



Downtown's most vibrant corridor.

Three blocks from the historic Gaslamp sign.

Surrounded by multiple luxury hotels.

Retail/Restaurant Opportunity

For Lease

± 2,500 SF

520 5th Ave. - 5th Ave. between Market St. and Island Ave.

UPG
URBAN
PROPERTY
GROUP EST. 1989



Property Highlights

The Gaslamp Quarter in San Diego, CA, is a vibrant and historic district renowned for its dynamic blend of Victorian-era architecture and modern urban amenities. Located in the heart of downtown, it spans 16.5 square blocks and is a hub for culture, dining, entertainment, and nightlife. The area attracts both locals and tourists with its diverse selection of restaurants, bars, theaters, galleries, and shops. As a prime location, the Gaslamp Quarter offers significant opportunities.

Its proximity to major attractions, including Petco Park and the San Diego Convention Center, makes it an ideal location for businesses seeking high foot traffic and visibility in a thriving urban environment.

Desired Location Rare single tenant space on 5th Ave, Gaslamp's busiest block, south of Market St

The Space Second gen. retail space with potential for restaurant user

In the Action Located in one of the most sought after entertainment and retail corridors in Southern California

Accommodations Surrounded by luxury hotels: The Pendry, Hilton Gaslamp, Hard Rock, and OMNI

Proximity Close proximity to Convention Center (650,000 annual attendees), Seaport Village, Campus at Horton, and East Village

Gaslamp Promenade Situated on the Gaslamp Pedestrian Promenade, with high foot traffic

Status
For Lease

Property Type
Retail / Restaurant

SQFT
± 2,500 with potential for an outdoor patio

Neighborhood
Downtown, Gaslamp

Address
520 5th Ave. 5th Ave. between Market St. and Island Ave.



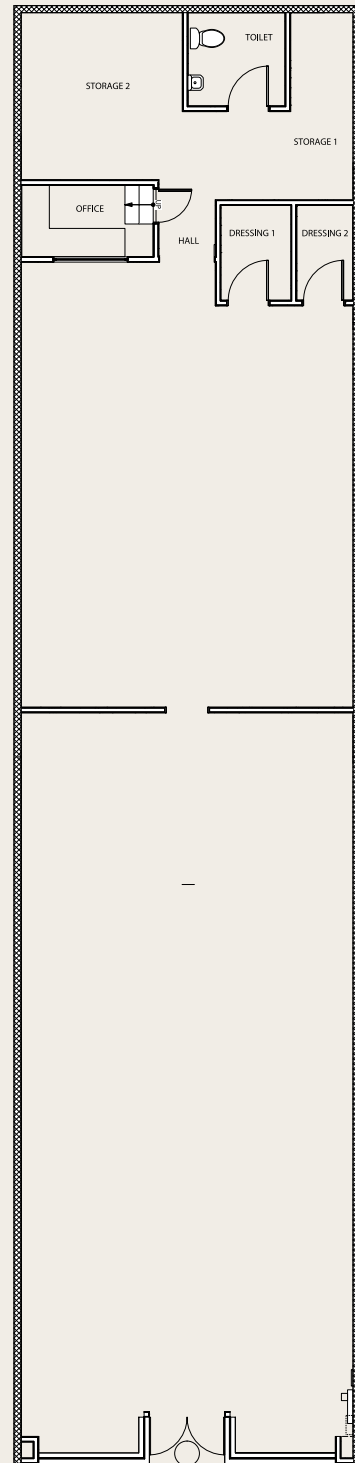
upgsocal.com
858 874 1989

Property Details

FOR MORE INFORMATION:

