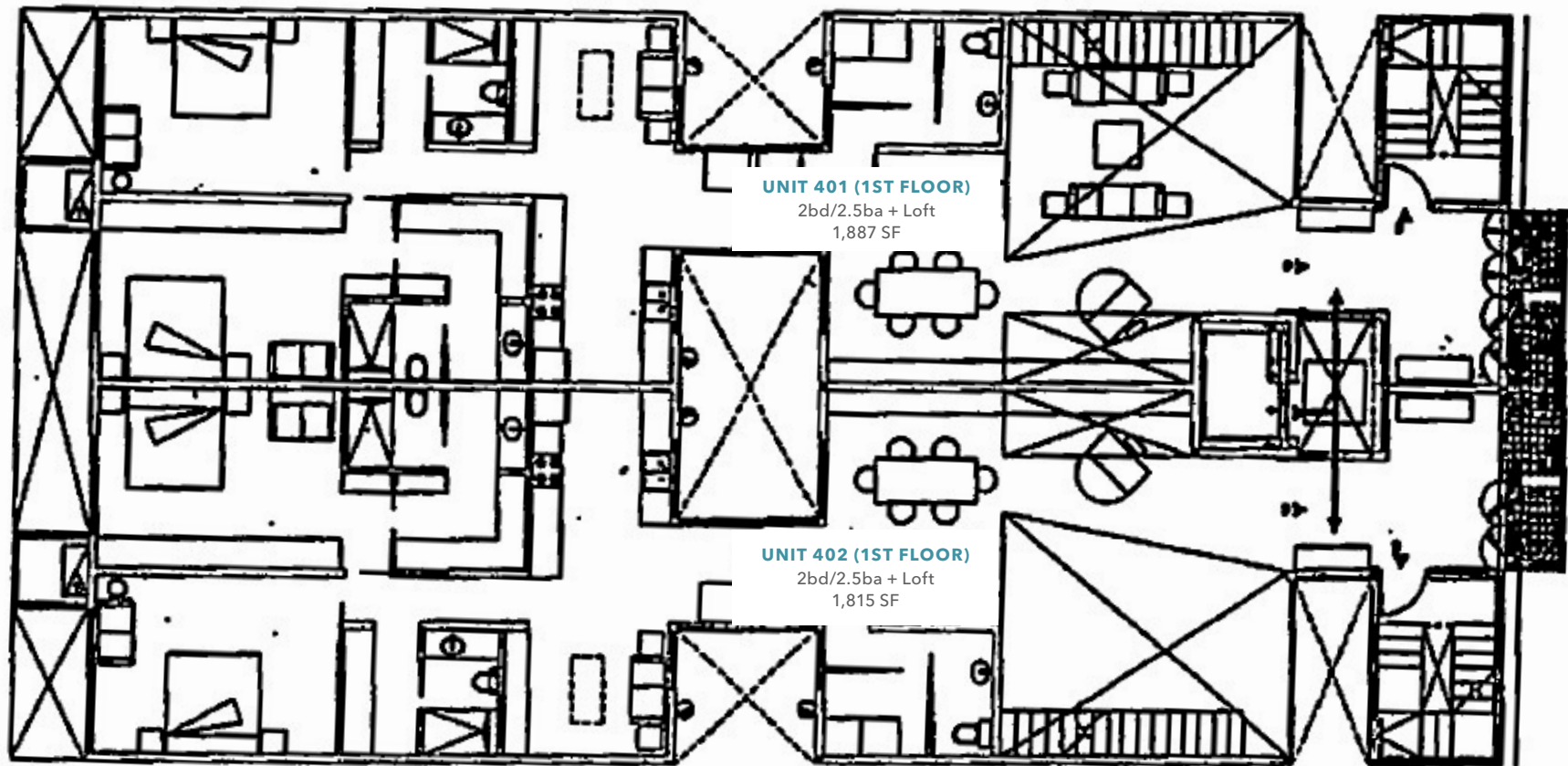
2ND FLOOR



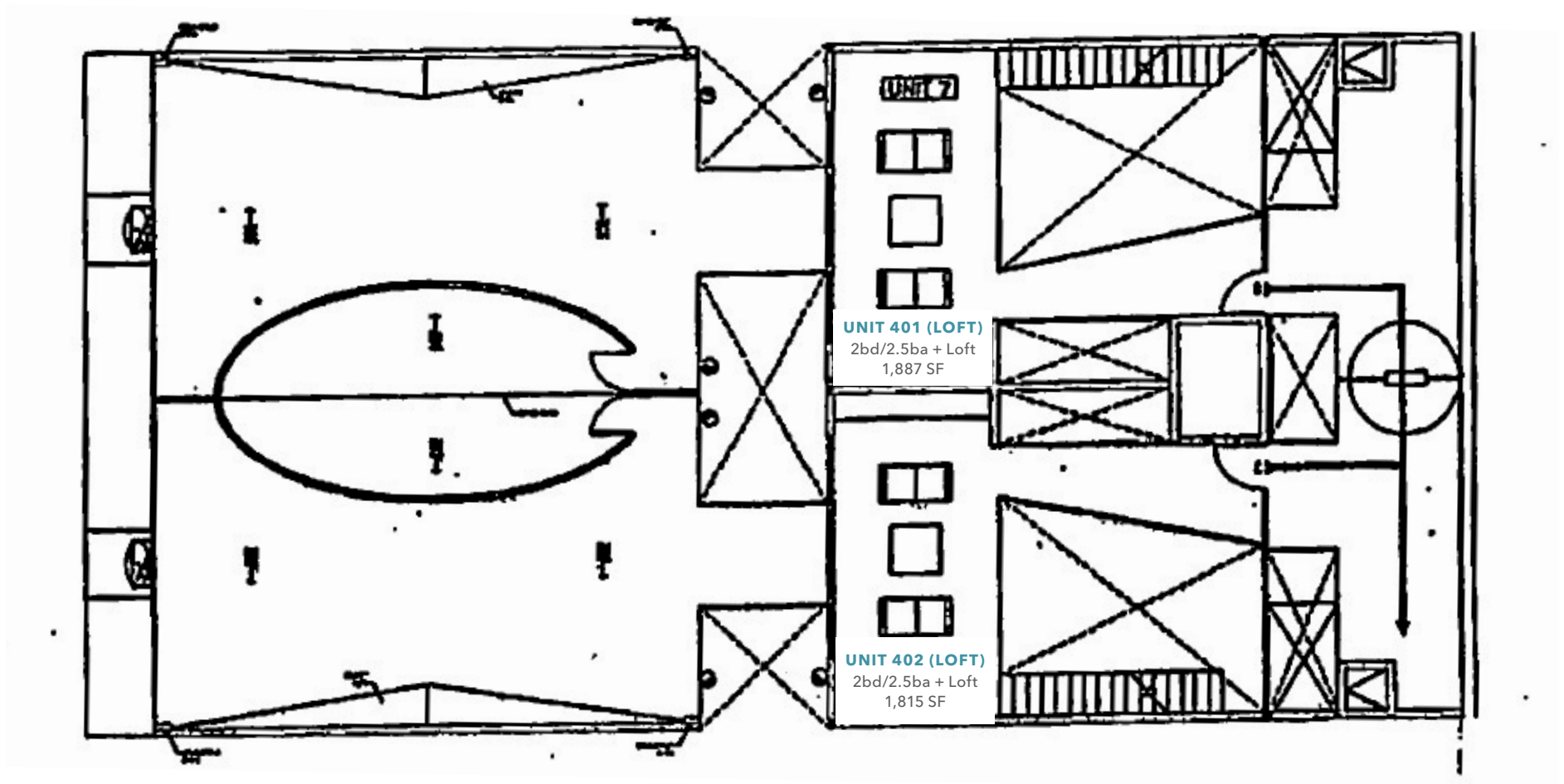
3RD FLOOR



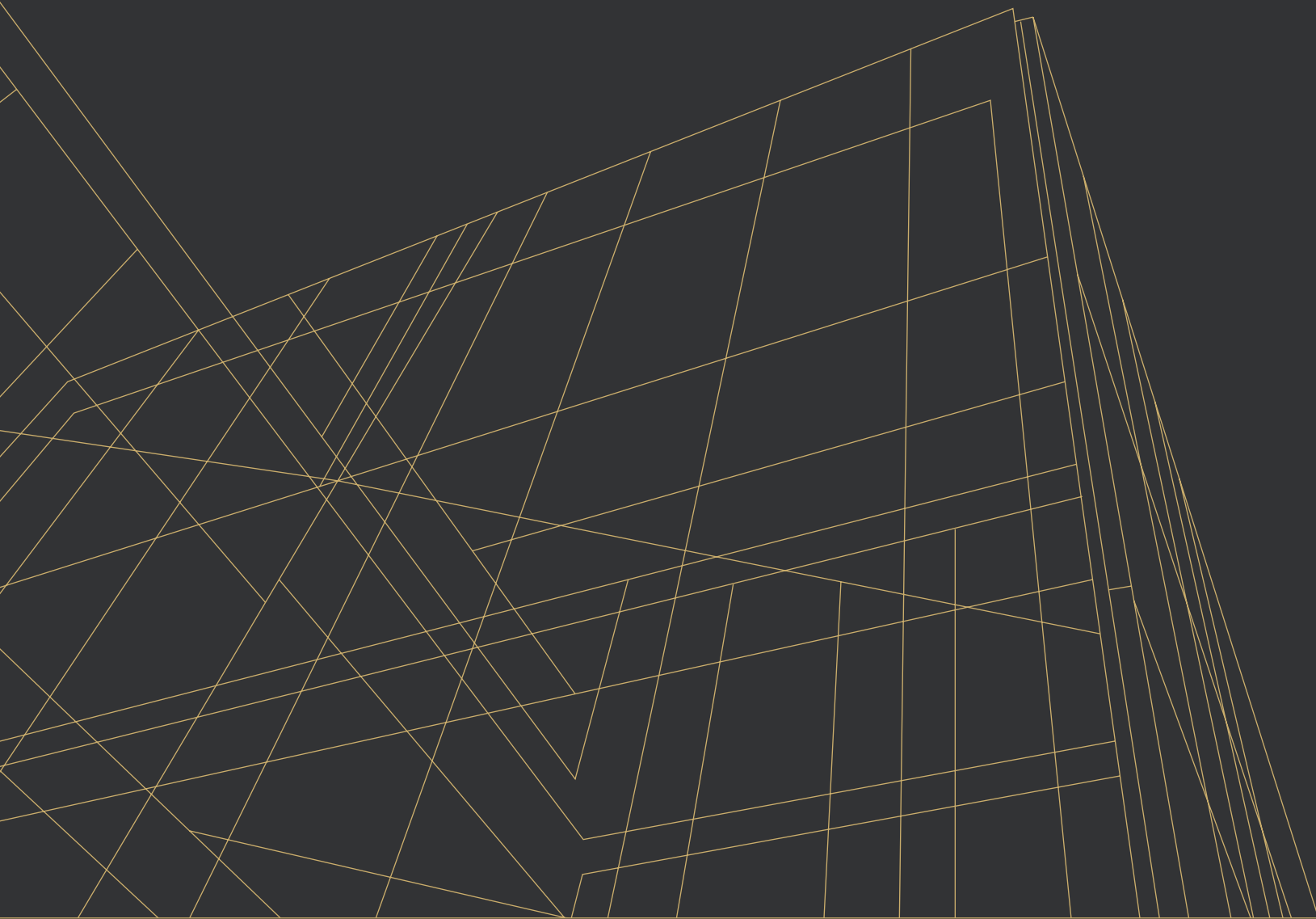
PENTHOUSE LOWER LEVEL



PENTHOUSE UPPER LEVEL







FINANCIALS

# Units	Unit Type	Sq. Ft.	Total Sq.Ft.	Actual Rent	\$/Sq.Ft.	Total Rent	Mkt Rent	\$/Sq.Ft.	Total Mkt
1	OFFICE/RETAIL	1007	1,007	\$2,699	\$2.68	\$2,699	\$3,000	\$2.98	\$3,000
4	2BD/2BA 2ND FLOOR	1233	4,931	\$3,525	\$2.86	\$14,100	\$3,700	\$3.00	\$14,800
2	2BD/2.5BA 3RD FLOOR	1630	3,259	\$3,895	\$2.39	\$7,790	\$4,500	\$2.76	\$9,000
2	2BD/2.5BA +LOFT	1850	3,700	\$4,948	\$2.67	\$9,895	\$5,500	\$2.97	\$11,000
9	Total/Avg	1,433	12,897	\$3,832	\$2.67	\$34,484	\$4,200	\$2.93	\$37,800

