

Bridgeworks

PREMIUM GASLAMP QUARTER LOCATION



SIGNATURE RETAIL OPPORTUNITY
230 5TH AVENUE

ONE SPACE
REMAINING



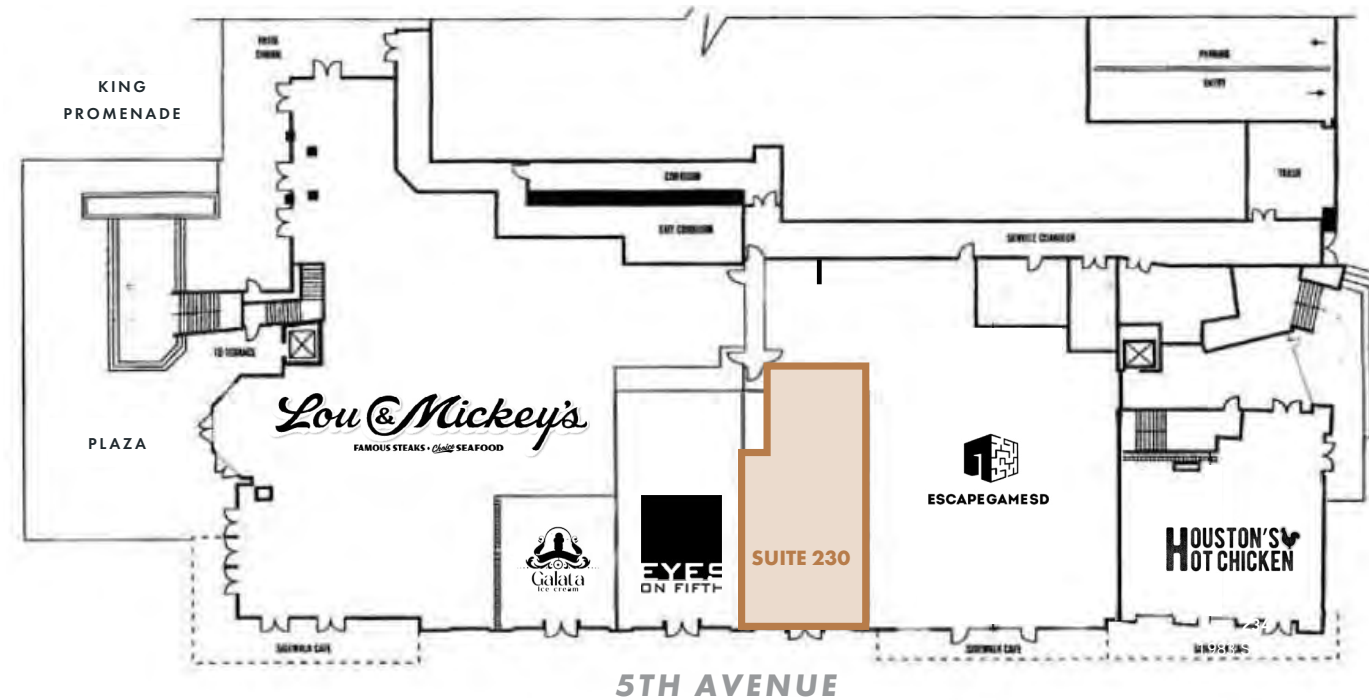
230 5th Ave
ADDRESS

±1,346 SF
SIZE

Available Now
TIMING

Contact Broker
RATE

Retail
SPACE USE



Highlights

- Located underneath historic Gaslamp Quarter Sign in prime retail corridor
- Premium Fifth Ave suite along Downtown's most desired street and adjacent to Convention Center
- Street parking and parking structure adjacent to suites
- Co-tenancy with popular concepts including Houston's Hot Chicken, Escape Game, Lou & Mickey's, and more
- Adjacent to high-end and trend-setting dining establishments including Nobu Sushi, Lou & Mickey's, Fleming's, Lionfish and many more

DISCOVER GASLAMP

Rising from 16 square-blocks in downtown San Diego, you'll find the historic Gaslamp Quarter, the heart and soul of San Diego. Gaslamp houses more than 200 of the city's finest restaurants, pubs, nightclubs, and retail shops, as well as offices and residential/work lofts. This is a one stop shop where everything is within a five minute walking distance and will surely make your night unforgettable.

DINE

The Gaslamp Quarter is a culinary haven, brimming with diverse dining choices to suit every taste and occasion. Whether you're craving a quick snack, an elegant fine dining experience, or a bustling bar scene, you'll discover it all in the lively heart of this vibrant neighborhood.

