

Premier Gaslamp Quarter ±2,693 Retail/Restaurant Space

FOR LEASE

Gaslamp
Quarter

MUSEUM OF
ILLUSIONS

657
FIFTH
AVE.

SAN DIEGO, CA

JOIN THESE AREA TENANTS
PARTIAL LIST

MUSEUM OF
ILLUSIONS

AKA



FOGO
DE
CHÃO

FAT TUESDAY

barleymash

WERE
WOLF



657 FIFTH AVE.- SAN DIEGO, CA 92101

Nested between The Museum of Illusions
and Ghirardelli on Fifth Ave.



Now Leasing

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657 FIFTH AVE. - SAN DIEGO, CA 92101

Located in the Heart of Gaslamp



TIMES/DISTANCE

From 657 Fifth Ave.



LITTLE ITALY

9 minutes / 1.3 miles



CONVENTION CENTER

11 minutes / .9 miles



HORTON CAMPUS

8 minutes / .4 miles



PETCO PARK

10 minutes / .4 miles



BROADWAY PEIR

8 minutes / 1.2 miles



SEAPORT VILLAGE

7 minutes / .9 miles



SAN DIEGO AIRPORT

13 minutes / 2.6 miles



BALBOA PARK

6 minutes / 1.3 miles



163 / I-5 FREEWAY

4 minutes / .8 miles



Neighborhoods

Point of Interest

Parks

657 FIFTH AVE. - SAN DIEGO, CA 92101

Property Highlights

The Gaslamp Quarter in San Diego, CA, is a vibrant and historic district renowned for its dynamic blend of Victorian-era architecture and modern urban amenities. Located in the heart of downtown, it spans 16.5 square blocks and is a hub for culture, dining, entertainment, and nightlife. The area attracts both locals and tourists with its diverse selection of restaurants, bars, theaters, galleries, and shops. As a prime location, the Gaslamp Quarter offers significant opportunities.

Its proximity to major attractions, including Petco Park and the San Diego Convention Center, makes it an ideal location for businesses seeking high foot traffic and visibility in a thriving urban environment.

The Space

Second gen. retail space

Desired Location

Rare single tenant space on 5th Ave, Gaslamp's busiest block, north of Market St

In the Action

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

Accommodations

Surrounded by luxury hotels: The Granger, The Moxy, Alma, Andaz, The Keating, The US Grant, The Westgate

Gaslamp Promenade

Situated on the Gaslamp Pedestrian Promenade, with high foot traffic

Proximity

Close proximity to Convention Center (650,000 annual attendees), Seaport Village, Campus at Horton, and Little Italy



