



# Gaslamp Nightclub / Retail Building For Lease

500 4<sup>th</sup> Ave, San Diego, CA 92101



GASLAMP NIGHTCLUB / RETAIL BUILDING

## Highlights & Details

### Under New Ownership!

**Prime Corner Location** in San Diego's most famous entertainment destination – the Historic Gaslamp Quarter. Celebrated for its restaurants, nightlife, and pedestrian-friendly streets.

**2<sup>nd</sup> Generation Nightclub space** equipped with full kitchen, three bars, dance floor, and some previous FF&E.

**Located in the heart of Gaslamp**, with over 11 million visitors a year; three blocks to the San Diego Convention Center and surrounded by thousands of hotel rooms and resorts.

**Simple conversion opportunity** for an experienced hospitality operator to implement their own concept at a fraction of the time/cost.

**Possibility to demise the premises**, contact broker for more information.

**Address:** 500 4th Avenue, San Diego, CA 92101

**Ground Floor:** 11,000 SF

**Second Floor: Max** 2,000 SF

**Occupancy:** Over 900

**Live Entertainment:** Yes

**Lease Rate:** \$2.25/SF NNN

**ABC License:** Type 47 License (Full Liquor) available





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# Premises



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# Location





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# Neighborhood



## STATISTICS

**Annual Visitors Gaslamp:** Over 10,000,000

**Annual Visitors Petco Park:** 2,300,000

**Annual Visitors Convention Center:** 800,000

**Hotel Rooms Downtown:** 13,000+@2,000 in process

**Daytime Workers within 3 Miles:** Over 200,000

## REGION

**Residential Population**

**Business Population**

**Median Household Income**

**Average Household Income**

**1 Mile**

**3 Mile**

**5 Mile**

51,818	185,838	440,905
65,310	199,996	340,009
\$77,011	\$80,654	\$74,678
\$107,886	\$108,940	\$100,593



## Contact

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