

FOURTH & J

379 Fourth Ave, San Diego, CA 92101



Gaslamp Quarter

Corner Restaurant/Creative Office
Tremendous Signage Opportunity and Large Patio



URBAN
PROPERTY
GROUP EST. 1989

PRIME RETAIL SPACE STEPS TO CONVENTION CENTER & PETCO PARK!

479 Fourth Ave

San Diego, CA 92101

Available Now

3-5 Year Term

\$1.95 PSF

Modified Gross

Highly coveted Gaslamp corner location with
outdoor patio space at 4th Ave & J St

Elevator served, second floor space with patio
facing Fifth Avenue

Popular neighbors include Happy Does,
Huntress, Union Kitchen & Tap, Hasta Manana,
and more

Surrounded by multiple luxury hotels including
the Pendry, Hilton Gaslamp, Hard Rock, and
OMNI

Immediate proximity to Convention Center,
Seaport Village, the Embarcadero,
and East Village



3 MINUTE WALK TO CONVENTION CENTER

CONVENTION CENTER BY THE NUMBERS



663,000 annual attendees

2.6M square feet

72 meeting rooms

1,950 parking spaces

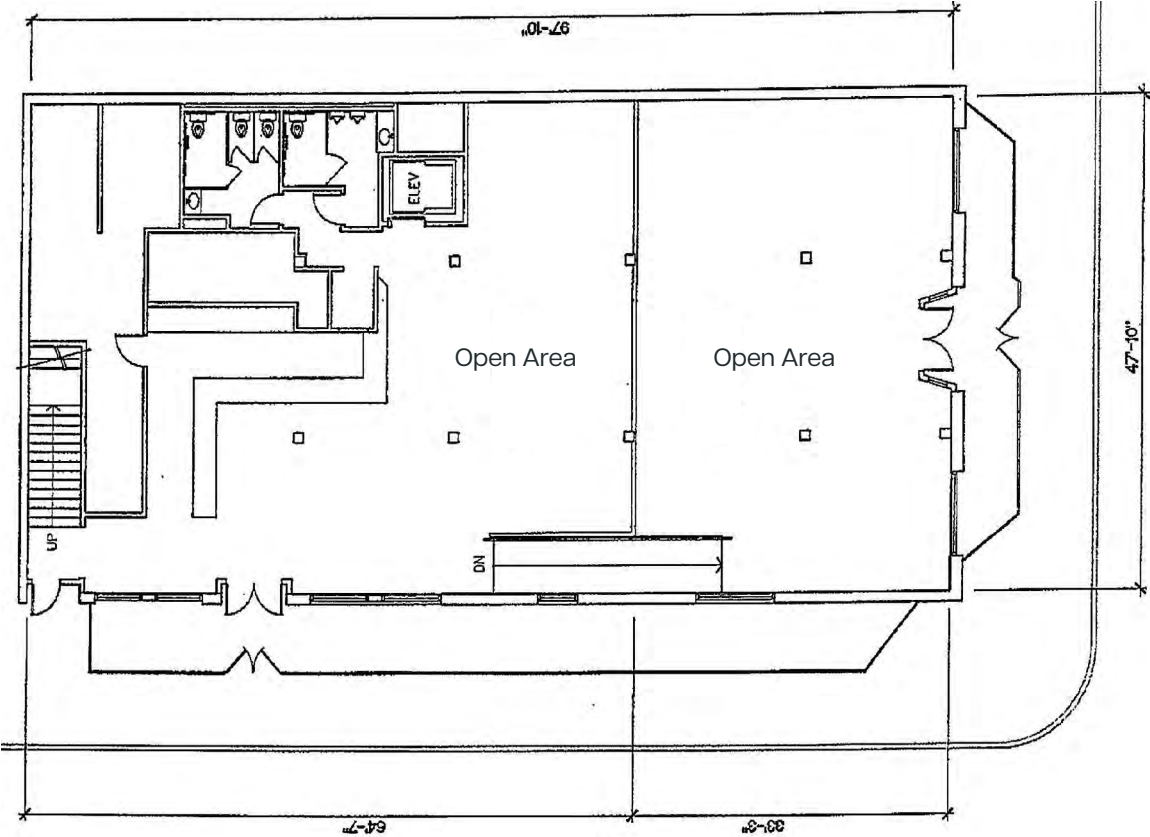
Among the top 5 U.S. convention centers

Named "center of excellence" in 2025

100+ events

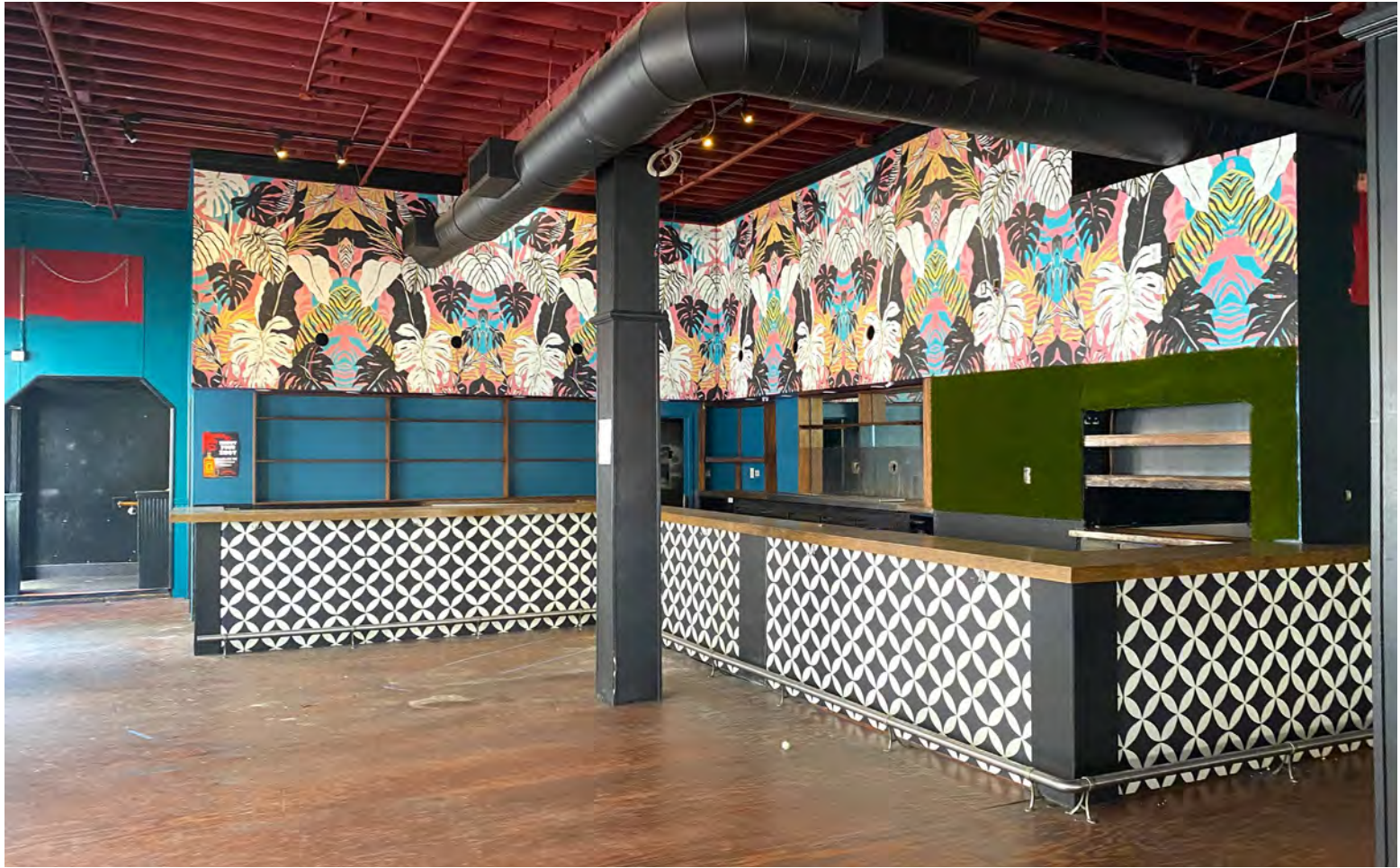
GROUND FLOOR

±4,849 SF



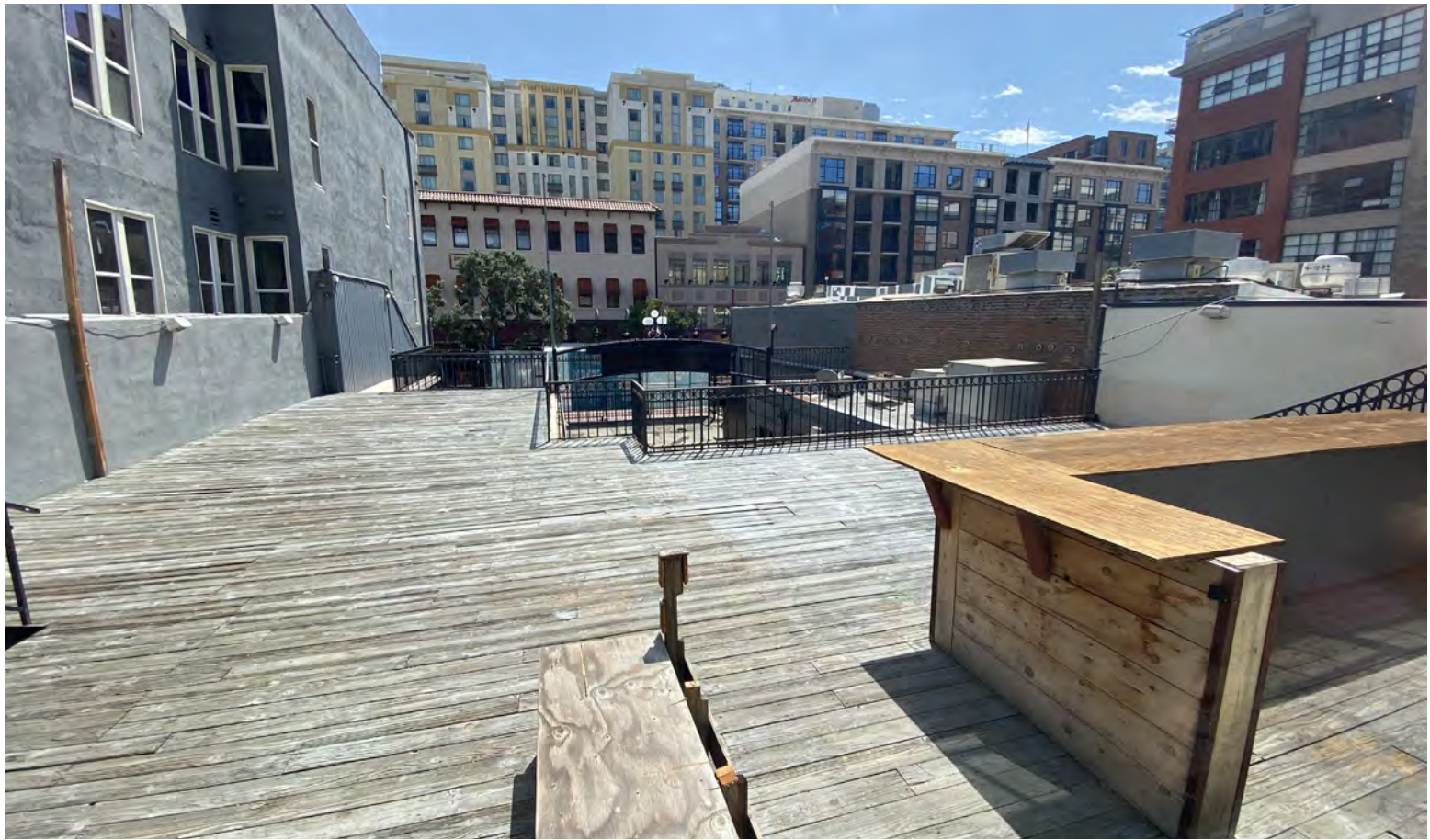
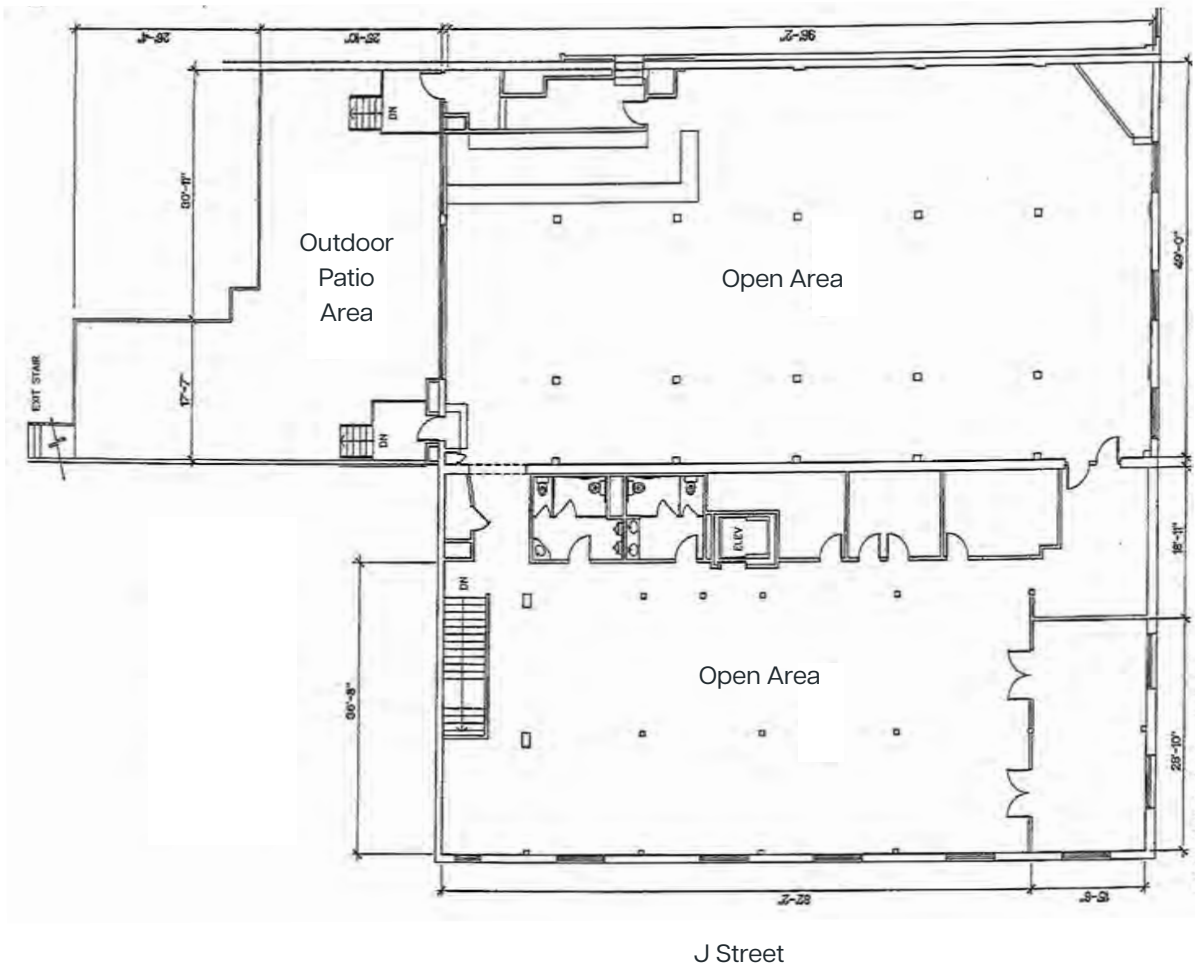
J Street