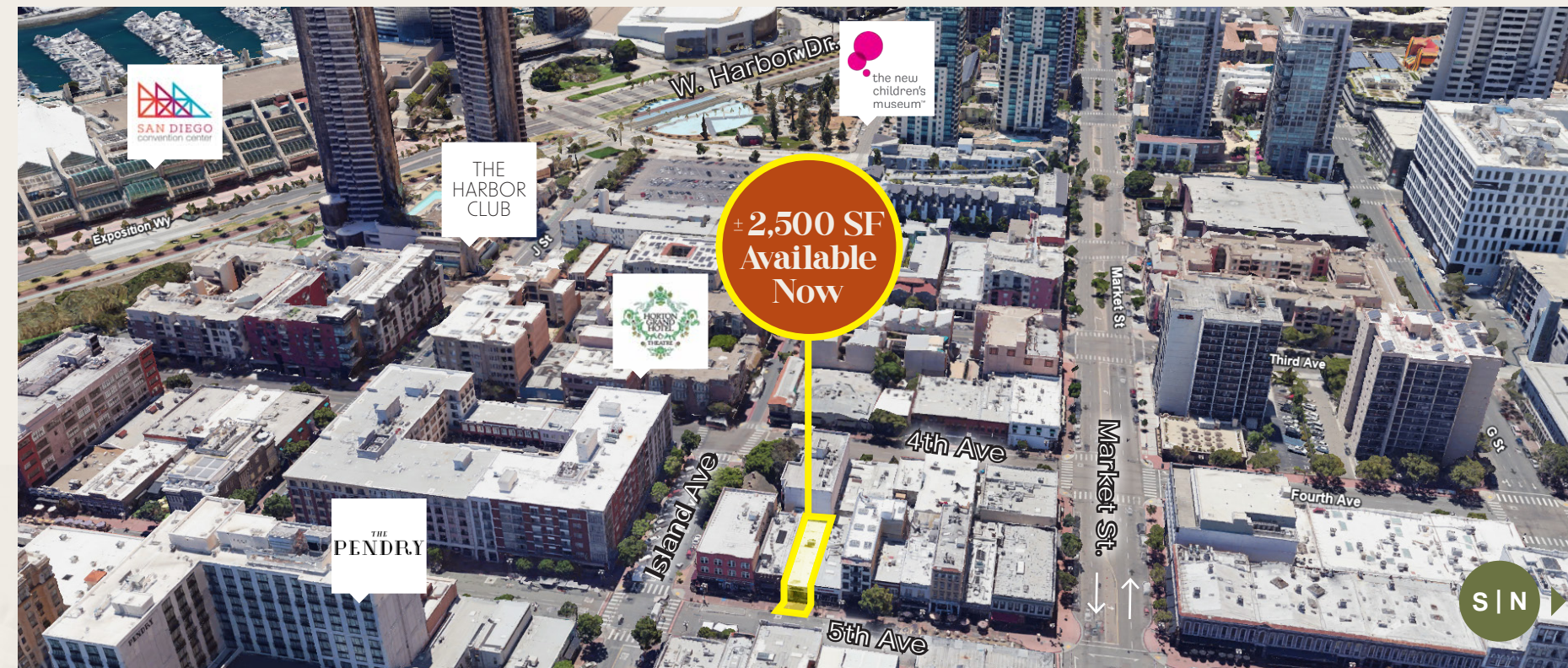
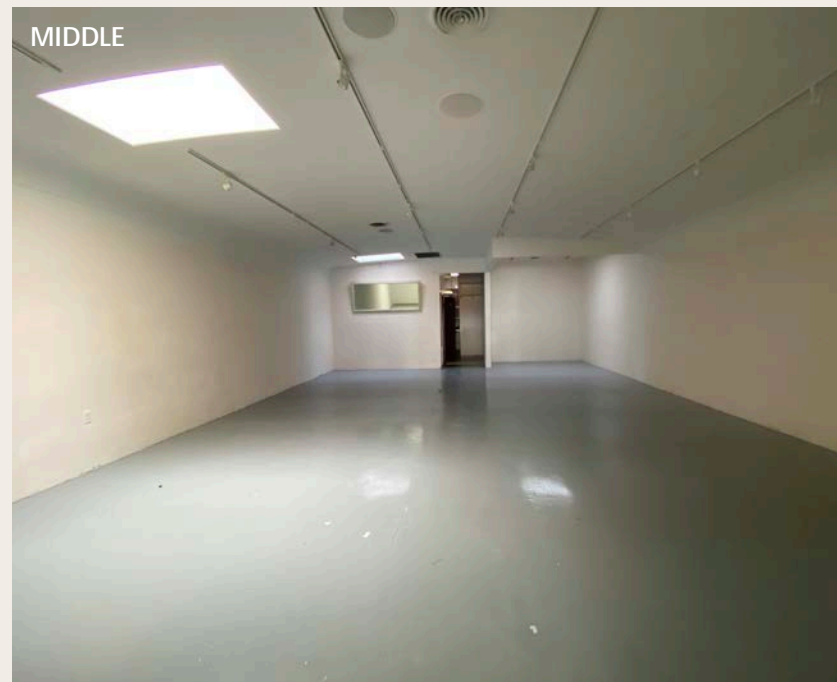
