

4TH

& BROADWAY

*GASLAMP
QUARTER*



MULTI-TENANT GASLAMP QUARTER INVESTMENT OPPORTUNITY

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UPT
SAN DIEGO
est. 1989

Colliers
INTERNATIONAL

THE INVESTMENT

The 4th & Broadway building is a rare, multi-tenant opportunity in the heart of Downtown San Diego. With its prime location between two of downtown's busiest neighborhoods, Gaslamp Quarter & the Central Business District, the property is well positioned for future success.

The Gaslamp has established itself as both the playground of hip, eclectic San Diegans and as an elite urban destination while the Central Business District is at the core of downtown and serves as a bustling corporate hub. Located on the corner of 4th & Broadway, this building is in close proximity to the San Diego Convention Center, Petco Park, the soon to be re-developed Horton Plaza into a 600,000 SF office campus, and nearly every major hotel.

Highlights



Premier Gaslamp Quarter Location



Consistent Income Stream



Limited Supply



Across from Horton Plaza Re-development



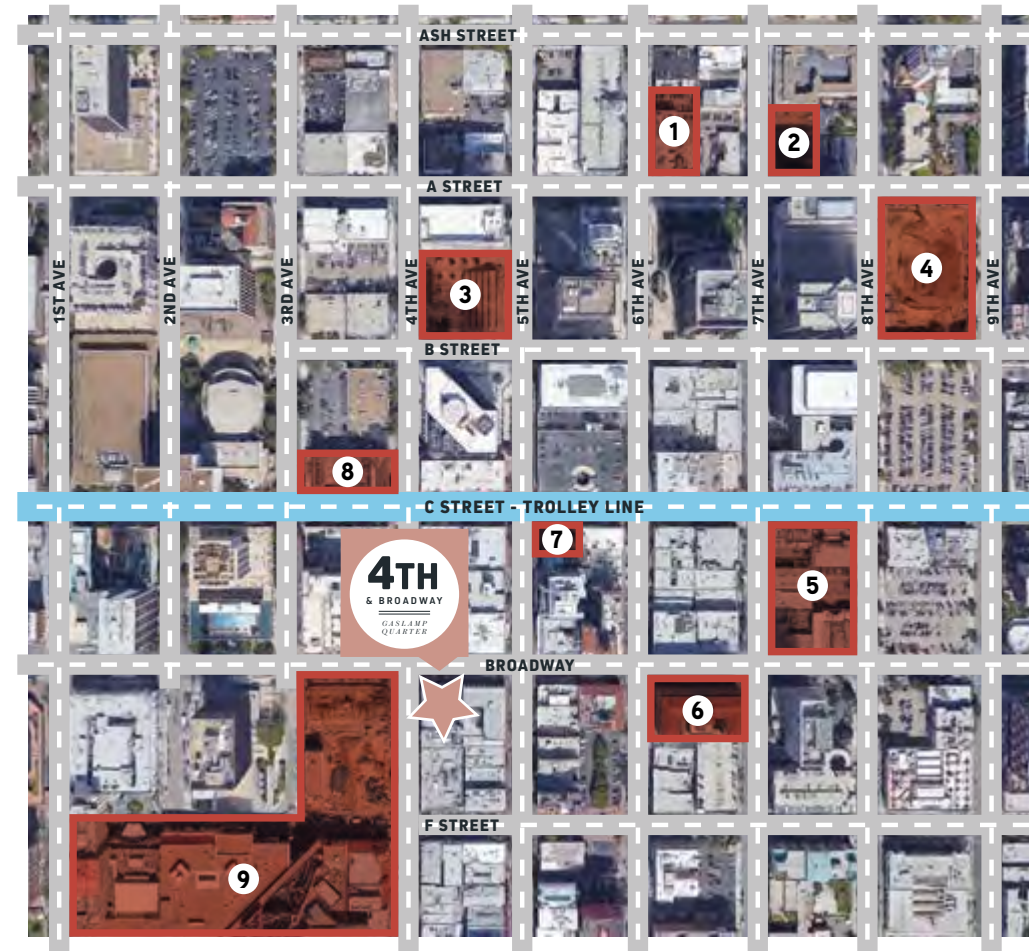
Unique Tax Shelter Benefits

PRICE	\$4,950,000
LOCATION	411-415 Broadway San Diego, CA 92101
PROPERTY TYPE	Retail/Restaurant/Office
PARCEL	533-573-01
BUILDING AREA	22,320 SF
LAND AREA	7,501 SF
STORIES	3
LEASEHOLD INTEREST	Terminates October 31, 2066 CPI increases every 5 years Lessee has ROFR to purchase land

* Contact listing broker to schedule a tour of the property. Twenty-four hour notice is appreciated.

* The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an "as-is" basis.

Area Developments / Proposed & Under Construction



1 6th & A



2 7th & A



3 450 B



4 The Rey Phase II



5 702 Broadway



6 625 Broadway



7 5th & C



8 California Theatre



9 Campus as Horton



TENANT SUMMARY

GASLAMP FISH HOUSE



Gaslamp Fish House is the first restaurant in the historic Gaslamp Quarter, a 16 block neighborhood. They offer a unique fusion of Mediterranean and American Cuisine. Their oyster bar, and fresh fish and seafood are sourced locally and responsibly from sustainable and environmentally conscious fisheries.

EUROCENTRES



Eurocentres teaches languages where they are actually spoken and offers language courses in locations on six continents. More than 13,000 students a year from all over the world make the language courses an intercultural adventure.

