

# 570 K ST

Hard Corner of Sixth Ave. & K St.

**5,604 SF 2ND. GEN. RESTAURANT SPACE FOR LEASE**



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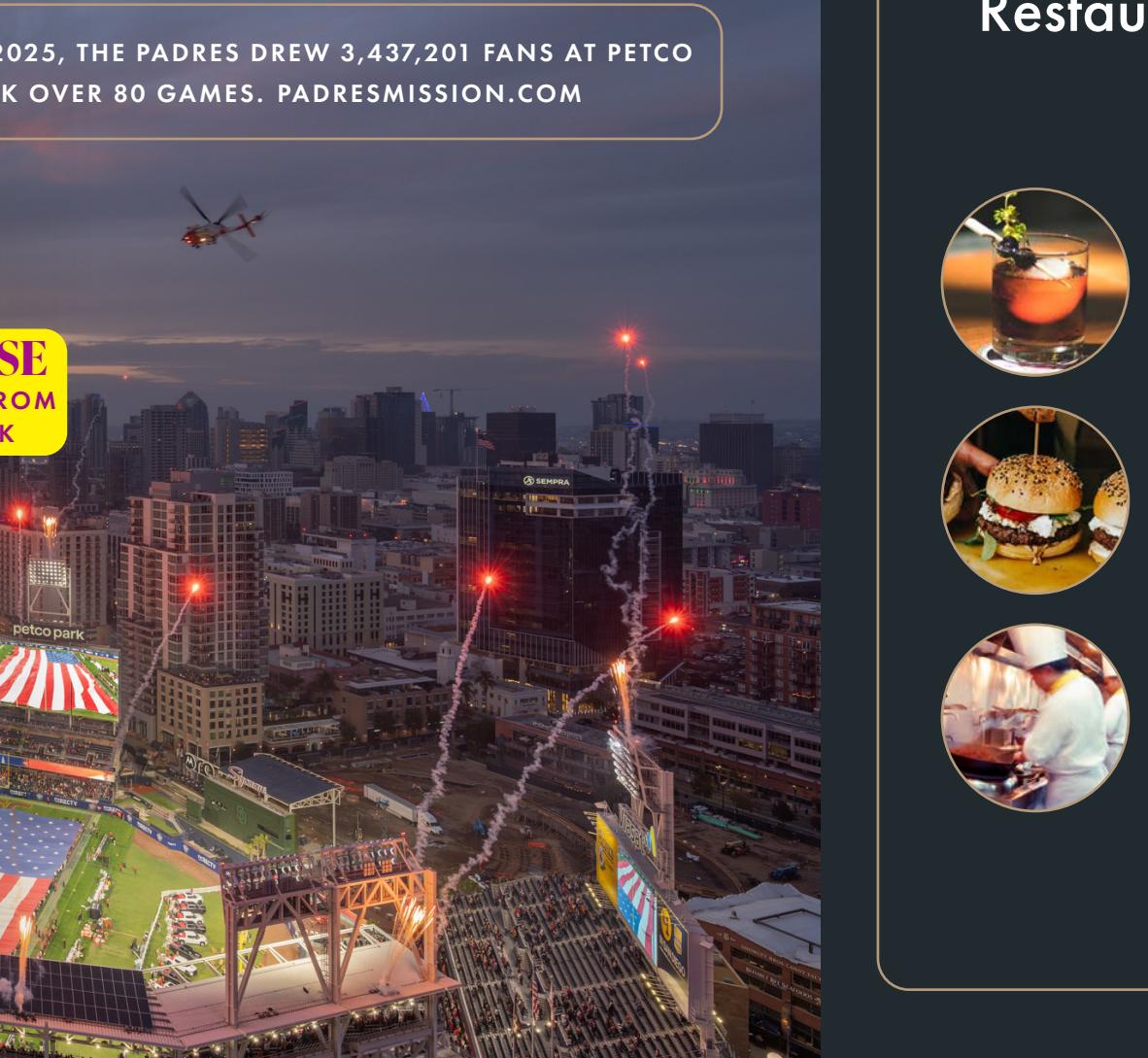
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# RIGHT OUTSIDE...