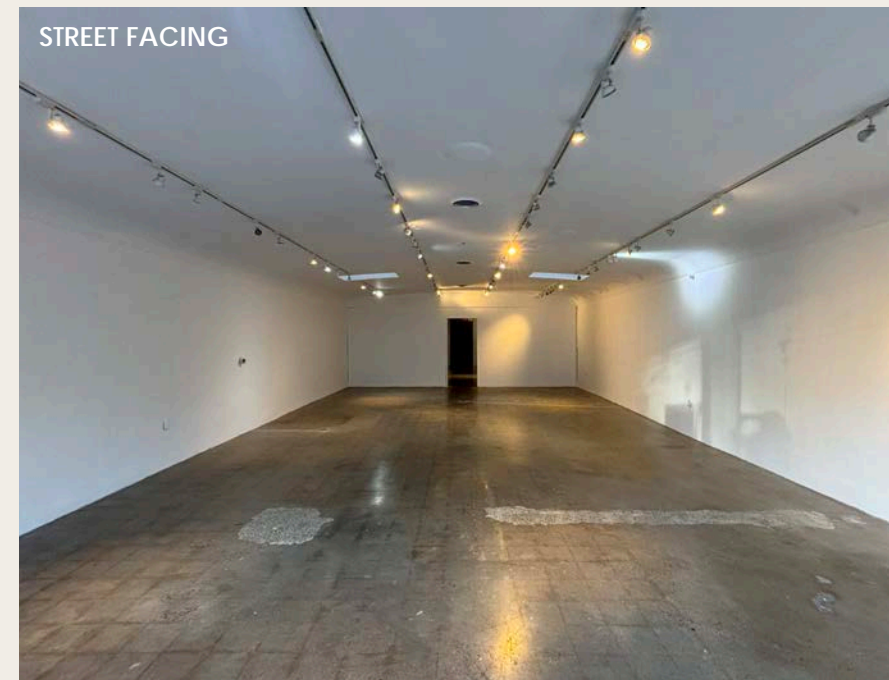
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Site Plan ± 2,500 SF

