RIVERWALK



A SAN DIEGO RIVER URBAN DISTRICT

RETAIL OPPORTUNITY 2027

1150 FASHION VALLEY ROAD, SAN DIEGO, CA

SAN DIEGO'S NEWEST MIXED-USE DESTINATION







From the center of the region springs Central San Diego's only mixed-use retail, residential, and office destination—Riverwalk. Filling an underserved market gap between similar lifestyle offerings at One Paseo and Liberty Station, this new urban district bridges Downtown's energy and North County's lifestyle with a rare retail opportunity for grocers, food and beverage providers, and lifestyle-focused retailers.



THE HEART OF SAN DIEGO

At the confluence of major freeways and trolley lines, Riverwalk's buzzing retail core is energized by high volumes of regional travel. Plus, a Green Line Trolley stop is fed by 65 miles of unparalleled regional transit access, while the 47-mile San Diego River Trail network draws pedestrians and bicyclists from city and sea.

1M

DAILY POPULATION (WITHIN 15 MIN. DRIVE)

201K

DAILY I-8 DRIVERS

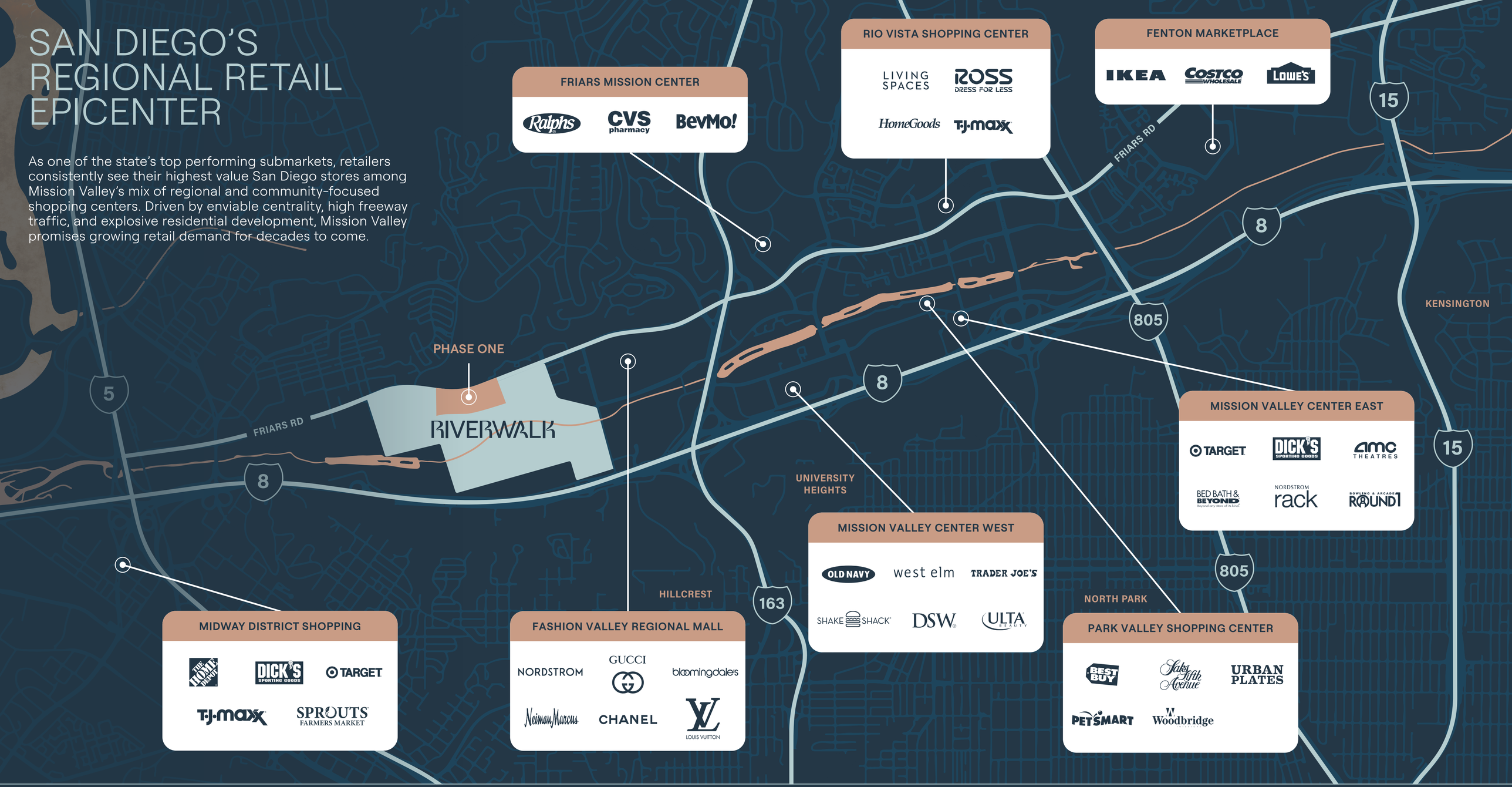
93.7K

DAILY TROLLEY RIDERS



SAN DIEGO'S REGIONAL RETAIL EPICENTER

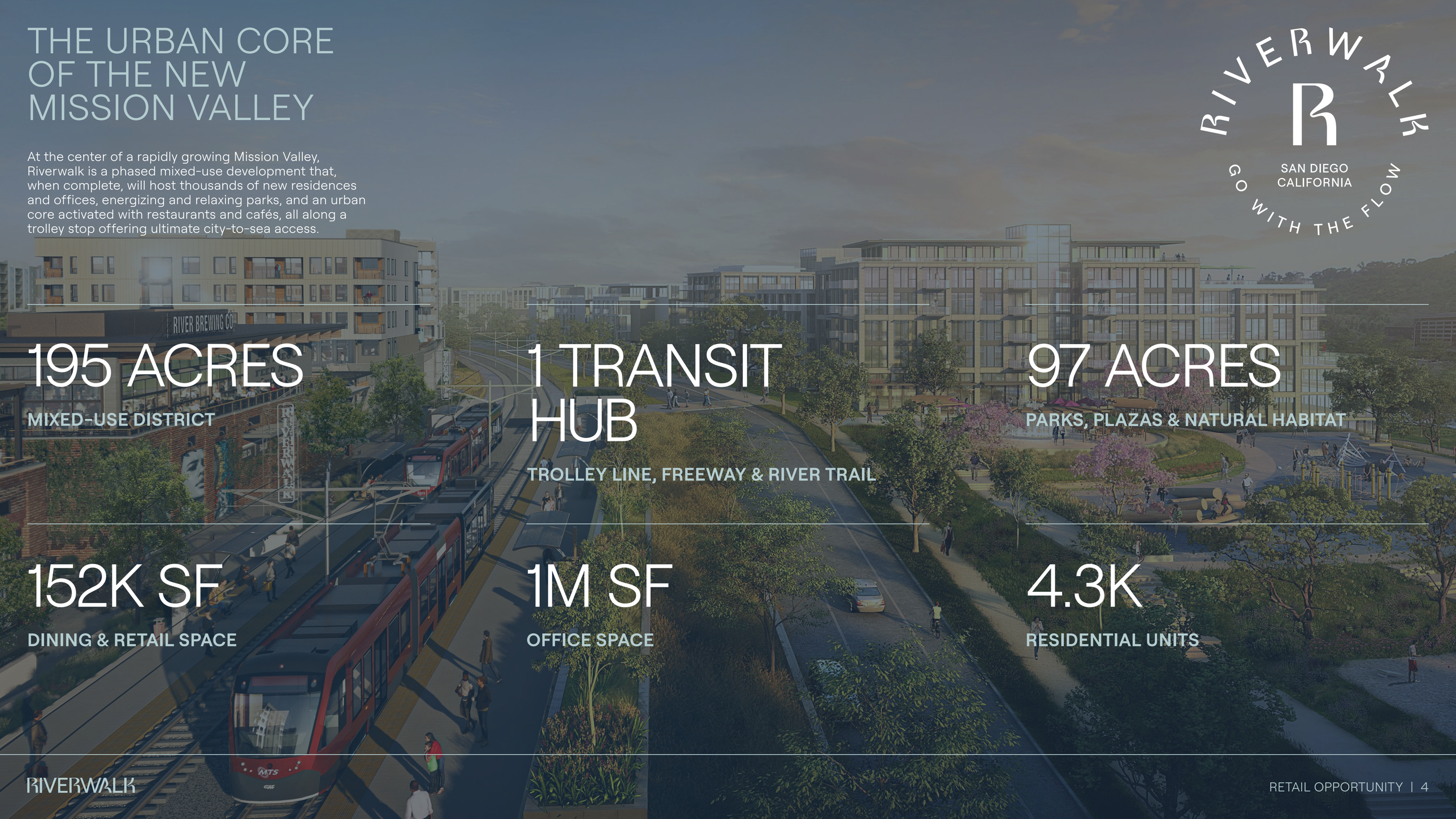
As one of the state's top performing submarkets, retailers consistently see their highest value San Diego stores among Mission Valley's mix of regional and community-focused shopping centers. Driven by enviable centrality, high freeway traffic, and explosive residential development, Mission Valley promises growing retail demand for decades to come.