## THE BALLPARK BUZZ

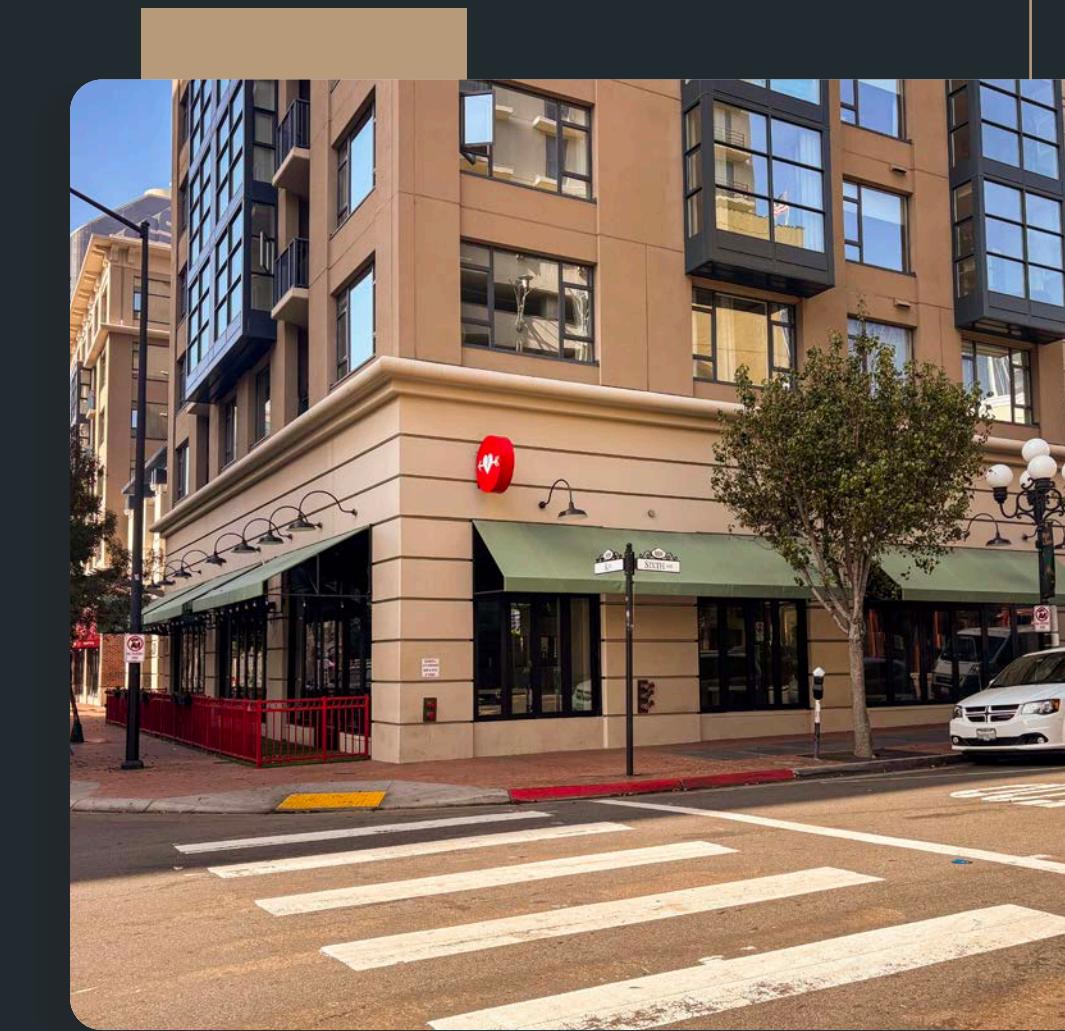
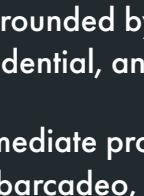
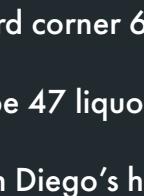
Located just steps from Petco Park, this rare restaurant opportunity sits in the heart of Downtown San Diego's Historic Gaslamp District, capturing steady daily foot traffic and surging game-day crowds. The space is ideal for food, beverage, or grab-and-go concepts looking to plug directly into the ballpark energy.



