Uptown Bankers Hill Retail Leasing Continues to Flourish
Multiple Leases Signed in Urban San Diego Enclave

SAN DIEGO (July 8, 2025): Urban Property Group (UPG), a real estate services firm specializing in urban and coastal commercial properties, has secured three leases at two Bankers Hill new development properties. Asano Bankers Hill, located at 2100 Fourth Ave, will be home to The Yard. 525 Olive Street will be welcoming two new tenants to the neighborhood, Heavenly Bodega and Eye Eye.

The Yard, a popular fitness franchise known for its community-driven group strength and conditioning training, now operates 9 locations across the U.S. and 58 worldwide. Its newest expansion marks The Yard's third San Diego location, taking over the 3,100-square-foot ground floor of Asano on Fourth.

"I'm incredibly grateful to UPG for supporting our growth and helping us expand across San Diego," says Jerel Swain, Co-Founder of The Yard - Bankers Hill. "This milestone is a reflection of our team's dedication and the loyalty of our members. We're excited to bring The Yard's unique energy and performance-focused training to another San Diego neighborhood, and this is just the beginning."

Located in the 525 Olive Building adjacent to St Paul's Cathedral, Heavenly Bodega will be a modern gathering spot where curated sundries meet great coffee, fresh pastries, and a crafted menu of fresh foods; all wrapped around a thoughtful selection of beer and wine.

"We're excited to bring a new level of quality and experience to Bankers Hill — a neighborhood that deserves something elevated, welcoming, and distinctly local," says Chehadeh Alchikh and Kyle Fiddelke, owners of Heavenly Bodega.

Eye Eye is an eye clinic and optical shop with current locations in Seattle. This will mark the company's third location, and first in California. Eye Eye provides personalized eye care and curated independent eyewear, with collections continuously dropping in store and on their website.

Bankers Hill is one of the most central and connected neighborhoods in San Diego - directly adjacent to Balboa Park, a skip away from Downtown, and a quick walk to North Park, Mission Hills, or Hillcrest.

"The unique neighborhood brings tenants from all over San Diego looking to expand or open their first storefront. Each of these tenants will provide a great service to the neighborhood, and we are confident they will each make their mark on the community," said UPG Principal Serena Patterson, who facilitated these leases alongside Bill Shrader.

These are part of UPG's growing portfolio of recent leases throughout San Diego, including:

- 3019 Adams Ave / Sweet & Savory Collective
- Westgate Hotel / Gio & Gio Salon
- Alta Oceanside / Dirty Birds Bar & Grill
- Encinitas Village Square / Avalon Laser
- 6105 El Tordo / Charles Schwab & Co.
- 450 Fletcher Parkway / Fresenius Medical Care

For more information about Urban Property Group, please visit www.upgsocal.com

# # #

About Urban Property Group
Urban Property Group, Inc., (UPG), www.upgsocal.com are neighborhood experts from Downtown/Central San Diego to North County coastal. Founded by Bill Shrader in 1989, the team has over 100 combined years' experience providing advisory, sales and leasing services to urban property owners. UPG understands the neighborhood dynamics that we work and live in and maintains close relationships with clients and tenants to create multi-dimensional communities. UPG offers more exact results to clients by allowing our professionals to focus on their individual areas of expertise and unique neighborhoods. UPG also maintains a dedicated analyst and support system specific to urban commercial assets from retail to office and multifamily. Find us on our website and follow us on Instagram.

For further information, please contact:
Christin Garner
858-874-1989
christin@upgsocal.com