THE URBAN CORE OF THE NEW MISSION VALLEY

At the center of a rapidly growing Mission Valley, Riverwalk is a phased mixed-use development that, when complete, will host thousands of new residences and offices, energizing and relaxing parks, and an urban core activated with restaurants and cafés, all along a trolley stop offering ultimate city-to-sea access.

RIVERWALK
SAN DIEGO CALIFORNIA
GO WITH THE FLOW



195 ACRES
MIXED-USE DISTRICT

1 TRANSIT HUB
TROLLEY LINE, FREEWAY & RIVER TRAIL

97 ACRES
PARKS, PLAZAS & NATURAL HABITAT

152K SF
DINING & RETAIL SPACE

1M SF
OFFICE SPACE

4.3K
RESIDENTIAL UNITS

YOUNG, HIGH INCOME & WELL-EDUCATED

Riverwalk benefits from enviable population demographics in a region with the third-highest concentration of millennials in the nation experiencing exceptional population growth of 65.5% since 2000. At a median age of 36, residents in the area are young and boast high average household incomes of $114,800. They are also highly educated, with over 54% of the population holding bachelor's degrees or higher.

DEMOGRAPHICS	05 MINUTES	10 MINUTES	15 MINUTES
POPULATION SIZE	23,846	311,845	834,540
DAYTIME POPULATION	39,830	371,697	983,901
MEDIAN AGE	35.6	35.7	34.2
TOTAL HOUSEHOLDS	11,303	144,005	340,341
AVERAGE HOUSEHOLD INCOME	$90,794	$96,631	$100,682

