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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





## 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.







## FIRST CLASS RETAIL

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



## URBAN LIVING ROOM

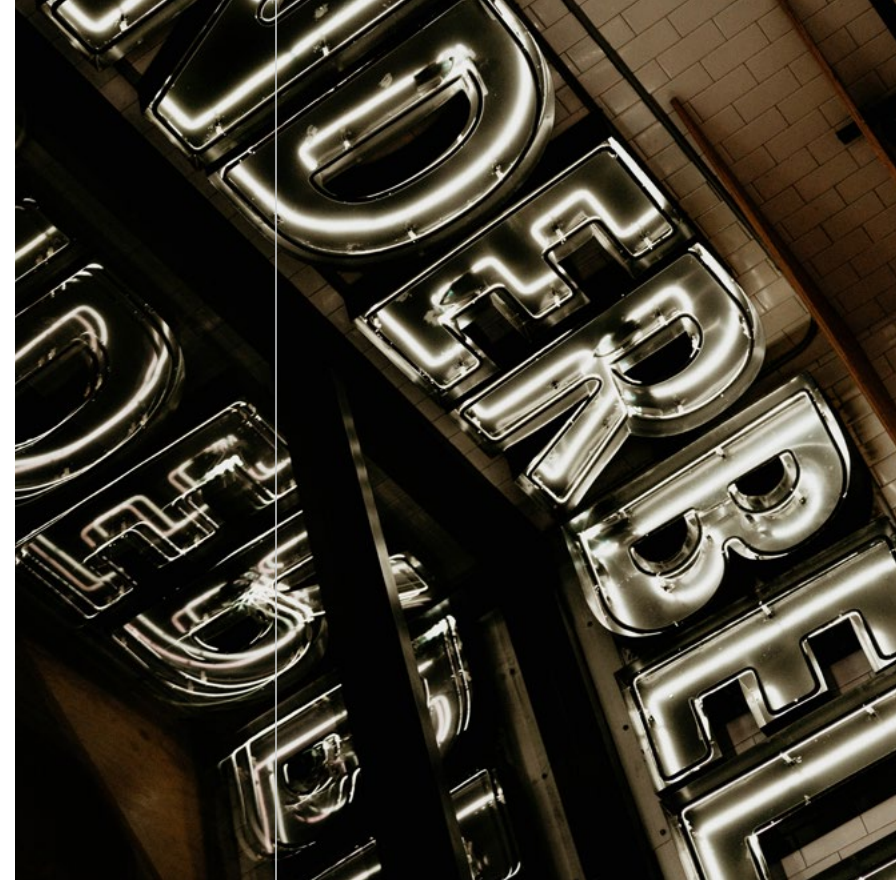
inviting outdoor work  
& inspiring lounge areas



## 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.





- RESIDENTIAL
- HOTEL
- OFFICE
- RETAIL

SURROUNDING INTERESTS

- |                              |                              |                          |                             |                             |                             |
|------------------------------|------------------------------|--------------------------|-----------------------------|-----------------------------|-----------------------------|
| 1. James Coffee              | 11. Juniper and Ivy          | 21. Cloak + Petal        | 31. Heartsleeves Coffee     | 41. Sorrento Ristorante     | 51. Breakfast at Stephanies |
| 2. The Urban Shave           | 12. Herb & Wood              | 22. Barbusa              | 32. Landini's Pizzeria      | 42. Princess Pub            | 52. Harbor Music Hall       |
| 3. El Camino Mexican Food    | 13. Ballast Point Brewing    | 23. Born + Raised        | 33. Filippi's Pizza Grotto  | 43. Davanti Enoteca         | 53. Isola Pizza Bar         |
| 4. Meyer Fine Art            | 14. Waterfront Bar & Grill   | 24. Cafe Gratitude       | 34. Mimmo's Italian Village | 44. iDessert                | 54. Harbor Breakfast        |
| 5. Jacqueline Lavenu Gallery | 15. RoVino Rotisserie + Wine | 25. Underbelly           | 35. Trattoria Fantastica    | 45. Burger Lounge           | 55. Craft & Commerce        |
| 6. 98 Bottles                | 16. Puerto La Boca           | 26. Monello              | 36. Cafe Italia             | 46. Buon Appetito           | 56. Petrini's               |
| 7. Hyde Edwards Spa          | 17. Mona Lisa Italian Foods  | 27. Bencotto             | 37. Napizza                 | 47. Tazza D'Oro             | 57. Kebab Shop              |
| 8. Bottlecraft               | 18. Devil's Dozen Donut Shop | 28. Sirena Cocina Latina | 38. Yogurtland              | 48. Pappalecco              | 58. Extraordinary Desserts  |
| 9. Bird Rock Coffee Roasters | 19. Kettner Exchange         | 29. Glass Door           | 39. PrepKitchen             | 49. Queenstown Public House |                             |
| 10. The Crack Shack          | 20. Bolt Brewery             | 30. Civico 1845          | 40. Ironside                | 50. Indigo Grill            |                             |

