



# 522

## SIXTH AVE

Signature Retail Opportunity

GASLAMP QUARTER

±2,036 SF



# PROPERTY

## HIGHLIGHTS

01

### The Location

Highly coveted Gaslamp location at Sixth Ave & Island Ave

02

### Space Features

Space features 12' to 14' ceilings, dedicated restroom, storage closet and patio area in rear of premises

03

### Prime Corridor

Located in one of the most sought after entertainment and retail corridors in Southern California, and aligned with Campus at Horton bringing over 4,000 jobs to Downtown

04

### Event Proximity

Just steps to Petco Park and San Diego Convention Center with a combined 3 million annual attendees

05

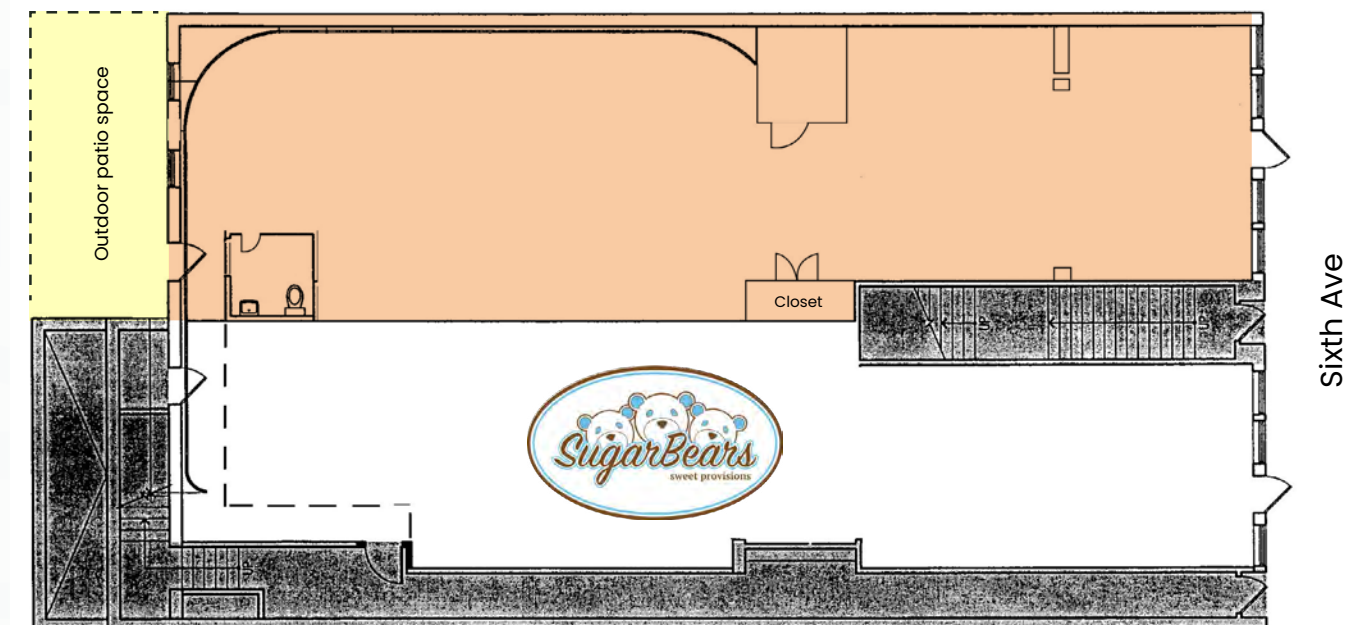
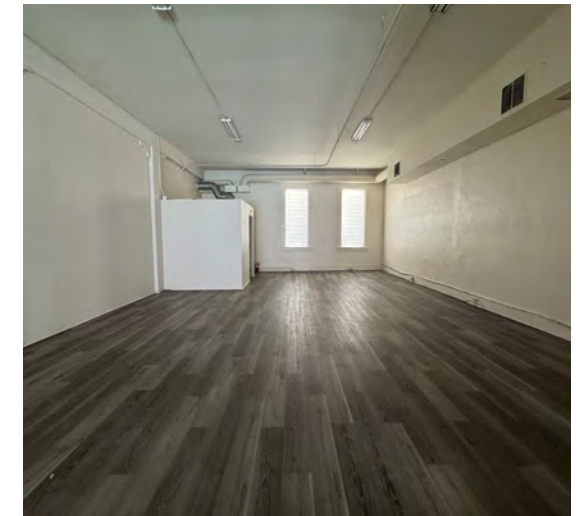
### Surrounding Growth