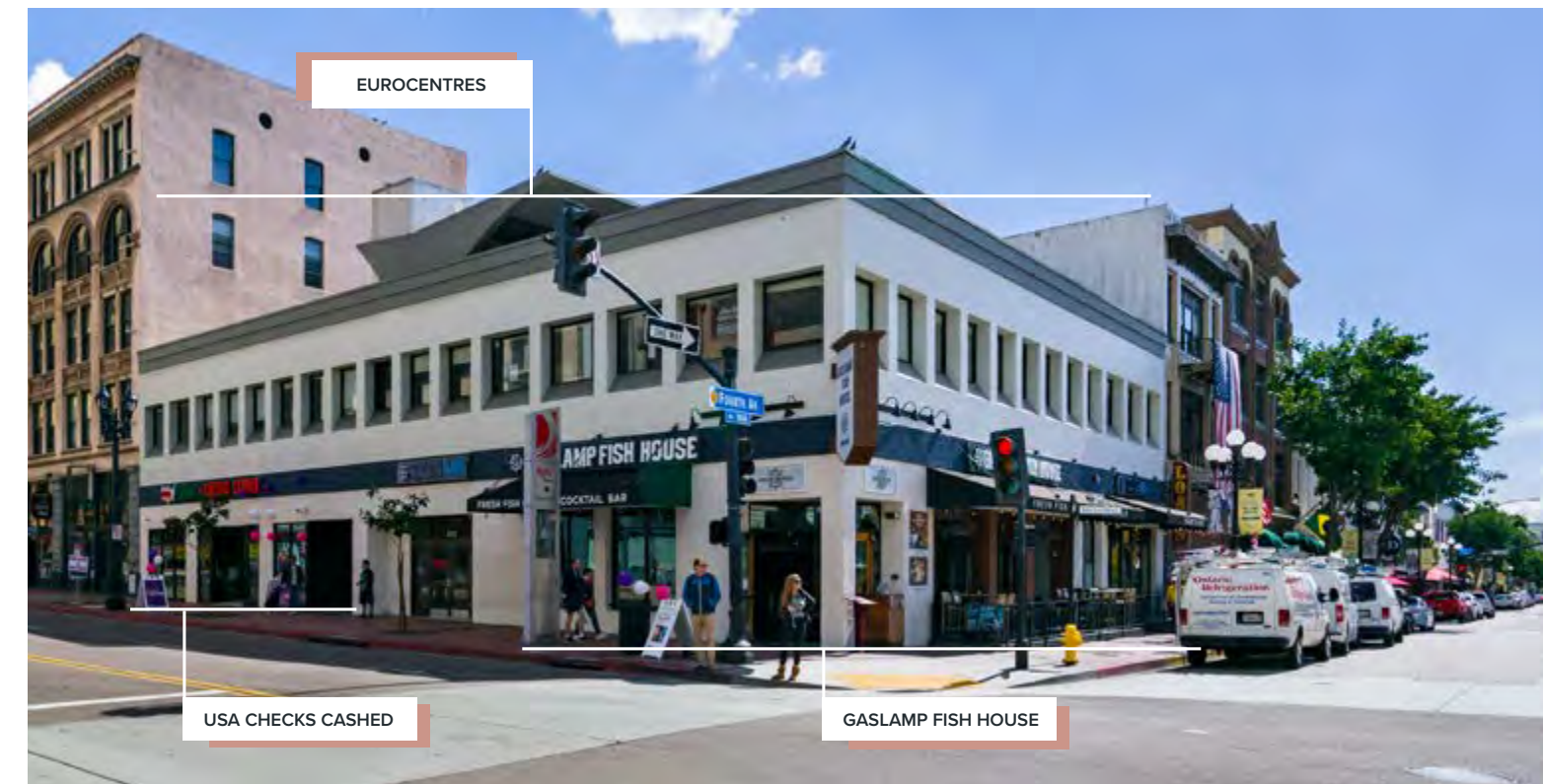
USA CHECKS CASHED



USA Checks Cashed offers a convenient solution to people who need quick access to their personal finances in the form of payday loans. Check cashing is one of their most beneficial services. They provide their customers with a reliable alternative to banks and other financial institutions.

Financials & Rent Roll

SUITE	TENANT	SF	COMMENCE	EXPIRE	OPTIONS	MONTHLY RENT PSF	ANNUAL RENT	
411	Gaslamp Fish House	4,500	8/1/13	3/31/28	2-5's @ Same	\$3.89	\$209,817	
411B	USA Cashed Checks	1,800	8/1/18	7/31/28	2-5's @ Same	\$3.40	\$73,440	
415	Eurocentres San Diego	9,020	8/21/15	8/31/25	2-5's @ FMV	\$2.93	\$316,613	
Total		22,320					\$599,870 (2019)	
							Reimbursable Income	\$39,235