IN 2025, THE PADRES DREW 3,437,201 FANS AT PETCO PARK OVER 80 GAMES. PADRESMISSION.COM

## Property Highlights: Turn-Key Restaurant Opportunity

- Hard corner 6th Avenue & K Street
- Type 47 liquor license available for purchase
- San Diego's highest volume restaurants are Downtown
- Steps to Petco Park and San Diego Convention Center with a combined +3 million annual attendees
- Surrounded by growing Downtown office, residential, and hotel markets
- Immediate proximity to Seaport Village, the Embarcadero, East Village, and the Market



# The Property: Site Details



**ADDRESS**  
570 K Street,  
SD, CA 92101



**SIZE**  
5,604 SF  
+ Mezz/Patio



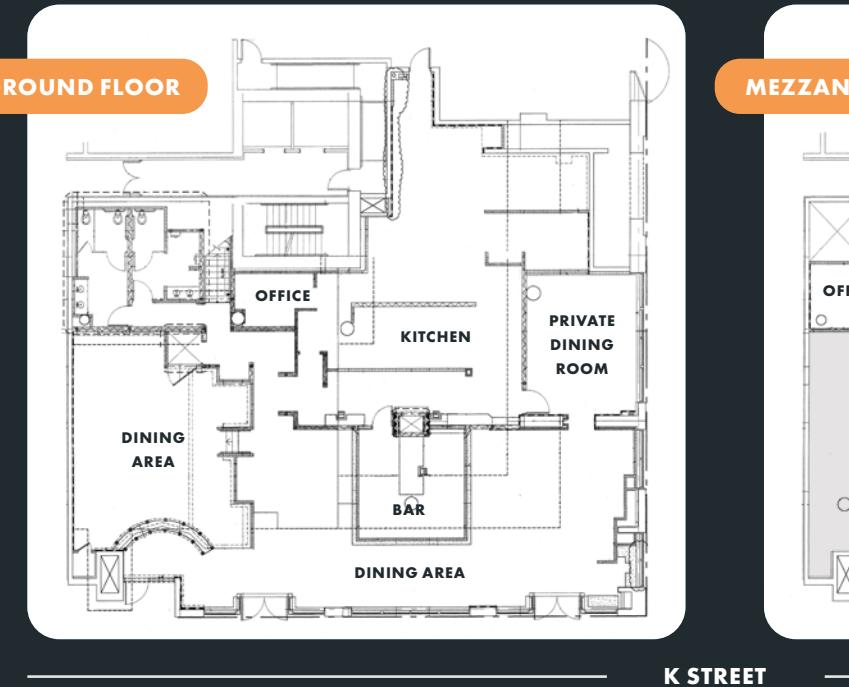
**TYPE**  
2nd Gen. Restaurant /  
Bar + Patio



**TIMING**  
Available Now



**LEASE RATE**  
Contact for Details



# RIGHT OUTSIDE...

## 1 BLOCK FROM THE HEART OF GASLAMP

As the West Coast's premier entertainment district, guests can immerse themselves in the rich Victorian architecture and history, dine with world-renowned chefs, and dance the night away at nationally-recognized nightlife venues. Tucked tightly into 16 ½ blocks, the Gaslamp Quarter is a walkable urban playground located in Downtown San Diego adjacent to the Convention Center, Petco Park, and the Horton Plaza re-development.



## Downtown: by the Numbers and Facts

Easy access to public transportation.

Located in an urban core.

Large employers have offices in Downtown allowing employees to walk, bike, take public transportation, or drive only a few minutes to work.

Hotel and sales tax revenues from the San Diego Convention Center - +\$30 Million, which support the core City services such as road repair and public safety.

Direct attendee spending as a result from the San Diego Convention Center at restaurants, hotels, attractions and more - +\$800 Million

OFFICE	RETAIL	HOUSING
363,700 SF Under Review	80,150 SF Under Review	+3,168 <sup>1</sup> Existing
1.8M SF Under Construction	5,626,000 SF Under Construction	+3,042 <sup>2</sup> SF Under Construction
RESIDENTS IN DOWNTOWN	POPULATION OF SAN DIEGO COUNTY	ANNUAL VISITORS TO SAN DIEGO
37,000	3.3 M	3.51 M
CONVENTION CENTER ECONOMIC IMPACT 2023	SAN DIEGO PADRE'S ATTENDANCE 2025	HOTEL ROOMS
\$ 1.4 B	+3.4 M FANS	15,894

\*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.  
1 Based on 2021 SANDAG population and housing estimates + recently completed projects. 2 Based on permit applications submitted on or before 6/30/2023

# LOCAL LINEUP

Downtown San Diego buzzes with **dynamic retail and diverse dining.**



	1 MILE	2 MILE	3 MILE
Population (2024)	53,611	103,257	186,886
Project Population (2029)	54,355	103,949	187,298
Total Daytime Employment	67,013	111,986	218,064
Total Households	28,914	49,635	84,195
Avg. Household Income	\$107,148	\$106,371	\$108,709
Total Consumer Spending	\$868 M	\$1.5 B	\$2.7 B



