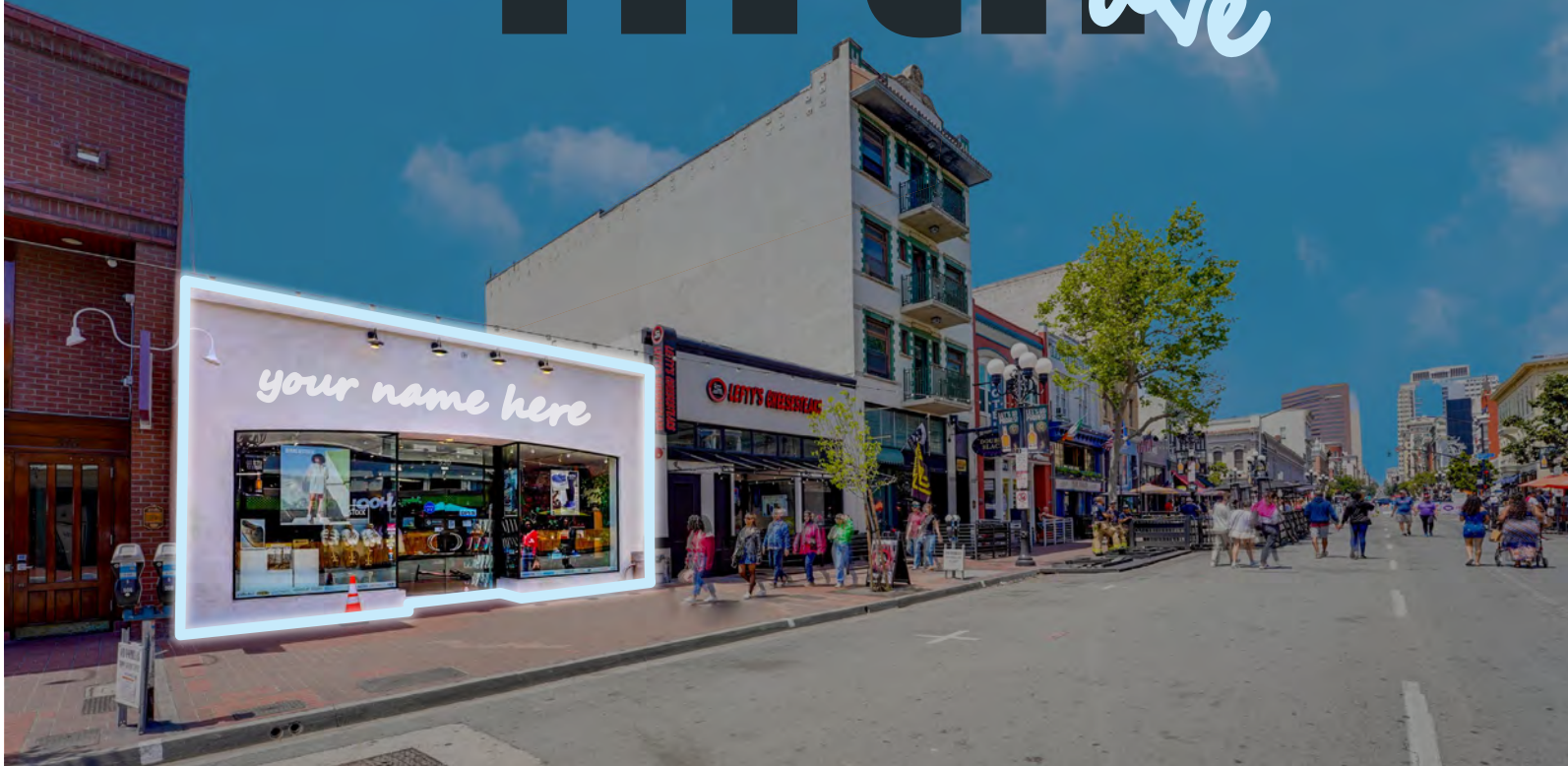


# 520 fifth ave



## GASLAMP QUARTER

**SIGNATURE RETAIL OPPORTUNITY**

*Located on Downtown's most sought after street*



# the property



± 2,500 SF  
size



\$4.75 psf, NNN  
rate



available now  
delivery timing



Rare single tenant building located on 5th Ave, Gaslamp's most sought after block and just south of Market St

*prime location*

Second generation retail space with potential for alternative uses including restaurant (single story for kitchen venting)

*space use*

Ability to activate outdoor patio space in front of the building

*potential patio*

Situated on the Gaslamp Pedestrian Promenade, driving more business to merchants

*gaslamp promenade*

Located in one of the most sought after entertainment and retail corridors in Southern California

*the corridor*

Surrounded by multiple luxury hotels including The Pendry, Hilton Gaslamp, Hard Rock, and OMNI

*the surroundings*

Immediate proximity to Convention Center (650,000 annual attendees), Seaport Village, Campus at Horton, and East Village

*the proximity*



# the space

Turn this



into this



Gaslamp's most sought after block!



# the location

## The Gaslamp Promenade

*San Diego's future hub for community & culture*

Rising from 16 square-blocks in downtown San Diego, you'll find the historic Gaslamp Quarter, the heart and soul of San Diego. Gaslamp houses more than 200 of the city's finest restaurants, pubs, nightclubs, and retail shops, as well as offices and residential/work lofts.

