



# Arrive.

BROADWAY RETAIL

1007 FIFTH AVE, SAN DIEGO, CA 92101

Restaurant/Retail For Lease

±5,019 SF



**TURNKEY  
RESTAURANT  
OPPORTUNITY**

**DO NOT DISTURB EXISTING TENANT**



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BROADWAY RETAIL

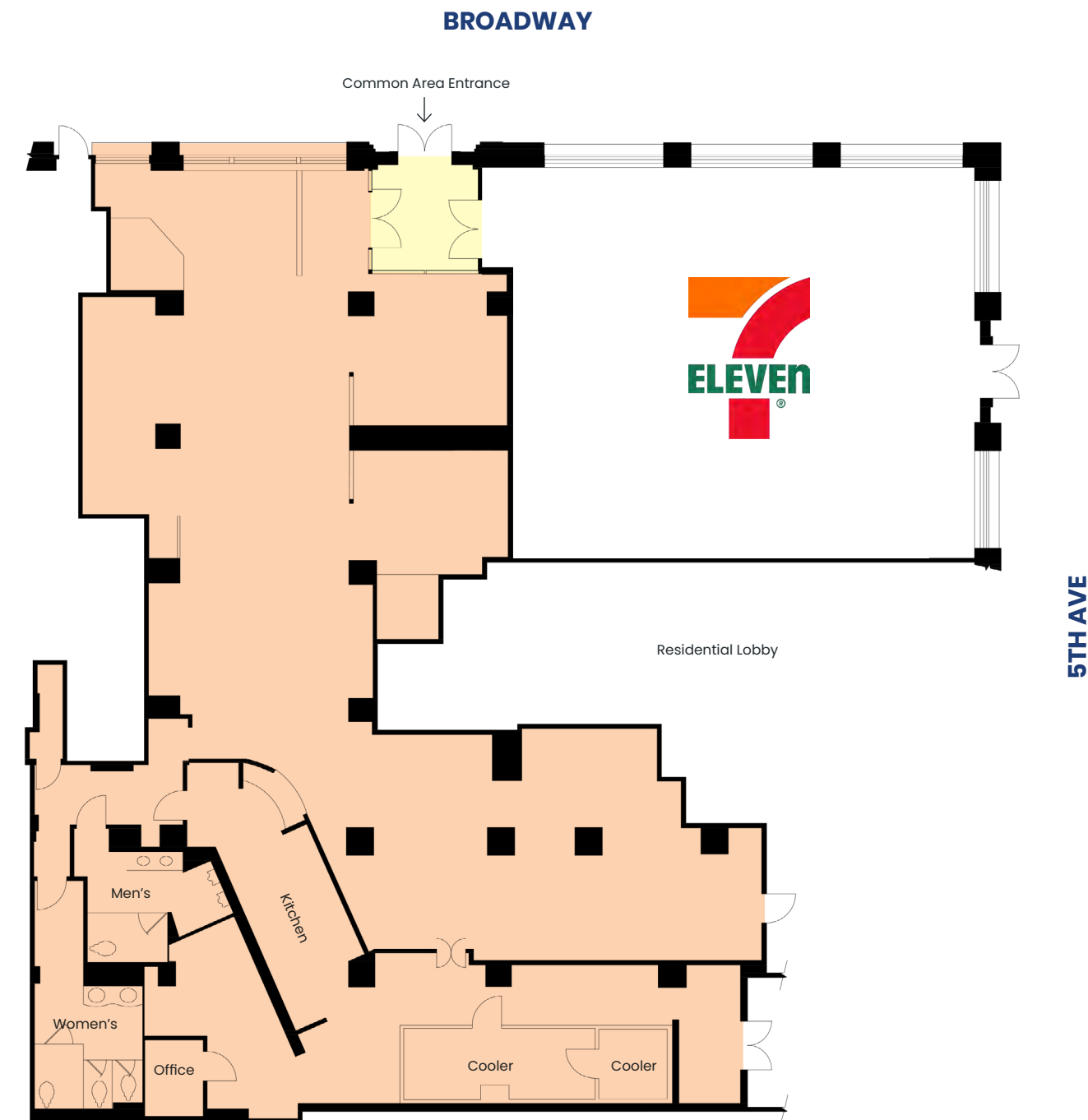
1007 FIFTH AVE  
San Diego, CA 92101

±5,019 SF  
Available Space

RESTAURANT/RETAIL  
Space Type

OCTOBER 2025  
Timing

CONTACT BROKER  
Lease Rate



### PRIME OPPORTUNITY

Turnkey restaurant space located in San Diego's first known high-rise, a dedicated historical landmark, reborn as a distinctive residence