- 1 San Diego Convention Center
- 2 NoBu
- 3 Hard Rock Hotel
- 4 Lou & Mickey's
- 5 Cafe Sevilla
- 6 Happy Does Bar
- 7 Lumi
- 8 Huntress
- 9 Pendry Hotel
- 10 Provisional Kitchen
- 11 Lionfish
- 12 Zama
- 13 Wine Girl
- 14 Sketchers
- 15 Taco Centro
- 16 Nova SD
- 17 Breakfast Republic
- 18 Achilles Coffee
- 19 Buca di Beppo
- 20 Salt & Whiskey
- 21 Tacos El Franc
- 22 Insomnia Cookies
- 23 Rustic Root
- 24 Taka
- 25 Prohibition Lounge
- 26 Cali Cream
- 27 Spill The BEans
- 28 Smokin' Gun
- 29 SideBar
- 30 KA Asian Modern Fusion
- 31 Barely Mais
- 32 La Perla
- 33 Tiger Cafe
- 34 Price Street Pizza
- 35 Fat Tuesday
- 36 American Junke
- 37 Greystone Prime
- 38 The Melts
- 39 Ghiardelli Ice Cream
- 40 Museum of Illusions
- 41 Foggede Chao
- 42 Good Night John Boy
- 43 Whiskey Girl
- 44 Osteria Paeonia
- 45 The Tipsy Cow
- 46 Tacos El Gordito
- 47 Cori Gop
- 48 American Comedy Club
- 49 STK
- 50 Room 56
- 51 Vina de Syrah
- 52 The Melting Pot
- 53 The Balboa Theater
- 54 Grader Hotel
- 55 Parq
- 56 Isabil Doner Kebab
- 57 Great Grill
- 58 Dunkin' Donuts



# \$20M GLOW-UP!

Gallagher Square Gets a 20th Anniversary Makeover!

60,000 SF of  
play, passion, and  
Padres pride

## KEY FEATURES

### Tony Gwynn Terrace

Elevated viewing deck and picnic space honoring Padres legend Tony Gwynn

### Playground

Expanded all-ages playground featuring the world's tallest climbable baseball bat (35+ feet)

### Off-Leash Dog Park

Dedicated, fenced area that allows dogs to play freely, providing a pet-friendly environment for visitors

### Ball Field

Upgraded field for casual baseball or softball games, encouraging community sports activities

### Pickleball Courts

Temporary courts available for pickleball enthusiasts

### Public Access

Open to the public during non-event hours, allowing community members to enjoy its amenities freely





*Although it serves as a hub for over 4,000 businesses and a variety of tourist amenities, Downtown is also a place people call home.*

*Since 2000 the population has grown by 97%, with projections showing increasing numbers.*



**1.4 Miles**

world-class museums,  
gardens, attractions,  
performances & the Zoo



**8 Minute Walk**

home of the  
San Diego Pardes



**0.6 Miles**

waterfront shopping  
and dining



**15 Minutes**

and all freeway, visitors arrive  
or depart from San Diego



**15 Minute Walk**

the San Diego  
Convention Center and  
home of ComicCon



**7 Miles**

where you can go  
get wild.