ANNUALIZED GROSS INCOME						\$413,808			\$453,600
Vac / Collect	3.00%	Mkt Vacancy	3.00%			(\$12,414)			(\$13,608)

ADJUSTED GROSS INCOME						\$401,394			\$439,992
RUBS						\$0			\$9,312

EFFECTIVE GROSS INCOME				2024 Actual EGI		\$374,270			
						\$401,394			\$449,304

			<u>2024 ACTUAL</u>	<u>PROFORMA</u>
			<u>EXPENSES</u>	
Less Estimated Expenses:				
Property Taxes	1.22804%	\$/UNIT	\$/YEAR	\$/YEAR
Fixed Assessment		\$8,869	\$79,823	\$79,823
Insurance		\$351	\$3,155	\$3,155
		\$1,536	\$13,821	\$13,821
<u>Controllable Expenses</u>				
Administrative		\$334	\$3,008	\$1,000
Contract Services		\$231	\$2,076	\$2,076
Elevator Maintenance		\$1,012	\$9,108	\$9,108
Legal and Professional		\$111	\$999	\$999
Off-Site Management	4.00%	\$2,368	\$21,312	\$17,600
Repairs, Cleaning & Maintenance		\$4,869	\$43,822	\$10,000
Utilities: Water/Trash/Electricity/Phone		\$3,888	\$34,994	\$34,994
Reserves		\$200	\$0	\$1,800
			\$212,117	\$174,375
Exp./unit:			\$23,569	\$19,375
Exp/psf:			\$16.45	\$13.52
Exp. % of SGI:			51.3%	42.1%

NET OPERATING INCOME						\$227,019			\$274,929
Amortization				30					
Rate				6.00%					
Debt Service	\$2,500,000 @					\$179,865			\$179,865
CASH FLOW						\$47,154			\$95,064

Cash on Cash Return	1.18%	2.38%
Principal Loan Reduction	\$29,865	\$29,865
Total Return	\$77,019	\$124,929
Return on Equity	1.93%	3.12%
DCR	1.26	1.53

OFFERING
SUMMARY

\$6,500,000

VALUATION

\$722,222

PRICE / UNIT

\$504

PRICE / RENTABLE SF

DOWN PMT \$4,000,000

% DOWN 62%

IN-PLACE CAP 3.49%

IN-PLACE GRM 15.7

MARKET CAP 4.23%

MARKET GRM 14.3

INCOME & EXPENSE NOTES

In-Place Income & Expenses are based on the 2024 Year End Operating Statement unless otherwise noted below.

INCOME NOTES

UNIT SIZE	Unit size is based on average unit size on the Rent Roll dated June 2025. Buyer to verify.
IN PLACE RENT	From rent roll dated June 2025 with assumption that vacant unit #204 is rented at market rent
RUBS INCOME	Proforma assumes tenants in eight residential units pay RUBS in the amount of \$100/month with 97% collections.
VACANCY	Underwritten at 3% per industry standard.

EXPENSE NOTES

PROPERTY TAXES	Calculated on millage rate of 1.22804%. Property is reassessed at time of sale
FIXED ASSESSMENTS	Based on the property tax bill for 2024/2025. Fixed assessments includes a Little Italy Maintenance for of \$3,124.72
MANAGEMENT	Professional, off-site management. Assumes 4.00% of collected rents, which is the industry average for this property size
REPLACEMENT RESERVES	Assumes \$200 per unit per year which is the industry average





CONDO SALE PROJECTIONS

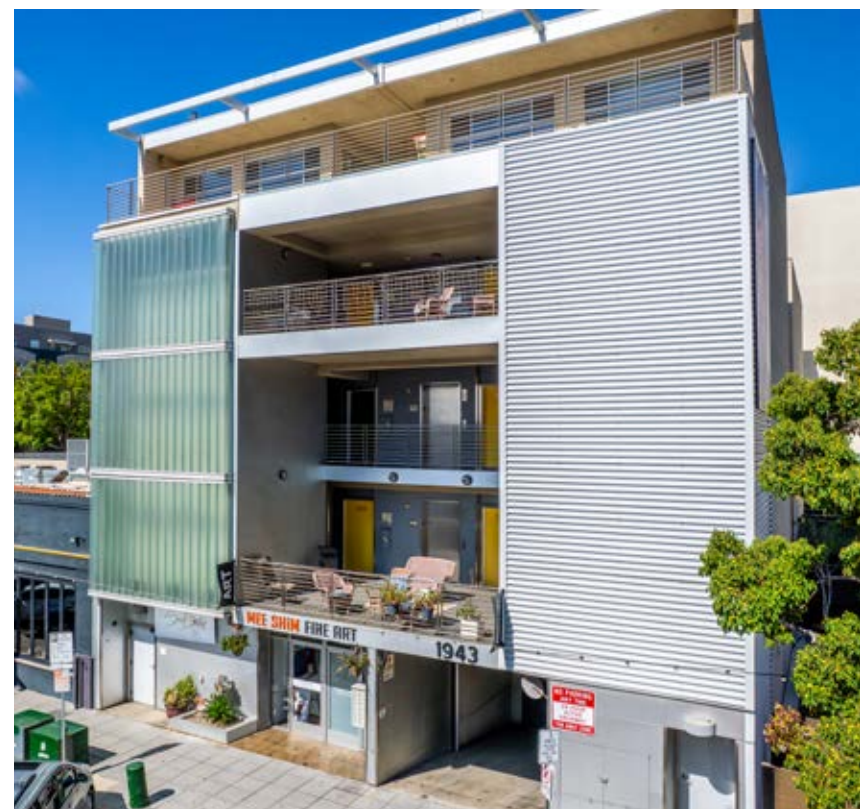
No.	Floor plan	Sq. Ft.	Price	Price/SqFt	Total Price
1	OFFICE/ RETAIL SPACE	1,007	\$595,000	\$591	\$595,000
4	2BD/2BA 2ND FLOOR	1,233	\$795,000	\$645	\$3,180,000
2	2BD/2.5BA 3RD FLOOR	1,630	\$1,195,000	\$733	\$2,390,000
2	2BD/2.5BA +LOFT	1,850	\$1,350,000	\$730	\$2,700,000
9	Totals	1,433	\$985,000	\$687	\$8,865,000

GROSS POTENTIAL SALES **\$8,865,000**

Purchase Price		(\$6,500,000)
Brokerage Costs	5% of Gross Sales	(\$443,250)
Improvement Costs	\$50,000/unit	(\$450,000)
White Report/ HOA		(\$50,000)
Carry Costs		(\$500,000)

DEVELOPER PROFIT **\$921,750**

Note: The owner is willing to carry back a loan on the property. Call Merrick Matricardi for more information 858.369.3085.





