

Westgate HOTEL

3RD & C



RARE BROADWAY CORRIDOR
Retail/Cafe/Office

UPG **URBAN**
PROPERTY
GROUP EST. 1989



Broadway Corridor

Location



±1,418 - 4,000 SF

Size



Available Now

Timing



\$1.95 - \$4.95 MG

Rate

1

Existing quick serve/grab-and-go space with restaurant infrastructural and second generation office spaces

2

Broadway Corridor Tenants in the immediate trade area include: Blue Bottle Coffee, Tender Greens, Mendocino Farms, Corner Bakery Café, Dobson's Bar & Restaurant, and many more

3

Located in the heart of the Core Business District, adjacent to San Diego Civic Center and Campus at Horton

4

Steps to hotels, shopping, dining and Gaslamp Quarter—San Diego's #1 Tourist Destination

5

Situated on the ground floor of The Westgate Hotel (222 guest rooms), one of San Diego's most distinctive and sophisticated properties

6

Broadway is the main East/West thoroughfare through Downtown San Diego

7

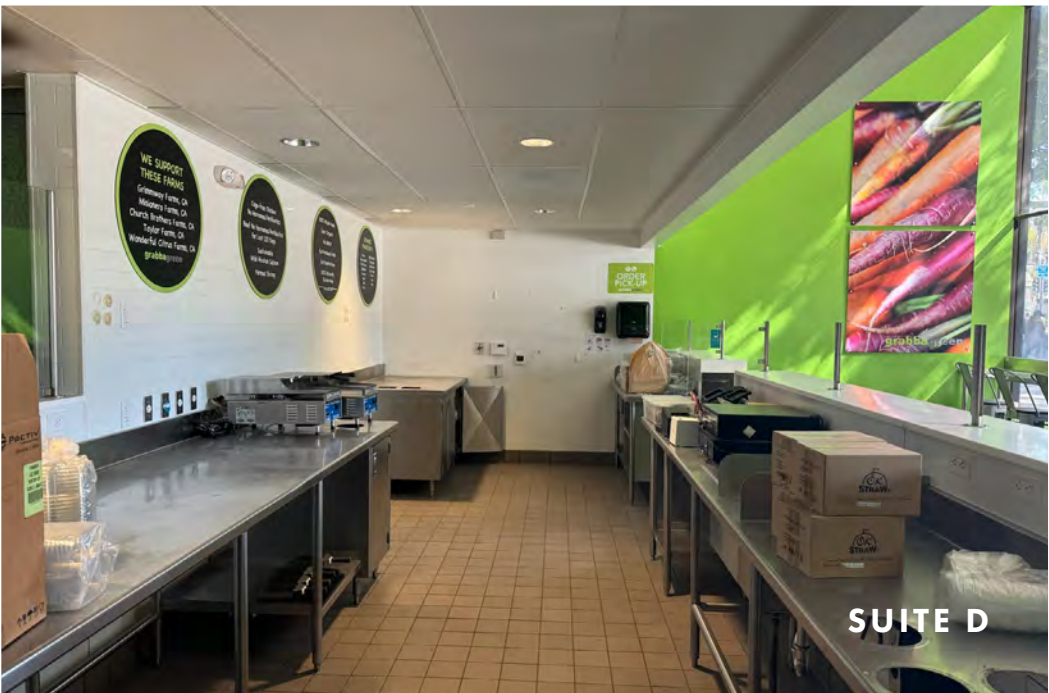
Excellent access to Interstate 5 and Highways 163 & 94

8

Minutes to San Diego International Airport, Coaster, Amtrak, and adjacent to Trolley