							Gross Income	\$639,105
							Less: Operating Expenses	\$326,161
							NOI	\$312,944



SALES COMPARABLES



951-955 5th Avenue	
Sale Date:	02/20/19
Bldg SF:	15,298 SF
Sale Price:	\$4,700,000
Price Per SF:	\$307
Year Built:	1904
Property Type:	Mixed-Use



801-823 5th Avenue	
Sale Date:	11/30/18
Bldg SF:	25,000 SF
Sale Price:	\$13,150,000
Price Per SF:	\$526
Year Built:	-
Property Type:	Mixed-Use



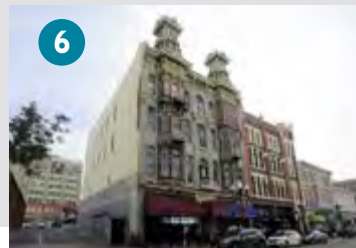
Yuma Building	
Sale Date:	05/31/18
Bldg SF:	6,950 SF
Sale Price:	\$5,160,000
Price Per SF:	\$742
Year Built:	1869
Property Type:	Mixed-Use



5th & C	
Sale Date:	01/29/18
Bldg SF:	20,000 SF
Sale Price:	\$4,252,500
Price Per SF:	\$213
Year Built:	-
Property Type:	Mixed-Use



