

21
00

2100
KETTNER
LITTLE
ITALY



WHAT'S INSIDE IS ONLY HALF THE STORY.

Embrace both work and leisure, the grand and the minutia, the history and the innovation at 2100 Kettner - the newest block in San Diego's coolest, energetic, urban village.







~ 210,000

**SQUARE FEET,
OFFICE**

~ 15,000

**SQUARE FEET,
RETAIL**

~ 45,000

**AVG OFFICE FLOOR
PLATE SF**



267

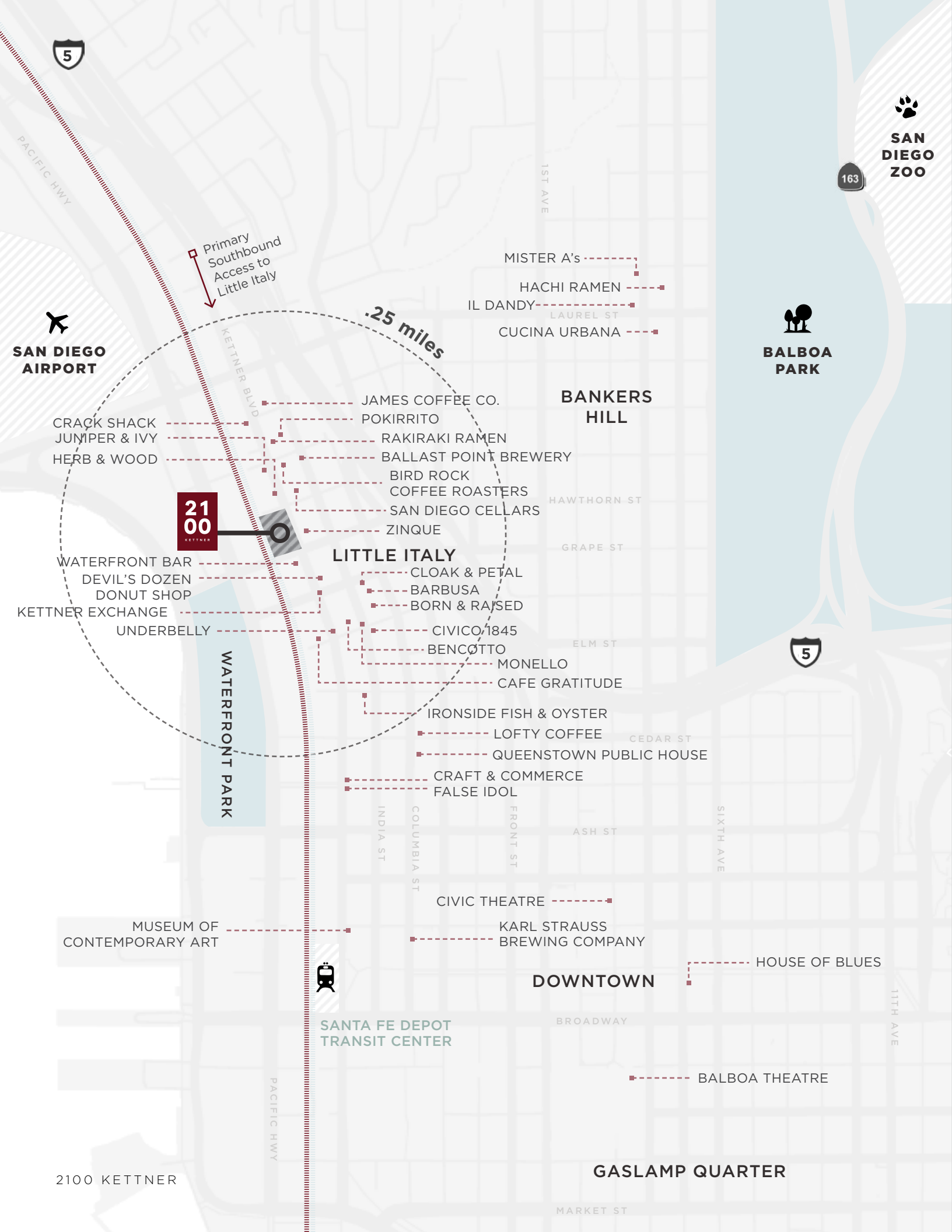
PARKING

Q1 2021

EST DELIVERY

PLATINUM

LEED TARGET



PACIFIC HWY


SAN DIEGO AIRPORT

Primary Southbound Access to Little Italy

.25 miles

1ST AVE


SAN DIEGO ZOO



BALBOA PARK

MISTER A's
HACHI RAMEN
IL DANDY
CUCINA URBANA

BANKERS HILL

CRACK SHACK
JUMPER & IVY
HERB & WOOD

21 00
KETTNER

JAMES COFFEE CO.
POKIRRITO
RAKIRAKI RAMEN
BALLAST POINT BREWERY
BIRD ROCK COFFEE ROASTERS
SAN DIEGO CELLARS
ZINQUE

HAWTHORN ST

GRAPE ST

WATERFRONT BAR
DEVIL'S DOZEN
DONUT SHOP
KETTNER EXCHANGE
UNDERBELLY

LITTLE ITALY

CLOAK & PETAL
BARBUSA
BORN & RAISED
CIVICO 1845
BENCOTTO
MONELLO
CAFE GRATITUDE

ELM ST

IRONSIDE FISH & OYSTER
LOFTY COFFEE
QUEENSTOWN PUBLIC HOUSE
CRAFT & COMMERCE
FALSE IDOL

CEDAR ST

ASH ST

SIXTH AVE



WATERFRONT PARK

INDIA ST

COLUMBIA ST

FRONT ST

CIVIC THEATRE

KARL STRAUSS
BREWING COMPANY

DOWNTOWN

HOUSE OF BLUES