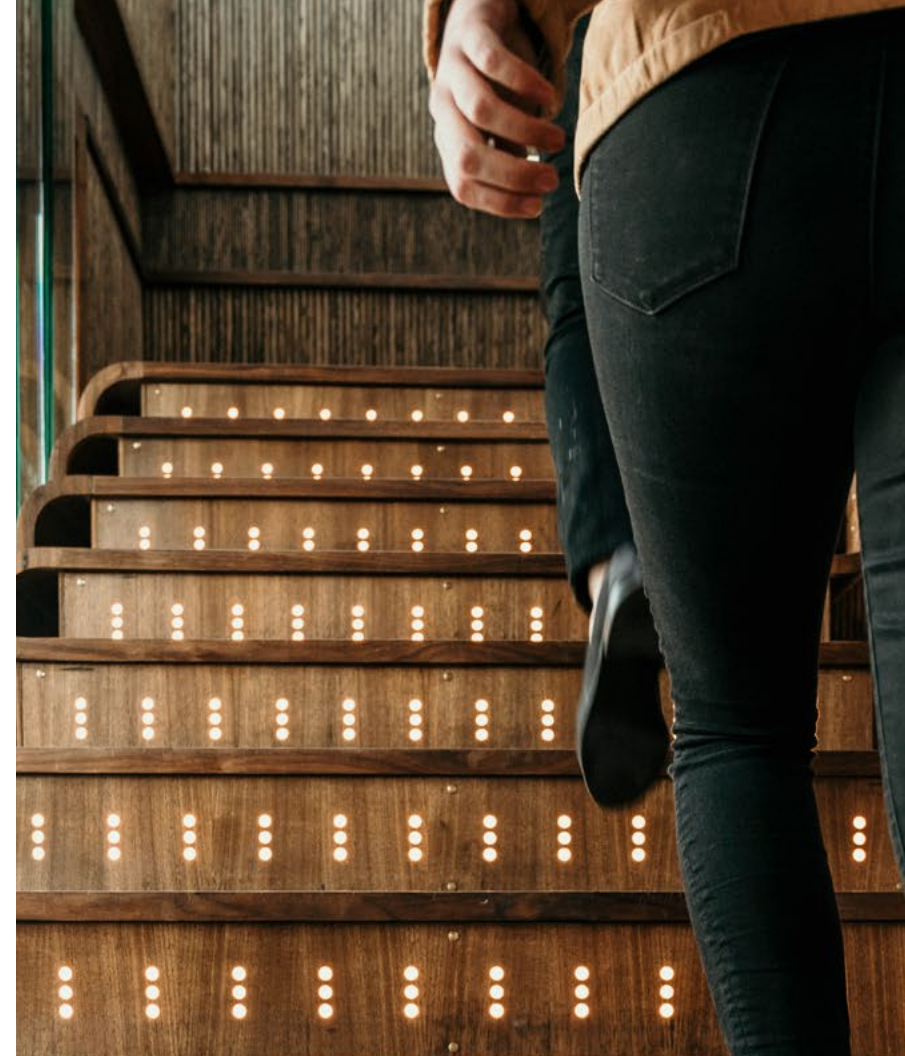




**WHY STOP AT  
AMAZING?  
TAKE IT UP A  
NOTCH.**

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.













2100 KETTNER

## 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 24.2 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](https://www.kilroyrealty.com)

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**64% LEED**  
Certified  
Portfolio

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**ENERGY STAR** Partner  
of the Year, 2014-2019

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**#1 GRESB**  
North American Sector  
Leader, Listed Office,  
2014-2019  
Green Star, 2013-2019

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**NAREIT**  
Leader in the Light,  
Office Sector, 2014-2019

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**100% LEED**  
Gold or Platinum  
Developments

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**ENERGY STAR**  
Sustained  
Excellence,  
2016-2019

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**CLIMATE REGISTRY**  
Climate Leadership  
Award, 2020

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**BEST IN  
BUILDING HEALTH**  
2019-2020

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**72% ENERGY  
STAR** Certified  
Portfolio

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**DOW JONES  
SUSTAINABILITY  
WORLD INDEX**  
Member, 2017-2019

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**GREEN LEASE**  
Leader Award,  
2014-2019  
Gold Level,  
2018-2019

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**BLOOMBERG  
EQUALITY INDEX**  
Member, 2020



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**RETAIL INSITE**

**KILROY**