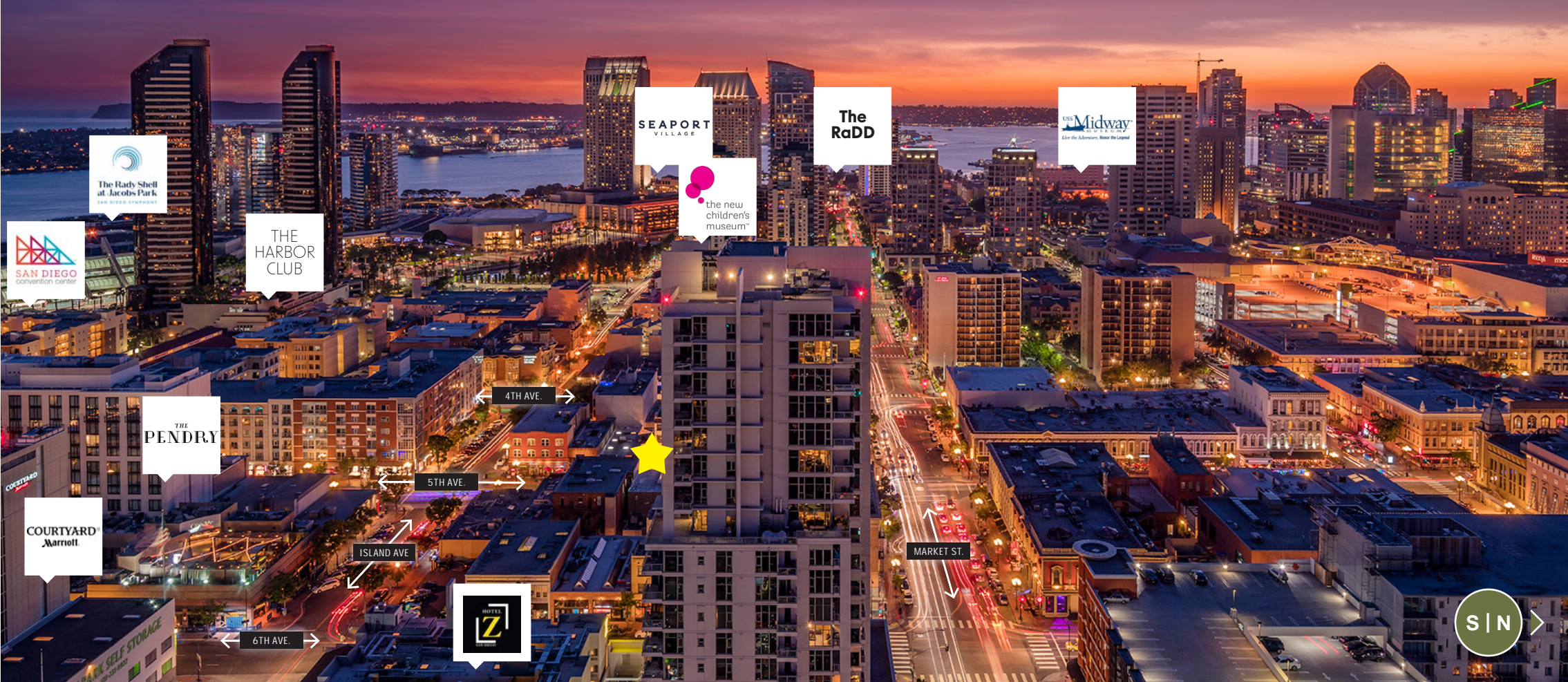
*Estimated Measurements



Join the line-up. **Everything** you need is walking distance. **Don't miss this opportunity** in the heart of Gaslamp Quarter.

520 Fifth Ave.
San Diego, CA 92101

Located in the Heart
of Gaslamp



Restaurants / Bars in the Gaslamp (Partial List)

Parq	The Whiskey House	Greystone Prime Steakhouse	Spill the Beans	Havana 1920	Lumi
Full Moon SD	Gyu-Kaku Japanese BBQ	Butchers Cut	The Smoking Goat	El Chingon	Cafe Sevilla
The Waves Taco Club	Coin Op	Garage Kitchen	Taka	Prohibition Lounge	Water Grill
Mete Supper Club	Tacos El Gordo	The Shout!	Cali Ice Cream	The Field Irish Pub	Broken Yolk
The Melting Pot	Tipsy Crow	Flemings	Prince Street Pizza	Rustic Root	Meze Cafe
Bandar	Taste & Thirst	American Junkie	Mortons	Johnny Wahoo!	Rockin Baja Lobster
Gaslamp Tavern	Mr. Tempo	The Melt	Madam Bonnies	Insomniac Cookies	Union Kitchen and Tap
Trailer Park After Dark	Cielo Rooftop Lounge	Ghirardelli Ice Cream	Tiger Cafe	Blarney Stone Pub	The Deck at Moonshine Flats
Moxy	6th & G Breakfast Co	Henry's Pub	La Puerta	Olala Crepes and Sweets	The Old Spaghetti Factory
American Comedy Club	Fogo De Chao	Werewolf	Las Hadas Bar and Grill	Lionfish	Lou & Mickey's
STK Steakhouse	Parfit Paris	Barley Mach	The Patricios	Provisional Kitchen	Baja Ricks Cantina
F6ix	Good Night John Boy	Bang on 5th	Tacos El Cabron	Fifth & Rose	Nobu
Double Duce	Happy Does Bar	Side Bar	Juan Tequilla Bar	Huntress	Achilles Coffee

Immediate proximity to the Convention Center, Rady Shell, Petco Park, Seaport Village, the Embarcadero and Horton Campus (under construction)

5 public parking structures and multiple surface lots within 4 blocks

Walking distance from the trolley line, with 40 million annual passengers, and the California Coaster/Amtrak line

