

**Please do not speak with employees or customers regarding sale.*



534 5th Ave. Gaslamp Restaurant / Bar For Sale

+/- 2,200 SF / Type 47 ABC License (Full Liquor)



Highlights

Gaslamp 5th Ave Restaurant / Bar For Sale with Type 47 ABC License



Rare restaurant asset sale opportunity within the most sought-after block of 5th Ave., the main artery of San Diego's famous Gaslamp Quarter.

Strong foot traffic day and night at your front door, fueled by the convention center, Petco Park, locals and tourists.

Fully remodeled in the last 2 years (over \$2M spent), turn-key restaurant with high end finishes and full-service bar.

Ideal conversion opportunity for an experienced operator at a fraction of the cost of a new build-out.

Sale includes FF&E, leasehold interests, and Type 47 full liquor license.

Address: 534 5th Ave

Business For Sale: Kaluu

Size: ± 2,200 SF Ground Floor Restaurant
+ @2,000 SF Basement

Rent: Contact Broker

Lease Term: March 2031

Options: (2) 5-Year Options

ABC License: Type 47 (Full Liquor) 2AM

Asking Price: \$495,000





premises



kitchen



Second Ave

Third Ave

Fifth Ave

Sixth Ave

Seventh Ave

Eighth Ave

Market St

Market St

Market St

Fourth Ave

534 Fifth Ave

Island Ave

Island Ave

Second Ave

Third Ave

Fourth Ave

Fifth Ave

Sixth Ave

Seventh Ave

Eighth Ave

J St

J St

J St

K St

K St

MARRIOTT
SAN DIEGO
GASLAMP QUARTER

MORTON'S
THE STEAKHOUSE

SAN DIEGO
convention center

GARAGE
Kitchen + Bar
Werewolf
AMERICAN PUB

GREYSTONE
prime steakhouse & seafood
barleymash

the MELT
AKA
MODERN ASIAN RESTAURANT & LOUNGE

GHIRARDELLI
CHOCOLATE

SPILL
the BEANS
COFFEE + BAGEL

HAVANA
1920
CUBAN RESTAURANT

THE FIELD
AUTHENTIC IRISH PUB
GASLAMP QUARTER - SAN DIEGO

insomnia
cookies

RUSTIC
ROOT

TAKA

INTERACTIVE
SD CA
Swing Social
SPORTS BAR

TACOS
EL FRANC
FROM TIJUANA, MEXICO

LIONFISH
MODERN COASTAL CUISINE

TACO*CENTRO
TAQUERIA Y CERVECERIA

the NOLEN

5 o'clock
Somewhere
Bar
SAN DIEGO, CA

Buca
di BEPPO
Italian Restaurant

NASON'S
Beer
HALL

LŪMi
by AKIRA BACK

UNION
KITCHEN & TAP

WATER GRILL
W G

THE BLIND BURRO

BUB's
@ THE BALLPARK

petco
park
HOME OF THE SAN DIEGO PADRES

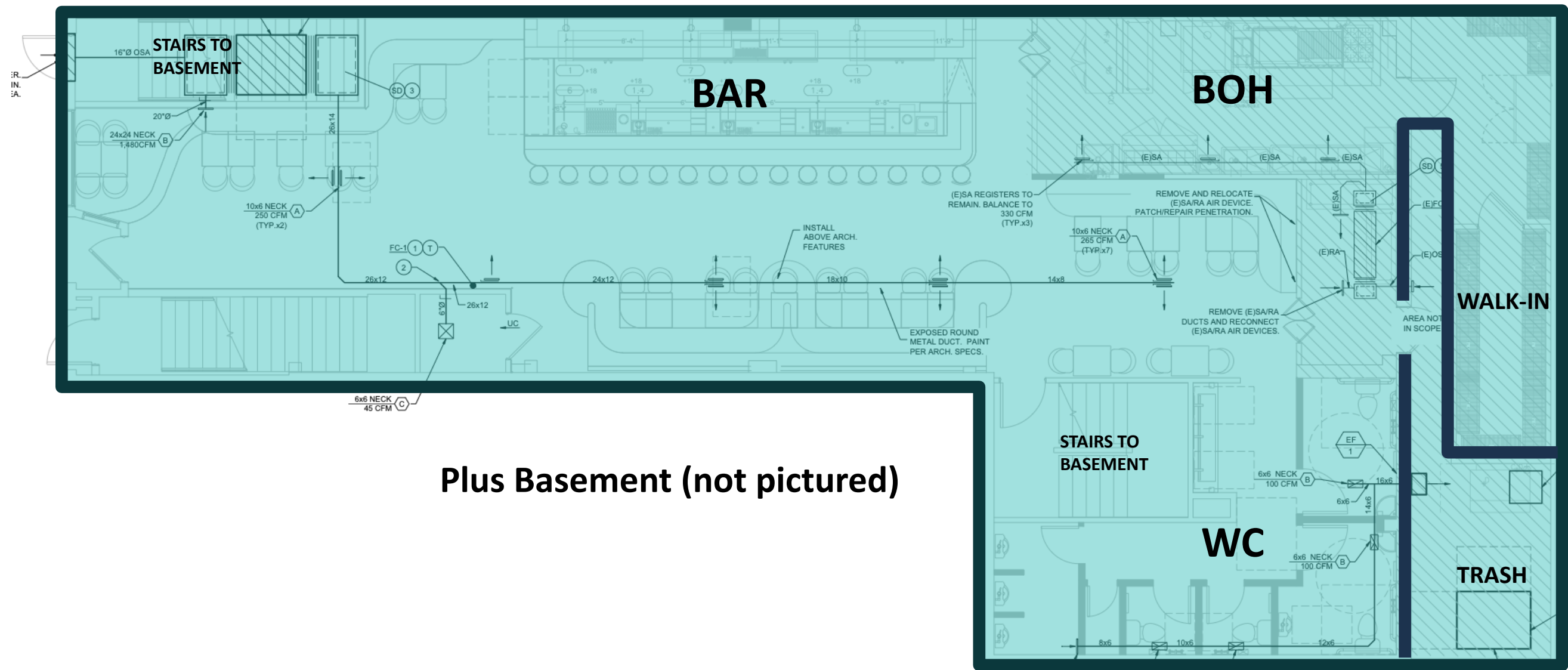
Meze
Greek Fusion

the old
spaghetti
factory

Fleming's
PRIME STEAKHOUSE & WINE BAR

Hilton
SAN DIEGO GASLAMP QUARTER

5TH AVE



Plus Basement (not pictured)

floor plan

Downtown at a glance...



Residential Population:

1 Mile: 52,452
3 Mile: 182,433
5 Mile: 460,791



Business Population:

1 Mile: 65,416
3 Mile: 217,400
5 Mile: 350,907



Median Household Income:

1 Mile: \$76,713
3 Mile: \$80,704
5 Mile: \$74,510



Average Household Income:

1 Mile: \$107,622
3 Mile: \$108,830
5 Mile: \$100,307

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neighborhood



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