RENT & SALE COMPARABLES

SALE COMPARABLES

SUBJECT



1943 INDIA STREET, LITTLE ITALY

DATE SOLD	For Sale
PRICE	\$6,500,000
PRICE / UNIT	\$722,222
PRICE / SF	\$504
CAP RATE	3.49%
GRM	15.8
UNITS	9 (including retail)
YEAR BUILT	2006
NOTES	

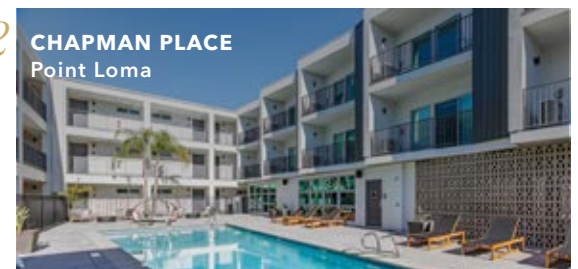
01



3625 INDIA STREET, MISSION HILLS

DATE SOLD	4/10/2025
PRICE	\$12,750,000
PRICE / UNIT	\$531,250
PRICE / SF	\$542
CAP RATE	5.20%
GRM	not reported
UNITS	19 Units + 2 Live Work + 3 Commercial
YEAR BUILT	2011
NOTES	

02



3910 CHAPMAN ST, POINT LOMA

DATE SOLD	4/12/2025
PRICE	\$31,250,000
PRICE / UNIT	\$381,098
PRICE / SF	\$539
CAP RATE	5.25%
GRM	not reported
UNITS	82
YEAR BUILT	2023
NOTES	

03



3779 RAY STREET, NORTH PARK

DATE SOLD	11/21/2024
PRICE	\$15,187,500
PRICE / UNIT	\$799,342
PRICE / SF	\$782
CAP RATE	not reported
GRM	not reported
UNITS	19
YEAR BUILT	2020
NOTES	All Cash Sale

04



4365 OHIO STREET, NORTH PARK

DATE SOLD	7/3/2024
PRICE	\$5,500,000
PRICE / UNIT	\$916,667
PRICE / SF	\$550
CAP RATE	4.82%
GRM	not reported
UNITS	6
YEAR BUILT	2021
NOTES	

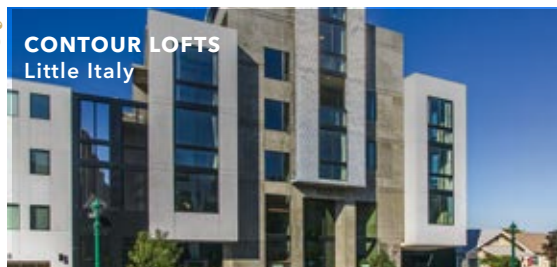
05



320 W CEDAR, LITTLE ITALY

DATE SOLD	9/11/2023
PRICE	\$21,350,000
PRICE / UNIT	\$474,444
PRICE / SF	\$783
CAP RATE	4.25%
GRM	-
UNITS	45 + 1,585 SF Retail
YEAR BUILT	2019
NOTES	Off Market Sale

06

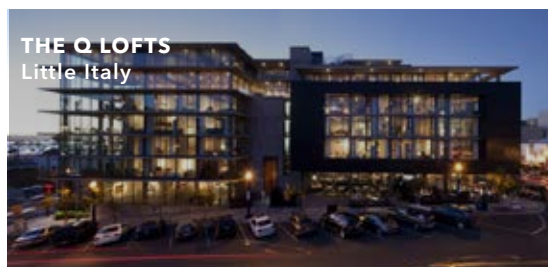


CONTOUR LOFTS
Little Italy

2120 COLUMBIA ST, LITTLE ITALY

DATE SOLD	8/21/2023
PRICE	\$20,750,000
PRICE / UNIT	\$768,519
PRICE / SF	\$741
CAP RATE	2.90%
GRM	not reported
UNITS	27
YEAR BUILT	2019
NOTES	Loan Assumption

07

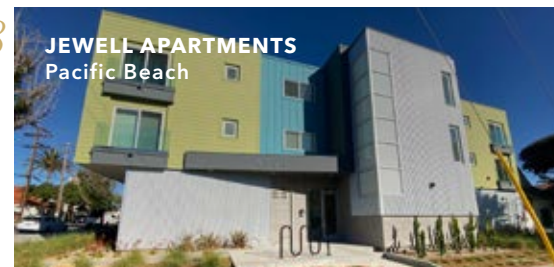


THE Q LOFTS
Little Italy

710-750 W FIR ST, LITTLE ITALY

DATE SOLD	9/20/2023
PRICE	\$34,200,000
PRICE / UNIT	\$1,179,310
PRICE / SF	\$927
CAP RATE	not reported
GRM	not reported
UNITS	29 + Retail
YEAR BUILT	2010
NOTES	Includes 7,000-SF penthouse, office spaces, and 1st floor restaurants

