

HOTEL

1037 4TH AVE, SAN DIEGO, CA 92101

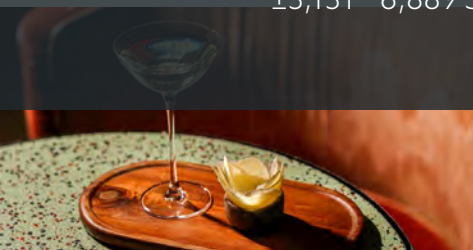
FOUND



BRAND NEW RETAIL/RESTAURANT SPACE

SITUATED ON EVOLVING
BROADWAY CORRIDOR

±3,131 - 6,889 SF



THE PROPERTY

1037 4TH AVE, SAN DIEGO, CA 92101

Address

±3,131 - 6,889 SF

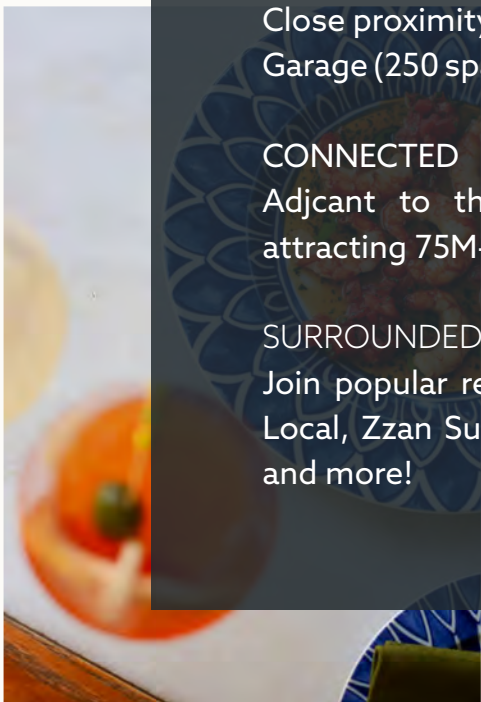
Available Space

RETAIL/RESTAURANT/ENTERTAINMENT

Space Type

AVAILABLE NOW

Delivery Timing



PRIME LOCATION

Brand new space positioned in the most desirable Broadway Corridor — a key hub for daytime transit, tourism, and urban life

NEW BUILDING DESIGN

New design and rebrand of the building to accommodate elevated design concepts, with the hotel above planned as a Series by Marriott, part of Marriott's select service soft brand collection

BUILT-IN CLIENTELE

Situated beneath 156 rooms and over 3,000 hotel rooms within a 0.3 mile radius

DAYTIME DEMAND

Over 1.2 million SF of nearby office space and 54,000+ daytime population within 1 mile