SUITE D



SUITE D



SUITE B



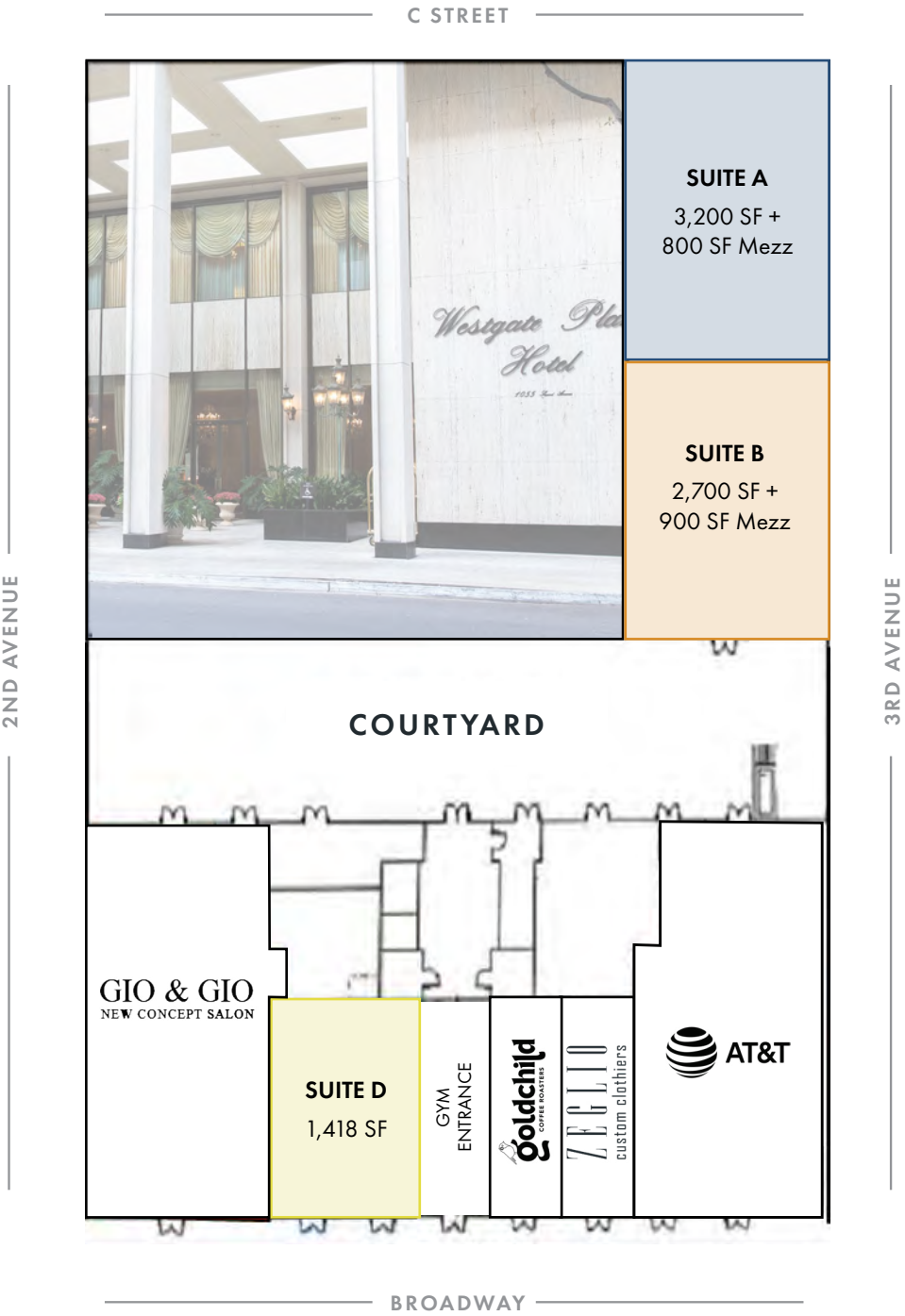
SUITE B



Suite A
Office/Professional/Educational Space
±3,200 SF + 800 SF Mezzanine

Suite B
Office/Professional/Educational Space
±2,700 SF + 900 SF Mezzanine

Suite D
Cafe/Food Use/Retail Space
±1,418 SF





Campus at Horton

Campus at Horton will be one of the largest adaptive reuse and urban tech campuses in the west. Horton is intended become a hub in San Diego and Southern California for the future of business and sustainable city life that will bring over 4,000 employees and house two entertainment venues. **The Westgate Hotel is perfectly positioned directly adjacent to Campus at Horton, setting up future retailers and restaurants up for success.**

