



Downtown's most  
vibrant corridor.

Three blocks from the  
historic Gaslamp sign.

Surrounded by multiple  
luxury hotels.

# Retail/Restaurant Opportunity

For Lease  
 $\pm 2,500$  SF

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





# 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.

# Property Details



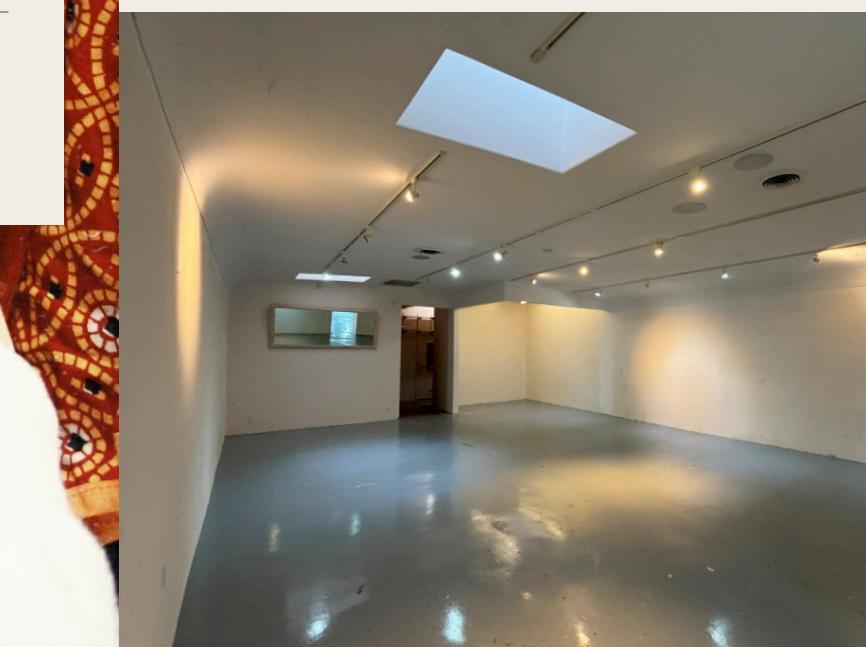
FOR MORE INFORMATION:

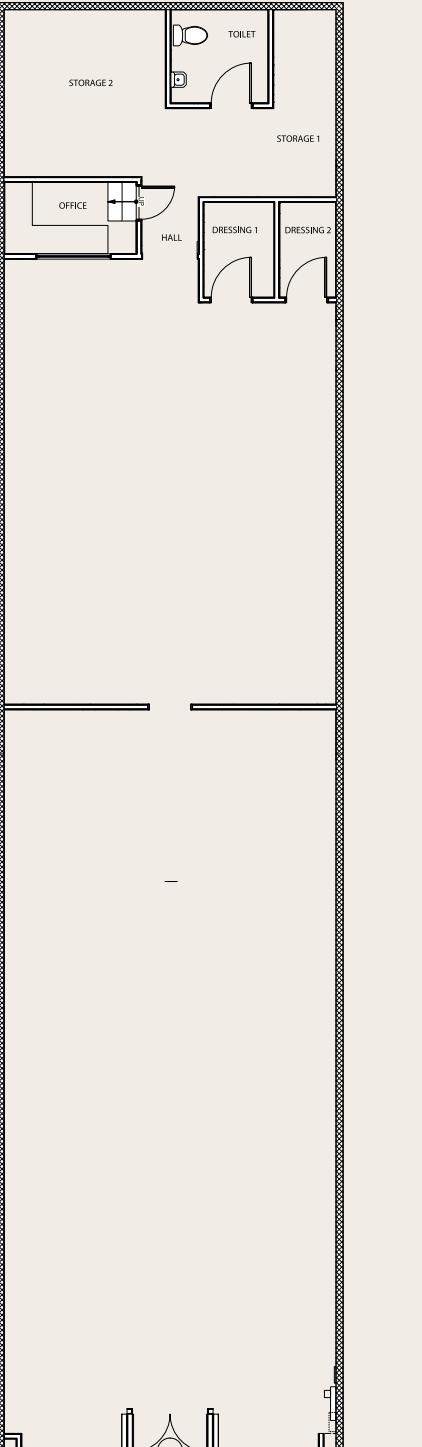
**Pasquale Odele**  
pasquale@upgsocal.com  
Lic No 0148187