PARKING

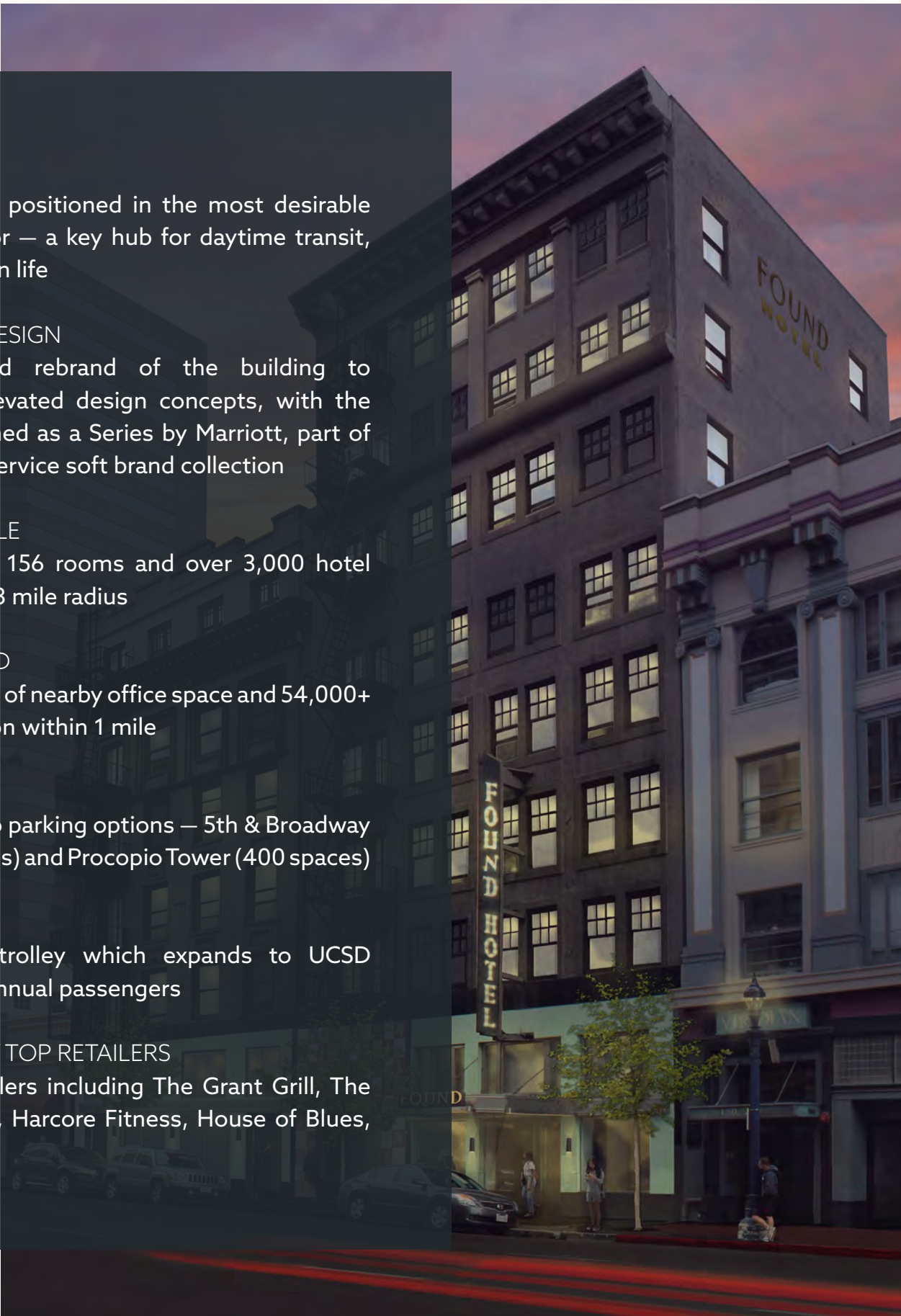
Close proximity to parking options — 5th & Broadway Garage (250 spaces) and Procopio Tower (400 spaces)