FOR LEASE

Property Details



675 FIFTH AVE.
SD, CA 92101

Address



RETAIL/
RESTAURANT

Property Type



± 2,693 SF

Size



GASLAMP

Neighborhood



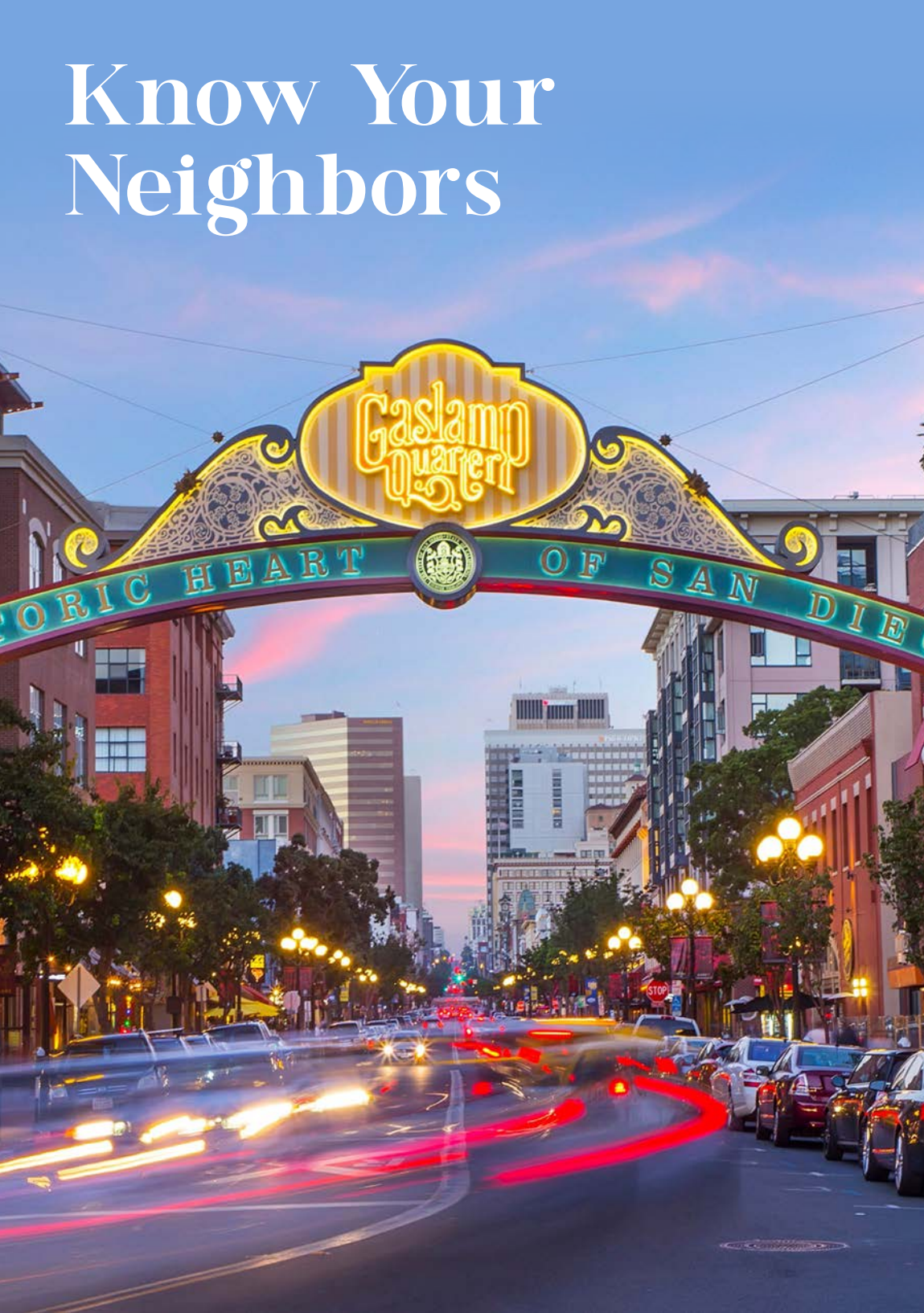
± 2,693 SF

Site Plan



*This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Know Your Neighbors



MUSEUM OF ILLUSIONS Experiential Museum	AMERICAN COMEDY CO Comedy / Bar
WNRD MUSEUM Experimental Museum	THE MOXY Hotel / Bar / Lounge
BARLEY MASH American Restaurant / Bar	STK Steakhouse / Bar / Lounge
GHIRADELLI Chocolate / Sweets	PARQ Nightlife / Bar
SPILL THE BEANS Coffee	TACOS EL GORDO Mexican Restaurant
AKA SAN DIEGO Modern Asian Restaurant / Lounge	CHIEFY CAFE Coffee
CALI CREAM Handmade Ice Cream	THE US GRANT Hotel
HOUSE OF BLUES Night Life / Bar / Lounge	JACOBS MUSIC CENTER Concert / Performance Hall
THE TACO STAND Mexican Restaurant	THE SOFIA HOTEL Hotel
TAKA Japanese Restaurant	HORTON CAMPUS Retail / Restaurant Mall
KARINA'S CANTINA Mexican Bar / Restaurant	THE SHOUT HOUSE Piano Bar / Restaurant
COIN-OP GAME ROOM Arcade / Restaurant / Bar	NATIVE STAR Clothing
VIN DE SYRAH Restaurant / wine Bar	GASLAMPLIGHTER Karoke Bar



GASLAMP QUARTER Neighborhood Highlights

Ideally situated in the heart of San Diego's historic Gaslamp Quarter, which sees more than 10 million visitors annually

Close proximity to the San Diego Convention Center, Petco Park, Seaport Village, and planned Campus at Horton