- | | | |
|---------------------------|-------------------------|--------------------------------------|
| 1 Gaslamp Fish House | 10 American Junkie | 1 The US Grant - 270 Rooms |
| 2 Ralphs | 11 Mimoza | 2 225 Broadway - 351,000 SF Office |
| 3 Osetra Fish House | 12 Taste & Thirst | 3 Spreckles Theatre |
| 4 The Melting Pot | 13 Asti Ristorante | 4 Tower 180 - 387,000 SF Office |
| 5 Gaslamp Tavern | 14 Osteria Panevino | 5 101 W Broadway - 452,000 SF Office |
| 6 Star Bar | 15 Good Night John Boy | 6 Horton House - 151 Units |
| 7 Bandar | 16 Garage Kitchen & Bar | 7 Lions Manor - 131 Units |
| 8 Mad House Comedy | 17 Greystone | 8 Market St Station - 149 Units |
| 9 Trailer Park After Dark | 18 Lani Coffee | 9 Federal Building - 895,000 SF |



PERFECTLY POSITIONED FOR ONGOING SUCCESS

Proposed

Under Construction

Recently Completed

1	1st & Island	211 Units
2	4th & B	301 Rooms
3	4th & J Hotel	240 Rooms
4	10th & B	542 Units
5	1304 India	233 Rooms
6	1460 India	328 Units
7	Air Rights Tower	73 Units
8	2045 Pacific Hwy	321,000 SF
9	Cedar Street	138 Units
10	Citizen M	302 Rooms
11	Columbia & Hawthorn	124 Units; 80 Rooms
12	Essex Addition	42 Rooms
13	Logan Yards	900 Units
14	Manchester Pacific	1,161 Rooms
15	Medico-Dental Building	159 Units
16	Park & Broadway	325 Units
17	Two America Plaza	48 Units; 300 Rooms
18	1452 K	259 Units

1	1st & Beech	220 Units
2	800 Broadway	389 Units
3	8th & B	389 Units
4	The Torrey	450 Units
5	Columbia & A	204 Units
6	Cortez Hill Apartments	88 Units
7	Harrington Heights	273 Units
8	Horton Campus	1M SF
9	Tru/Home 2 Hotel	271 Rooms
10	K Elevate Hotel	135 Rooms
11	Kettner Crossing	64 Units
12	The Lindley	362 Units; 60 Rooms
13	RaDD	1.7 M SF
1	Broadway Towers Phase 2	344 Units
2	WEST	431 Units
3	The Wyatt	368 Units
4	Central Courthouse	4,247 SF



THE CORE IS THE ECONOMIC NUCLEUS FOR DOWNTOWN SAN DIEGO'S BUSINESS AND COMMERCE

The Core neighborhood in downtown San Diego, California, serves as the city's central business district and a vital hub of economic and cultural activity. Known for its dense concentration of office buildings, government institutions, and financial services, the Core is the beating heart of San Diego's urban life. The neighborhood boasts a mix of modern high-rises and historic landmarks, offering a dynamic skyline that reflects its growth and evolution. Beyond its professional landscape, the Core is home to various dining options, boutique shops, and cultural attractions, providing a vibrant urban experience. Its central location makes it a nexus for public transit and pedestrian-friendly pathways, connecting residents and visitors to the surrounding downtown neighborhoods, such as the Gaslamp Quarter and East Village. With its rich blend of commerce, culture, and connectivity, the Core exemplifies the energy and innovation of San Diego.



Downtown's Employers

The city's tech scene is putting San Diego on a fast track toward new heights of success. These tech companies in downtown San Diego making it all happen.