MUSEUM OF CONTEMPORARY ART



**SANTA FE DEPOT
TRANSIT CENTER**

BROADWAY

11TH AVE

BALBOA THEATRE

GASLAMP QUARTER

MARKET ST

2100 KETTNER



MORE THAN TUNA.

Little Italy as we see it today has long evolved since the 1920s when over 6,000 Italian-American families planted their roots and toiled to establish San Diego as the center of the world's flourishing tuna industry.

With some of the best retailers and chefs in town, Little Italy is the place to play for San Diego's professionals.

With the addition of 2100 Kettner and over 1,000 new residential units, Little Italy is positioning itself as the launchpad for innovation.

**WHERE
BRICK AND
TIMBER MEET
TOGETHER.**

Inspired by both the history of the neighborhood and its creative, energetic community, the building design reflects a symbiotic mix of materials and experiences, bridged together by an inviting open air staircase and numerous outward-facing balconies.



2100 KETTNER







FIRST CLASS RETAIL

fine-casual food & beverage,
design-centric retailers,
lifestyle fitness studio



URBAN LIVING ROOM

inviting outdoor work
& inspiring lounge areas



INVITING INDOOR + OUTDOOR ATMOSPHERE

prioritizing healthy
& happy workspaces





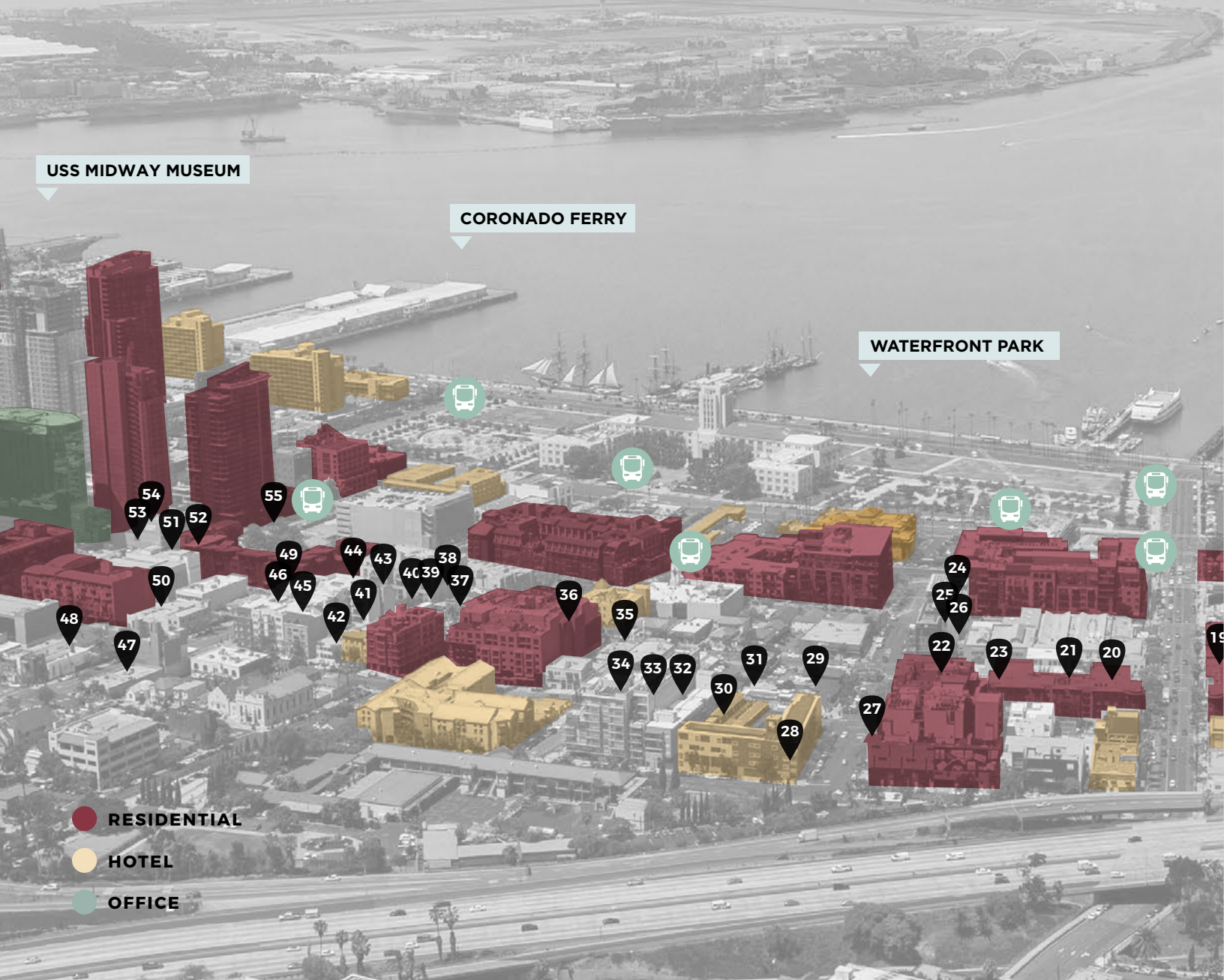
WORK HARD, EAT BETTER.