Four blocks from the historic Gaslamp sign

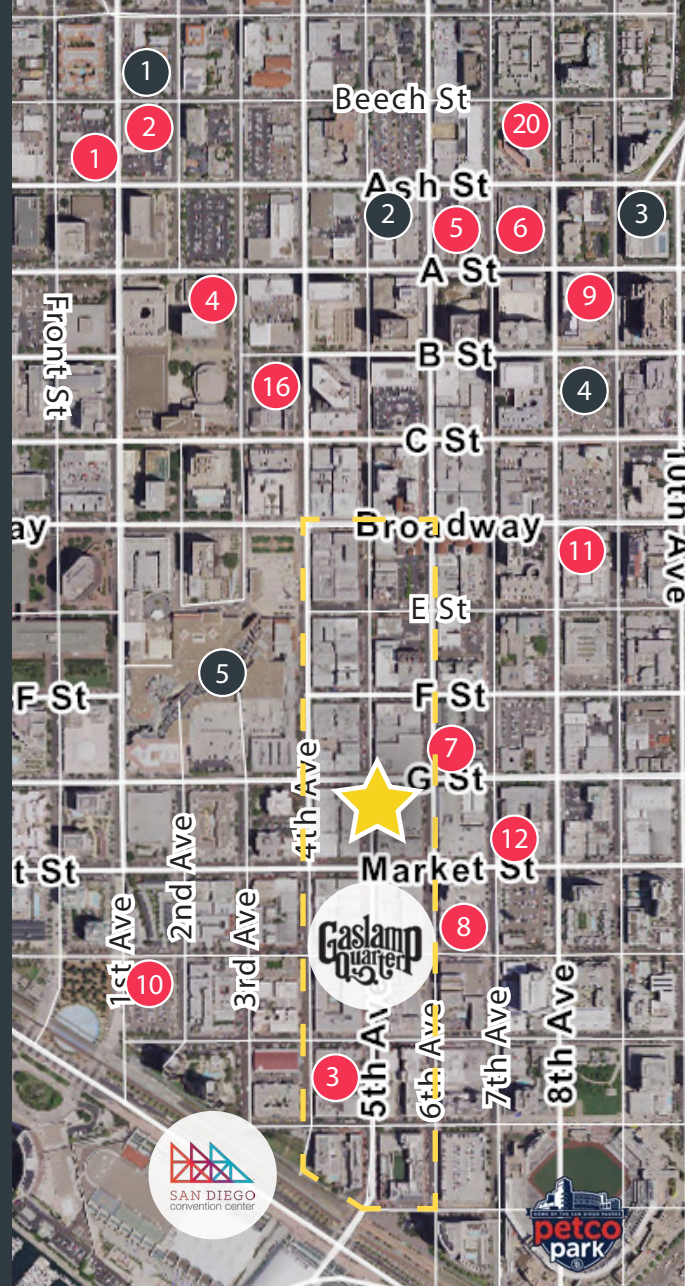
Several public parking structures and surface lots within 3 blocks

Easy access to the I-5, CA-94 & CA-163 freeways

Walking distance from the trolley line, with 40 million annual passengers, and the California Coaster/Amtrak line

Just blocks from the new Children's Museum with more than 200,000 annual visitors, and the Children's Park with redevelopment plans to include a dog park, play area, and open green space

Area Development



**Wood Partners;
The Rey Phase II**
459 units



Bosa; First & Island Condos
211 units; 22,400 sf retail



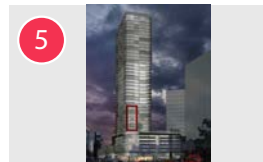
**Reef Point Hospitality LLC;
Broadway Suites**
317 rooms



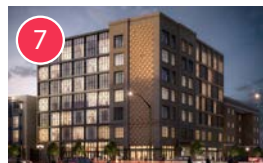
**San Diego Gaslamp
Properties LLC; Citizen M
Hotel** 302 rooms



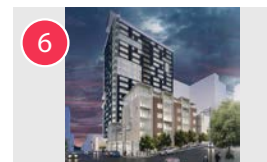
**Stockdale Capital Partners;
Campus at Horton**
300,000 sf retail; 700,000 sf office



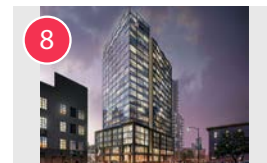
**Ghods Builders;
6th & A**
389 units; 7,000 sf retail



**J Street Hospitality; Motto
by Hilton**
180 rooms; 2,500 sf retail



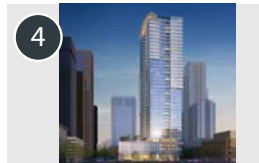
XJD; 7th & A
281 units; 9,000 sf retail



**J Street Hospitality;
Tapestry & Homewood
Suites by Hilton** 324 rooms



Cortez Hill Apartments
88 units



Bosa; 8th & B
398 units; 9,400 sf retail;
5-acre public park Est.
Completion: TBD