CONNECTED

Adjant to the trolley which expands to UCSD attracting 75M+ annual passengers

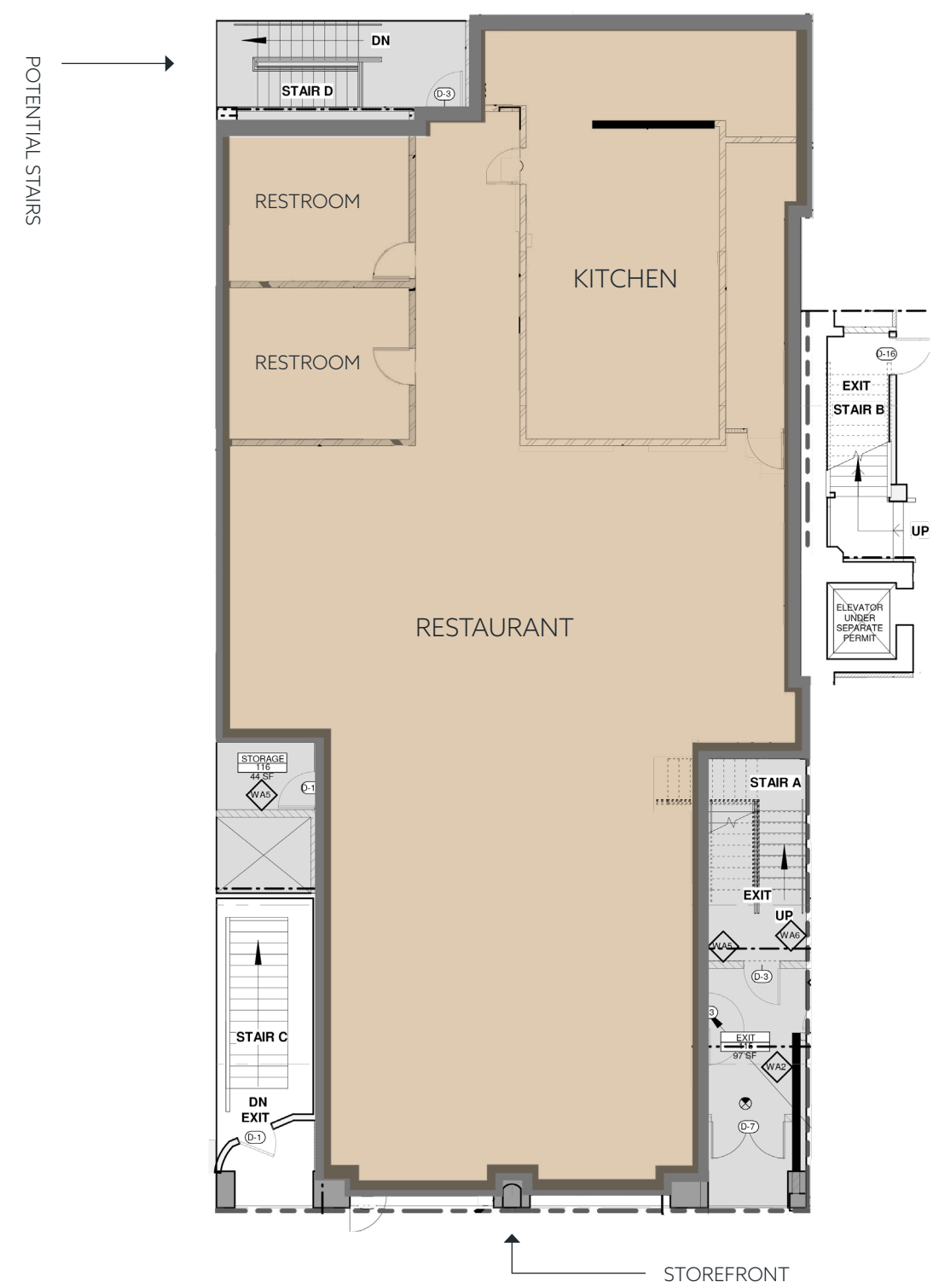
SURROUNDED BY TOP RETAILERS

Join popular retailers including The Grant Grill, The Local, Zzan Sushi, Harcore Fitness, House of Blues, and more!