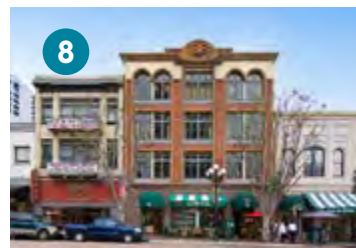
William Penn Hotel	
Sale Date:	12/01/17
Bldg SF:	31,011 SF
Sale Price:	\$10,540,000
Price Per SF:	\$339
Year Built:	1914
Property Type:	Hotel



Louis Bank of Commerce	
Sale Date:	10/17/16
Bldg SF:	23,600 SF
Sale Price:	\$7,100,000
Price Per SF:	\$301
Year Built:	1999
Property Type:	Mixed-Use



Marin Building	
Sale Date:	03/07/16
Bldg SF:	10,732 SF
Sale Price:	\$4,500,000
Price Per SF:	\$419
Year Built:	1908
Property Type:	Mixed-Use

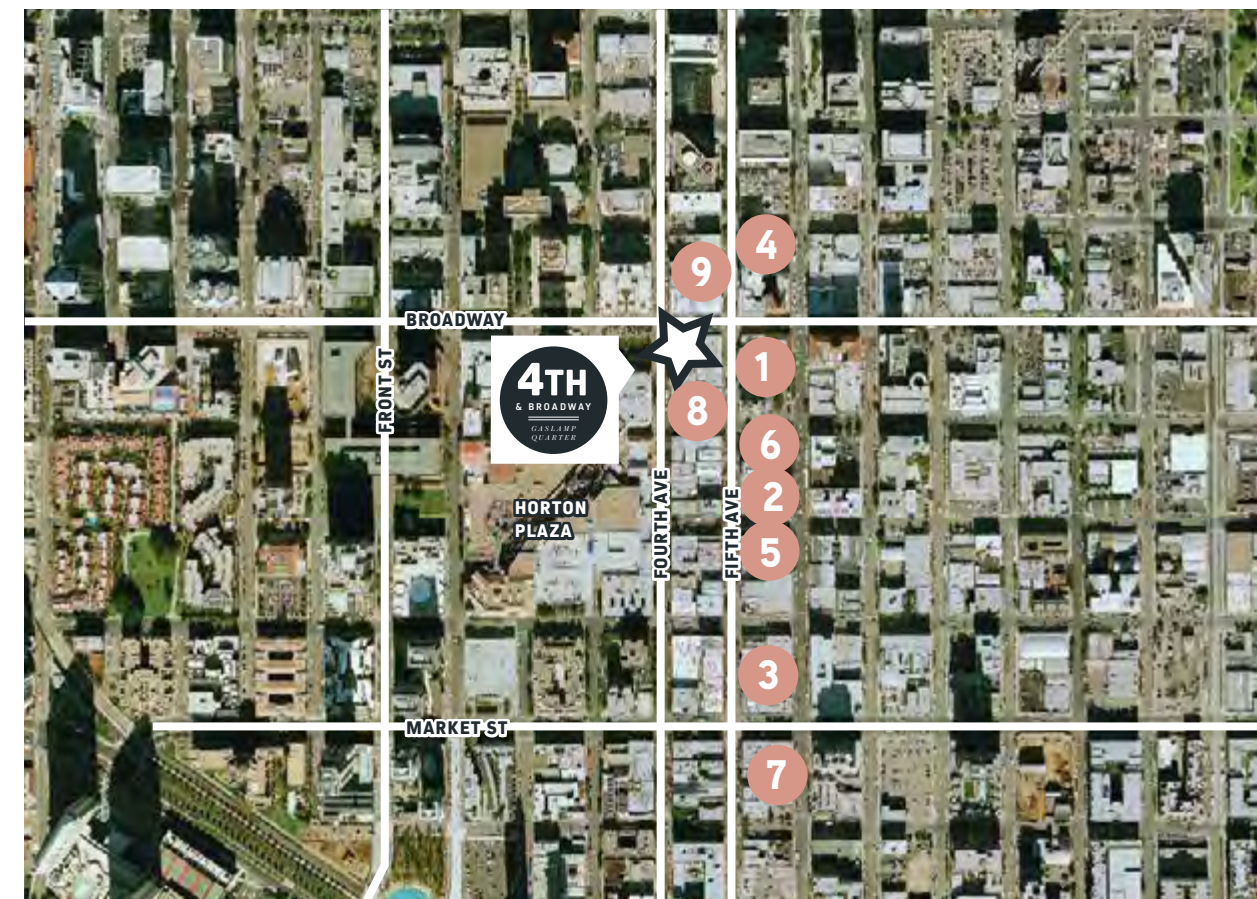


939-945 4th Avenue	
Sale Date:	In Escrow
Bldg SF:	23,500 SF
Listing Price:	\$8,250,000
Price Per SF:	\$351
Year Built:	1989
Property Type:	Mixed-Use



Marston Building	
Sale Date:	In Escrow
Bldg SF:	49,549 SF
List Price:	\$7.75M - \$9.38M
Price Per SF:	\$157 - \$190
Year Built:	1896
Property Type:	Mixed-Use

AVERAGE PRICE PSF | \$320



COMPARABLE BUILDING SALES - GROUND LEASE



800 Silverado Street	
Sale Date:	11/17/17
Bldg SF:	19,129 SF
Sale Price:	\$3,200,000
Price Per SF:	\$167
CAP Rate:	8.24%
Property Type:	Office



1901-95 El Cajon Blvd	
Sale Date:	06/03/16
Bldg SF:	18,540 SF
Sale Price:	\$5,290,000
Price Per SF:	\$285
CAP Rate:	7.5%
Property Type:	Retail Center