**Andrew Seminari**  
andrew@upgsocal.com  
Lic No 0238814

**UPG** URBAN  
PROPERTY  
GROUP est. 1989

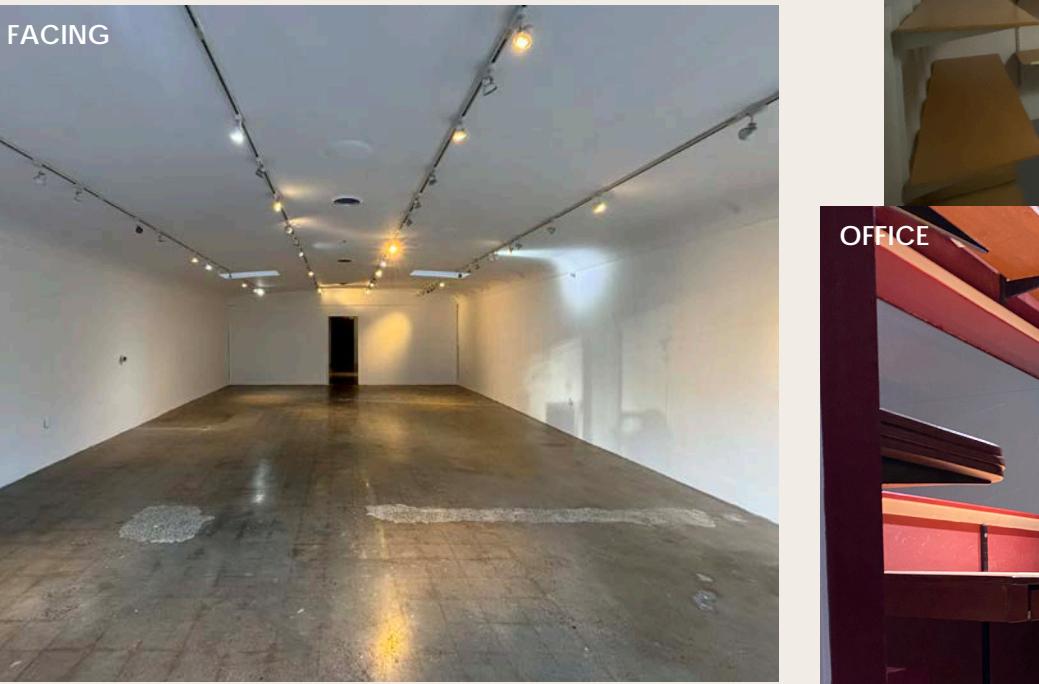
upgsocal.com  
858 874 1989





# Site Plan $\pm 2,500$ SF

\*Estimated Measurements



OFFICE



BATH



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

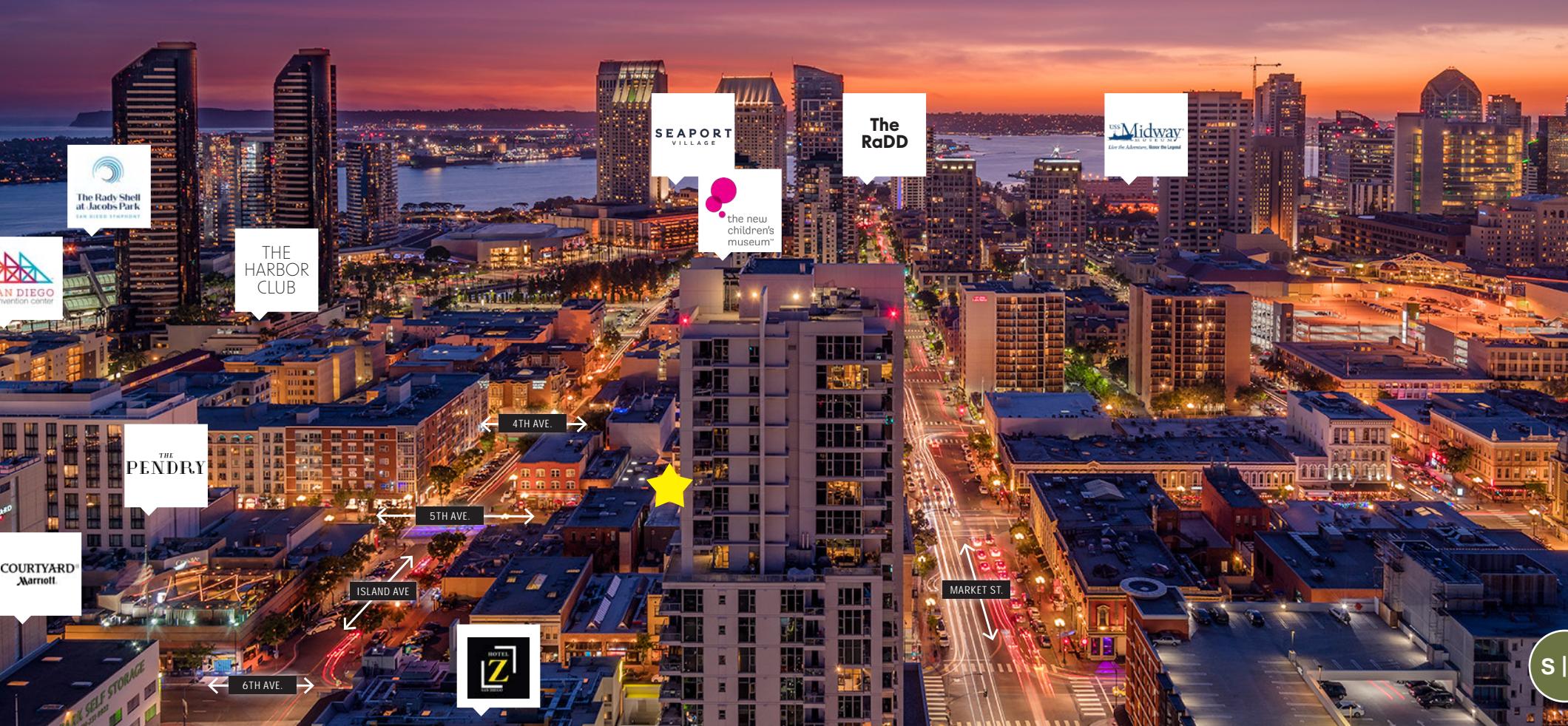


Immediate proximity to the Convention Center, Rady Shell, Petco Park, Seaport Village, the Embarcadero and Horton Campus (under construction)

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



# Gaslamp Quarter

## Restaurants / Bars in the Gaslamp (Partial List)

Parq  
Full Moon SD  
The Waves Taco Club  
Mete Supper Club  
The Melting Pot  
Bandar  
Gaslamp Tavern  
Trailer Park After Dark  
Moxy  
American Comedy Club  
STK Steakhouse  
F6ix  
Double Duce

The Whiskey House  
Gyu-Kaku Japanese BBQ  
Coin Op  
Tacos El Gordo  
Topsy Crow  
Taste & Thirst  
Mr. Tempo  
Trailer Park After Dark  
Moxy  
American Comedy Club  
STK Steakhouse  
F6ix  
Double Duce

Greystone Prime Steakhouse  
Butchers Cut  
Garage Kitchen  
The Shout!  
Flemings  
American Junkie  
The Melt  
Cielo Rooftop Lounge  
6th & G Breakfast Co  
Fogo De Chao  
Parfit Paris  
Good Night John Boy  
Happy Does Bar

Spill the Beans  
The Smoking Goat  
Taka  
Cali Ice Cream  
Prince Street Pizza  
Mortons  
Madam Bonnies  
Ghirardelli Ice Cream  
Henry's Pub  
Werewolf  
Parfit Paris  
Good Night John Boy  
Happy Does Bar

Havana 1920  
El Chingon  
Prohibition Lounge  
The Field Irish Pub  
Rustic Root  
Johnny Wahoo!  
Insomniac Cookies  
Blarney Stone Pub  
Olala Crepes and Sweets  
Lionfish  
Provisional Kitchen  
Tacos El Cabron  
Juan Tequila Bar

Lumi  
Cafe Sevilla  
Water Grill  
Broken Yolk  
Meze Cafe  
Rockin Baja Lobster  
Union Kitchen and Tap  
The Deck at Moonshine Flats  
The Old Spaghetti Factory  
Lou & Mickey's  
Baja Ricks Cantina  
Nobu  
Achilles Coffee