Presenting the Gaslamp Promenade, a transformative project designed to return public space to the people of San Diego and visitors to America's Finest City. This ambitious plan will reimagine Fifth Avenue, creating eight unique plazas stretching from L Street to Broadway. The Gaslamp Promenade aims to foster community by providing vibrant spaces for social interaction, dining, entertainment, and conversation. This promenade is set to become a cornerstone of what makes San Diego's future truly remarkable.



before



after

## Neighboring Eateries & Hotels



RUSTIC ROOT



More than *10 million visitors* are drawn each year to experience the *vibrant and unique atmosphere* of the Gaslamp Quarter.



# development

**KETTNER CROSSING**  
(64 UNITS)

**CEDAR STREET**  
(110 UNITS)



**RADD**  
(1.7 M SF)

**MANCHESTER PACIFIC**  
(1161 ROOMS)

**TWO AMERICA PLAZA**  
(48 UNITS | 300 ROOMS)

**1460 INDIA**  
(328 UNITS)

**COLUMBIA & HAWTHORN**  
(124 UNITS)

**ESSEX ADDITION**  
(42 ROOMS)

**AIR RIGHTS TOWER**  
(73 UNITS)

**SIMONE LITTLE ITALY**  
(395 UNITS)

**THE HELM**  
(78 ROOMS)

**1ST & BEECH**  
(220 UNITS)

**WEST**  
(431 UNITS)

**THE TORREY**  
(450 UNITS)

**THE LINDLEY**  
(362 UNITS | 60 ROOMS)

**COLUMBIA & A**  
(159 UNITS)

**1ST & ISLAND**  
(211 UNITS)

**HORTON CAMPUS**  
(1.M SF)

**BROADWAY SUITES**  
(317 ROOMS)

**8TH & B**  
(389 UNITS)

**CORTEZ HILL APARTMENTS**  
(88 UNITS)

**PACIFIC HEIGHTS**  
(492 UNITS)

**10TH & B**  
(542 UNITS)

**BROADWAY TOWERS**  
(344 UNITS)

**PARK & BROADWAY**  
(325 UNITS)

**HARRINGTON HEIGHTS**  
(273 UNITS)

**4TH & J**  
(240 ROOMS)

**10TH & B**  
(542 UNITS)

**800 BROADWAY**  
(389 UNITS)

**1304 INDIA**  
(233 ROOMS)

**K ELEVATE HOTEL**  
(135 ROOMS)

**4TH & B**  
(301 ROOMS)

**CITIZEN M**  
(302 ROOMS)

**AC HOTEL**  
(147 ROOMS)

**RADIAN**  
(241 UNITS)

**JEFFERSON MAKERS QUARTER**  
(368 UNITS)

**LOGAN YARDS**  
(900 UNITS)

UNDER REVIEW

RECENTLY COMPLETED

UNDER CONSTRUCTION





# discover downtown

## Downtown San Diego

*America's Finest City*

Downtown is home to many attractions for residents as well as those who visit from outside the area. According to a survey of San Diegans who live and visit the Downtown area, Petco Park, Seaport Village, and Little Italy are the top three attractions. Downtown also has a reputation as the premier location for nightlife activities, attracting visitors from across the county and outside the region. Yet, those living downtown are more likely to enjoy these amenities.



San Diego is becoming  
Southern California's  
coolest city.

TRAVEL+  
LEISURE



20 M

San Diego International  
Airport Passengers

Uncover the  
*electric energy*  
in the  
*Gaslamp Quarter*



32.3 M

Annual Visitors

Discover the  
*vibrant charm*  
of *Little Italy*



\$14.3 B

Consumer Spending

Explore the  
*waterfront beauty*  
of the *Marina*



2.9 M

Padres Attendance

Experience the  
*urban allure*  
of *East Village*



650,000

Convention Center Attendees

16.5  
blocks

Downtown San Diego is  
the West Coast's premier  
entertainment district

4  
major  
entertainment  
venues

Petco Park  
SD Convention Center  
Balboa Theatre  
Horton Grand Theatre

65k  
daytime  
population

San Diego's thriving urban  
center attracts both visitors  
and tourists



# downtown

## RADD

**\$1.5**

billion life science campus

**4,000**

high paying jobs

**1.6 M**

square feet over 5 buildings

## CAMPUS AT HORTON

**\$1.8**

billion annual regional economic activity

**4,000**

high paying jobs

**2,200**

parking spaces

## TAILGATE PARK

**50,000**

retail square feet

**1.4**

million square feet of office space

**1.3**

acre public park

**1,600**

parking spaces

## SEAPORT VILLAGE

**\$1.6**

billion project

**13**

eateries

**70**

acres of shops & space

## CONVENTION CENTER

**5,000**

square foot pavillion

**3,000**

occupancy

**730,000**

SF expansion of center

**\$20 fifth ave**



# 520 fifth ave



**SERENA PATTERSON**  
serena@upgsocal.com  
Lic. No. 01721040

**BILL SHRADER**  
bill@upgsocal.com  
Lic. No. 01033317

**MIKE BEJZAK**  
mike@upgsocal.com  
Lic. No. 02095028