Recognized as a hotbed for cultural and culinary innovation, Little Italy is a place to see and be seen. Cafe seating line the streets, old and new businesses harmoniously stand side-by-side as people (and dogs) frequent the neighborhood's restaurants, breweries / wineries, coffee shops, art galleries and piazzas.

This hard-working spirit is built into the community's foundation, strengthened by top-of-class housing, high-street retail, transit, and historic landmarks - it's no wonder today's workforce has their eyes set on Little Italy.

There's a reason for the 5-star yelp reviews.





SURROUNDING INTERESTS

- | | | |
|------------------------------|------------------------------|--------------------------|
| 1. James Coffee | 11. Juniper and Ivy | 21. Cloak + Petal |
| 2. The Urban Shave | 12. Herb & Wood | 22. Barbusa |
| 3. El Camino Mexican Food | 13. Ballast Point Brewing | 23. Born + Raised |
| 4. Meyer Fine Art | 14. Waterfront Bar & Grill | 24. Cafe Gratitude |
| 5. Jacqueline Lavenu Gallery | 15. RoVino Rotisserie + Wine | 25. Underbelly |
| 6. 98 Bottles | 16. Puerto La Boca | 26. Monello |
| 7. Hyde Edwards Spa | 17. Mona Lisa Italian Foods | 27. Bencotto |
| 8. Bottlecraft | 18. Devil's Dozen Donut Shop | 28. Sirena Cocina Latina |
| 9. Bird Rock Coffee Roasters | 19. Kettner Exchange | 29. Glass Door |
| 10. The Crack Shack | 20. Bolt Brewery | 30. Civico 1845 |



- 31. Heartsleeves Coffee
- 32. Landini's Pizzeria
- 33. Filippi's Pizza Grotto
- 34. Mimmo's Italian Village
- 35. Trattoria Fantastica
- 36. Cafe Italia
- 37. Napizza
- 38. Yogurtland
- 39. PrepKitchen
- 40. Ironside

- 41. Sorrento Ristorante
- 42. Princess Pub
- 43. Davanti Enoteca
- 44. iDessert
- 45. Burger Lounge
- 46. Buon Appetito
- 47. Tazza D'Oro
- 48. Pappalecco
- 49. Queenstown Public House
- 50. Indigo Grill

- 51. Breakfast at Stephanies
- 52. Harbor Music Hall
- 53. Isola Pizza Bar
- 54. Harbor Breakfast
- 55. Craft & Commerce
- 56. Petrini's
- 57. Kebab Shop
- 58. Extraordinary Desserts





