



Gaslamp Nightclub / Retail Building

For Sale - ~~\$6,800,000~~ Now \$4,500,000 or Lease



GASLAMP NIGHTCLUB / RETAIL BUILDING

Highlights & Details

Prime Corner Location in San Diego’s most famous entertainment destination – the Historic Gaslamp Quarter.

Exceptional Owner-User Opportunity
Potential Vertical Development

- Address:** 500 4th Ave.
- Ground Floor:** 11,000 SF
- Second Floor:** 2,000 SF
- Max Occupancy:** Over 900
- Live Entertainment:** Long History of Permits here
- Lease Rate:** Contact Broker
- Sale Price: ABC** \$4,500,000 (\$346 PSF)
- License:** Type 47 (Liquor), Addtl. Cost
- Roof:** Brand New
- Year Built:** 1930 Historic with potential for Mills Act Property Tax reduction



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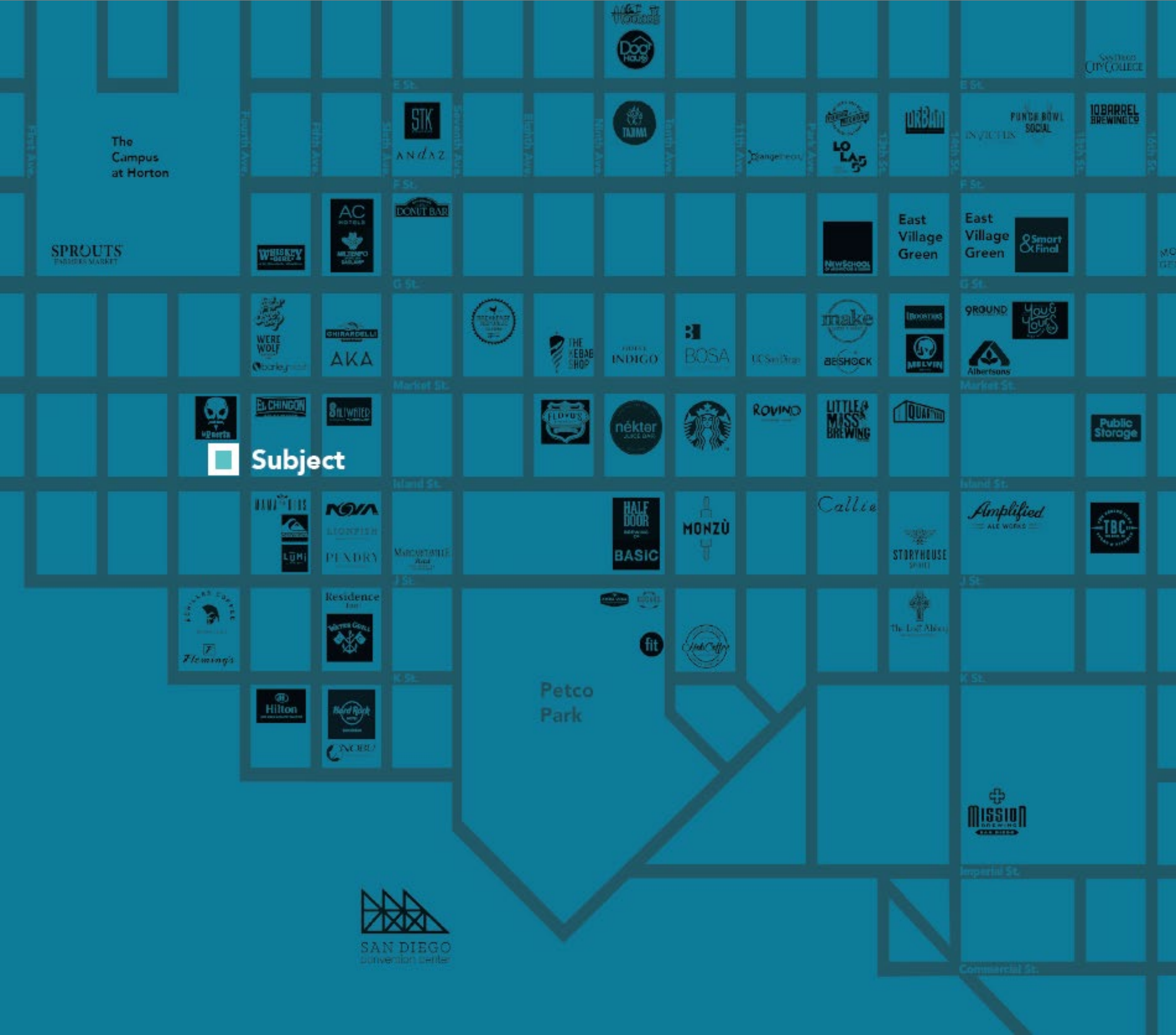
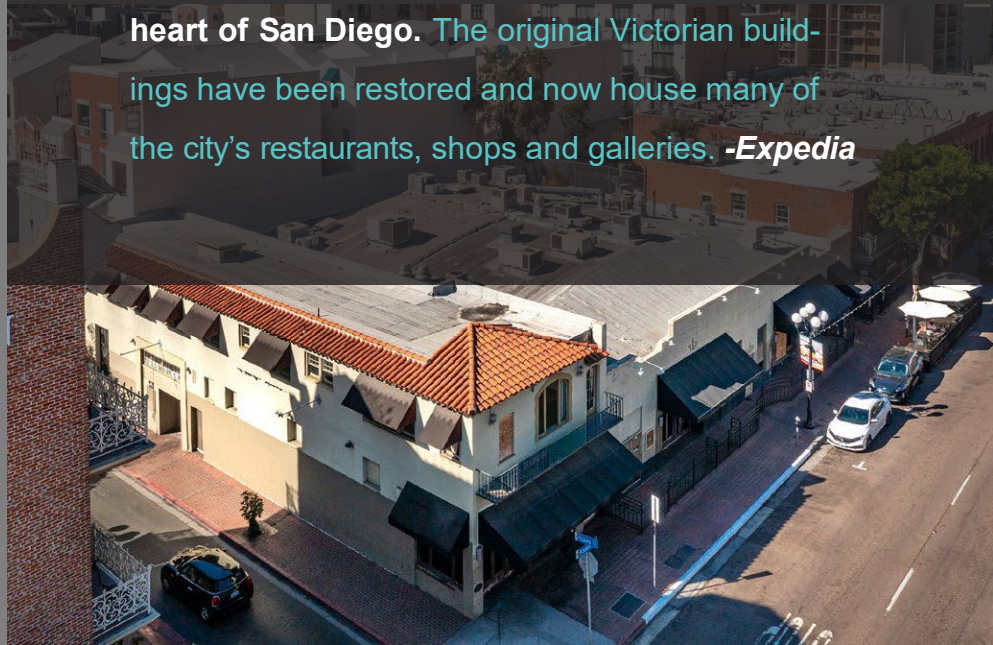
Premiere Corner