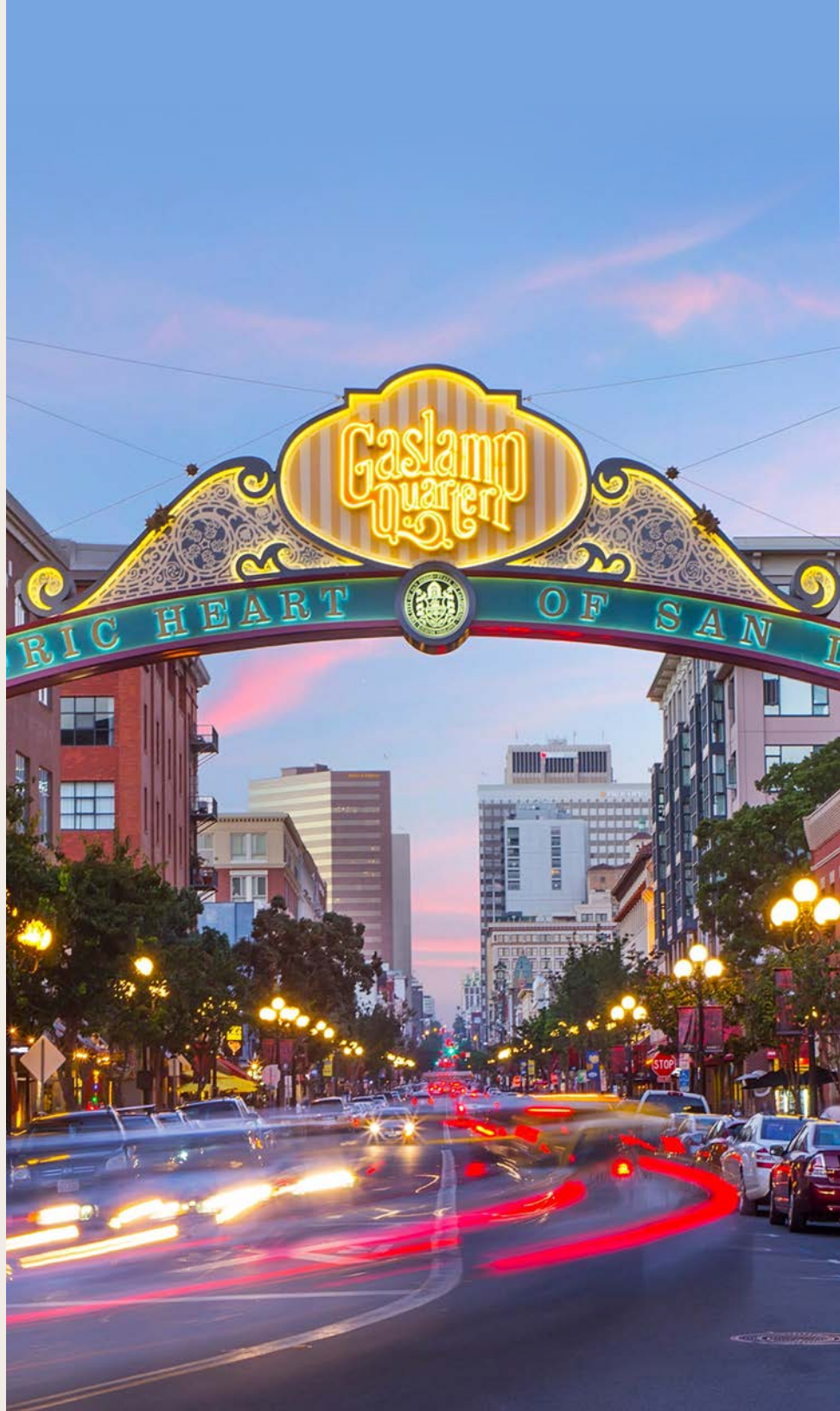
Easy access to the I-5, CA-94 & CA-163 freeways



Additional Attractions:

- New Horton Campus
- Balboa Theatre
- House of Blues
- San Diego Civic Center
- Seaport Village
- Waterfront Park
- Embarcadero/Broadway Pier
- USS Midway
- Rady Shell