**WHY STOP AT
AMAZING?
TAKE IT UP A
NOTCH.**

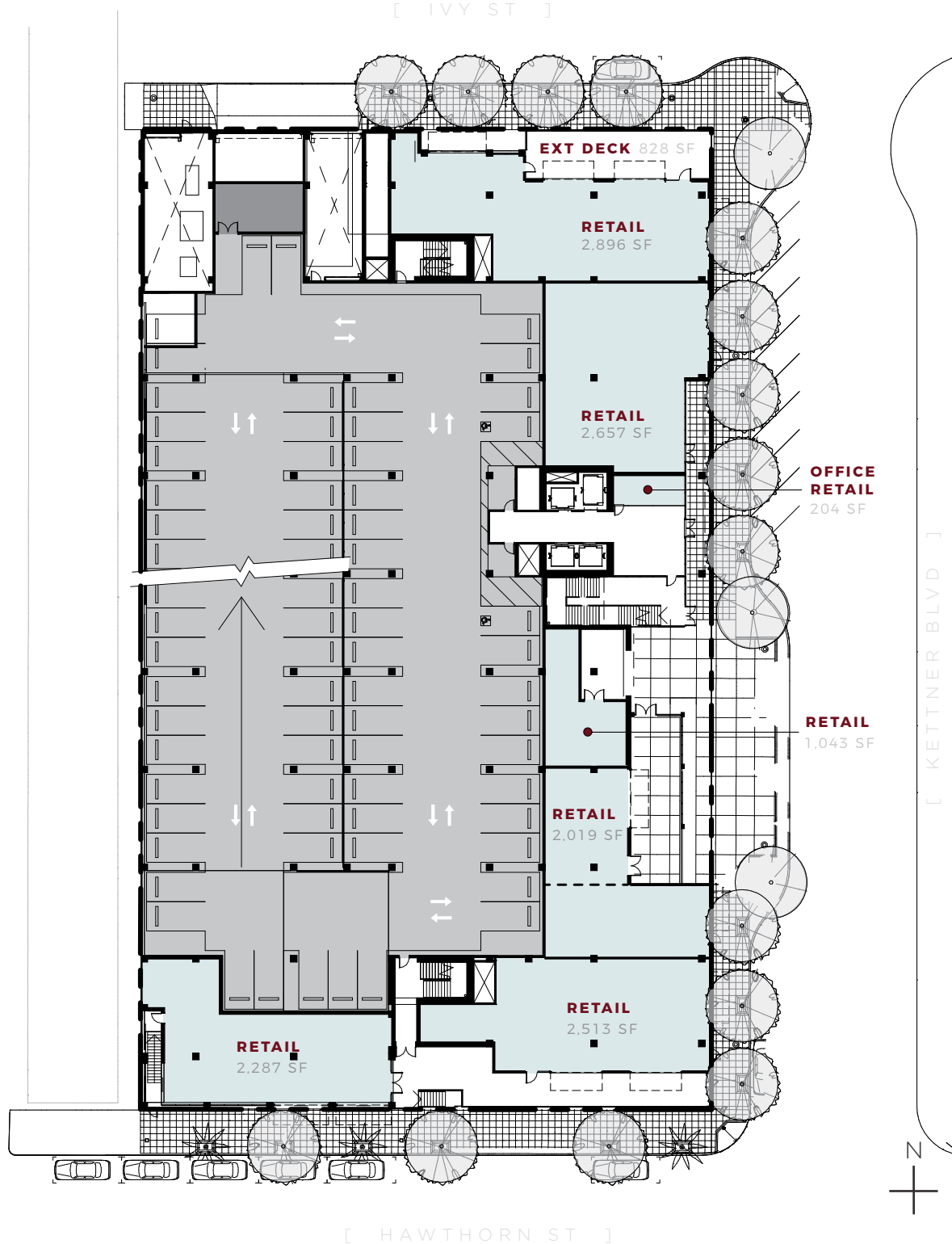
Experience San Diego's most dynamic food and drink scene immediately outside; for a more private and exclusive experience, crack open a beer up at the rooftop terrace on the sixth floor while enjoying unobstructed views of downtown and the waterfront.





