

Gaslamp Nightclub / Retail Building

For Sale or Lease



Highlights & Details

Prime Corner Location in San Diego's most famous entertainment destination – the Historic Gaslamp Quarter.

Exceptional Owner-User Opportunity Seller Financing Available

Address:	500 4th Ave.	
Ground Floor:	11,000 SF	
Second Floor:	2,000 SF	
Max Occupancy:	Over 900	
Live Entertainment:	Long History of Permits here	
Lease Rate:	Contact Broker	
Sale Price:	Contact Broker	
Seller Financing:	Contact Broker	
ABC License:	Type 47 (Full Liquor)	
Year Built:	1930 Historic with potential for Mills Act Property Tax reduction	



Premiere Corner

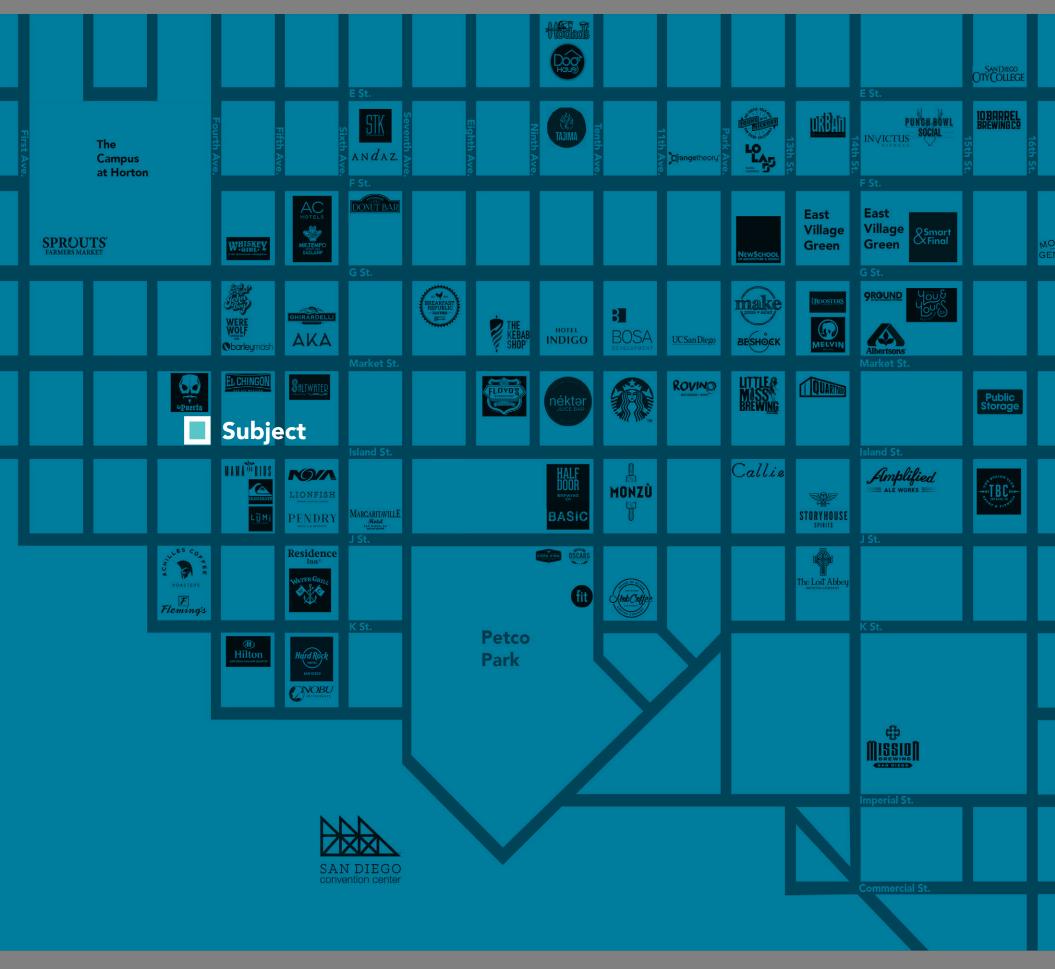
"Considered the liveliest of the Downtown neighborhoods, the Gaslamp Quarter's 4th and 5th Avenues are peppered with trendy nightclubs, swanky lounge bars, chic restaurants, and boisterous sports pubs."-Fodors

San Diego topped every major city by 2022 — recovering 99% of its pre-pandemic activity.