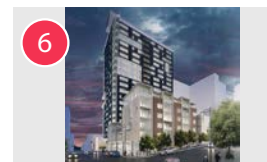
Essex; Citiplace Front & Ash
147 units



**Robert Green Company;
4th & J Hotel**
240 rooms; 24,000 sf retail



Floit Properties, Inc.
183 units; 4,182 sf retail



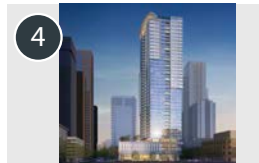
**J Street Hospitality;
Tapestry & Homewood
Suites by Hilton** 324 rooms



**Vandervel Hotels, LLC;
Fifth & Ash Suites**
271 rooms



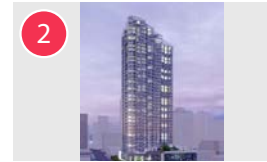
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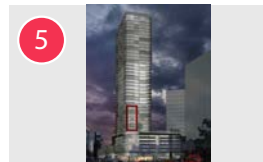
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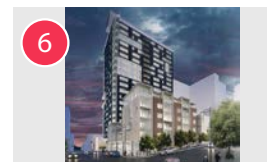
**Liberty National
First & Beech**
433 units



Greystar; 1st & Beech
227 units



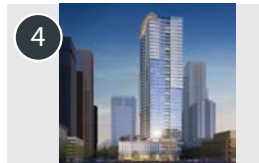
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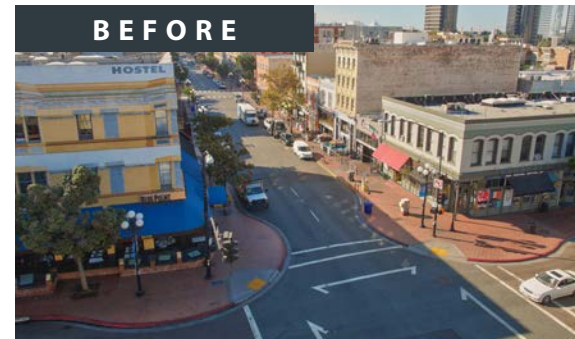
**Stockdale Capital Partners;
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300,000 sf retail; 700,000 sf office

UNDER CONSTRUCTION

PROPOSED Gaslamp Promenade

Subject to approval, the Gaslamp Promenade would reinvent Fifth Avenue into 8 distinctive plazas (from L Street to Broadway), eliminating cars to create more space for people.

- ▶ The Gaslamp Quarter could receive and entertain more visitors
- ▶ Fifth Avenue would be a place for conversation, dining, and entertainment
- ▶ The pedestrian experience would improve, making the Gaslamp Quarter safer for visitors



MAP OF PROPOSED GASLAMP PROMENADE





10M+

Annual visitors to the Gaslamp Quarter



232K+

Annual visitors to the children's museum



500,000

Total SF of Restaurant / Retail in the Gaslamp



81,237

Total Daytime Population of Downtown

By the Numbers



Downtown Events PARTIAL LIST

Taste of Gaslamp
Gaslamp Mardi Gras
San Diego ShamRock
Comic Con International

San Diego Half Marathon
San Diego Monster Bash
Gaslamp Holiday Pet Parade
Poinsettia Bowl



2.4M Petco Park
Annual Attendees

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



862,408

Annual attendees at the Convention Center



\$724.1 M

Visitors Spending from Conventions



12,576

Hotel Rooms Downtown



38,039

Total Population of Downtown



60%

Residents that are between the ages of 25 - 54



85%

Residents that exercise at least three times per week



50%

Residents that have pets, 73% of those are dogs



88%

Residents that dine out more than twice per week

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

AVERAGE HHI

1 Mile: \$132,717

3 Miles: \$135,051

5 Miles: \$122,904

POPULATION

1 Mile: 56,320

3 Miles: 183,163

5 Miles: 472,335



500,000

TOTAL SF OF RESTAURANT / RETAIL IN GASLAMP

13,818

HOTEL ROOMS DOWNTOWN

81,237

TOTAL DAYTIME POPULATION OF DOWNTOWN

11 M

TOTAL OFFICE SF DOWNTOWN

38,039

TOTAL POPULATION OF DOWNTOWN

2.4 M

PETCO PARK ANNUAL ATTENDEES

108

EVENTS HELD AT CONVENTION CENTER

862,408

CONVENTION CENTER ANNUAL ATTENDEES

\$724.1 M

VISITOR SPENDING FROM CONVENTIONS

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For Leasing Information Contact Us Today!



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