

# 332 J STREET



**FULLY FIXTUREIZED  
RESTAURANT OPPORTUNITY**

**FOR LEASE  
±3,056 SF + PATIO**

**DOWNTOWN SAN DIEGO  
MARINA DISTRICT**

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# KEY FEATURES

This ground-floor, second-generation restaurant opportunity is ideally positioned between the vibrant Gaslamp Quarter and the Marina, offering exceptional visibility and accessibility. The location benefits from a built-in customer base, with 57 residential units directly above and 5,987 additional residential units within a half-mile radius.

Two blocks from the San Diego Convention Center, which hosts over 100 events and attracts more than 736,000 visitors annually, the location benefits from exceptional visibility and foot traffic.

The surrounding area boasts a population of over 442,000 residents within a five-mile radius, with an average household income exceeding \$108,000 within three miles.

**THIS IS A MUST-SEE OPPORTUNITY IN A THRIVING URBAN MARKET!**

**CALL BROKER FOR DETAILS.**

1. CONVENIENT TROLLEY ACCESS
2. FACING MARTIN LUTHER KING PROMENADE
3. 2 BLOCKS FROM THE CONVENTION CENTER



SD International Airport  
13 MINUTES  
Drive Time



Walkability  
97%  
Daily errands do not require a car



MTS  
2 BLOCKS  
from the Trolley

# THE PROPERTY

332 J STREET  
—  
SAN DIEGO, CA

± 3,056 sf + patio  
—  
SIZE

AVAILABLE NOW  
—  
TIMING

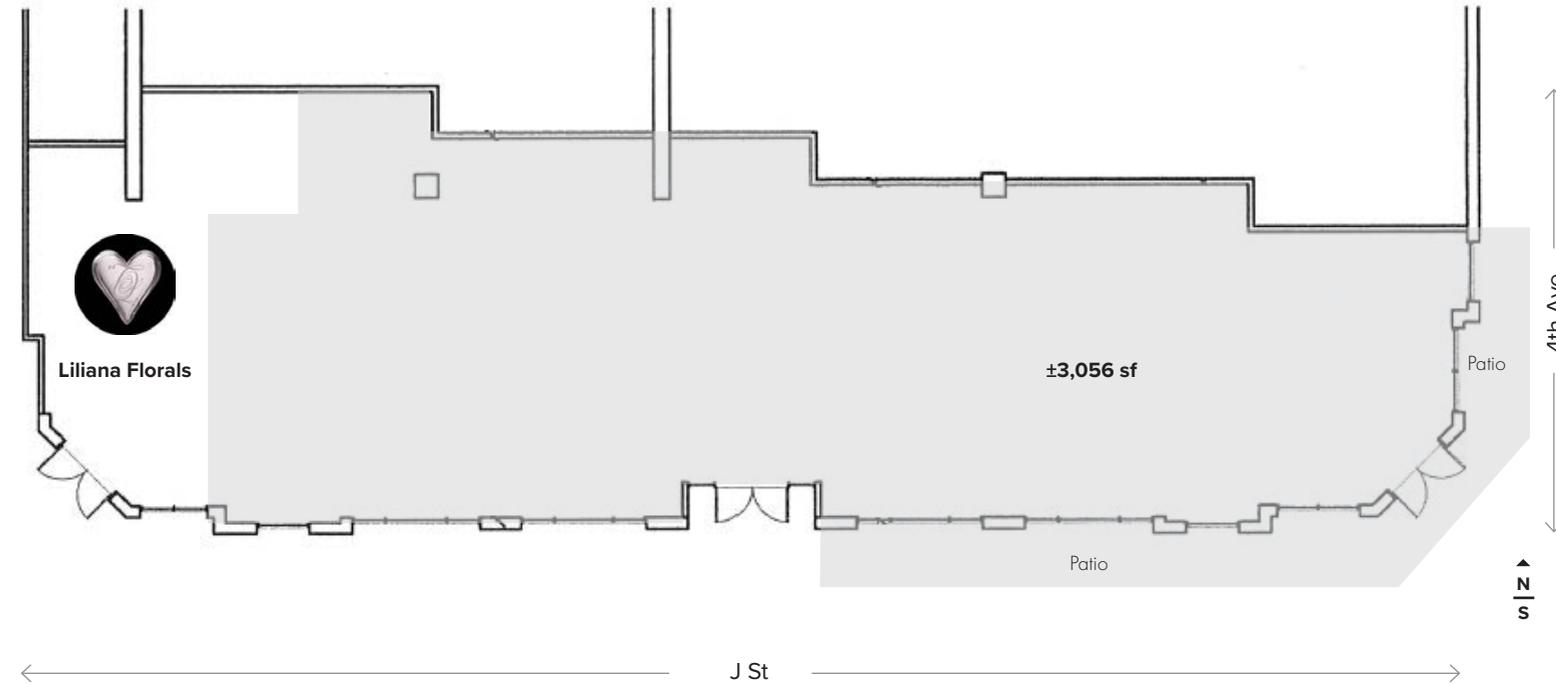


Easy access  
to public  
transportation.

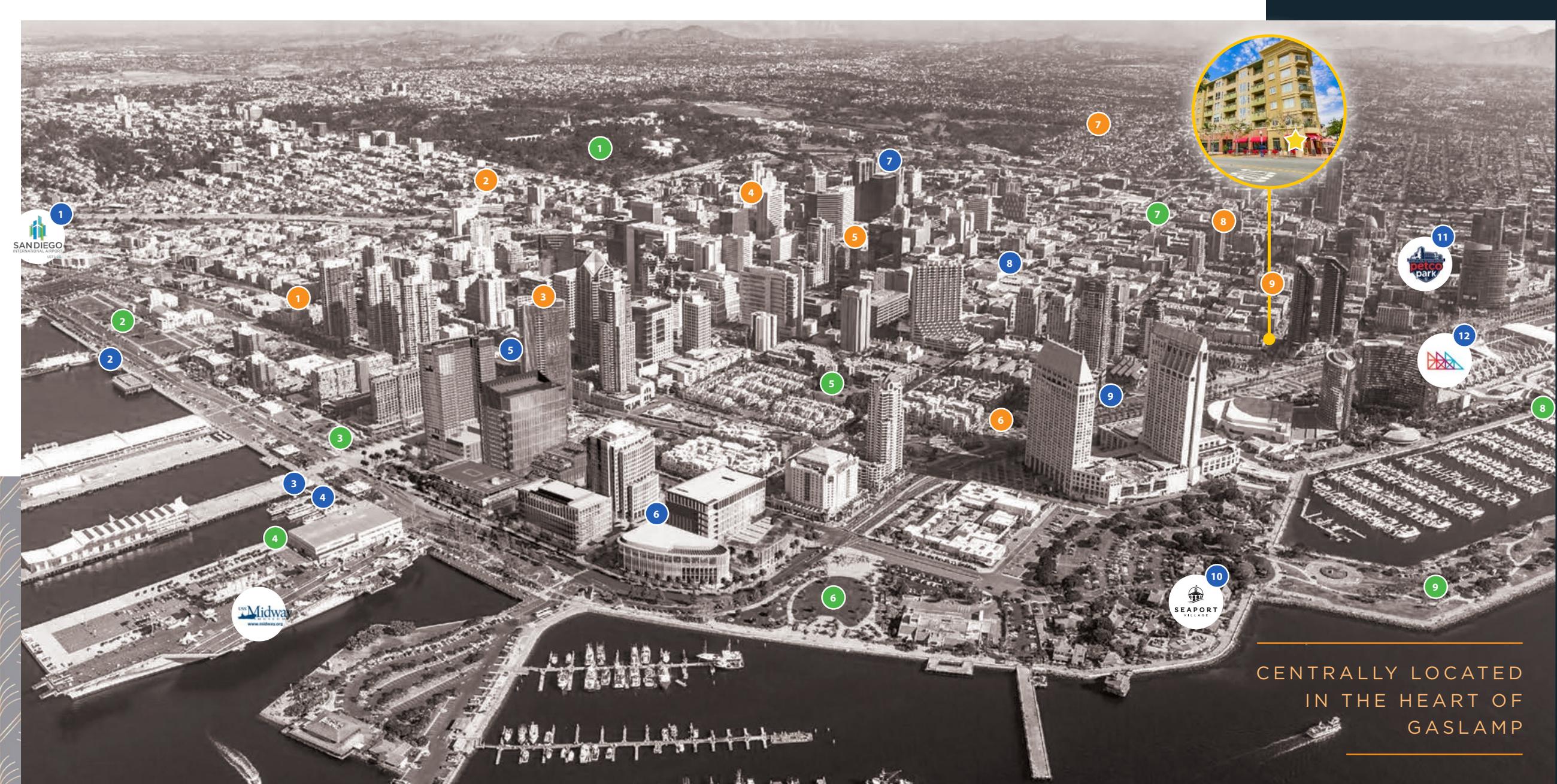
Located in an  
urban core.



