

5TH @ A

OFFICE/RETAIL OPPORTUNITY

CORE BUSINESS DISTRICT

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URBAN
PROPERTY
GROUP EST. 1989

The PROPERTY

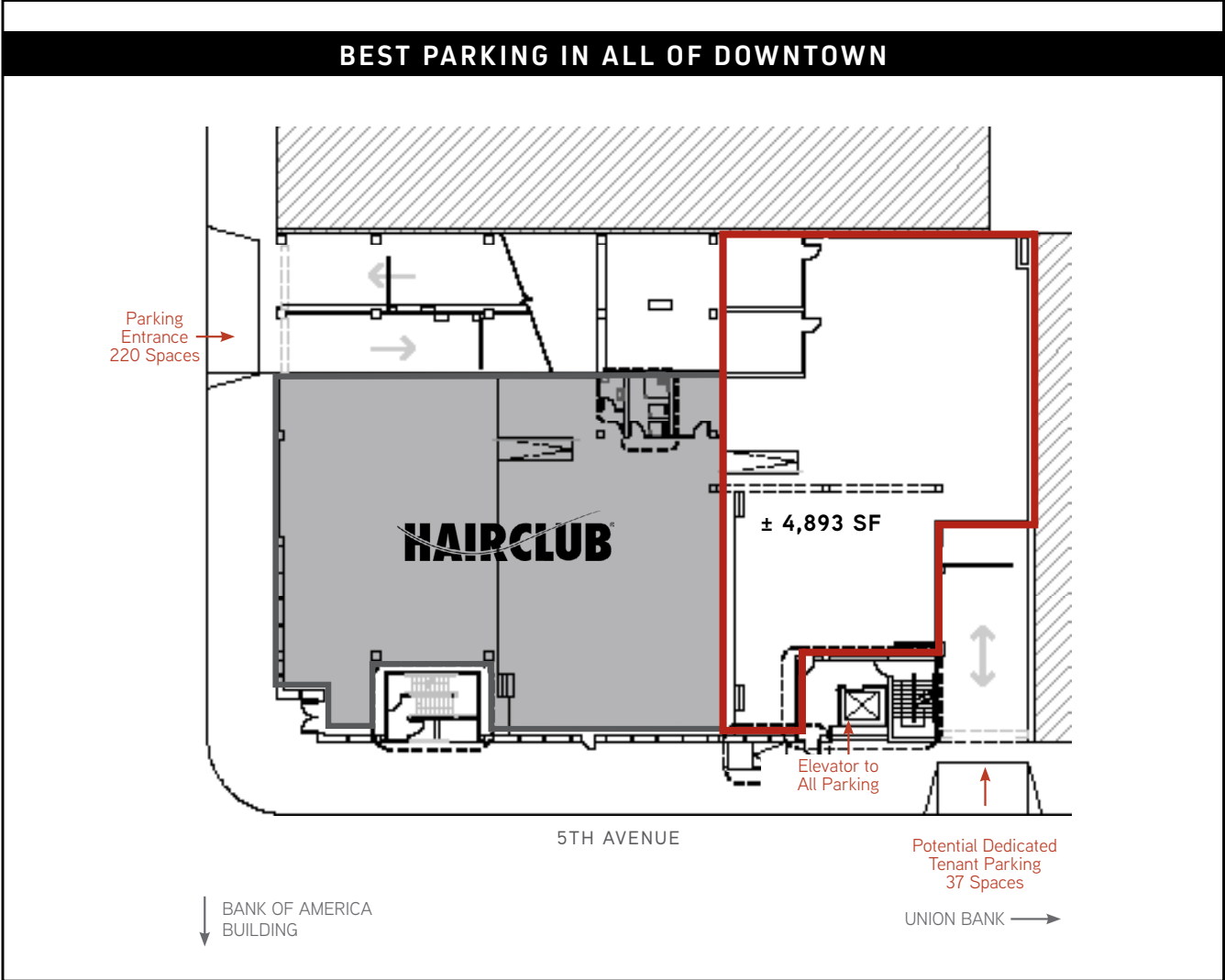
PROPERTY DETAILS

Location	1275 5th Avenue San Diego, CA 92101
Space	±2,500 - 4,893 SF
Uses	Retail/Office
Parking	Up to 257 spaces, available at market rates
Rate	Contact Broker

PROPERTY HIGHLIGHTS

- Highly visible retail/office on 5th Avenue
- Street level visibility and ability to convert existing wall to glass front
- Rare street level space available with direct on-site parking opportunity (257 spaces) and immediately adjacent to 500,000 SF Class A Office
- Prominent signage opportunity along 5th Avenue
- Across the street from 600-stall parking structure
- Perfectly positioned to serve daytime population from Core area businesses
- Steps from Gaslamp District which hosts more than 10 million visitors annually
- Adjacent to Cortez Hill and booming East Village, Bankers Hill, and Little Italy residential neighborhoods
- Fantastic ingress/egress to I-5 and Hwy 163

Site PLAN



CORE

Business District



7
Minutes to San Diego
International Airport



3,800,000
Total Office SF
within 4 Blocks



316
Eateries within
0.5 miles

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.