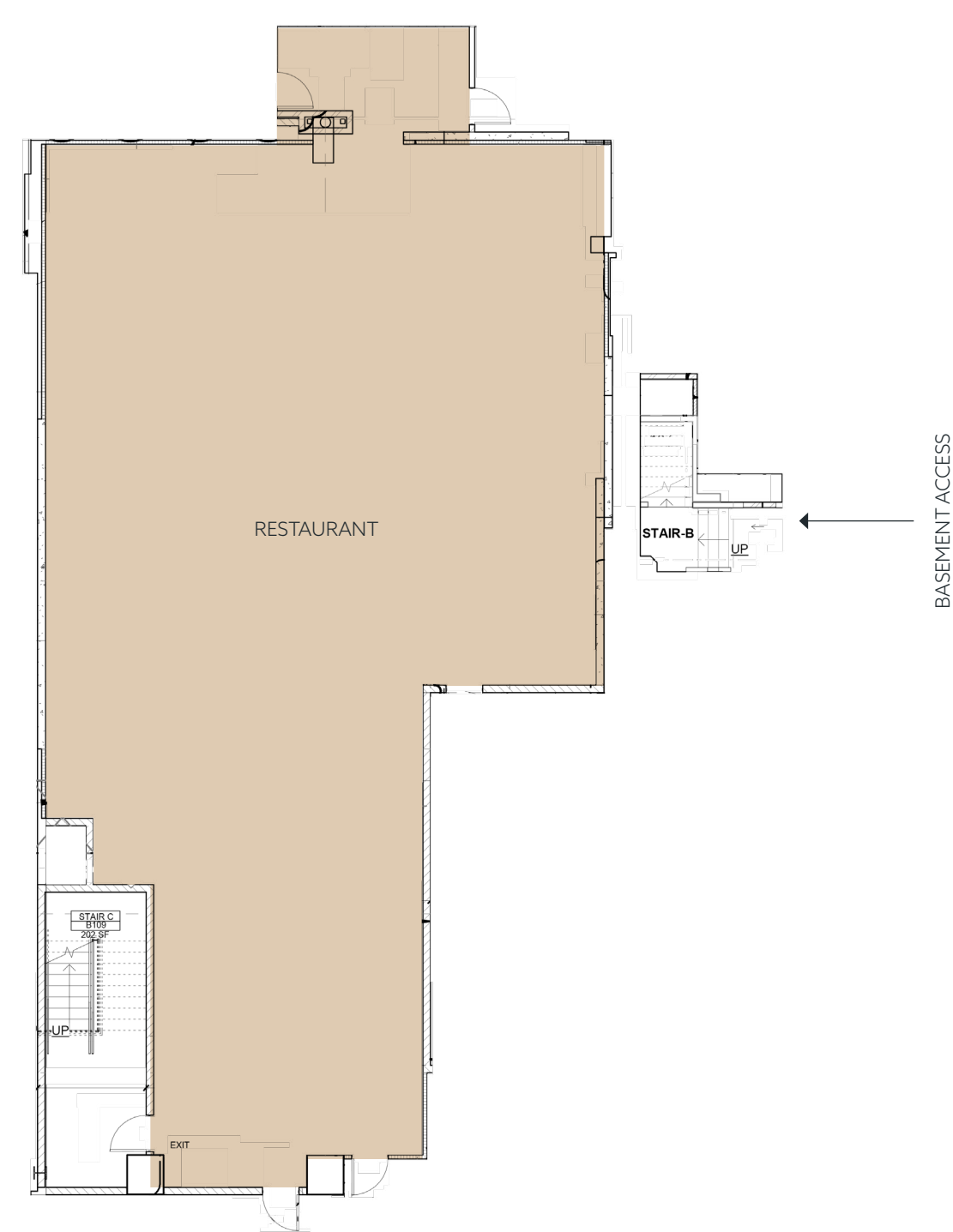
FIRST LEVEL

±3,758 SF



BASEMENT

±3,131 SF



JOIN THE BUZZ!