PLAY

The Gaslamp Quarter is San Diego's top spot for entertainment! From vibrant nightclubs and bars to art galleries and live shows, the Gaslamp offers unforgettable nights of excitement, fun, and romance. Whatever the occasion, you'll find something to enjoy in this lively district.

STAY

The Gaslamp Quarter is a historic treasure, home to timeless hotels that have stood the test of time, offering a perfect mix of charm and history. Drawing tourists from around the world, this lively district captivates with its character-filled streets and vibrant atmosphere.



NEIGHBORING EATERIES & HOTELS

Sevilla
RESTAURANT & TAPAS BAR

SALTWATER
Fine Dining Cuisine

LŪMi
by AKIRA BACK

NOBU
SAN DIEGO

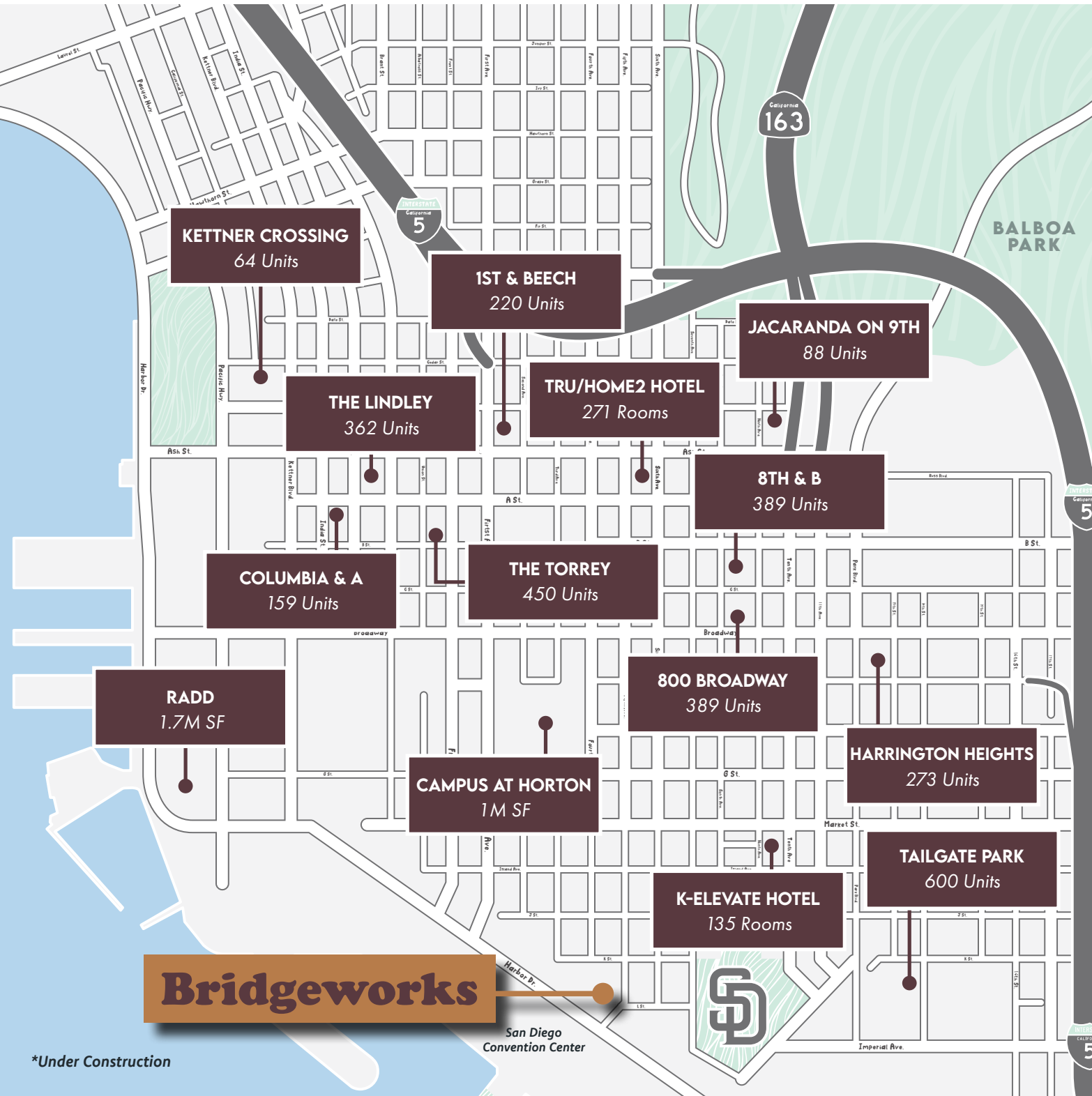
Hard Rock
HOTEL

PENDRY
HOTELS & RESORTS

**THE HEART AND SOUL OF
DOWNTOWN SAN DIEGO**

THE PLANNED GROWTH OF DOWNTOWN WILL ONLY BOOST ITS POPULARITY AMONG DESIRABLE AMERICAN CITIES TO LIVE, WORK & PLAY.