Fourth Ave



SECOND FLOOR

±9,414 SF + 1,179 SF Patio



- 1

Happy Does

2

Lumi Sushi

3

Beyond Pilates

4

Hasta Manana

5

Fleming's

6

Morton's

7

Fifth & Rose

8

Buca di Beppo

9

Shisan Fan Sushi

10

Taco Central

11

Lazy Hippo

12

The Whiskey House

13

Blarney Stone Pub

14

Kaluu

15

Insomnia Cookies

16

Prohibition Lounge

17

Cali Cream

18

Barleymash

19

WNDR Lounge

20

Garage Kitchen

21

Best of Gaslamp

22

LV Nails & Spa

23

Juan Tequila

24

664

25

Salt & Whiskey

26

Freddy's Chophouse

27

La Puerta

28

Tiger Cafe

29

Cafe 222

30

Lani Coffee



GASLAMP QUARTER

The Gaslamp Quarter is downtown San Diego's vibrant heart, packed with restaurants, bars, shops, and stylish workspaces. Steps from Petco Park and the Convention Center, this walkable district blends historic charm with modern energy—making it a standout spot for business and play.

THE HEART AND SOUL OF DOWNTOWN SAN DIEGO

Dine

The Gaslamp Quarter is San Diego's culinary hub, offering everything from rooftop lounges and modern steakhouses to historic Italian kitchens and fresh seafood spots. Its mix of cuisine, atmosphere, and walkable charm makes it a destination for both locals and visitors.