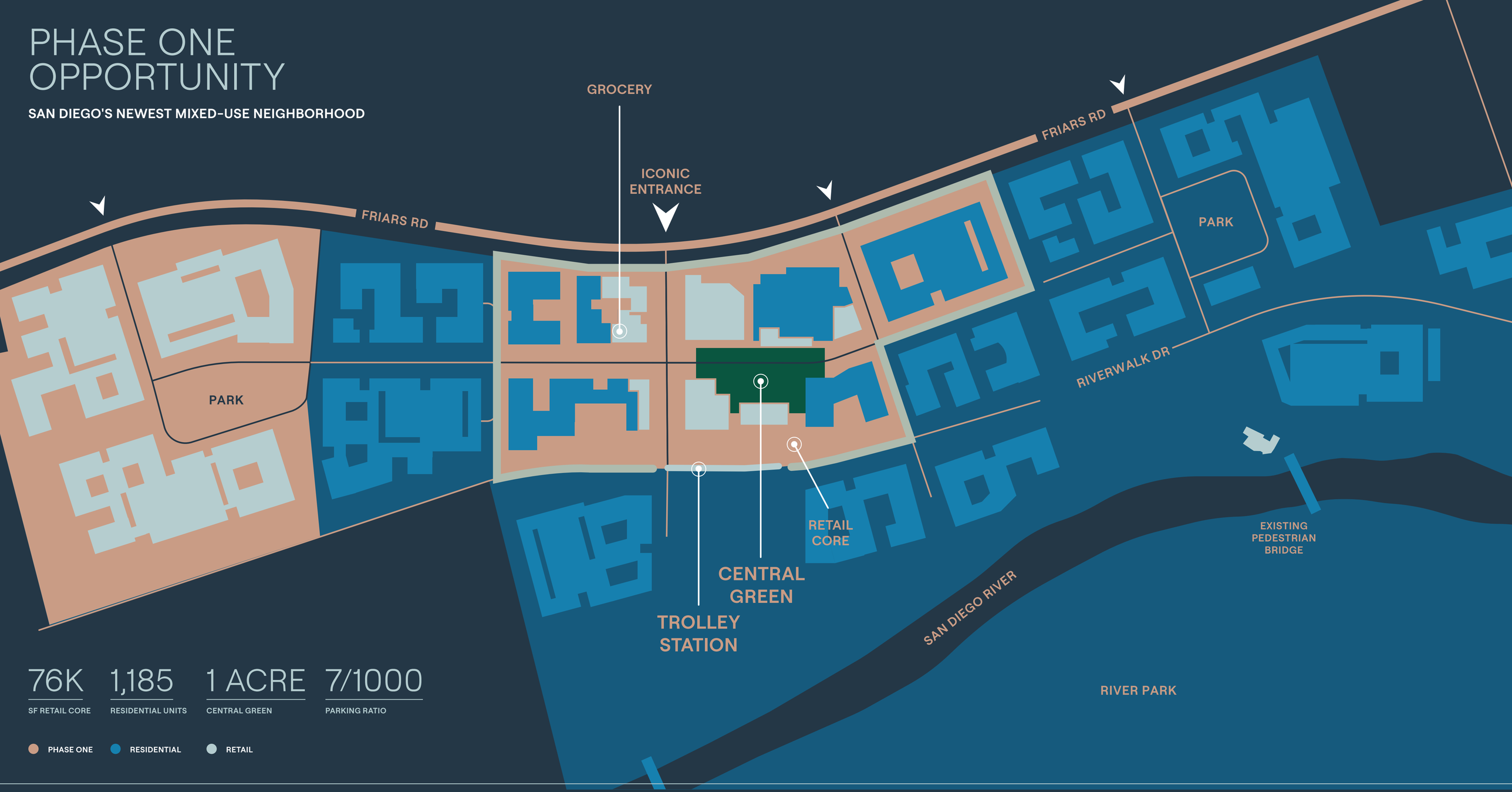






PHASE ONE OPPORTUNITY

SAN DIEGO'S NEWEST MIXED-USE NEIGHBORHOOD



76K	1,185	1 ACRE	7/1000
SF RETAIL CORE	RESIDENTIAL UNITS	CENTRAL GREEN	PARKING RATIO

PHASE ONE · RESIDENTIAL · RETAIL

CULTIVATING A NEW MISSION VALLEY

We're partnering with the best food and beverage, fitness and wellness, and retail merchants to make Riverwalk a retail destination unlike any other. Whether a local San Diego concept or an established brand, Riverwalk welcomes you to join our neighborhood.



ORGANIC GROCERY FUELED

Fueled by an organic grocery store, Riverwalk offers residents, commercial users and visitors access to premium, daily necessities.

CRAFTING CULINARY EXPERIENCES

With an open air Central Green and indoor/outdoor spaces, Riverwalk provides the ideal backdrop for your culinary vision.





CENTERED ON HEALTH & WELLNESS

Riverwalk is designed with a dynamic lifestyle in mind. An attractive demographic awaits for a premium destination of fitness, personal care and spa offerings.

CURATING LOCAL DISCOVERIES

Focused on San Diego character, Riverwalk offers a home for your fashion, wellness, and specialty stores—an unparalleled opportunity to build an authentic San Diego experience awaits.