**Area Use  
Map**

Hotels

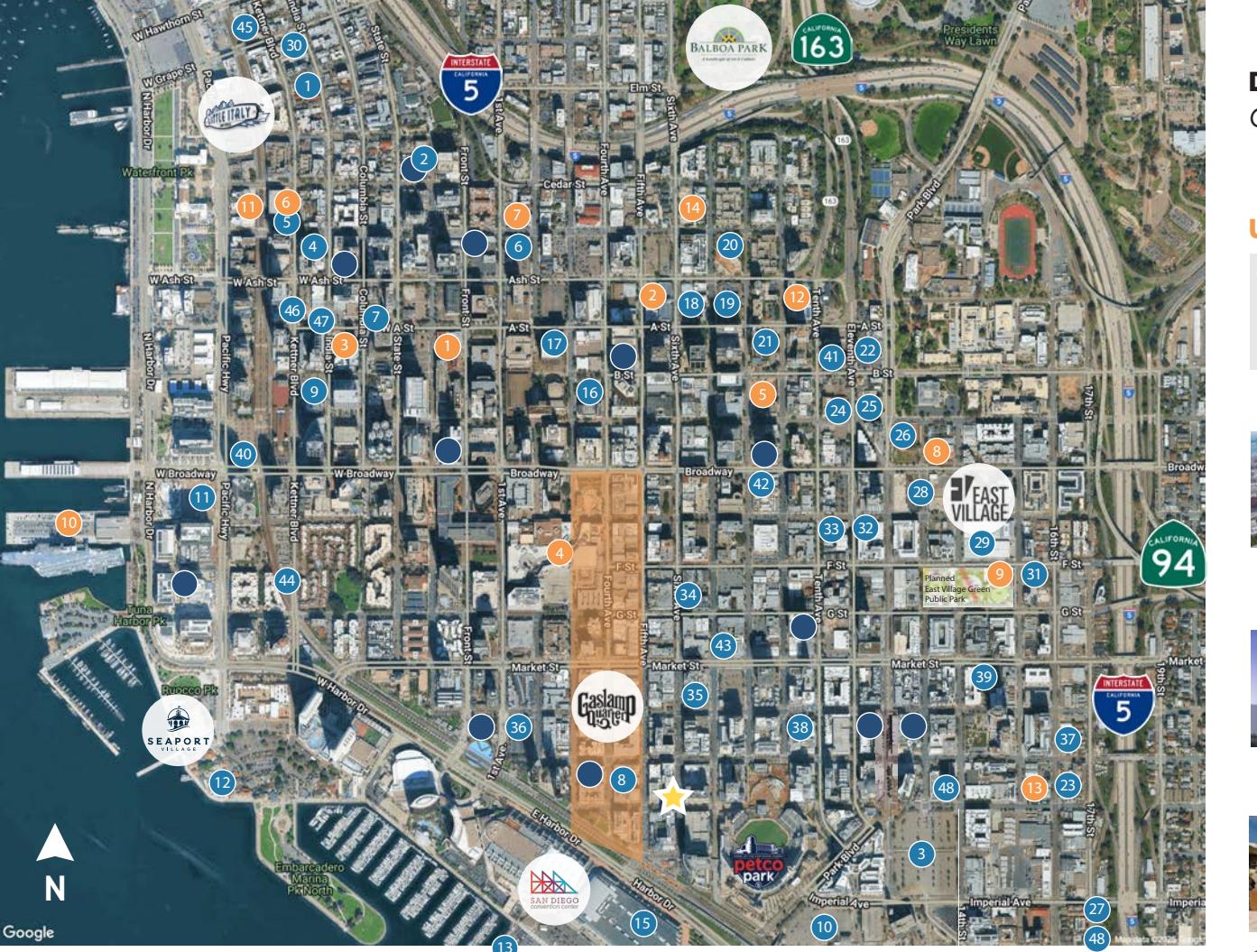
Office

Multi-Family Residential

Schools/Non-Profit/Government

Under Construction/In Planning





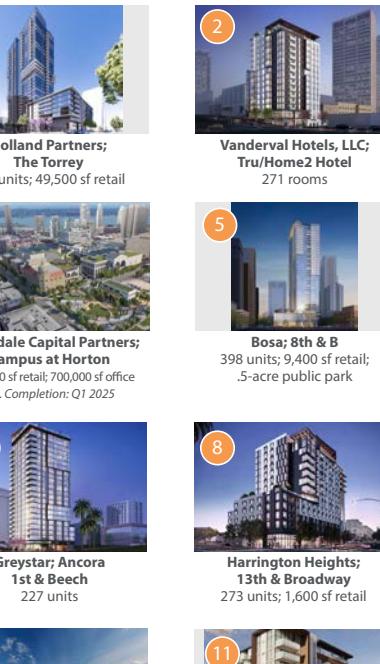
**Under Construction** Approx:  
2,502 Residential Units  
360,286 SF Retail  
700,000 SF Office  
502 hotel Rooms  
East Village Green Acre Public Park  
Freedom Park at Navy Pier

**Pipeline** Approx:  
2,081 Residential Units  
93,209 SF Retail  
59,800 SF Office  
1,636 Hotel Rooms  
Convention Center Expansion