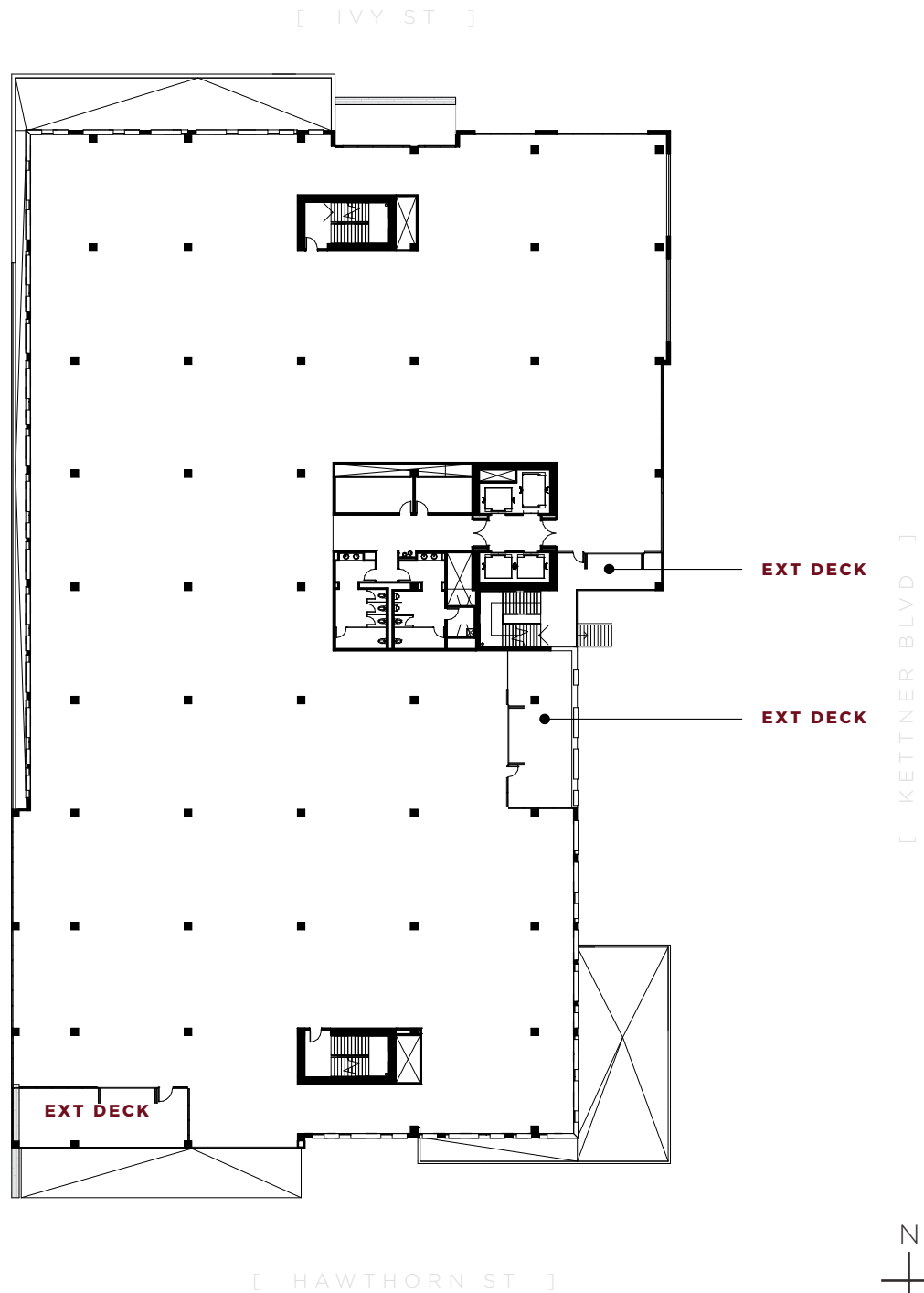
LEVEL 1

RETAIL + OFFICE // PARKING - 1:1,000 (267 STALLS)