"What San Diego did right is it made a 24/7 city, San Diego is one of the most resilient cities in North America," Karen Chapple (University of Toronto / Berkley Study)

"Today it's both the cultural and commercial heart of San Diego. The original Victorian buildings have been restored and now house many of the city's restaurants, shops and galleries. -Expedia





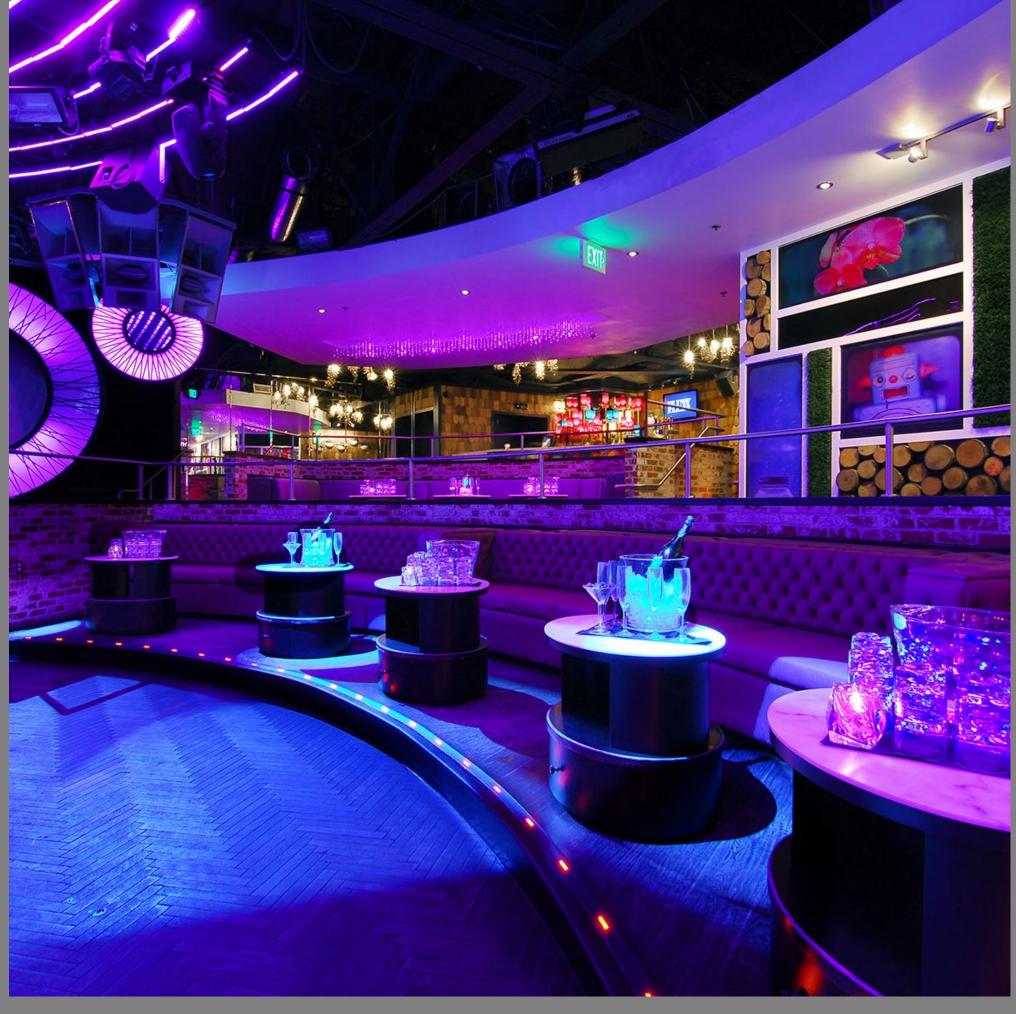
Premises



Premises

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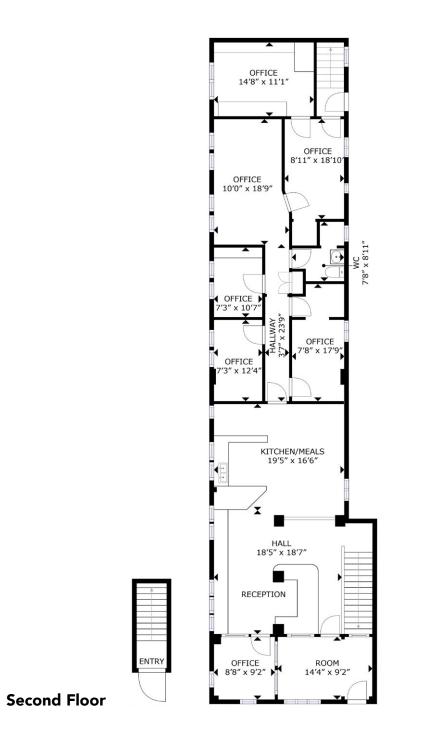
Location

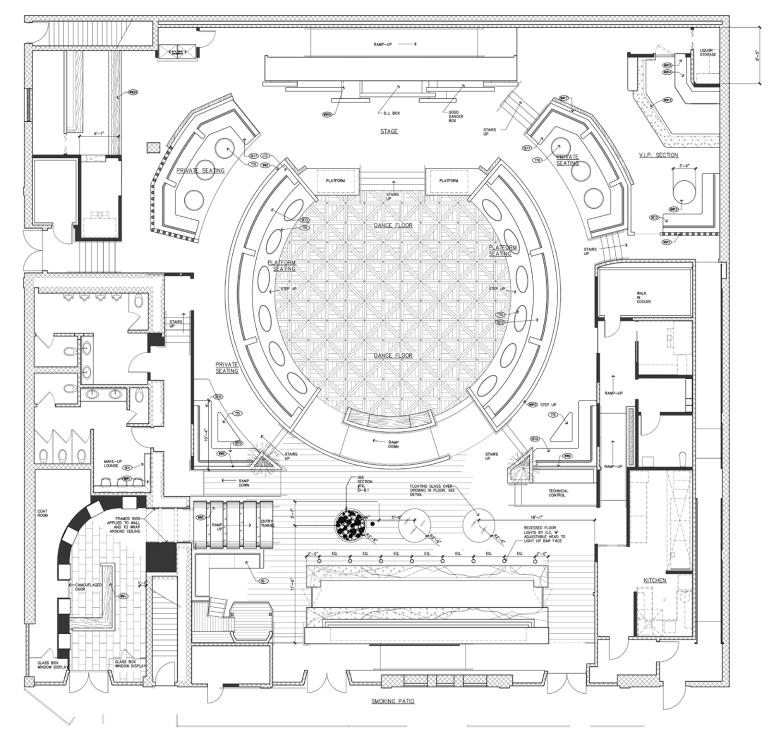
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Subject

Floorplan





First Floor

Neighborhood

STATISTICS

Annual Visitors Gaslamp: Over 10,000,000

Annual Visitors Petco Park: 2,300,000

Annual Visitors Convention Center: 800,000

Hotel Rooms Downtown: 13,000+@2,000 in process

Daytime Workers within 3 Miles: Over 200,000

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Residential Population

SAN

Business Population

Median Household Income

Average Household Incom



	1 Mile	3 Mile	5 Mile
	51,818	185,838	440,905
	65,310	199,996	340,009
e	\$77,011	\$80,654	\$74,678
ıe	\$107,886	\$108,940	\$100,593

Contact

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