- Procore Technologies
- Mitek Systems
- Classy
- GoFormz
- Flowmon Networks
- Jungo
- Certify
- Reflexion Health

The City of
SAN DIEGO

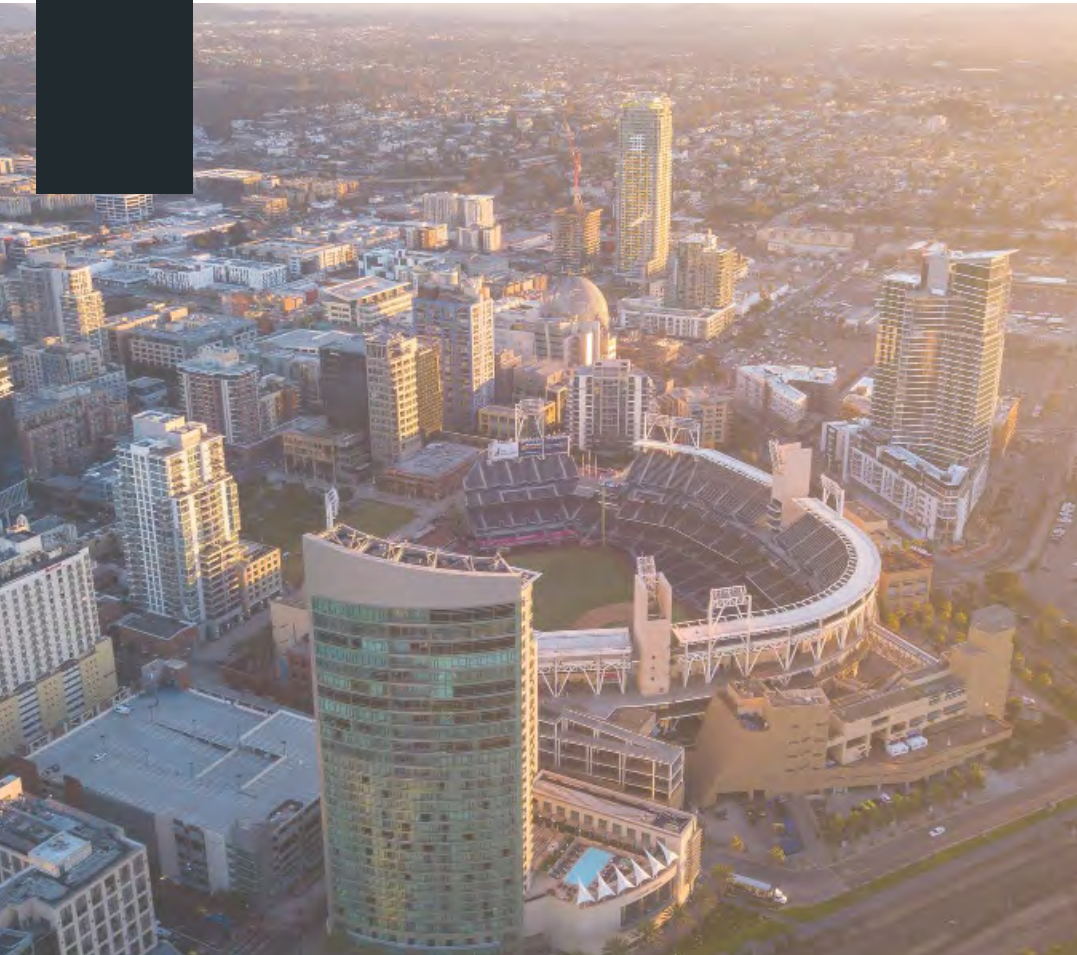


SHARP

UC San Diego

Qualcomm

Downtown is home to many attractions for residents as well as those who visit from outside the area. According to a survey of San Diegans who live and visit the Downtown area, Petco Park, Seaport Village, and Little Italy are the top three attractions. Downtown also has a reputation as the premier location for nightlife activities, attracting visitors from across the county and outside the region. Yet, those living downtown are more likely to enjoy these amenities.



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SAN DIEGO IS BECOMING
SOUTHERN CALIFORNIA’S
COOLEST CITY

TRAVEL+
LEISURE



Dine

Downtown San Diego offers a vibrant dining scene, featuring everything from trendy eateries to world-class restaurants.



Play

Buzzing with exciting events, entertainment, and activities, offering something for everyone to enjoy.



Shop

Offering a vibrant shopping experience, Downtown San Diego blends boutiques, luxury brands, and unique finds.

32.3 M

Annual Visitors

\$14.3 B

Consumer Spending

65 K

Daytime Population

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