Downtown San Diego continues to experience rapid growth, with new developments, residential towers, and innovative businesses transforming the urban landscape into a vibrant hub for living, working, and entertainment.



THE GROWTH

Residential development along San Diego's Fourth, Fifth, and Sixth Avenue corridors is set to expand with a mix of high-rise and mid-rise buildings, while single-family neighborhoods and canyon areas will remain largely unchanged. New development will prioritize affordable housing over the next 20 years.

By 2037, self-driving cars and ride-sharing services like Uber are expected to reduce the need for parking lots, which could be repurposed for residential or green spaces. There is also potential for more light rail and streetcars, with pedestrian and bicycle infrastructure becoming a key focus for future urban planning.

Source: Leo Wilson, a Bankers Hill resident and chair of Uptown Planners and the Metro San Diego Community

4.2M

SF Under Construction

14,532

Hotel Rooms

6,957

Residential Units Under Construction & Proposed

22,355

Residential Units

*Downtown San Diego

SAN DIEGO CONVENTION CENTER EXPANSION

The planned expansion of the San Diego Convention Center will transform it into a premier destination, attracting major events and visitors from across the globe. The project includes a state-of-the-art, sustainable waterfront space featuring a five-acre bayside public park with rooftop water reclamation and eco-friendly elements. The expansion will also introduce the largest exhibit hall and ballroom west of the Mississippi River, as well as 225,000 square feet of additional exhibit space and new meeting rooms.