08

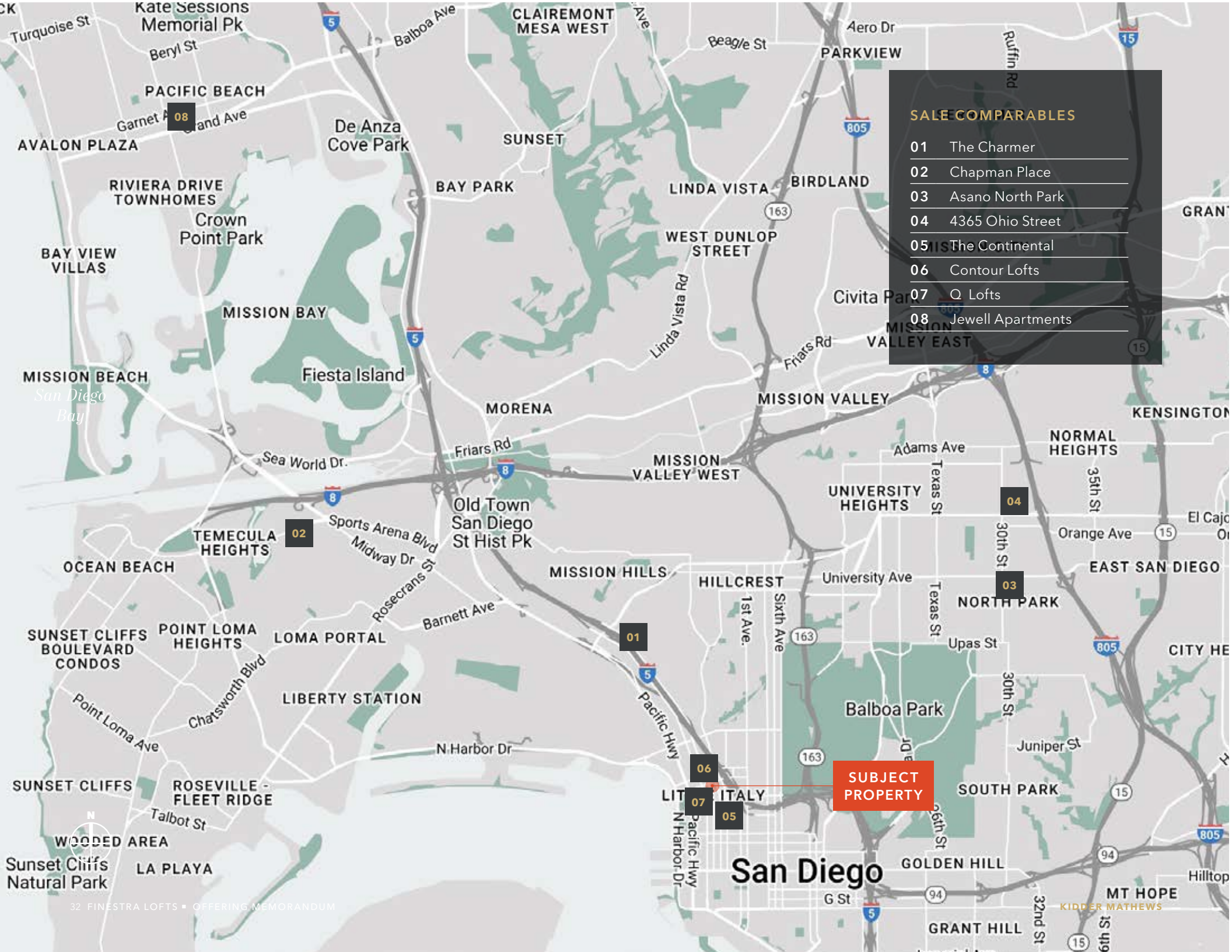


JEWELL APARTMENTS
Pacific Beach

1704 HONBLEND, PACIFIC BEACH

DATE SOLD	6/11/2024
PRICE	\$13,280,000
PRICE / UNIT	\$664,000
PRICE / SF	\$862
CAP RATE	3.2%
GRM	20.3
UNITS	20 + Retail
YEAR BUILT	2023
NOTES	





SALE COMPARABLES

01

The Charmer

02

Chapman Place

03

Asano North Park

04

4365 Ohio Street

05

The Continental

06

Contour Lofts

07

Q Lofts

08

Jewell Apartments

SUBJECT
PROPERTY

San Diego

RENT COMPARABLES

SUBJECT



FINESTRA LOFTS

1943 India Street, Little Italy

UNITS	9
YEAR BUILT	2006
PARKING	Secured parking garage
AMENITIES	Common patio area, Secured entry

Unit Type	Size (SF)	Asking Rent	Rent \$/SF
2 BD / 2 BA	1,233	\$3,525	\$2.86
2 BD / 2 BA	1,630	\$3,895	\$2.39
2 BD / 2.5 BA + LOFT	1,850	\$4,948	\$2.67

01



IL PALAZZO

2040 Columbia St, San Diego, 92101

UNITS	108
YEAR BUILT	2004
PARKING	Secured parking garage
AMENITIES	Fitness center, Rooftop lounge, Secured entry

Unit Type	Size (SF)	Asking Rent	Rent \$/SF
2 BD / 1 BA	670	\$3,217	\$4.80
2 BD / 2 BA	782	\$3,180	\$4.07
2 BD / 2 BA	1,113	\$3,226	\$2.90

02



OLEA

2250 India Street, Little Italy

UNITS	30
YEAR BUILT	2014
PARKING	Underground parking
AMENITIES	Secured entry

Unit Type	Size (SF)	Asking Rent	Rent \$/SF
2 BD / 2 BA	915	\$3,495	\$3.81

03



ELAN LUXO II

1907 Columbia St, Little Italy

UNITS	40
YEAR BUILT	2013
PARKING	Underground parking
AMENITIES	Secured entry

Unit Type	Size (SF)	Asking Rent	Rent \$/SF
2 BD / 1 BA	1,015	\$3,130	\$3.08
2 BD / 2 BA	1,100	\$3,470	\$3.15
2 BD / 2 BA	1,125	\$4,070	\$3.61

RENT COMPARABLES

SUBJECT



FINESTRA LOFTS

1943 India Street, Little Italy

UNITS	9
YEAR BUILT	2006
PARKING	Secured garage
AMENITIES	Common patio area, Secured entry

Unit Type	Size (SF)	Asking Rent	Rent \$/SF
2 BD / 2 BA	1,233	\$3,525	\$2.86
2 BD / 2 BA	1,630	\$3,895	\$2.39
2 BD / 2.5 BA + LOFT	1,850	\$4,948	\$2.67

04



VALENTINA BY ALTA

1919 Pacific Hwy, Little Italy

UNITS	110
YEAR BUILT	2019
PARKING	Secured garage
AMENITIES	Pool, Fitness center, Sky Lounge, Bike Storage

Unit Type	Size (SF)	Asking Rent	Rent \$/SF
2 BR / 2 BA	1,171	\$4,554	\$3.89
2 BR / 2 BA	1,322	\$5,063	\$3.83

05



1810 STATE

1810 State St, San Diego, CA 92101

UNITS	99
YEAR BUILT	2017
PARKING	Secured garage
AMENITIES	Spa, Rooftop patio

Unit Type	Size (SF)	Asking Rent	Rent \$/SF
2 BR / 2 BA	1,037	\$4,130	\$3.98
2 BR / 2 BA	1,095	\$4,445	\$4.06