Know Your Neighbors



MUSEUM OF ILLUSIONS
Experiential Museum

BARLEY MASH
American Restaurant / Bar

GHIRADELLI
Chocolate / Sweets

SPILL THE BEANS
Coffee

AKA SAN DIEGO
Modern Asian Restaurant / Lounge

CALI CREAM
Handmade Ice Cream

SALTWATER
Seafood / Steak Restaurant

TAKA
Japanese Restaurant

EL CHINGON
Mexican Bar / Restaurant

INSOMNIA COOKIES
Cookies / Ice Cream

RUSTIC ROOT
American Restaurant / Bar

SWING SOCIAL
Golf Simulation Bar / Restaurant

WINE GIRL
Wine Bar / Lounge

PROVISIONAL KITCHEN
Restaurant

LIONFISH
Seafood Restaurant

HUNTRESS
Steakhouse Restaurant / Bar / Lounge

LUMI
Sushi Restaurant / Bar / Lounge

PENDRY
Hotel

NOVA SD
Night Life / Bar / Lounge

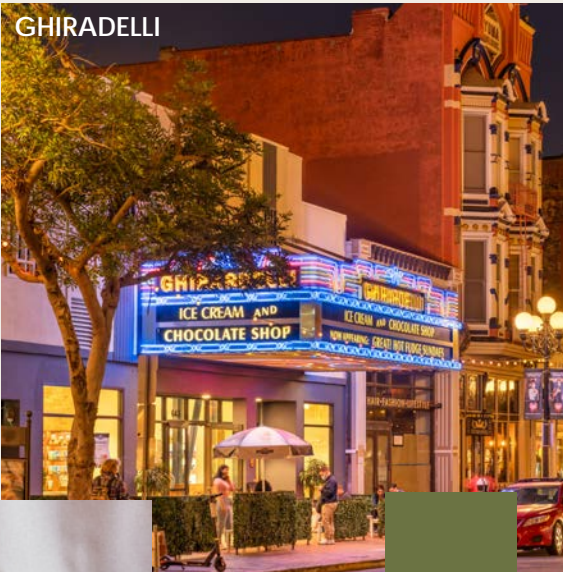
ACHILLIES COFFEE
Coffee

WATER GRILL
Seafood Restaurant

LOU & MICKEYS
Steakhouse / Seafood Restaurant

TOCOS EL FRANC
Taco Shop

LA PUERTA
Mexican Restaurant / Bar





10M+

Annual visitors to the Gaslamp Quarter



232K+

Annual visitors to the children's museum



500,000

Total SF of Restaurant / Retail in the Gaslamp



81,237

Total Daytime Population of Downtown



Downtown Events

Taste of Gaslamp
Gaslamp Mardi Gras
San Diego ShamRock
San Diego Comic Con International
San Diego Half Marathon
San Diego Monster Bash
Gaslamp Holiday Pet Parade
Poinsettia Bowl
And More!



2.4M Petco Park Annual Attendees

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



862,408

Annual attendees at the Convention Center



\$724.1 M

Visitors Spending from Conventions



12,576

Hotel Rooms Downtown



38,039

Total Population of Downtown



60%

Residents that are between the ages of 25 - 54



85%

Residents that exercise at least three times per week



50%

Residents that have pets, 73% of those are dogs



88%

Residents that dine out more than twice per week

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More than
10 million
visitors
are drawn
each year to
experience
the **vibrant**
and **unique**
atmosphere of
the **Gaslamp**
Quarter.

AVERAGE HHI

1 MILE: \$132,717

3 MILES: \$135,051

5 MILES: \$122,904

POPULATION

1 MILE: 56,320

3 MILES: 183,163

5 MILES: 472,335

San Diego Convention Center
By The Numbers



736,000 +
San Diego Convention center has over 736,000+ visitors from around the world
visitsandiego.org

\$1.4 B.
Total value of the event to the San Diego economy, directly and indirectly
visitsandiego.org

\$164.1 M.
Comic-Con International regional impact generated with 135,000 attendees
visitsandiego.org



Convention Center - Highlights...

- \$30+ Million Supporting core City services such as road repair and public safety

\$74.2M - TwitchCon regional impact generated with 30,000 attendees
- \$800+ Million spending at restaurants, hotels, attractions, and more

\$66.7M - Society for Neuroscience regional impact generated with 24,327 attendees



Padres complete a \$20M Makeover of Petco Park's Gallagher Square

3,314,593
In 2024, the Padres drew 3,314,593 fans at Petco Park over 80 games.
sportsbusinessjournal.com