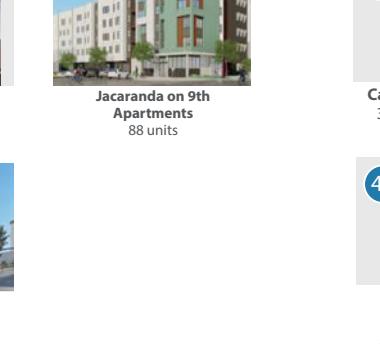
**Recently Completed** Approx:  
1,894 Residential Units  
203,700 SF Retail  
1,121,100 SF Office  
390 Hotel Rooms  
66,000 SF UCSD Extension  
IQHQ 1.7M SF BioTech / Retail

## Downtown San Diego Development Pipeline Q4 2025

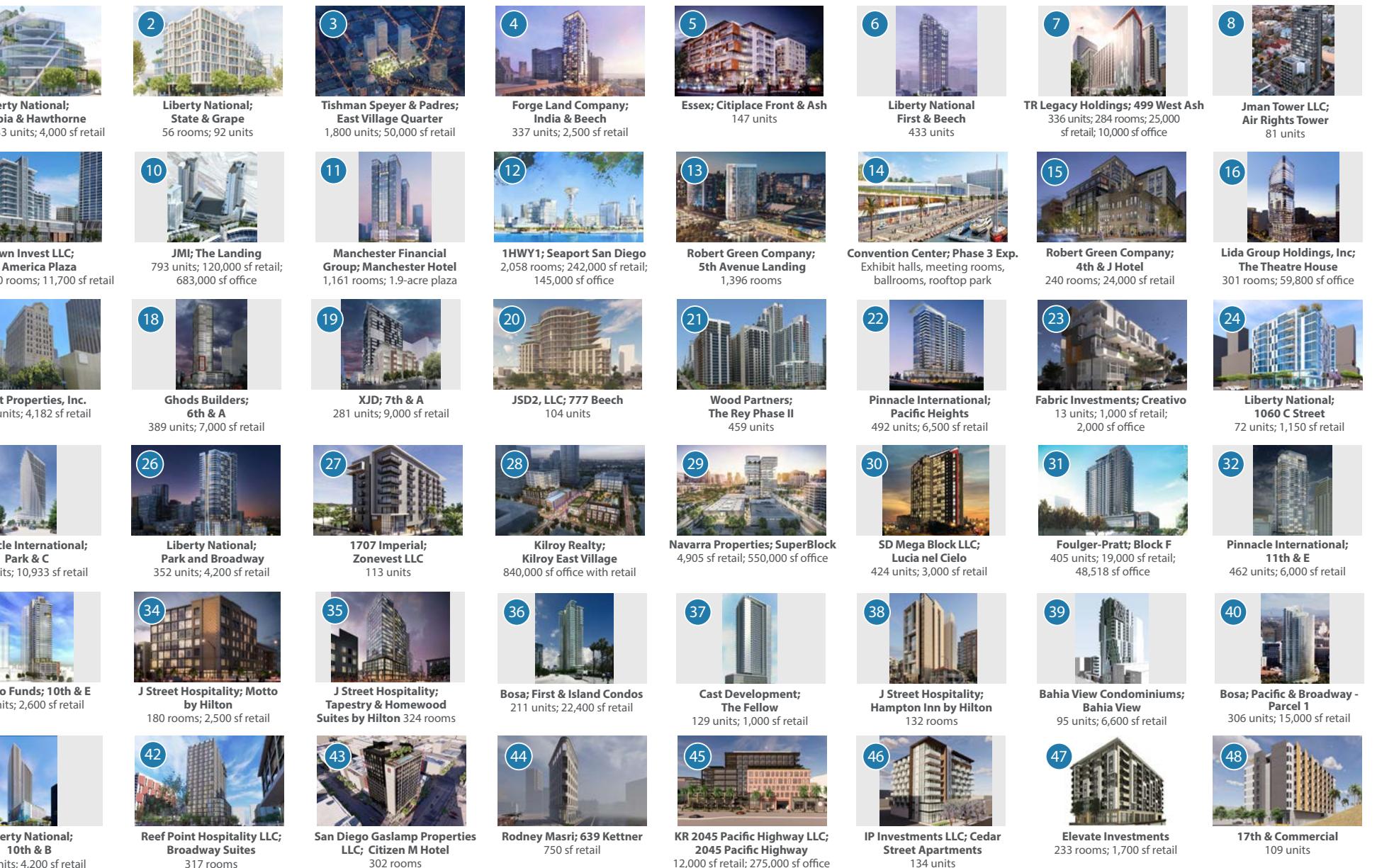
### Under Construction



### Recently Completed



### Pipeline



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