INDOOR-OUTDOOR ACCESS

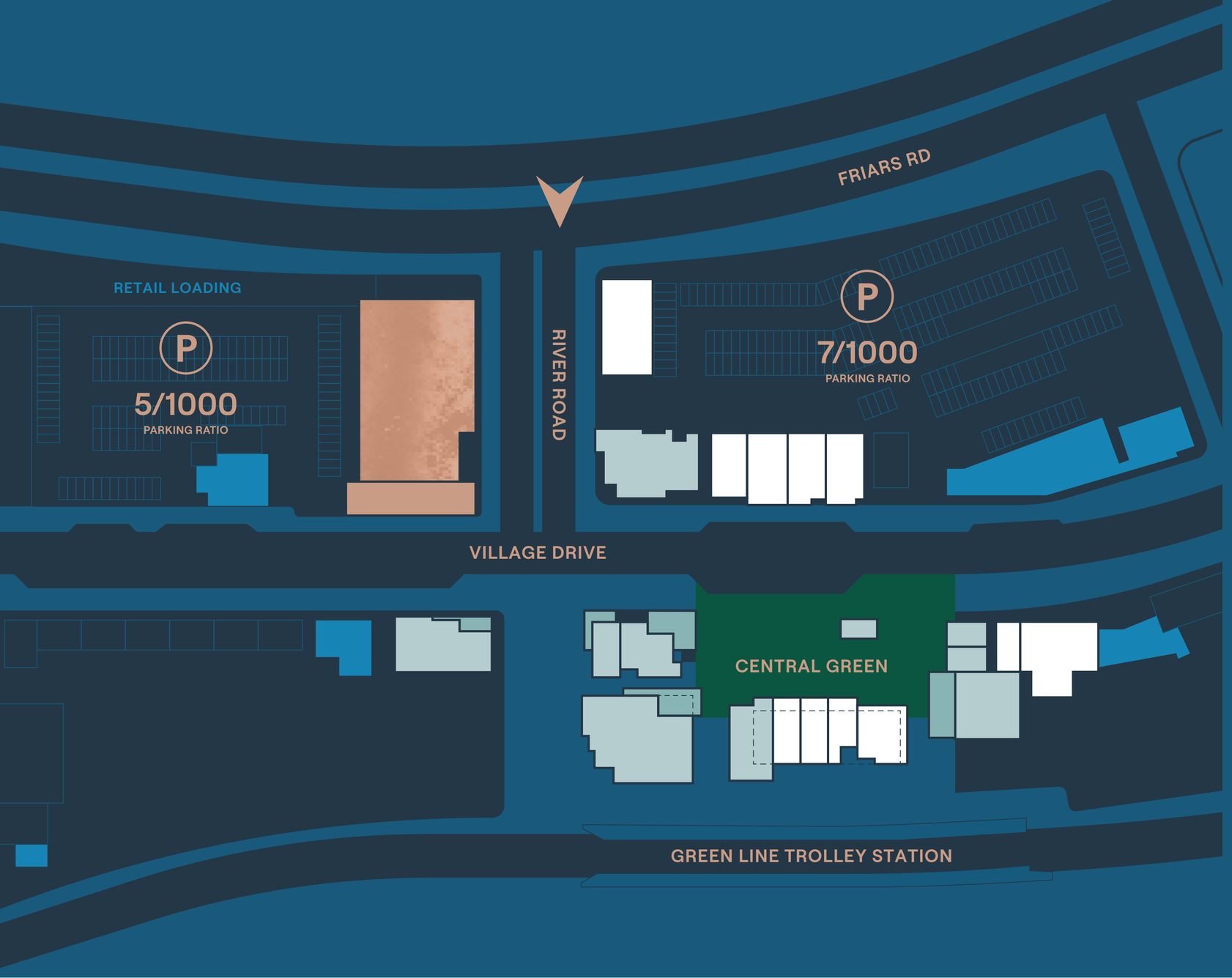
Blending with its active urban core, Riverwalk's retail environment spills out to the surrounding streetscape with large patio spaces, while multi-level restaurants host second story spaces that seamlessly extend to outdoor terraces with amazing views.



PEDESTRIAN REALM

Riverwalk is envisioned as a relaxed and authentic San Diego gathering place that celebrates natural and social connection.