LEVEL 2

45,519 RSF OFFICE

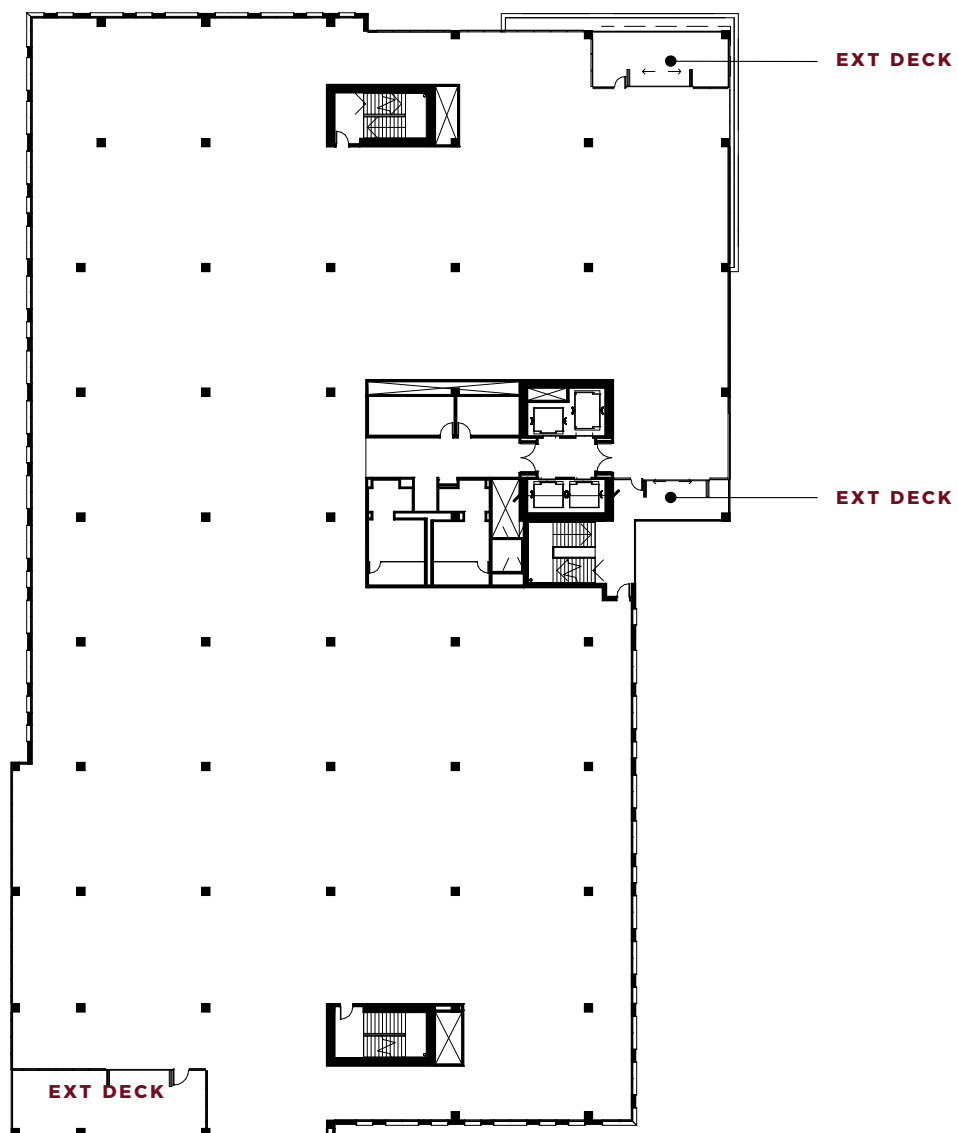


LEVEL 3

45,236 RSF OFFICE



[IVY ST]



[KETTNER BLVD]

[HAWTHORN ST]