06



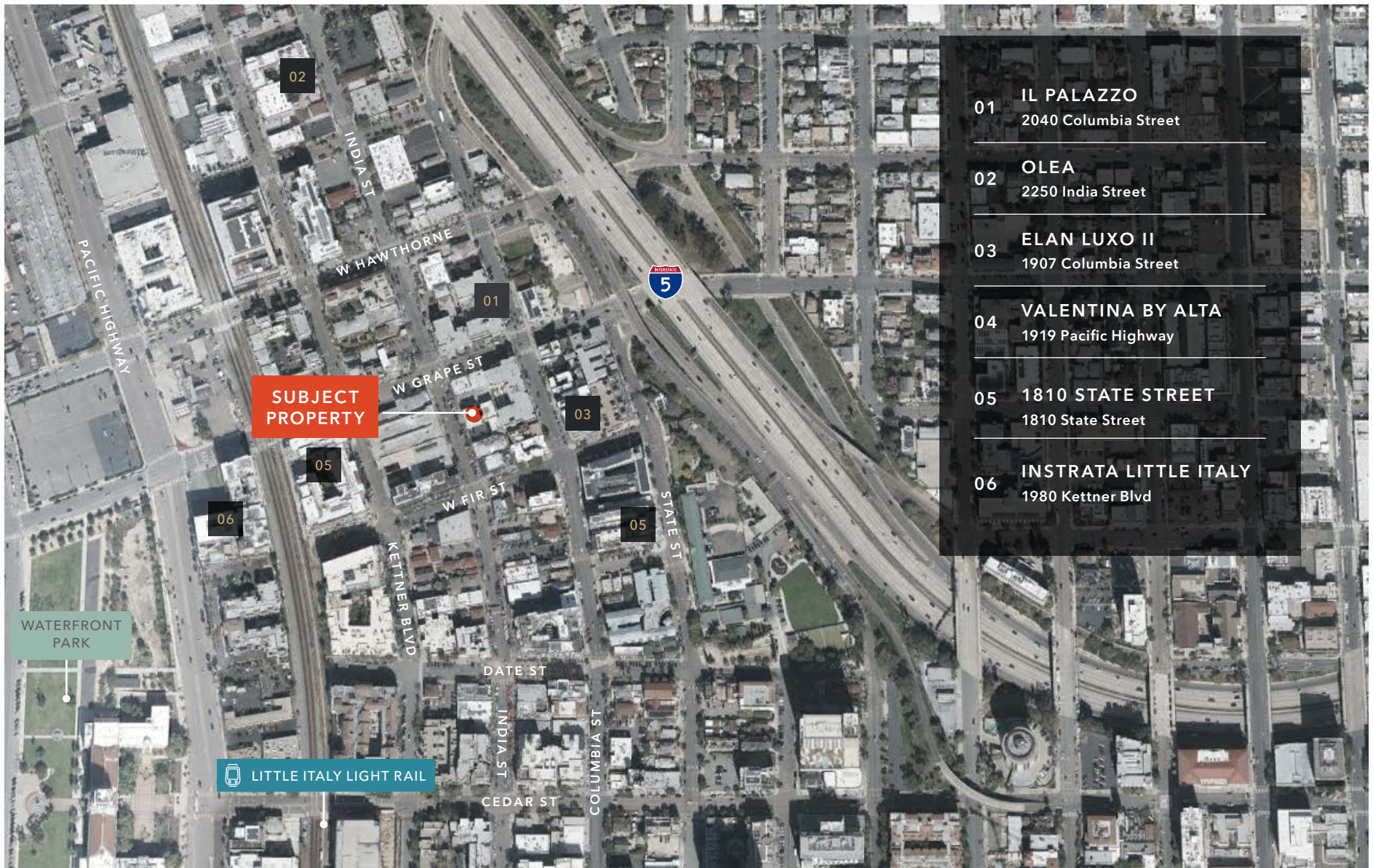
INSTRATA LITTLE ITALY

1980 Kettner Blvd, Little Italy

UNITS	199
YEAR BUILT	2014
PARKING	Secured garage
AMENITIES	Pool, Spa, Fitness, Golf Sim, Lounge

Unit Type	Size (SF)	Asking Rent	Rent \$/SF
2 BR / 2 BA	1,105	\$3,878	\$3.51
2 BR / 2 BA	1,215	\$4,122	\$3.39

RENT COMPARABLES MAP



CONDOMINIUM SALE COMPARABLES

Sale comparables for individual condominium units include all attached condo units within Little Italy with 1,000 square feet or more of living space and irrespective of year built or number of bedrooms/bathrooms. We excluded any units with unobstructed views on Pacific Highway or in high rise buildings (unit entry above ten stories).

\$888,000

AVG SALE PRICE

\$716

AVG SALE PRICE /SF

\$24

AVG DAYS ON MARKET

Address	Type	SF	Sale Price	SP/SF	Days on Market
425 W Beech St. 303	2bd/2ba	1,069	\$751,000	\$703	27
1325 Pacific Hwy. 604	2bd/2ba	1,324	\$1,125,000	\$850	38
1601 India Street 414	2bd/2ba	1,291	\$816,000	\$632	7
300 W Beech St 809	2bd/2ba	1,144	\$890,000	\$778	10
1494 Union Street 406	2bd/2ba	1,170	\$789,900	\$675	68
1501 India St. 512	2bd/2ba	1,276	\$909,800	\$713	69
1501 India Street 411	2bd/2ba	1,422	\$800,000	\$563	28
1494 Union Street 1003	1bd/2ba	1,179	\$685,000	\$581	12
1431 Pacific Hwy 408	2bd/2ba	1,187	\$875,000	\$737	10
1388 Kettner Blvd 509	2bd/2ba	1,375	\$1,285,000	\$935	1
1501 Front St 408	2bd/2ba	1,058	\$670,000	\$633	15
425 W Beech St 415	2bd/2ba	1,045	\$750,000	\$718	31
1431 Pacific Hwy 206	2bd/2ba	1,190	\$900,000	\$756	61
1608 India St 209	2bd/2ba	1,200	\$830,000	\$692	22
1780 Kettner Blvd 809	0bd/2ba	1,667	\$1,435,000	\$861	0
1501 Front St. 209	2bd/2ba	1,106	\$699,000	\$632	49
AVERAGE	2BD/2BA	1,231	\$888,169	\$716	28
Median	2bd/2ba	1,179	\$823,000	\$708	24





LOCATION OVERVIEW

LOCATION OVERVIEW





ONE OF SAN DIEGO'S MOST SOUGHT-AFTER SUBMARKETS

Known for its rich cultural heritage, diverse dining scene, and engaging community events, Little Italy is an affluent, highly walkable and vibrant submarket in San Diego County.

