



831-35 4TH AVENUE, SAN DIEGO, 92101
FOR SALE: \$2,600,000

GASLAMP ICON



Experience the vibrant energy of San Diego's historic Gaslamp Quarter, where Victorian charm meets modern excitement.

This 16-block district is packed with trendy restaurants, rooftop bars, boutique shops, and world-class entertainment venues—all just steps from the waterfront and Petco Park.

Whether you're here for business, nightlife, or a weekend getaway, the Gaslamp Quarter offers an unforgettable blend of culture, cuisine, and California sunshine.

GASLAMP RETAIL

PROPERTY HIGHLIGHTS

- Zoning: GQPD-Gaslamp-QTR
- Lot Size: 4,801 SF
- Building Size: 4,784
- Two Retail Tenants : 1. OperaCaffe (lease to 2030) 2. Vacant - IDEAL for own/user
- APN: 533-576-03-00
- Pro-Forma NOI: \$172K

LOCATION

Prime location along 4th Avenue between E and F Streets

- In the heart of the Gaslamp District
- Across from Horton Plaza
- Close proximity to MTS Transit

CONTACT US NOW

QFC - License # 01881505

PETER WRIGHT

619.243.8450

pwright@qfcree.com

DRE #01846272

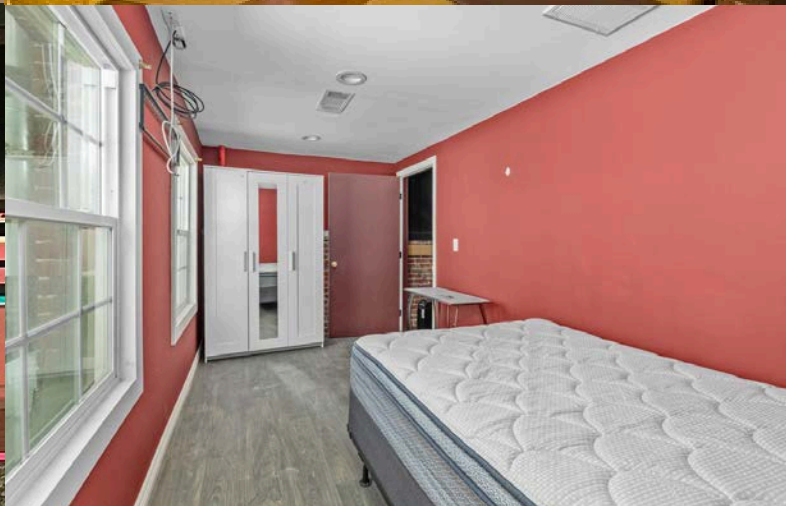
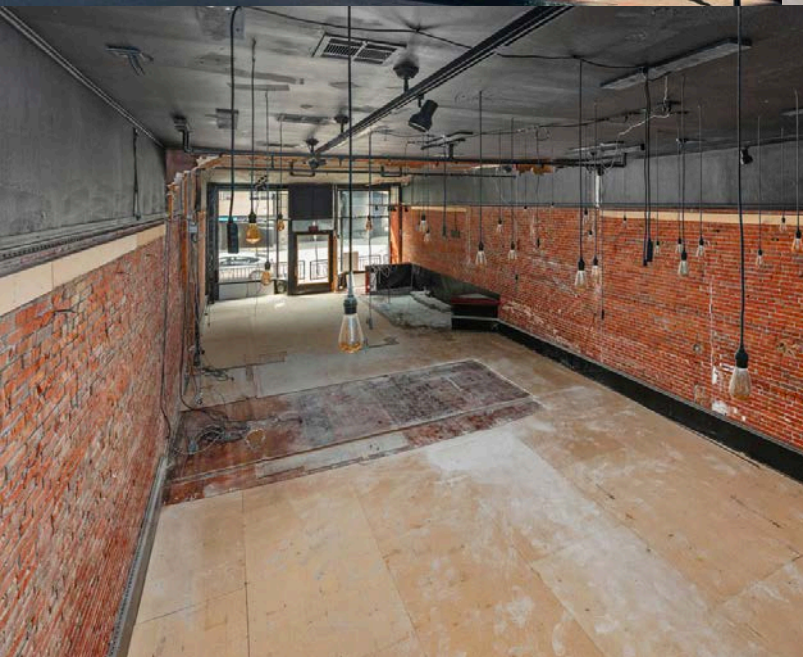
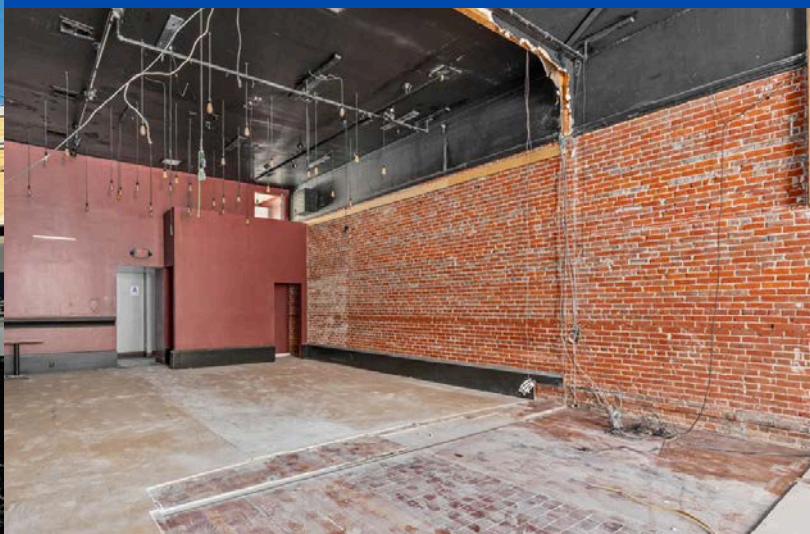
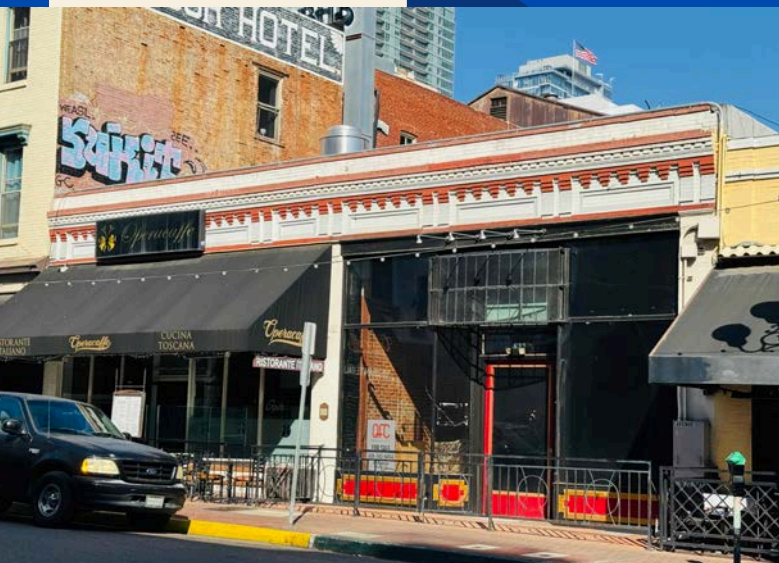
1495 Pacific Hwy, Ste 450 San Diego, CA 92101 | www.QFCRE.com