“Considered the liveliest of the Downtown neighborhoods, the Gaslamp Quarter’s 4th and 5th Avenues are peppered with trendy nightclubs, swanky lounge bars, chic restaurants, and boisterous sports pubs.”-*Fodors*

San Diego topped every major city by 2022 — recovering 99% of its pre-pandemic activity.

“What San Diego did right is it made a 24/7 city, San Diego is one of the most resilient cities in North America,” *Karen Chapple (University of Toronto / Berkley Study)*

“Today it’s both the cultural and commercial heart of San Diego. The original Victorian buildings have been restored and now house many of the city’s restaurants, shops and galleries.”-*Expedia*



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Premises



Premises

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Location



Floor plan of the first floor showing various rooms and their dimensions:

- OFFICE: 14'8" x 11'1"
- OFFICE: 10'0" x 18'9"
- OFFICE: 7'3" x 12'4"
- OFFICE: 7'3" x 10'7"
- OFFICE: 8'11" x 18'10"
- OFFICE: 7'8" x 17'9"
- ROOM: 14'4" x 9'2"
- KITCHEN/MEALS: 19'5" x 16'6"
- HALL: 18'5" x 18'7"
- HALLWAY: 3'7" x 23'9"
- WC: 7'8" x 8'11"
- ENTRY
- RECEPTION

Architectural floor plan of a nightclub named "THE CLOUBUE". The plan shows a large circular dance floor with a grid pattern, surrounded by platform seating and private seating areas. A stage with a DJ box and dancer box is at the top. The layout includes a bar, kitchen, technical control room, walk-in cooler, coat room, and various restrooms. Stairs and ramps indicate vertical circulation. Dimensions and material specifications are noted throughout the plan.

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Neighborhood



STATISTICS

Annual Visitors Gaslamp: Over 10,000,000

Annual Visitors Petco Park: 2,300,000

Annual Visitors Convention Center: 800,000

Hotel Rooms Downtown: 13,000+@2,000 in process

Daytime Workers within 3 Miles: Over 200,000

REGION

Residential Population

Business Population

Median Household Income

Average Household Income

1 Mile

3 Mile

5 Mile

51,818	185,838	440,905
65,310	199,996	340,009
\$77,011	\$80,654	\$74,678
\$107,886	\$108,940	\$100,593



Contact

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