The residential real estate market has seen significant demand, with a mix of condos, apartments, and some single-family homes attracting young professionals, families, and retirees. As a result, property values have been on the rise, and rental prices generally exceed the San Diego average, reflecting the area's desirability.

The commercial sector thrives with numerous acclaimed restaurants, cafes, and boutiques, contributing to a lively atmosphere that draws both locals and tourists, especially during events like the Little Italy Festa and the Farmer's Market.

The neighborhood benefits from strong public transportation options, including nearby trolley

and bus services, which enhance accessibility. San Diego's International Airport is just two-miles from the subject.

Ongoing urban development projects are further enriching the area, introducing new mixed-use buildings that combine residential and commercial spaces. Little Italy hosts various cultural events throughout the year, fostering a strong sense of community and appealing to residents who enjoy its walkability, parks, and waterfront access.

Little Italy remains a dynamic neighborhood that successfully blends cultural richness with modern living, making it an attractive location for both investment and lifestyle.

99

WALK SCORE

\$850K

AVERAGE HOME
VALUE

\$156K

AVG HOUSE HOLD
INCOME

80%

COLLEGE DEGREE
OR HIGHER

LITTLE ITALY MARKET OVERVIEW

Quality of Life

Little Italy, San Diego, offers a high quality of life characterized by a vibrant community atmosphere, rich cultural experiences, and diverse dining options. Residents enjoy walkable streets, beautiful parks, and waterfront access, all within a lively setting that hosts frequent events and markets, creating a strong sense of connection and engagement among neighbors.

Dining & Nightlife

Little Italy is known for its dining & nightlife. The neighborhood boasts an array of restaurants, ranging from casual eateries to upscale dining, with a strong emphasis on Italian cuisine. Iconic spots like Bencotto Italian Kitchen and Monello attract food enthusiasts, while seafood restaurants such as Ironside Fish & Oyster are popular for their fresh offerings.

Community Events/Spaces

Numerous events throughout the year include weekly farmers' markets, cultural festivals, and outdoor movie nights, fostering a strong sense of community engagement. The neighborhood features several parks and green spaces, such as Amici Park and the waterfront promenade, which provide areas for recreation, relaxation, and community gatherings.



ARTS & CULTURAL EVENTS

Little Italy's Farmers' Market

Every Saturday with fresh produce, organic fruits and vegetables, meats, flowers, home accessories, gifts and more. There are over 150 vendors and live music and performances.

ArtWalk (Spring & Fall)

ArtWalk, San Diego's premier arts and music cultural event with a variety of art booths and performances of artists, musicians and dancers. The event also includes a KidsWalk in Amici Park, where kids can create their own works of art.

Sicilian Festival (Fall)

This annual festival celebrates all things Sicilian filled with authentic Sicilian cuisine, traditional music, and a Sicilian heritage pavilion.

Taste of Little Italy (Spring)

The Taste of Little Italy is an annual event where ticket holders can sample appetizers, desserts and specialty beverages from a mix of traditional Italian restaurants and eclectic eateries.

West Coast Stickball Tournament (September)

The streets of Little Italy come alive with the good ol' American (East Coast) past-time: Stickball. Every year local teams come together to play for the right to call themselves the king of the block; the champions.

Annual Little Italy FESTA (October)

The largest Italian Festival on the West Coast, Little Italy's Festa is a San Diego tradition which spans two decades. The Festa attracts of 100,000 attendees and displays the rich culture of Italy and offers great entertainment, food, and art.

Trick-or-Treat on India Street (October)

A family-fun and safe trick-or-treating experience, where children can trick or treat at local businesses and restaurants.

Tree Lighting & Christmas Village

Held on the first Saturday in December the annual Little Italy Tree Lighting & Christmas Village is an evening of music, free Italian cookies, cider & coffee, shopping and more.

PARKS & COMMUNITY SPACES

Amici Park

Amici Park features bocce ball courts, a small Amphitheater, basketball courts, kids play area, a large green playing field and a leash-free dog park.

Waterfront Park

Completed in 2014, the Waterfront Park It spans 12 acres by the bay and features grassy areas, gardens, picnic spaces, playground and interactive water fountain.

Piazza della Famiglia

The 10,000 SF public plaza was designed to emulate the grand piazzas found in Italy. The community gathering space hosts concerts and cultural events.



LOCATION OVERVIEW



LOCATION AMENITIES

EAT + DRINK

- 01 Above Ash Social
- 02 Allegro
- 03 Assenti's Pasta
- 04 Bar One
- 05 Barbusa
- 06 Bayside Kitchen + Bar
- 07 Bencotto Italian Kitchen
- 08 Bobboi Natural Gelato
- 09 Bottlecraft
- 10 Breakfast at Stephanie's
- 11 Bun & Patti
- 12 Buon Appetito
- 13 Burgeon at The Arbor
- 14 Burger Lounge
- 15 Camino Riviera
- 16 Civico 1845
- 17 Cloak and Petal
- 18 Coco Maya by Miss B's
- 19 Craft & Commerce
- 20 Crudo Ceviche & Oyster Bar
- 21 Davanti Enoteca
- 22 Extraordinary Desserts

EAT + DRINK

- 23 Filippi's Pizza Grotto
- 24 Fisher's
- 25 Frost Me Cafe & Bakery
- 26 Harbor Breakfast
- 27 Herb & Wood
- 28 Holy Paleta
- 29 Ironside Fish & Oyster Bar
- 30 Isola Pizza Bar
- 31 Jack in the Box
- 32 Juniper and Ivy
- 33 Kettner Exchange
- 34 King and Queen Cantina
- 35 Landini's Pizzeria
- 36 Mimmo's
- 37 Mona Lisa Italian Foods
- 38 Monello
- 39 Mr. Moto Pizza
- 40 Music Box
- 41 Nolita Hall
- 42 Nonna Italian Comfort Food
- 43 Pappaleco
- 44 Petrini's

