

Former Restaurant/ Bar For Lease
905 4th Ave & 420 E St | ±4,300 SF

UPG URBAN
PROPERTY
GROUP EST. 1989

Horton COURT



AMERICA'S FINEST CITY



4TH AVE ENTRANCE

SIGNAGE

SIGNAGE

4TH AVE

E ST ENTRANCE

E ST

YOUR NAME HERE

YOUR NAME HERE

THE PROPERTY



ADDRESS

905 4th Ave & 420 E St
San Diego, CA 92101



SIZE

±4,300 SF

PROPERTY HIGHLIGHTS

01. Highly coveted Gaslamp restaurant/bar facility with two entrances on Fourth Ave and E Street
02. Space Features two bars and one shared kitchen making it ideal for special events and private parties
03. Type 47 Liquor License available to purchase
04. Plenty of street parking, with convenient structured parking options nearby including the 225 Broadway garage with 300 spaces
05. Downtown San Diego is home to numerous entertainment venues, restaurants, and busy streets
06. Directly across from the Campus at Horton - The largest adaptive reuse project in the United States, bringing over 3,000 jobs to Downtown San Diego
07. Downtown is home to some of San Diego's most popular restaurants including Neighborhood, Noble Experiment, Lionfish, Izola, Herb & Wood, Underbelly and more!