Surrounded by growing Downtown office, residential, and hotel markets - 10,512 residential units & 7,396 hotel rooms within 0.5 mi

06

### Central Connections

Immediate proximity to Seaport Village, the Embarcadero, East Village, and Little Italy





# 01

## Petco Park

America's #1 Ballpark

2.9 M Annual Visitors

# 02

## Campus at Horton

An Iconic San Diego Landmark

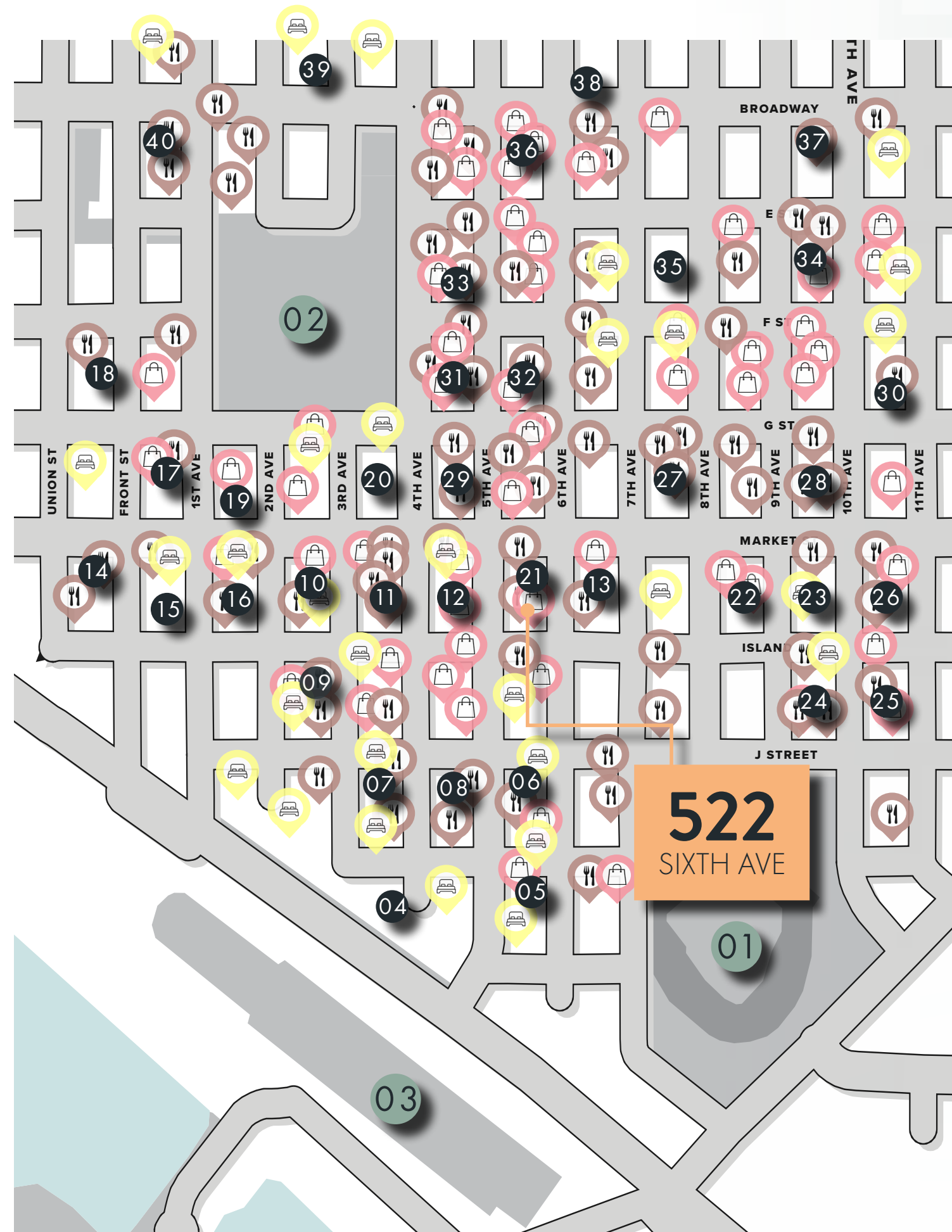
10 City Blocks, 1 M SF

# 03

## Convention Center

San Diego's Award-Winning  
Meeting, Convention, Trade  
Show, Event & Exhibition Facility

663,000 Annual Attendees



- 4 Fleming's
- 5 The Old Spaghetti Factory
- 6 Cafe Sevilla
- 7 Achilles Coffee
- 8 Rockin Baja
- 9 Whiskey House
- 10 Cafe 222
- 11 La Puerta
- 12 Insomnia Cookies
- 13 CVS
- 14 Richard Walker's Pancake House
- 15 Skybound
- 16 Lani Coffee
- 17 Vitality Tap
- 18 Salvatore's
- 19 Ralphs
- 20 Greystone
- 21 Rusic Root
- 22 Floyd's Barber Shop
- 23 Borrego
- 24 Half Door
- 25 Monzu
- 26 Starbucks
- 27 Breakfast Republic
- 28 Cowboy Star
- 29 Parfait Paris
- 30 Village Cafe