- 1

Sammich House
- 2

Time Out Sports Tavern
- 3

The Gold Reserve
- 4

Parq Nightclub
- 5

Istanbul Doner Kebab
- 6

Leave of Absence
- 7

The Local
- 8

The Grant Grill
- 9

Corner Bakery
- 10

Athena's Market Tarverna
- 11

Validity Tap
- 12

AFC Sushi
- 13

Skybound Coffee + Dessert
- 14

Lani Coffee
- 15

Tiger Cafe
- 16

Freddy's Chophouse
- 17

Blarney Stone Pub
- 18

Prohibition Lounge
- 19

Cali Cream
- 20

Happy Does Bar
- 21

Lumi Sushi
- 22

Provisional Kitchen
- 23

Lionfish
- 24

Sugar Bears
- 25

Gaslamp BBQ
- 26

Swing Social
- 27

Romanissimo Cucina
- 28

Gaslamplighter
- 29

AKA San Diego
- 30

The Melt
- 31

Ghiradelli
- 32

Barleymash
- 33

American Junkie
- 34

The Butcher's Cut
- 35

Whiskey Girl
- 36

Osteria Panevino
- 37

The Tippy Crow
- 38

Trailer Park After Dark
- 39

Melting Pot
- 40

Gaslamp Tavern
- 41

Onyx Room
- 42

Patrick's Gaslamp Pub
- 43

The Tippy Crow
- 44

The Waves Taco Club
- 45

Senor Taquero
- 46

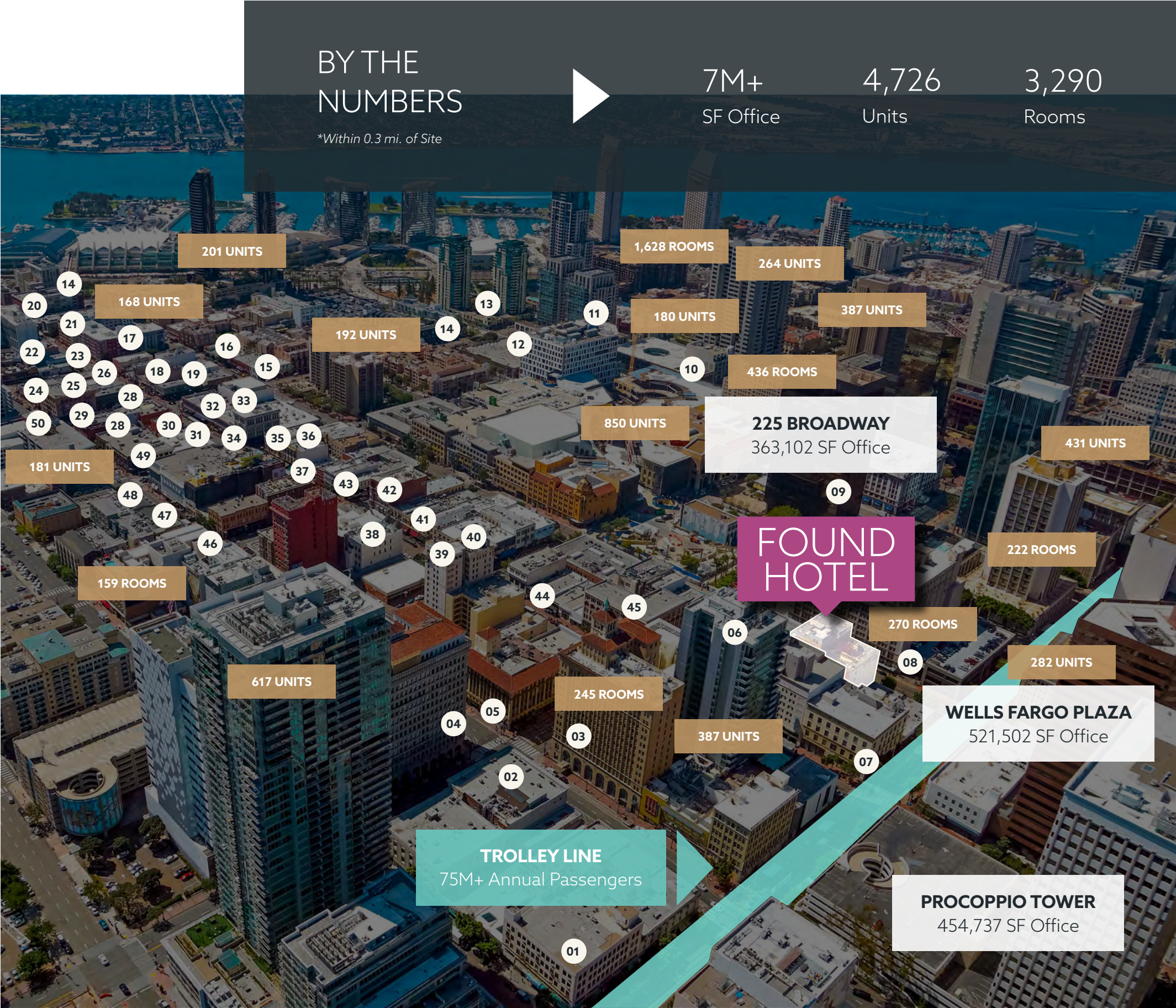
The Rooftop by STK
- 47

Coin Op Game Room
- 48

Chiefy Cafe
- 49

Fogo de Chao
- 50

San Remo Pizzeria



GAME CHANGERS

Downtown San Diego is in the midst of a major transformation, driven by landmark projects like the Campus at Horton, Seaport San Diego, and the Gallagher Square renovation—set to deliver thousands of new jobs, vibrant public spaces, and billions in economic impact each year.