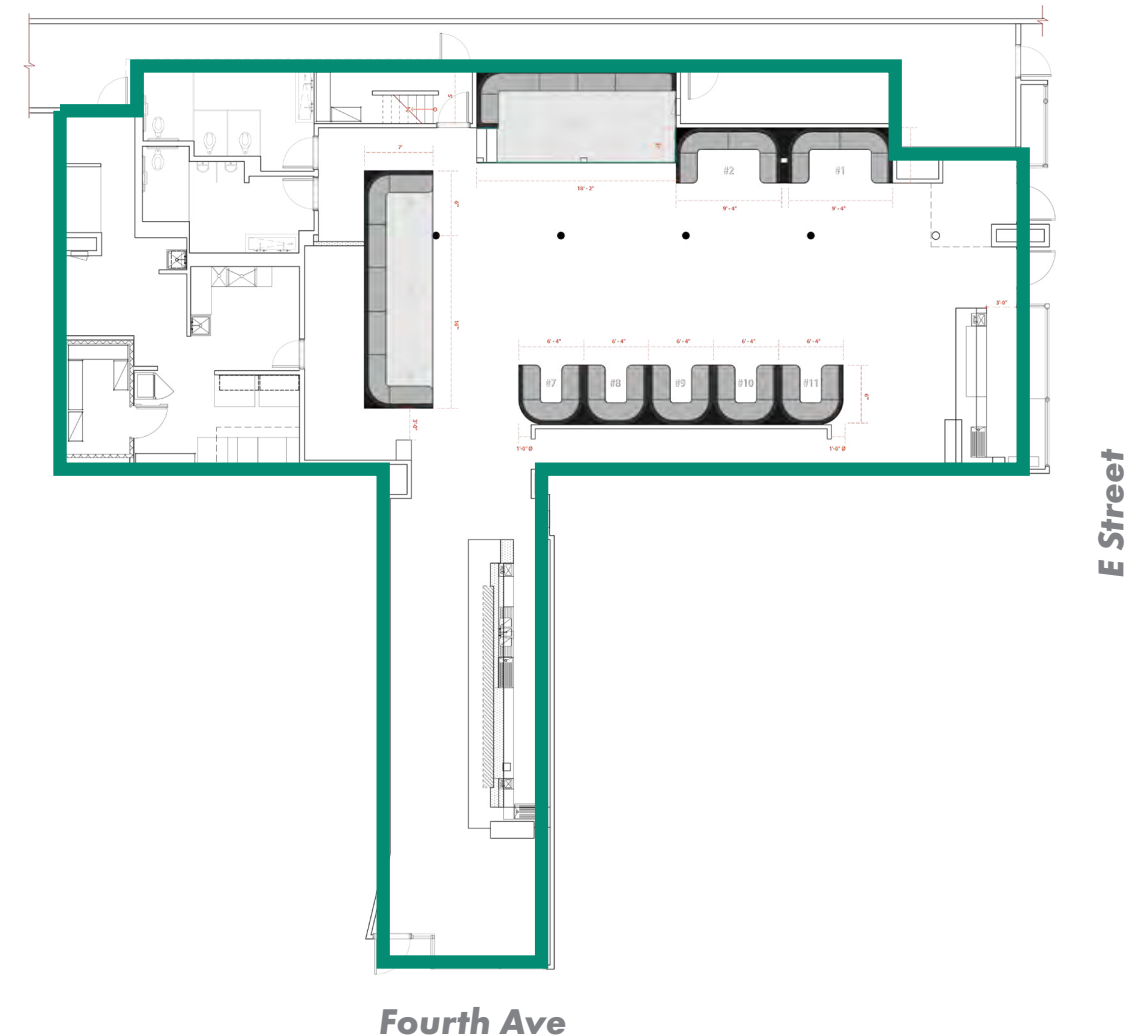
USE

Restaurant/Bar



AVAILABILITY

Available Now



THE NEIGHBORS

RESTAURANTS

- 1. Herb & Wood
- 2. Noble Experiment
- 3. Juniper & Ivy
- 4. Kettner Exchange
- 5. Punch Bowl Social
- 6. Nolita Hall
- 7. Provisional Kitchen
- 8. The Mission/ East Village
- 9. Pappalecco
- 10. Richard Walker's Pancake House
- 11. Cowboy Star
- 12. Kamon Craft Cocktail Bar
- 13. Lumi
- 14. Fogo de Chao
- 15. The Lion's Share
- 16. Cafe 222
- 17. Salvatore's Cucina and Lounge
- 18. Tender Greens
- 19. Watercolors
- 20. Corner Kitchen Pizzeria
- 21. Callie
- 22. BESHOCK

RETAIL

- 1. CVS
- 2. Ralphs
- 3. Albertsons
- 4. Quiksilver
- 5. Vans
- 6. Fit Athletic Club & Gym
- 7. San Diego Trading Company
- 8. Sketchers
- 9. Museum of Illusion
- 10. WNDR Museum
- 11. ACE Hardware
- 12. Best of Gaslamp

HOTELS

- 1. Manchester Grand Hyatt
- 2. The US Grant
- 3. OMNI
- 4. The Pendry
- 5. Hard Rock
- 6. Hotel Indigo
- 7. Andaz
- 8. Springhill Suites Downtown/ Bayfront
- 9. The Westin
- 10. InterContinental
- 11. The Sofia



IN THE PATH OF 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)

BROADWAY SUITES
(317 ROOMS)

BROADWAY SUITES
(317 ROOMS)

Horton COURT

1304 INDIA
(233 ROOMS)

4TH & B
(301 ROOMS)

4TH & J
(240 ROOMS)

HORTON CAMPUS
(1 M SF)

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)

10TH & B
(542 UNITS)

800 BROADWAY
(389 UNITS)

K ELEVATE HOTEL
(135 ROOMS)

RADIAN
(241 UNITS)

CITIZEN M
(302 ROOMS)

AC HOTEL
(147 ROOMS)

JEFFERSON MAKERS QUARTER
(368 UNITS)

LOGAN YARDS
(900 UNITS)



UNDER REVIEW

RECENTLY COMPLETED

UNDER CONSTRUCTION

THE LOCATION

SAN DIEGO INTERNATIONAL AIRPORT
(42 M PASSENGERS PER YEAR)

BALBOA PARK
(4.7 M ANNUAL VISITORS)

WATERFRONT PARK

Horton COURT

PORT OF SAN DIEGO
(300,000 annual passengers)

PORTSIDE PIER

NAVY PIER

RADD
(1.7 M SF)

USS MIDWAY MUSEUM

Little Italy

Bankers Hill

El Cortez

Columbia

Core

Marina

CAMPUS AT HORTON
(10 CITY BLOCKS, 1 MILLION SF)

Gaslamp

East Village

Seaport Village

PETCO PARK
(2.9M ANNUAL VISITORS)

CONVENTION CENTER
(650,000 ANNUAL ATTENDEES)

Trolley Lines



● Trolley Stops



CAMPUS AT HORTON



THE FUTURE OF INNOVATION & SUSTAINABLE CITY LIFE

Transforming Downtown San Diego THE LARGEST ADAPTIVE REUSE PROJECT IN THE U.S.

The Campus at Horton in downtown San Diego is transforming into a 1 million-square-foot mixed-use space, focusing on the city's growing life sciences industry. The \$9 million redesign of Park at Horton will add art, dining spaces, and restaurants while preserving features like grassy areas, restrooms, and the fountain. Expected to be completed by early 2025, this project aims to make downtown San Diego a vibrant hub for shopping, living, and working. The development will create numerous job opportunities and attract a skilled workforce, further stimulating the local economy. Additionally, the project will enhance the urban landscape, making downtown San Diego a more attractive and lively destination for everyone.



EXPECTED TENANTS

- Shake Shack
- Sweet Green
- SunLife Organics
- Sprouts Farmers Market
- Studio Three
- Rumble Boxing

CAMPUS AT HORTON is set to play a crucial role in San Diego's growth, expected to bring **OVER 3,000 JOBS** to Downtown San Diego.

DISCOVER DOWNTOWN



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.

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

Forbes

San Diego is a shared embrace of an easy, breezy Southern California casualness.

The New York Times

San Diego is becoming Southern California's coolest city.

TRAVEL+ LEISURE



32.3M

Annual Visitors



\$14.3 B

Consumer Spending



20 M

San Diego International Airport Passengers



550,862

Convention Center Attendees



\$2.9 M

Padres Attendance

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

Horton COURT



BILL SHRADER
bill@upsocal.com
Lic. No. 01033317

SERENA PATTERSON
serena@upsocal.com
Lic. No. 01721040

MIKE BEZAK
mike@upsocal.com
Lic. No. 02095028