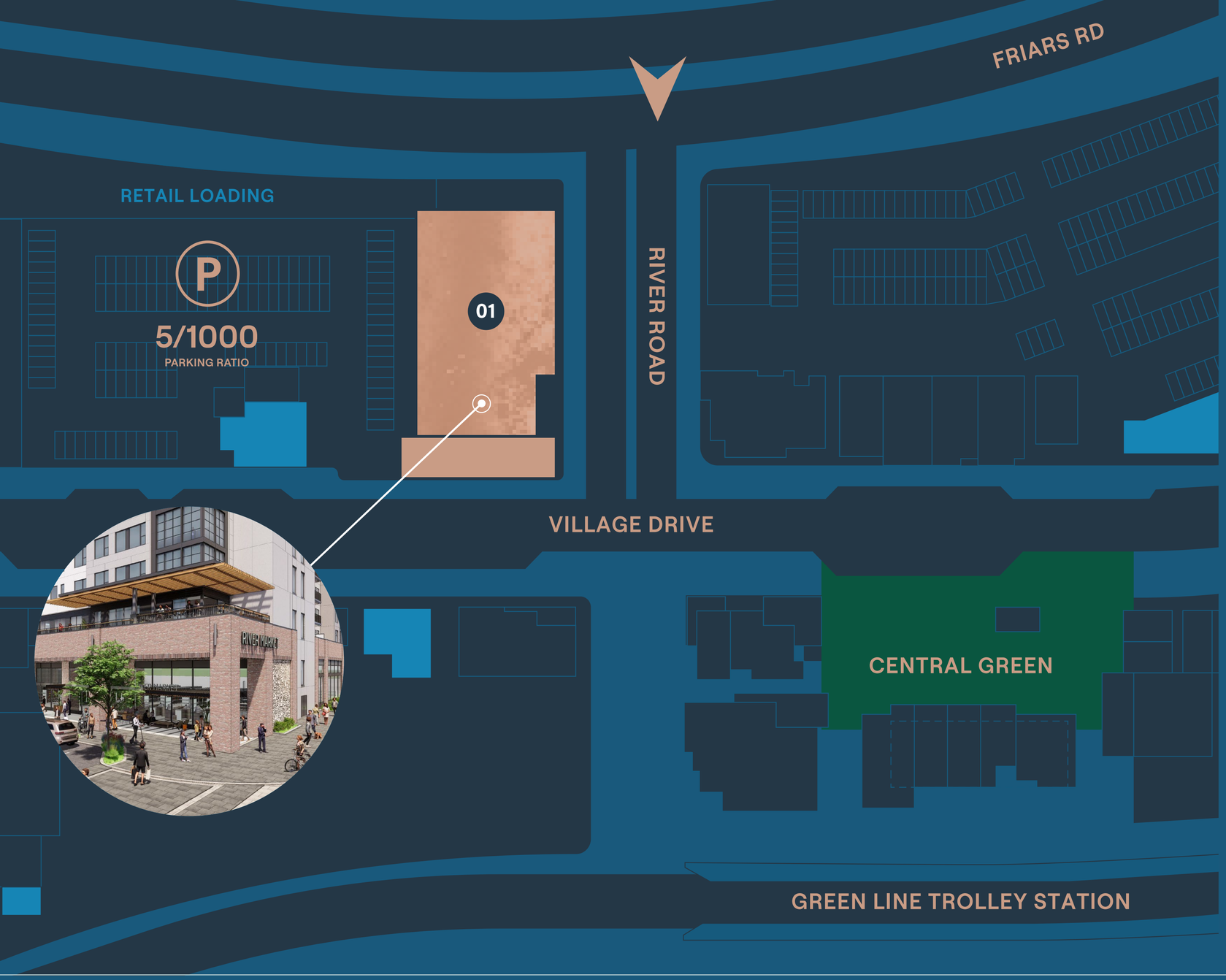


PHASE ONE

CURATING THE BEST OF SAN DIEGO

The first phase at Riverwalk begins with energizing its 72,000 square foot retail center with the right mix of grocer, food and beverage providers, and lifestyle-focused retail.

- **ORGANIC GROCER**
  Anchor Grocery Store
- **LIFESTYLE RETAIL**
  Boutiques
  Fitness
  Health & Wellness
  Daily Needs
- **FOOD & BEVERAGE**
  Sit Down Dining
  Fast Casual
  Grab-N-Go
- **RESIDENTIAL**
  Lobby
  Amenity



PHASE ONE

ORGANIC GROCER

At the heart of every great neighborhood is a grocery store. That's why Riverwalk is being designed for a specialty, full-service, organic grocer—ideally offering a full 15,000 square feet of everyday products, along with healthy, gourmet, and prepared foods.

01 15,105 SF + 2,290 SF Covered Patio

- Busy Friars Road Frontage
- 3 Dedicated Loading Zones
- Monument Signage Opportunities Available
- 80 Dedicated Parking Spaces



PHASE ONE

FOOD & BEVERAGE

Riverwalk is curating a mix of full-service sit-down, fast-casual, and grab-n-go food and beverage providers focused on both local-serving and regional-destination concepts.

02 3,707 SF + Patio: 750 SF
03 4,443 SF
04 1,094 SF + Patio: 480 SF
05 1,656 SF + Patio: 1,130 SF
06 5,830 SF + Patio: 1,030 SF +
07 4,330 SF + Balcony: 1,800 SF
08 1,547 SF
09 Ground Level: 1,179 SF + Second Level: 5,673 SF
10 309 SF +
11 3,103 SF + Patio: 1,390 SF
12 676 SF
13 711 SF*

* Flexibility for F&B / retail



PHASE ONE

LIFESTYLE RETAIL

With residences on site, and strong surrounding density, Riverwalk will host fitness, beauty/personal services, spas, pet care, and boutique shops that culminate in an easy and aspirational urban lifestyle offering.

14	3,650 SF*	**20**	1,089 SF
15	1,609 SF	**21**	854 SF
16	1,950 SF	**22**	1,916 SF
17	1,673 SF	**23**	862 SF
18	1,831 SF	**24**	3,416 SF
19	1,065 SF		



BE PART OF A GROWING COMMUNITY

At the convergence of ideal demographics and insatiable retail and residential demand, Riverwalk is setting the tone for a rare San Diego lifestyle in the new urban center of a densifying Mission Valley.

Hines RETAIL INSITE

UPDATED 2026

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RIVERWALK