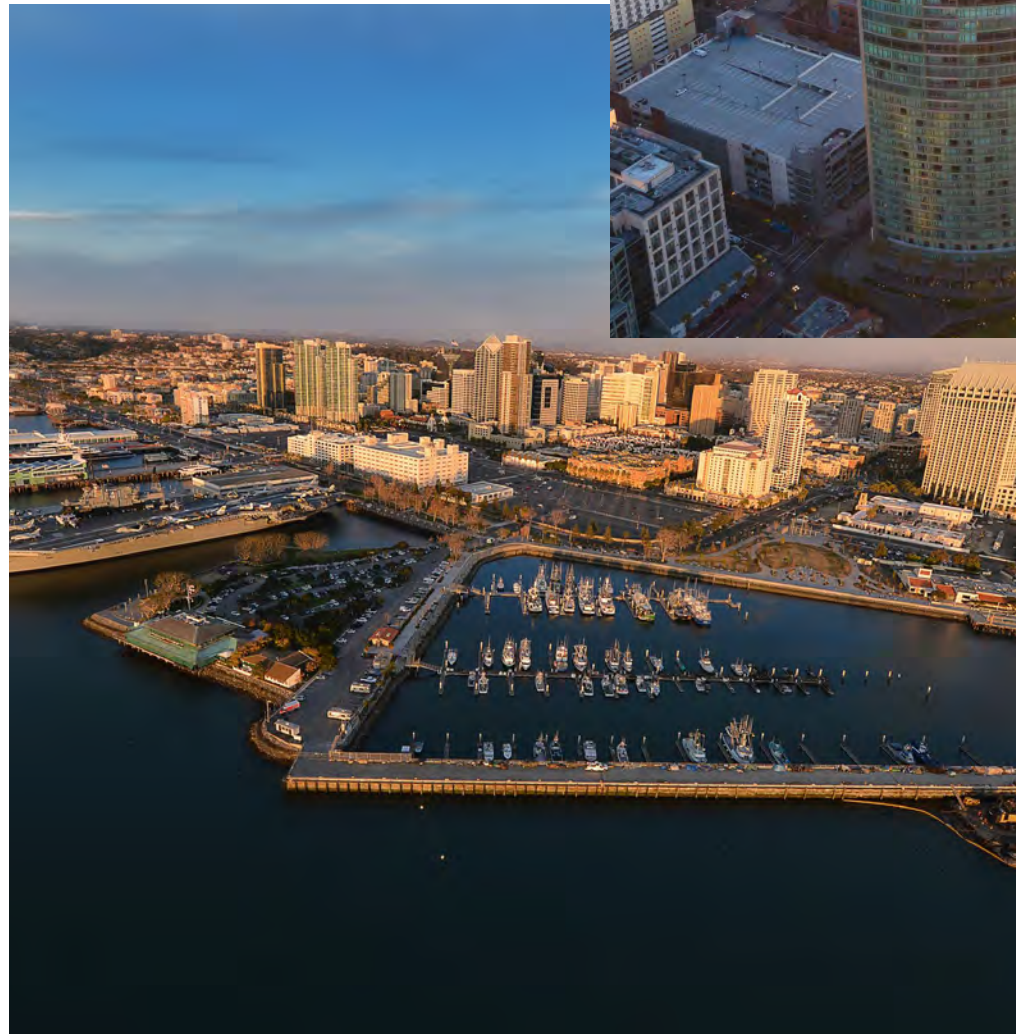
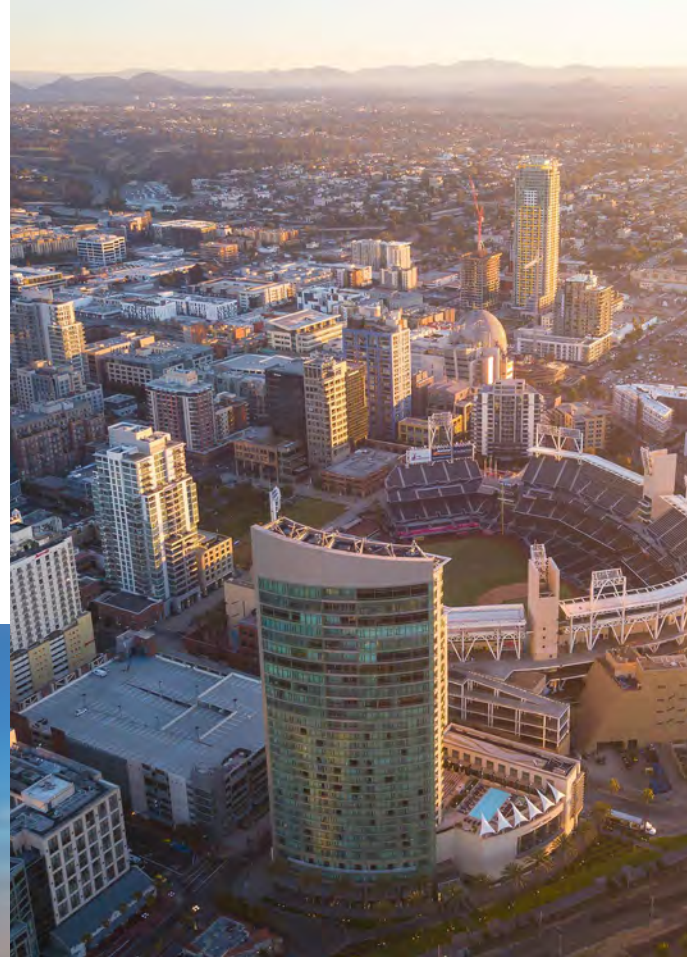
By modernizing the facility, San Diego will further solidify its position as a top-tier destination for large-scale conventions and gatherings, boosting tourism and the local economy.



*Under Construction

AMERICA'S FINEST CITY

The heartbeat of any city lies in its downtown, and San Diego is no different. Just minutes from the airport, this vibrant urban core offers a wealth of accommodations, activities, dining, and cultural attractions, all easily accessible by foot, bike, car, or public transportation. With world-class museums, waterfront dining, and a lively nightlife, downtown San Diego presents endless opportunities to experience the city's unique blend of coastal charm and urban energy.



32.3M

Annual Visitors



\$14.3B

Consumer Spending



20M

*San Diego International
Airport Passengers*



550,862

Convention Center Attendees



2.9M

Padres Attendance



**16.5
BLOCKS**

*Downtown San Diego is
the West Coast's premier
entertainment district*

4

**MAJOR
ENTERTAINMENT
VENUES**

*Petco Park
SD Convention Center
Balboa Theatre
Horton Grand Theatre*

65K

**DAYTIME
POPULATION**

*San Diego's thriving urban
center attracts both visitors
and tourists*

**SAN DIEGO IS BECOMING
SOUTHERN CALIFORNIA'S
COOLEST CITY**

**TRAVEL+
LEISURE**

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230 5TH AVENUE



GASLAMP QUARTER SIGNATURE RETAIL OPPORTUNITY

ONE SPACE
REMAINING

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