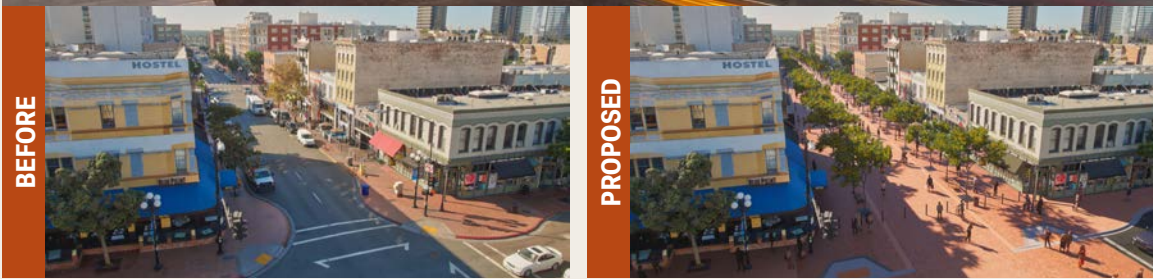
41,066
Padres have had 56 sellouts in 2024 and ranks fourth in average attendance (41,066).
sportsbusinessjournal.com



Proposed New Northern Gaslamp Sign



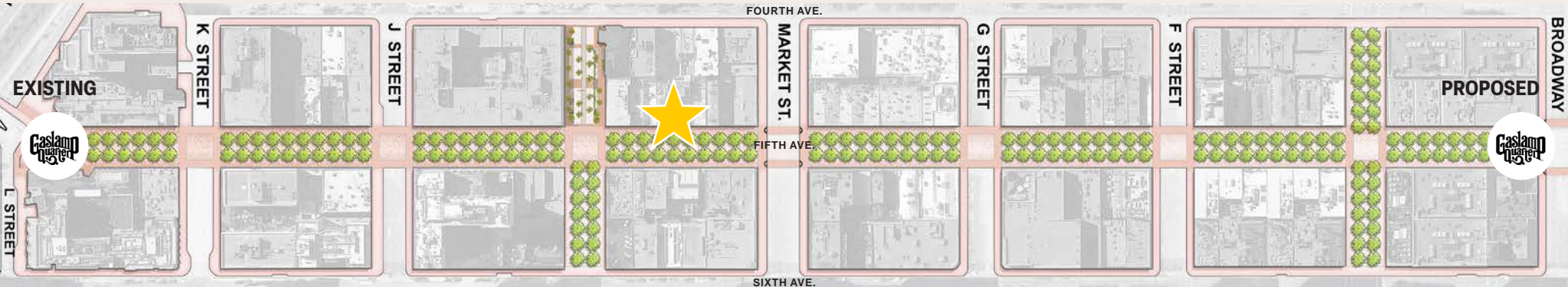
*Renderings are for illustrative purposes only and subject to full government approval



Subject to approval, the **Gaslamp Promenade** would reinvent **Fifth Avenue** into 8 distinctive plazas (from L Street to Broadway), **eliminating cars to create more space for people.**

Introducing the Gaslamp Promenade, a visionary initiative crafted to reclaim public space for both San Diegans and visitors to America's Finest City. This bold project will transform Fifth Avenue, creating eight distinct plazas from L Street to Broadway. The Gaslamp Promenade is designed to nurture community by offering lively spaces for dining, entertainment, socializing, and conversation. It promises to be a key element in shaping the future of San Diego, enhancing the city's vibrancy and appeal.

MAP OF PROPOSED GASLAMP PROMENADE





Although it serves as a hub for over 4,000 businesses and a variety of tourist amenities, Downtown is also a place people call home. Since 2000 the population has grown by 97%, with projections showing increasing numbers.



1.4 Miles

world-class museums, gardens, attractions, performances & the Zoo



0.6 Miles

waterfront shopping and dining



15 Minute Walk

outdoor concerts and events



9 Minute Walk

the San Diego Convention Center and home of ComicCon



8 Minute Walk

home of the San Diego Padres



3.7 Miles

where San Diego history all began



15 Minutes

and all freeway, visitors arrive or depart from San Diego



11 Minutes

where you can go get wild.



7 Miles

where you can make a splash with sea life

Within 4 blocks there are ...

± 2,040

Hotel Rooms
with ±863 rooms
under construction /
in planning

± 2,915

Residential
Units
with ±373 units
under construction /
in planning

± 410,821 SF

of office
with ±650,000 SF
under construction /
in planning



Hotels



Office



Multi-Family
Residential



School
Non-Profit
Government



Under Construction
and/or
In Planning



N

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Area Use Map

For Leasing Information

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