- 31 Osetia Panevino
- 32 Tacos El Gordo
- 33 Tony's Pizza
- 34 Tajima Ramen
- 35 USPS
- 36 Istanbul Doner Kebab
- 37 Hodad's
- 38 Time Out
- 39 Goldchild
- 40 Chipotle



UNDER REVIEW

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

UNDER CONSTRUCTION

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

RECENTLY COMPLETED

1. Broadway Towers Phase 2	344 Units
2. WEST	431 Units
3. The Wyatt	368 Units





16.5

Blocks with nearly 100  
Historic Buildings



More than **10 MILLION VISITORS** are  
drawn each year to experience the **VIBRANT**  
**AND UNIQUE ATMOSPHERE** of the  
Gaslamp Quarter.



7

Major Entertainment Venues



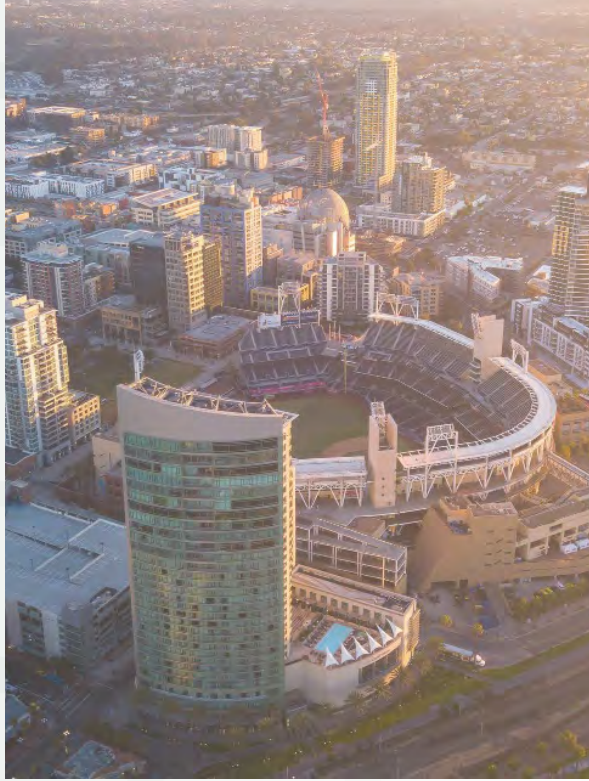
200+

Retailers & Restaurants

# THE HEART & SOUL

OF DOWNTOWN SAN DIEGO





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.

# AMERICA'S FINEST CITY

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.

32.3M

Annual Visitors

\$14.3B

Consumer Spending

65K

Daytime Population



UPG

URBAN  
PROPERTY  
GROUP est.  
1989

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