- Ground floor second gen. restaurant opportunity perfectly situated between Gaslamp and the Marina
- Surrounded by multiple luxury hotels including Hilton Gaslamp, The Pendry, and Hard Rock
- Adjacent to high volume restaurants including Morton's, Flemings, The Old Spaghetti Factory, and Lou & Mickey's
- Game changers for Downtown include Campus at Horton and RaDD, bringing over 8,000 jobs to Downtown
- Immediate proximity to Seaport Village, the Embarcadero, and the Market Street corridor



\*This is an approximate floor plan drawing. Tenant to perform their own due diligence regarding the layout of the space



CENTRALLY LOCATED  
IN THE HEART OF  
GASLAMP

### NEIGHBORHOODS

1. Little Italy
2. Bankers Hill
3. Columbia
4. Cortez Hill
5. Civic Core
6. Marina District
7. South Park
8. East Village
9. Gaslamp

### LANDMARKS

1. San Diego International Airport
2. Star of India
3. Broadway Pier
4. Ferry Terminal
5. Santa Fe Train Station
6. RaDD
7. San Diego Community College
8. Horton Campus
9. The New Children's Museum
10. Seaport Village
11. Petco Park
12. San Diego Convention Center

### PARKS

1. Balboa Park
2. Waterfront Park
3. Lane Field Park
4. Freedom Park (in construction)
5. Pantoja Park
6. Ruocco Park
7. East Village Green (in construction)
8. Embarcadero Marina Park (North)
9. Embarcadero Marina Park (South)

### DOWNTOWN SAN DIEGO

America's Finest City is one of the top five cities—alongside Boston, San Jose, San Francisco, and Seattle—with the highest rates of job growth in the technology sector.

With San Diego's largest employers having offices in Downtown, it allows employees to walk, bike, take public transportation, or drive only a few minutes to work.

As the national trend to trade in your car for a short walk to work and consistent connectivity to amenities increases, Downtown continues to see growth. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy,

By 2050, the region is expected to grow by roughly 1 million residents, 500,000 jobs and 330,000 housing units.\* As the population increases, new growth and development will continue to cluster around and concentrate within the existing urbanized areas, including Downtown.

Downtown is a regional employment center, a public transportation hotspot and the number one space for innovation firms and startup growth in the region. It's an urban core that ignites the economic engine of greater San Diego.

# LOCATION, LOCATION, LOCATION

This prime location offers immediate proximity to the San Diego Convention Center, Rady Shell, Petco Park, Seaport Village, the Gaslamp Quarter, and the Embarcadero, and is just three blocks from the historic Gaslamp sign.

Within a four-block radius, there are five public parking structures and multiple surface lots, as well as convenient walking access to the trolley line—serving 40 million annual passengers—and the California Coaster/Amtrak line.

Adjacent to the newly renovated Children’s Park, the area features a playground, game and fitness area, off-leash dog park, new walkway over Civic Pond, and on-site security from 6 a.m. to 10 p.m.