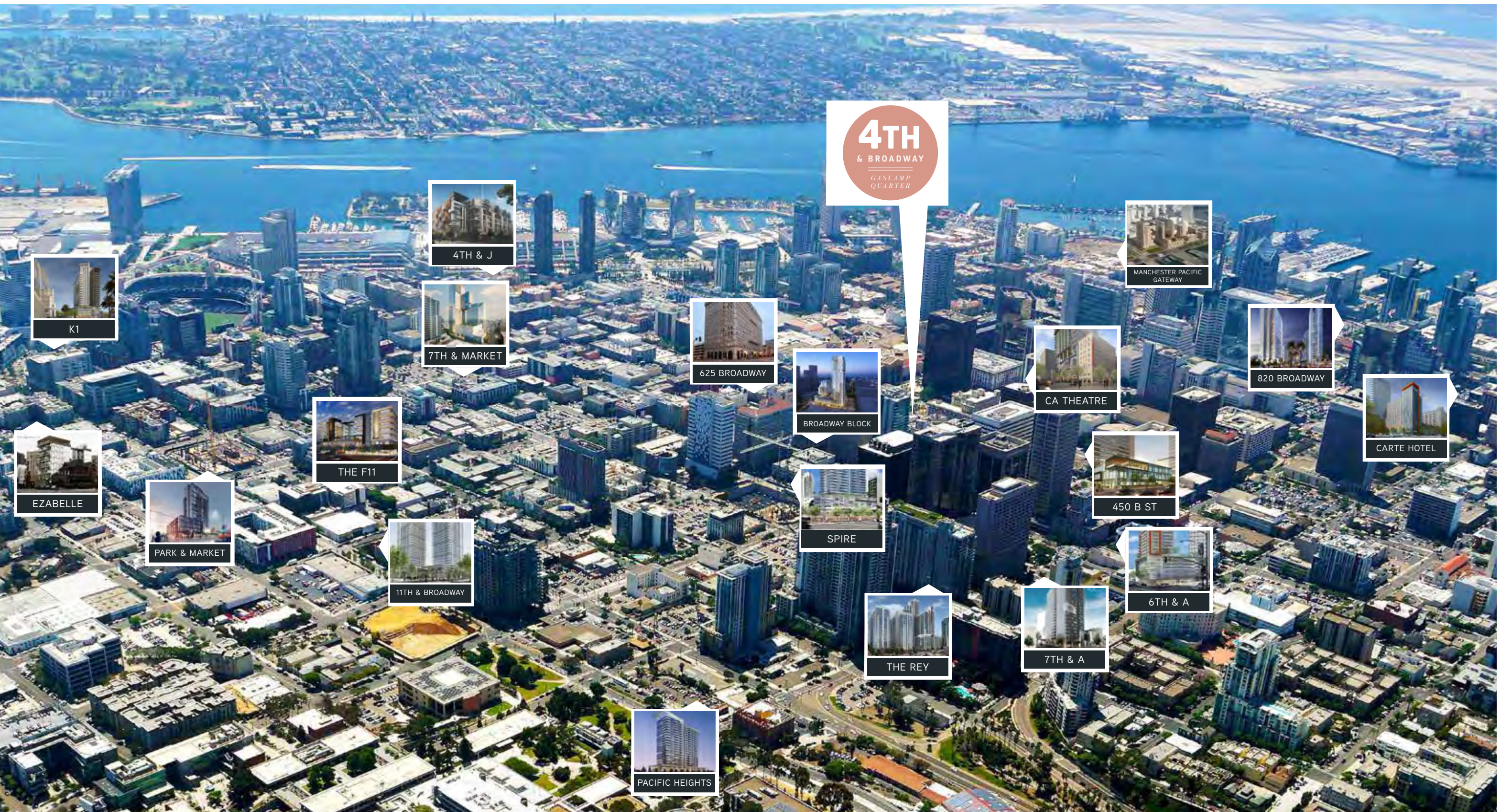


7863-77 Girard Ave La Plaza	
Sale Date:	In Escrow
Bldg SF:	27,024 SF
Sale Price:	\$13,500,000
Price Per SF:	\$500
CAP Rate:	7.52%
Property Type:	Retail