1,314,475

SF Office Under
Construction

10,520

Residential Units Pending/
Under Construction

3,215

Hotel Rooms Pending/
Under Construction



31,000

Residential Units



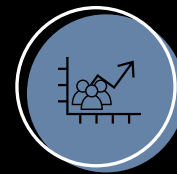
10,265,767

Total Office SF



16,208

Hotel Rooms



862,408

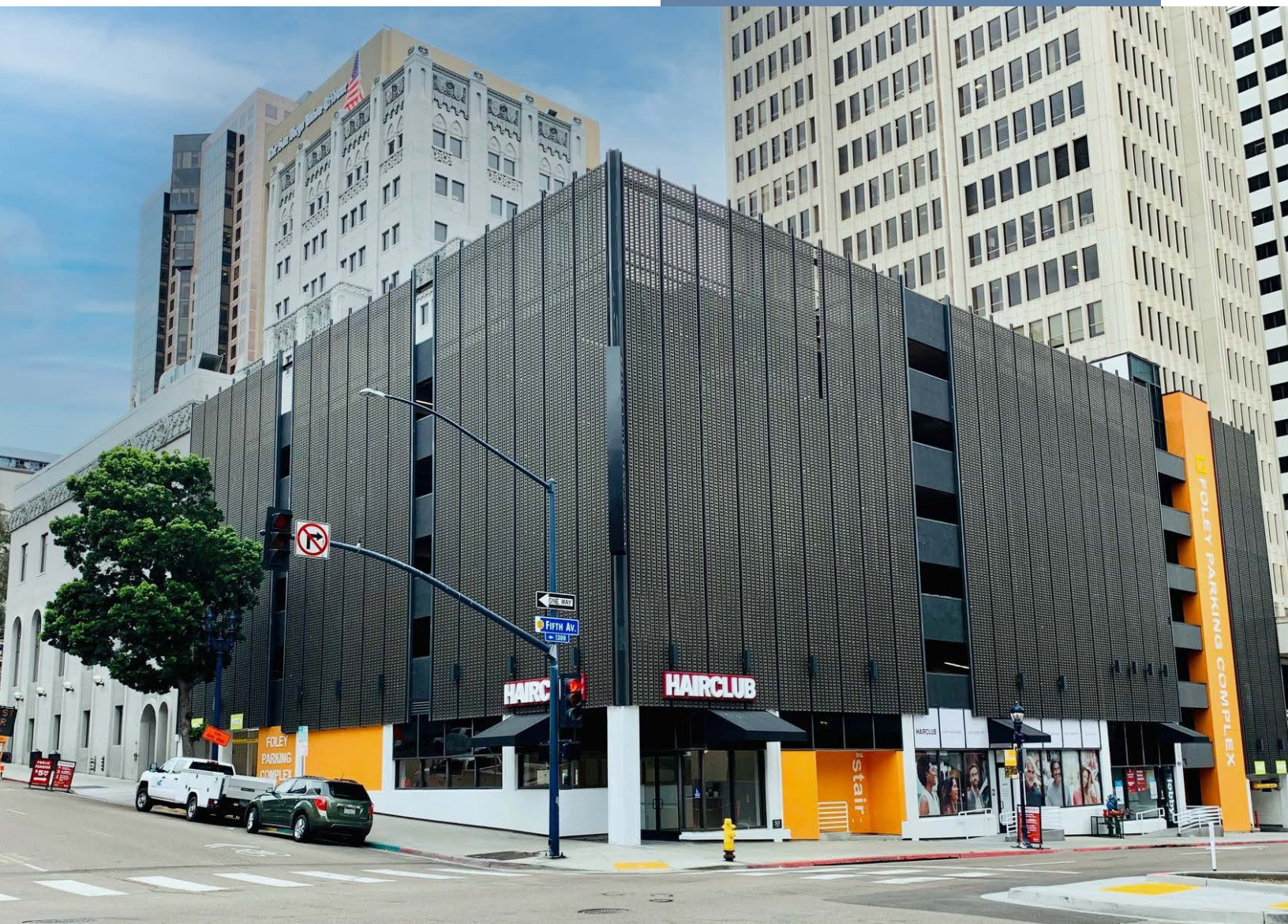
Projected Convention
Center Attendees



RETAIL DRIVERS

- 1 SD Civic Theatre
- 2 Paul Mitchell The School
- 3 WeWork
- 4 Procopio
- 5 Carrier Johnson & Culture
- 6 House of Blues
- 7 Music Box
- 8 US Grant Hotel

- 9 Balboa Theatre
- 10 USS Midway Museum
- 11 San Diego Santa Fe Depot
- 12 Gaslamp Quarter
- 13 Convention Center
- 14 Horton Plaza
- 15 El Cortez



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