### UNMATCHED DOWNTOWN LOCATION

Located at the start of the Gaslamp promenade, where the Gaslamp Quarter, Central Business District, East Village, and Cortez Hill converge

### EXCELLENT VISIBILITY

High exposure at two of downtown San Diego's busiest intersections, Broadway and Fifth Avenue

### HIGH FOOT TRAFFIC & SPENDING POWER

Over 109,000 employees and 105,000 residents nearby, spending over \$446M on food and beverage within a 2-mile radius

### INTEGRATED URBAN LIFESTYLE

Benefit from proximity to the upcoming Campus at Horton, a dynamic public space offering entertainment, dining, and leisure

### CURATED SURROUNDINGS

Join a neighborhood of quick-service retailers, boutique shops, and trendy eateries, all within a walkable downtown setting



## JOIN THE FUN

Downtown San Diego's most exciting neighborhood blends historic charm with modern energy, creating a vibrant hub for retail and dining. With constant foot traffic, popular restaurants, and a growing mix of residents and professionals, the area offers the perfect environment for businesses to thrive.

- |                        |                            |
|------------------------|----------------------------|
| 01 CVS                 | 09 Gaslamp Nail Studio     |
| 02 Downtown Sushi      | 10 Great Wall Express      |
| 03 Señor Taquero       | 11 Yalla Habibi            |
| 04 Noir Sushi and Sake | 12 Time Out Sports Tavern  |
| 05 Bloom Nightclub     | 13 Sammich House           |
| 06 Gaslamp Tavern      | 14 Coffeentalk             |
| 07 Melting Pot         | 15 Corner Kitchen Pizzeria |
| 08 Vin de Syrah        | 16 Zzan Sushi              |



**We Work**  
359,278 SF Office

**Vantage Point**  
679 Units

**Diega**  
617 Units

**Procopio Tower**  
449,181 SF Office

**Courtyard**  
245 Rooms

**625 Broadway**  
231 Units

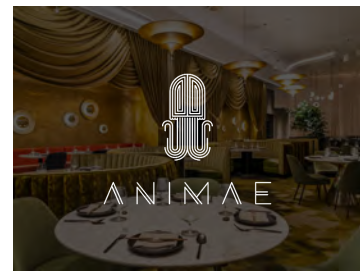
**Plaza Hotel**  
185 Rooms

**Viridian Lofts**  
33 Units

**Gaslamp Plaza Suites**  
64 Rooms

**US Grant**  
270 Rooms

**Granger Hotel**  
96 Rooms



## GAME CHANGERS

Downtown San Diego is experiencing a wave of transformative development, with major projects like the Campus at Horton, Gallagher Square renovations, and Seaport San Diego set to bring thousands of jobs, vibrant public spaces, and billions in annual economic impact.



**26,251**

Existing Units

**6,607**

Units Proposed

**787**

Units Under Construction

**16,001**

Existing Rooms

**2,793**

Rooms Proposed

**494**

Rooms Under Construction

*\*Within 1 mi. of site*

## CITY CENTER

When the Central Library, Ballpark Village and Petco Park came about, there was a new vibrancy, focus and understanding that there is opportunity Downtown. The location in the city center makes it a great place to be as a resident as well as a visitor. Located moments from all of the distinct downtown communities – from Little Italy’s thriving foodscene to the cultural East Village to the happening Gaslamp District and the recreational waterfront.



**2ND**

Largest City in CA

**35M**

Annual Visitors to San Diego

**\$10B**

Visitor Spending

### 4 MAJOR VENUES

Petco Park  
San Diego Convention Center  
Balboa Theater  
Horton Grand Theater

### 16.5 BLOCKS

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

### 65K DAILY PRESENCE

San Diego’s thriving urban center attracts both residents and visitors



Downtown San Diego has evolved into a vibrant, 24-hour urban hub through decades of strategic redevelopment and over \$14 billion in public and private investment. It now features a dynamic mix of residential, commercial, and entertainment spaces in a nationally recognized waterfront city.

	1 MILE	2 MILE	3 MILE
Population (2024)	55,897	105,142	190,971
Project Population (2029)	56,586	105,778	191,539
Total Daytime Employment	72,453	109,256	181,140
Total Households	31,017	51,622	90,035
Avg. Household Income	\$107,549	\$106,754	\$109,921
Total Consumer Spending	\$899.4M	\$1.6B	\$2.9B



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