AVG CAP RATE | 7.6%

AVG PRICE PSF | \$338

IN THE PATH OF DEVELOPMENT



MEET YOUR NEIGHBORS



BALBOA THEATRE



HORTON PLAZA PARK



HOUSE OF BLUES



US GRANT HOTEL



PARQ RESTAURANT & NIGHTCLUB

America's Finest City

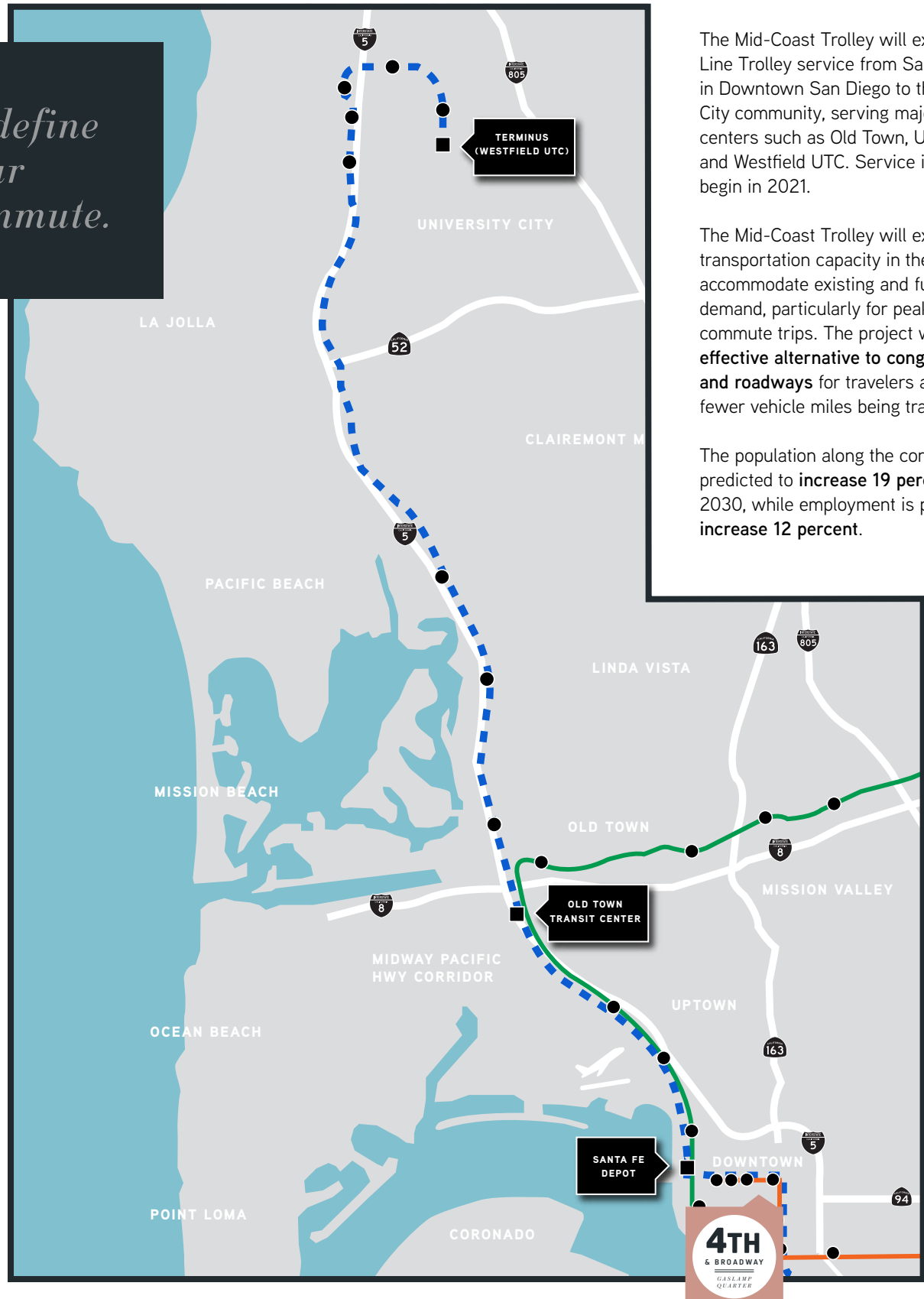
The birthplace of California, and its second largest city is in a county spread out over 4,500 miles that include so many neighborhoods, that you could be born and raised in San Diego and never see all of them.

San Diego is home to Balboa Park, the largest urban cultural park in the U.S., that features 15 museums, numerous art galleries, beautiful gardens, the Tony Award-winning The Globe Theaters and the world-famous San Diego Zoo.

The United States Weather Bureau describes San Diego's weather as the closest thing to perfect in America.

TROLLEY EXTENSION

Redefine your commute.



The Mid-Coast Trolley will extend Blue Line Trolley service from Santa Fe Depot in Downtown San Diego to the University City community, serving major activity centers such as Old Town, UC San Diego, and Westfield UTC. Service is anticipated to begin in 2021.

The Mid-Coast Trolley will expand transportation capacity in the corridor to accommodate existing and future travel demand, particularly for peak-period commute trips. The project will provide an **effective alternative to congested freeways and roadways** for travelers and will result in fewer vehicle miles being traveled.

The population along the corridor is predicted to **increase 19 percent** by the year 2030, while employment is predicted to **increase 12 percent**.

Gaslamp Quarter



100+
Retailers & Restaurants



12
Major Entertainment Venues



16.5
Blocks with nearly 100 Historic Buildings



As the West Coast's **premier entertainment district**, guests can immerse themselves in the rich Victorian architecture and history, dine with world-renowned chefs, and dance the night away at nationally-recognized nightlife venues. Tucked tightly into 16 1/2 blocks, the Gaslamp Quarter is a walkable **urban playground** located in Downtown San Diego adjacent to the Convention Center, Petco Park, and the Horton Plaza red-development.