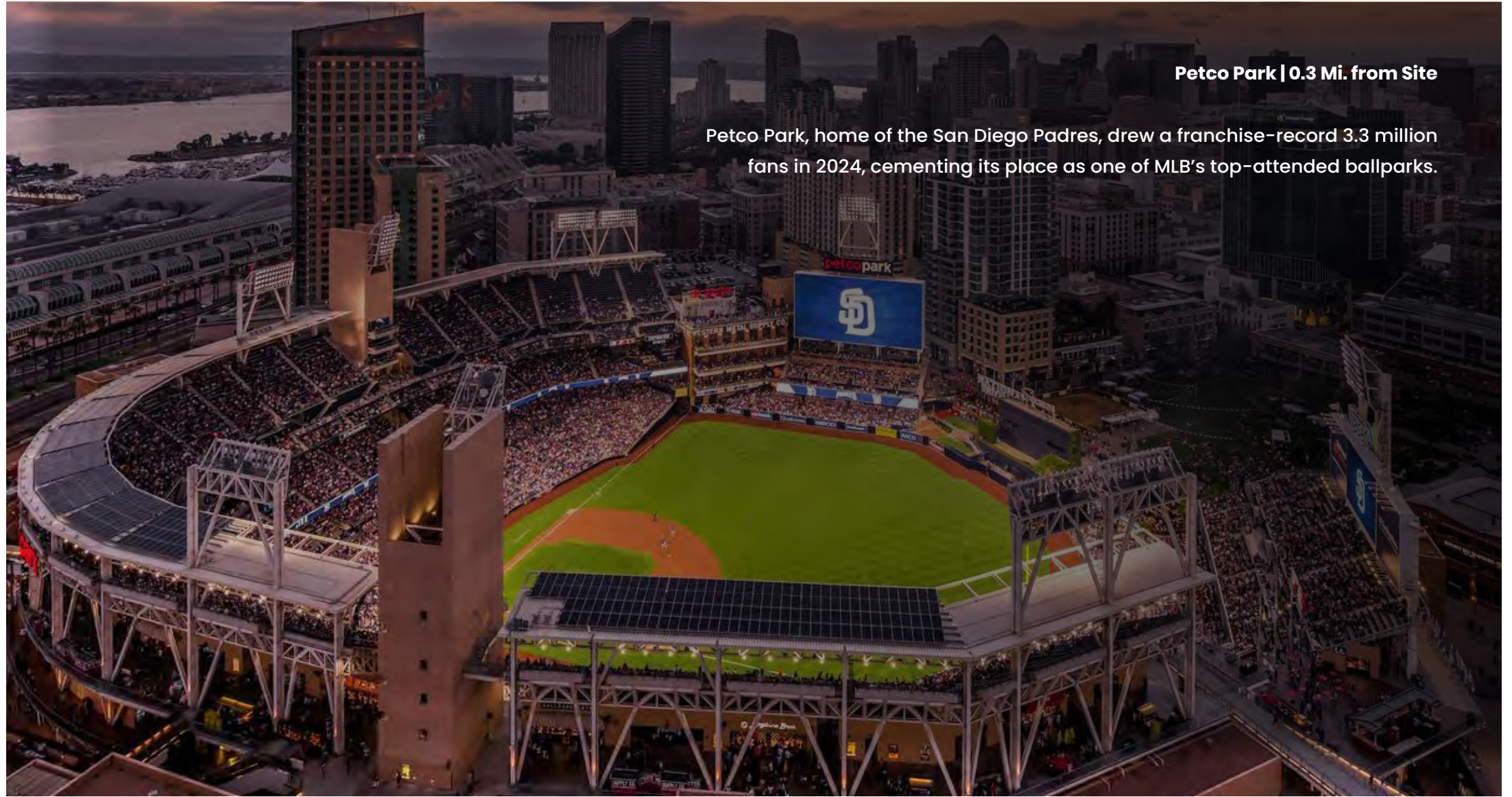
Stay

The Gaslamp Quarter features a mix of boutique hotels and major brands like Pendry, Andaz, Marriott, and Hilton, all within walking distance of dining, nightlife, and Petco Park. Blending historic charm with modern amenities, the district offers stays tailored to both business and leisure travelers.

Play

The Gaslamp Quarter is San Diego's entertainment capital, known for its nightlife, live music venues, comedy clubs, and rooftop lounges. From catching a game at Petco Park to enjoying theaters, festivals, and vibrant street life, the district offers endless ways to play day or night.





Petco Park | 0.3 Mi. from Site

Petco Park, home of the San Diego Padres, drew a franchise-record 3.3 million fans in 2024, cementing its place as one of MLB's top-attended ballparks.

AT A GLANCE

San Diego continues to earn national and global recognition as a hub for innovation, entrepreneurship, and quality of life. From being ranked among the top U.S. cities for startups to earning a spot as one of the most inventive cities in the world, the region consistently proves itself as a dynamic place to live, work, and do business. These accolades highlight the strength of San Diego's talent, culture, and forward-thinking economy.



51,961

Population (2024)

64,600

Daytime Employees

\$107,483

Avg. Household Income

\$807.9M

Consumer Spending

DOWNTOWN SAN DIEGO

Downtown San Diego has evolved into a vibrant, 24-hour urban hub through decades of strategic redevelopment and over \$14 billion in public and private investment. It now features a dynamic mix of residential, commercial, and entertainment spaces in a nationally recognized waterfront city.

#3

Best City for Startups (U.S.)

#2

Most Incentive City (Global)

BEST CITY

To Launch a Startup

Ranked No. 1 as the most fun
place to live in the US

& WORLD REPORT
U.S. News

San Diego is becoming
California's coolest city

TRAVEL+
LEISURE



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