EAT + DRINK

- 45 Pop Pops Paletas
- 46 Postino
- 47 Princess Pub & Grille
- 48 Puerto La Boca Argentinian ResT
- 49 Queenstown Public House
- 50 Ristorante Illando
- 51 RoVino Rotisserie + Wine
- 52 Salt & Straw
- 53 Shake Shack
- 54 Shino Sushi & Kappo
- 55 Sogno Di Vino
- 56 Solunto
- 57 Sorrento
- 58 The Crack Shack
- 59 The Glass Door
- 60 The Kebab Shop
- 61 The Yasa i
- 62 Underbelly
- 63 Vinarius Wine Bar & Restaurant
- 64 Vincenzo Cucina & Lou
- 65 Watercolors
- 66 Zinqué
- 67 Zucchero

CAFFEINE

- 01 AMICIBAR
- 02 Bird Rock Coffee Roasters
- 03 Caffè Italia
- 04 Influx
- 05 James Coffee Co.
- 06 Parakeet Cafe & Juicery
- 07 Starbucks

BREWERIES, BARS & TASTING ROOMS

- 01 3 Punk Ales
- 02 Ballast Point Tasting Room
- 03 Bolt Brewery
- 04 Born & Raised
- 05 M Winehouse
- 06 Pali Wine Co. Winery Tasting Room
- 07 Vino Carta
- 08 Waterfront Bar & Grill

LITTLE ITALY LOCATION

Little Italy is considered to be one of San Diego's hottest neighborhoods. The surge in interest is tied to the area's reputation for exciting nightlife, dining and exploding arts. Increasingly boutique stores, restaurants and other businesses are joining the established community. Little Italy's strategic cultural location and easy access to Interstate 5 and all points of interest in San Diego are important factors to the area's appeal. Recent redevelopment and multifamily construction has rapidly increased, as many seasoned developers many seasoned developers recognize the transformative nature of the area.



Little Italy has been featured multiple times as one of the best neighborhoods in San Diego Magazine's annual readers' poll.



TRANSPORTATION

San Diego offers many modes of public transportation, providing travelers with economical and eco-friendly options to explore the region, including public buses, the San Diego Trolley, COASTER, SPRINTER, Pacific Surfliner, and Pedicabs. Two of the most used is the San Diego Trolley & the city's own international airport.

SAN DIEGO TROLLEY

Finestra Lofts is walking distance (5 blocks or 0.3 miles) from the Little Italy Trolley Station, which is served by the Green Line of the MTS Trolley.

The San Diego Trolley provides convenient services from key locations downtown, including the Santa Fe Depot and the San Diego Convention Center, crisscrossing through downtown and out to various locations like Old Town, Mission Valley, El Cajon, Santee and San Ysidro, which is on the Mexican border. The new University of California San Diego (UCSD) Blue Line trolley extension also expands service northward to Clairemont, the UCSD/La Jolla area and the Westfield University City shopping center.

The Trolley line connects to Amtrak's Pacific Surfliner Trains and North County's COASTER train at the Santa Fe Depot station.

The San Diego Trolley provides traffic-free commutes to the numerous amenities around the city.

SAN DIEGO INTERNATIONAL AIRPORT

The San Diego International Airport (SAN) is less than two miles from the subject and provides commercial air transportation to roughly 20 million passengers annually. The two terminals at SAN service 18 airlines which connect to 60 nonstop destinations worldwide.



SAN DIEGO TROLLEY ROUTES

	American Plaza-San Ysidro/Tijuana TC
	Blue Line Extension-San Ysidro/Tijuana TC to UCSD
	Gillespie Field-Santa Fe Depot
	Santee Town Center-12th & Imperial TC
	Normal Station
	Interchange Station
	Terminal Station
	MTS Bus Route 992 to Airport
	COASTER & Amtrak Pacific Surfliner to Points North

LITTLE ITALY DEMOGRAPHICS

POPULATION

	Little Italy Submarket
2024 TOTAL	6,267
2029 PROJECTION	7,082
2020 CENSUS	5,827
PROJECTED GROWTH 2024 - 2029	2.48%
MEDIAN AGE 2024	36.8

EMPLOYMENT & INCOME

2024 AVERAGE HH INCOME	\$156,361
2029 AVERAGE HH INCOME	\$171,947
2024 PER CAPITA INCOME	\$105,235
TOTAL EMPLOYEES 2024	5,498

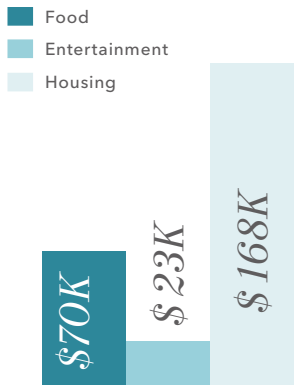
HOUSEHOLDS

2024 HOUSING UNITS	4,941
2029 PROJECTED HOUSING UNITS	5,581
2020 CENSUS	747
2024 AVERAGE HH SIZE	1.46
OWNER-OCCUPIED 2024	17.5%
AVERAGE HOME VALUE 2024	\$846,672

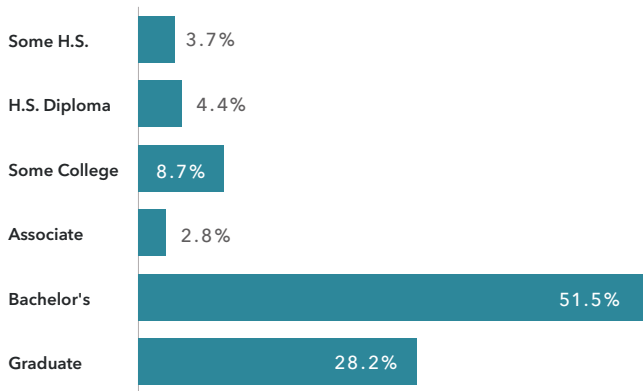
AVERAGE HOUSEHOLD INCOME



CONSUMER SPENDING

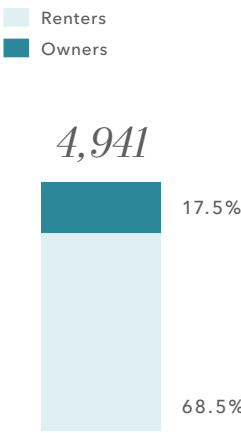


EDUCATION (2024)



Data Source: ©2024 ESRI

HOUSING UNITS





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