831-35 4TH AVENUE,
SAN DIEGO

PHOTOS

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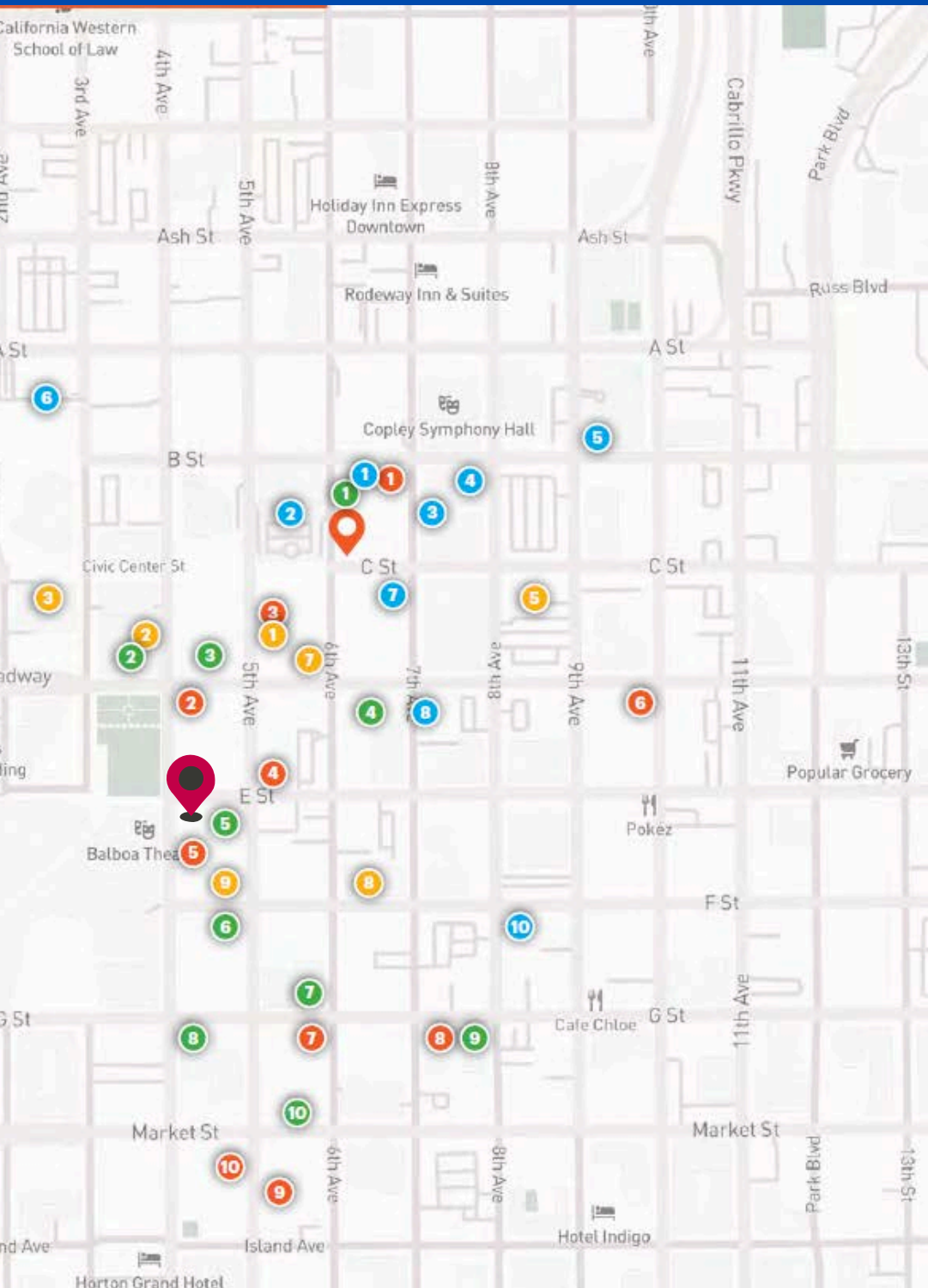
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RESTAURANTS