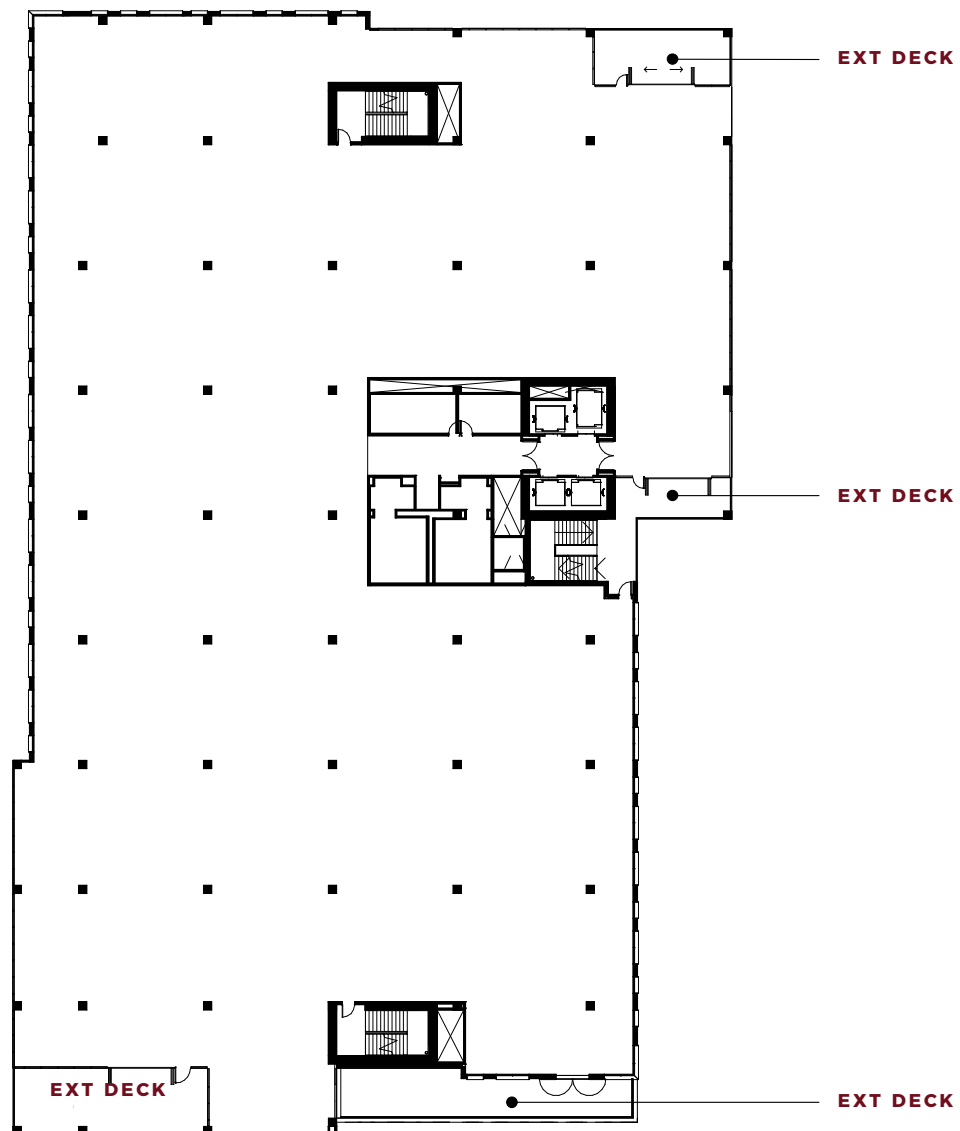


LEVEL 4

45,109 RSF OFFICE



[IVY ST]



[KETTNER BLVD]

[HAWTHORN ST]