1,813
Units Under Construction

5,520
Units Proposed

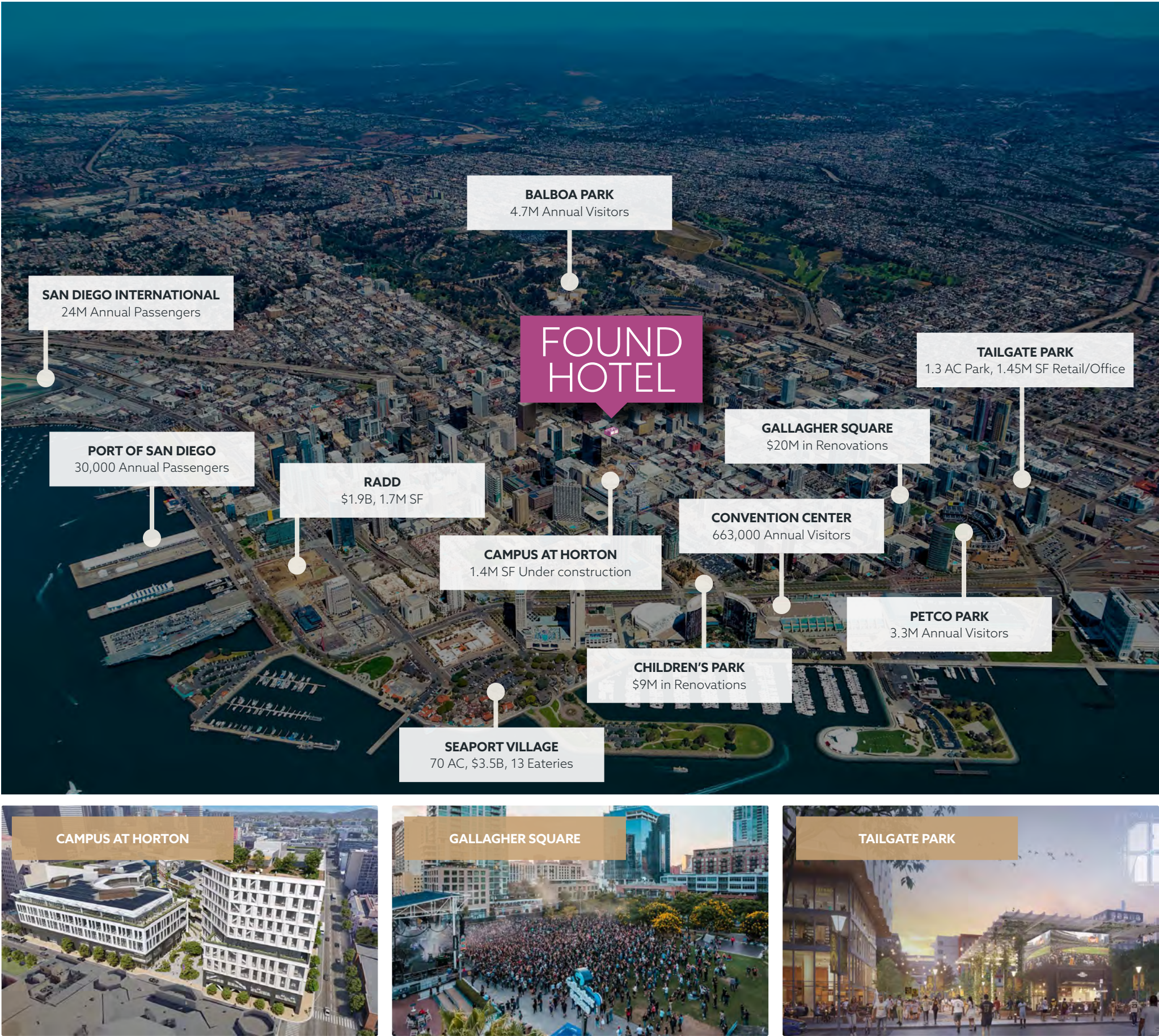
494
Rooms Under Construction

3,055
Rooms Proposed

677,842
SF Office Under Construction

550,000
SF Office Proposed

**Downtown San Diego*



GASLAMP QUARTER

THE HEART & SOUL OF DOWNTOWN SAN DIEGO



Located in the heart of Downtown San Diego, the Gaslamp Quarter is a dynamic destination that blends historic charm with nonstop energy. This iconic neighborhood attracts millions of visitors each year with its vibrant mix of restaurants, bars, boutique hotels, and entertainment venues. With high foot traffic day and night, a growing residential population, and frequent events that activate the streets, the Gaslamp offers unmatched visibility and energy.

LŮMi
by AKIRA BACK

PENDRY
HOTELS & RESORTS

ROMANISSIMO
-CUCINA ITALIANA-

NOBU
SAN DIEGO

Hard Rock
HOTEL

Sevilla
RESTAURANT & TAPAS BAR

DISCOVER DOWNTOWN

Downtown San Diego has transformed into a thriving 24/7 urban center, fueled by decades of strategic planning and more than \$14 billion in public and private investment. Today, it's a nationally recognized waterfront district where high-rise living meets rooftop bars, tech hubs neighbor taco joints, and the energy never skips a beat.



4 MAJOR VENUES

Petco Park, San Diego Convention Center,
Balboa Theater, Horton Grand Theater

16.5 BLOCKS

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

65K DAILY PRESENCE

Petco Park, San Diego Convention Center,
Balboa Theater, Horton Grand Theater



2ND
Largest City in CA

35M
Annual Visitors to San Diego

\$10B
Visitor Spending



THE DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Population (2024)	54,498	104,091	188,915
Project Population (2029)	55,198	104,735	189,506
Total Daytime Employment	72,441	109,059	182,251
Total Households	30,634	51,325	89,424
Avg. Household Income	\$108,255	\$107,133	\$110,130
Total Consumer Spending	\$890.5M	\$1.5B	\$2.8B



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FOUND



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