**(1)**  
**SAN DIEGO INTL. AIRPORT**  
 3.9 Miles Away

- 20.6M annual air passengers



**(2)**  
**LITTLE ITALY**  
 1.8 Miles Away

- 10,000 daytime population
- Weekly Farmers’ Market



**(3)**  
**USS MIDWAY**  
 1.4 Miles Away

- Historic naval ship museum
- 1.5M+ annual visitors



**(4)**  
**SEAPORT VILLAGE**  
 1 Mile Away

- 4M annual visitors



**(5)**  
**CONVENTION CENTER**  
 0.9 Mile Away

- ±836,000 annual attendees
- Largest event: San Diego Comic-Con (135,000 attendees)



**(6)**  
**GASLAMP QUARTER**  
 0.4 Mile Away

- 10M+ annual visitors



**(7)**  
**PETCO PARK**  
 0.6 Mile Away

- 3.3M+ annual attendees
- Home of San Diego Padres
- Gate receipts of the San Diego Padres amounted to 123 million U.S. dollars. [www.statista.com](http://www.statista.com)



**(8)**  
**CENTRAL LIBRARY**  
 0.3 Miles Away

- 1M annual visitors
- ±497,650 SF, nine stories
- 320-seat auditorium



**(9)**  
**SAN DIEGO ZOO / BALBOA PARK**  
 2.5 Miles Away

- 12M annual visitors combined



# MARINA DISTRICT

## DOWNTOWN'S THRIVING URBAN ENCLAVE AND VIBRANT COMMUNITY.

The Marina District is a neighborhood in San Diego that is bordered by the San Diego Bay, the Gaslamp Quarter, and the Columbia neighborhood. It has undergone a major redevelopment in recent years, which has brought in a variety of new high-rise and mid rise condos, townhouses, lofts, and apartments, as well as new restaurants, cafes, and boutiques. The area is known for its open spaces, educational and cultural sites, and some of San Diego's finest residential buildings.



- |                      |                       |
|----------------------|-----------------------|
| 1 Happy Does         | 16 Prohibition Lounge |
| 2 Lumi Sushi         | 17 Cali Cream         |
| 3 Beyond Pilates     | 18 Barleymash         |
| 4 Hasta Manana       | 19 WNDR Lounge        |
| 5 Fleming's          | 20 Garden Kitchen     |
| 6 Morton's           | 21 Best of Gaslamp    |
| 7 Fifth & Rose       | 22 LV Nails and Spa   |
| 8 Buca di Beppo      | 23 Juan Tequila       |
| 9 Shisan Fan         | 24 664                |
| 10 Taco Central      | 25 Salt and Whiskey   |
| 11 Lazy Hippo        | 26 Freddy's Chophouse |
| 12 The Whiskey House | 27 La Puerta          |
| 13 Blarney Stone Pub | 28 Tiger Cafe         |
| 14 Kaluu             | 29 Cafe 222           |
| 15 Insomnia Cookies  | 30 Lani Coffee        |

## CITYWIDE CONNECTIVITY.

The Mid-Coast Trolley will expand transportation capacity in the corridor to accommodate existing and future travel demand. Population along the corridor is predicted to increase by 19% by 2030, while employment is predicted to increase by 12%.

63,956

Downtown  
Daytime Population

61%

Residents choose  
Downtown for Walkability

20,000+

Residents within  
5 minute walk

60%

Downtown Residents  
take Public Transit

*Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.*

REVITALIZATION  
AT IT'S BEST.



The planned growth of downtown  
will only boost its popularity  
among desirable American cities  
to live, work & play.

Forbes



The Marina District is a popular spot for families and professionals due to its proximity to the San Diego Bay, the Embarcadero Marina Park, and the waterfront boardwalk. Attractions in the area include the Children's Park, the San Diego Convention Center, Seaport Village, the Embarcadero, and Rady's Shell.



San Diego is becoming  
Southern California's  
coolest city.

TRAVEL+  
LEISURE



	1 MILE	2 MILES	3 MILES
Population (2024)	51,782	101,127	175,312
Population (2029)	52,538	101,877	175,800
Daytime Employment	64,501	112,392	207,178
Total Households	27,876	48,738	78,724
Avg. HH Income	\$107,791	\$107,330	\$108,733
Consumer Spending	\$810.2M	\$1.5B	\$2.5B

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