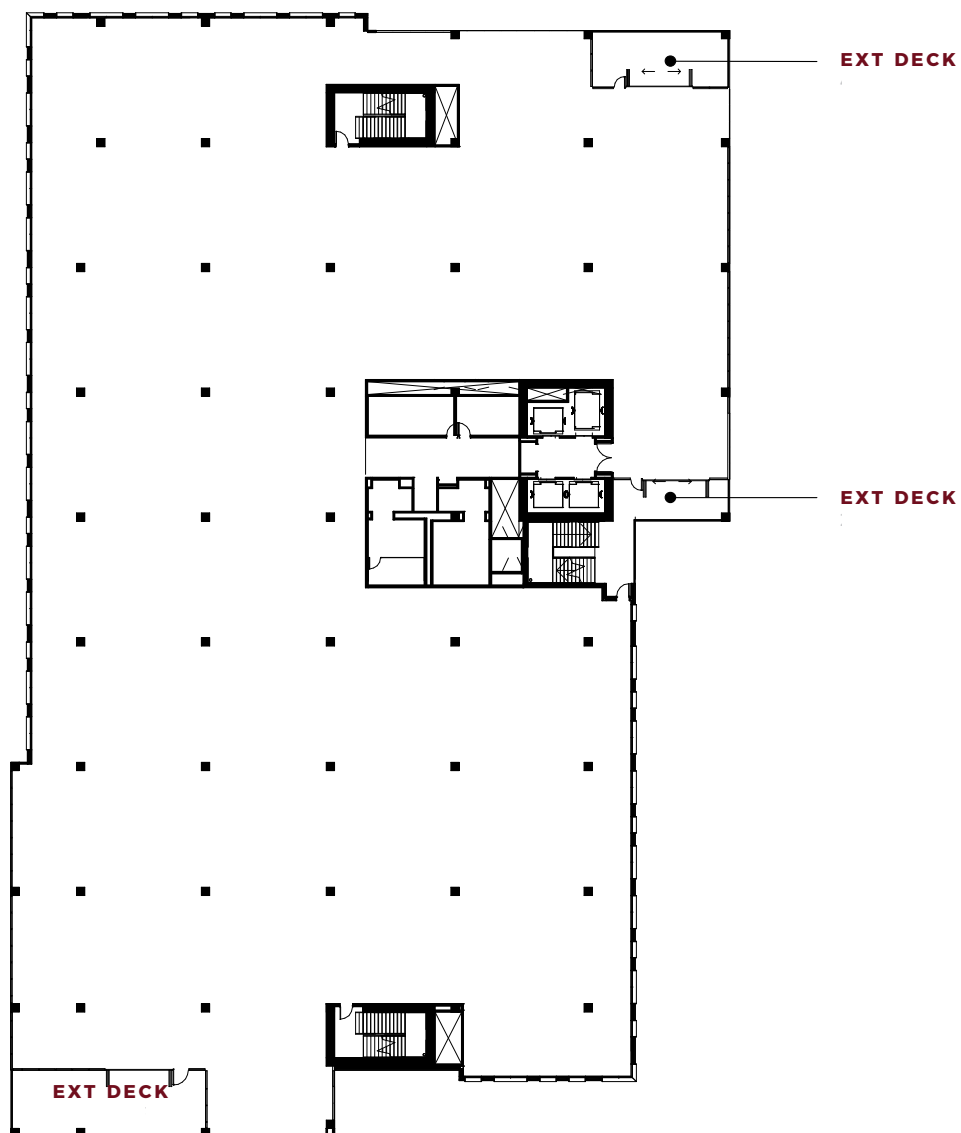


LEVEL 5

44,028 RSF OFFICE



[IVY ST]



[KETTNER BLVD]

[HAWTHORN ST]

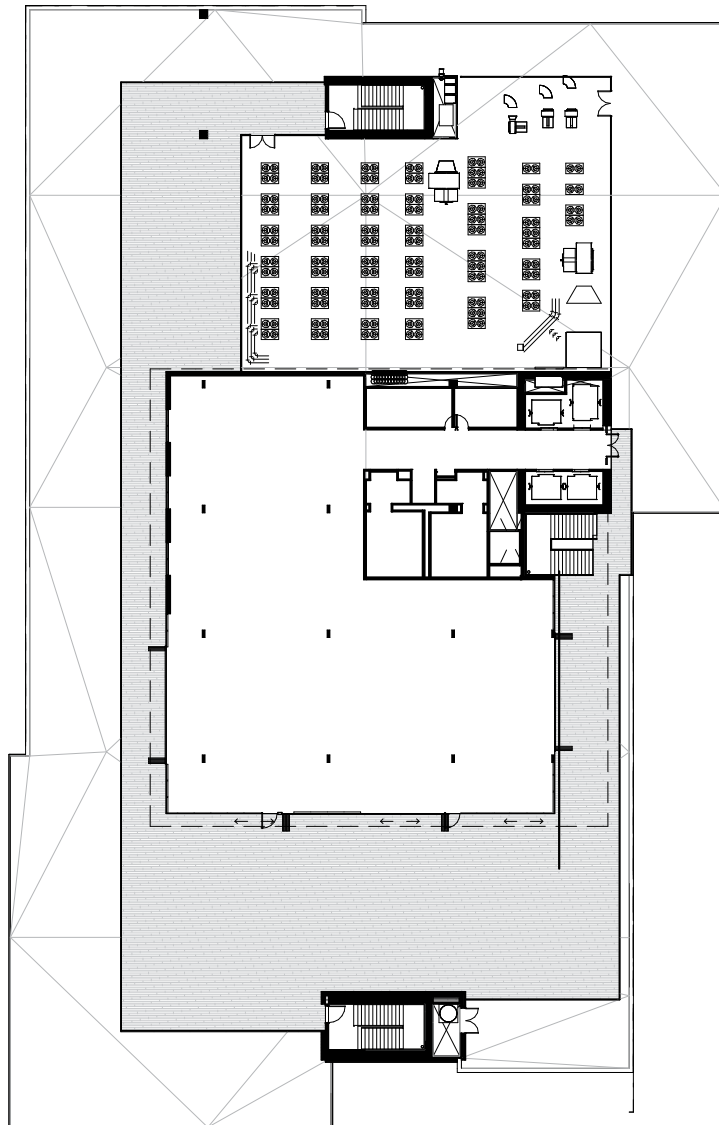


LEVEL 6 - ROOFTOP DECK

9,806 RSF OFFICE



[IVY ST]



[KETTNER BLVD]

[HAWTHORN ST]











ABOUT US

We're the first real estate company in North America to commit to establishing 100% carbon neutral operations by year-end of 2020.

Kilroy Realty is a place where innovation works. We have made it our mission to provide creative work environments that spark inspiration and productivity for the country's very best thinkers and doers. We are building and managing 21.5 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, and Greater San Diego; spaces that redefine life for the better.

KILROYREALTY.COM

63% LEED
Certified
Portfolio

76%
Energy Star
Certified
Portfolio

100% LEED
Gold or Platinum
Developments

#1GRESB
#1 Publicly
Traded
Company in
the World,
2018

#1GRESB
#1 North
America
Listed Office,
2014-2018

Dow Jones
Sustainability
World Index,
Member,
2017-2018

ENERGY STAR
Sustained
Excellence,
2016-2018

ENERGY STAR
Partner of the
Year, 2014-2018

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KILROY