Additional Attractions:  
New Horton Campus  
Balboa Theatre  
House of Blues  
San Diego Civic Center  
Seaport Village  
Waterfront Park  
Embarcadero/Broadway Pier  
U.S. 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

**By the Numbers**

**Downtown Events**

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



**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



**12,576**  
Hotel Rooms Downtown



**38,039**  
Total Population of Downtown



**88%**  
Residents that dine out  
more than twice per week

\*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.

**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](http://visitsandiego.org)

**\$1.4 B.**  
Total value of the event to the San Diego economy, directly and indirectly  
[visitsandiego.org](http://visitsandiego.org)

**\$164.1 M.**  
Comic-Con International regional impact generated with 135,000 attendees  
[visitsandiego.org](http://visitsandiego.org)



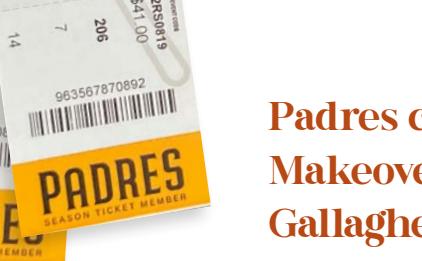
### Convention Center - Highlights...

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

\$800+ Million spending at restaurants, hotels, attractions, and more

\$74.2M - TwitchCon regional impact generated with 30,000 attendees

\$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](http://sportsbusinessjournal.com)

**41,066**

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

## Proposed New Northern Gaslamp Sign



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



### MAP OF PROPOSED GASLAMP PROMENADE



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.





## For Leasing Information

### **Pasquale Ioele**

[pasquale@upgsocal.com](mailto:pasquale@upgsocal.com)

Lic No 01488187

### **Andrew Shemirani**

[andrew@upgsocal.com](mailto:andrew@upgsocal.com)

Lic No 02038814



[upgsocal.com](http://upgsocal.com)  
858 874 1989

©2025 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental, or withdrawal without notice.