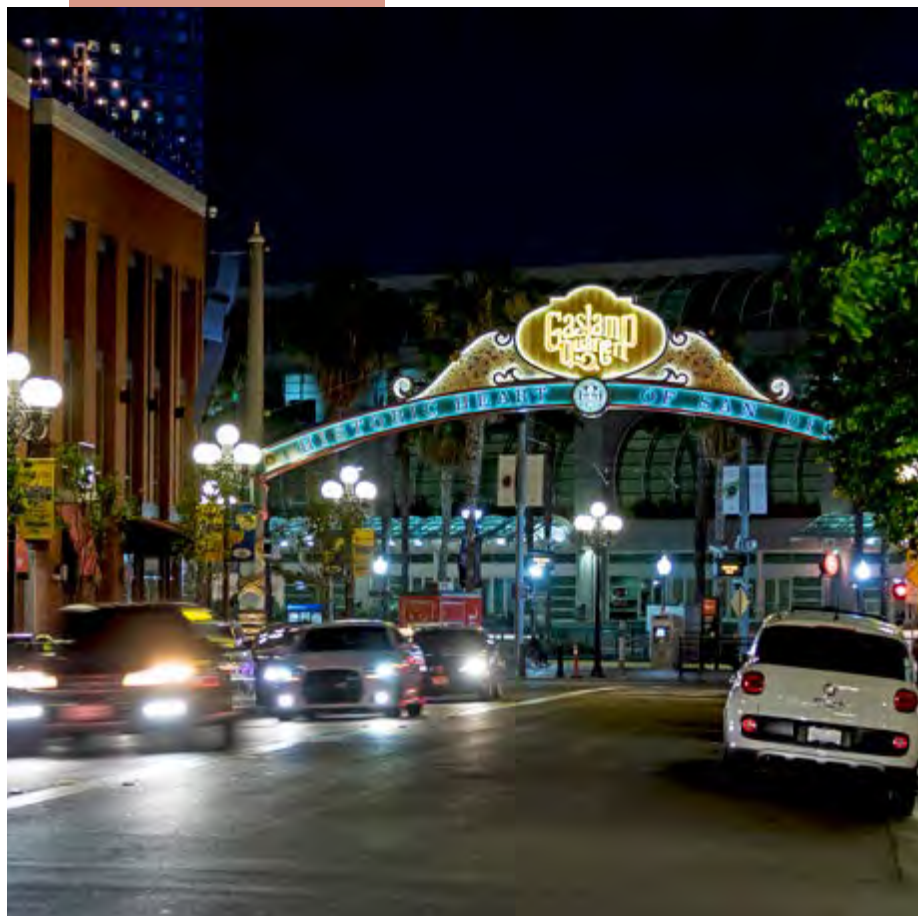
And getting here is as easy as a Southern California breeze. The Gaslamp area is **accessible** via the freeway and several trolley and bus lines. Explore the district for yourself and find out what makes it **unforgettable!**

THE LOCATION

Downtown San Diego

The heartbeat of every city lives in its downtown, and San Diego is no exception. Located only minutes from the airport, San Diego's thriving urban center offers an abundance of options for accommodations, activities, dining and cultural attractions, all easily accessible by foot, bike, car or public transportation.

Where modern architecture and Victorian-Age buildings stand side-by-side, you'll discover eclectic galleries, chic boutiques, trendy nightclubs, rooftop bars, gastropubs, craft beer hangouts and fine dining restaurants lining the streets.



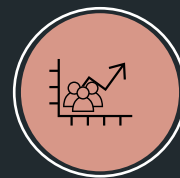
31,000
Residential Units



10,265,767
Total Office SF



16,208
Hotel Rooms



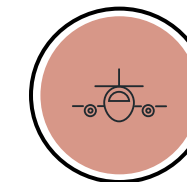
862,408
Projected Convention
Center Attendees



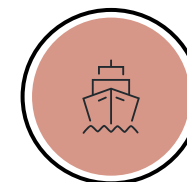
THE NEIGHBORS



2.1 M
Annual Petco
Park Attendees



12
Minutes to San Diego
International Airport



792,165
Annual Ferry &
Cruise Passengers

411

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