1. Donut Bar
2. Gaslamp Fish House
3. Curadero
4. Melting Pot
5. Bandar Restaurant
6. Hodad's
7. Fogo de Chao
8. Breakfast Republic
9. Rustic Root
10. El Chingon

HOTELS

1. Kimpton Hotel
2. The US Grant
3. The Westgate Hotel
4. The Bristol Hotel
5. Hotel Churchill
6. The Sofia Hotel
7. Courtyard Marriott
8. Andaz San Diego
9. The Keating Hotel
10. The Westin

BARS & BREWPUBS

1. Stout Public House
2. Rendezvous
3. Phantom Lounge
4. Parq
5. Gaslamp Tavern
6. Atomic
7. 5th & Sky
8. Tin Roof
9. Noble Experiment
10. Side Bar

COFFEE

1. Starbucks
2. 401 Brew Street
3. Coffee N' Talk
4. 7 Cafe
5. Little Owl Coffee
6. Civic Center Cafe
7. Organo Gold
8. The Bean Box
9. Blue Bottle Coffee
10. Tired Eyes Coffee

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1 762-764 5th Ave
San Diego, CA 92101 (San Diego County) - Downtown Submarket

★★★★☆
Retail

Sold	2/24/2025	Land Area	0.06 AC/2,614 SF
Sale Price	\$4,750,000 (\$475.00/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	10,000 SF (50.0%)	Sale Comp ID	7071893
Price Status	Confirmed	Parcel Numbers	535-092-13
Built	1901	Sale Conditions	High Vacancy Property



2 631 5th Ave - Historic Yuma Building
San Diego, CA 92101 (San Diego County) - Downtown Submarket

★★★★☆
Retail

Sold	10/18/2024	Land Area	0.06 AC/2,614 SF
Sale Price	\$3,250,000 (\$476.96/SF)	Sale Comp Status	Research Complete
GLA	6,814 SF	Sale Comp ID	6917618
Price Status	Confirmed	Parcel Numbers	535-094-16
Built	1882		



3 789 W Harbor Dr - The Headquarters at Seaport
San Diego, CA 92101 (San Diego County) - Downtown Submarket

★★★★☆
Retail

Sold	8/15/2025	Actual Cap Rate	9.43%
Sale Price	\$34,875,000 (\$472.41/SF)	Pro Forma Cap Rate	11.58%
GLA (% Leased)	73,823 SF (84.4%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7309601
Built	2013	Parcel Numbers	760-015-37 +2
Land Area	6.28 AC/273,557 SF	Sale Conditions	Ground Lease (Leasehold)



4 337-343 13th St - Alexan - 13th & J (Part of a 2-Property Sale)
San Diego, CA 92101 (San Diego County) - Downtown Submarket

★★★★☆
Retail

Sold	7/26/2024	Land Area	0.11 AC/4,792 SF
Sale Price	\$3,561,056 (\$604.59/SF)	Actual Cap Rate	4.77%
GLA	5,890 SF	Sale Comp Status	Research Complete
Price Status	Allocated	Sale Comp ID	6806129
Built/Renovated	2009/2018	Parcel Numbers	535-372-18

