

MIXED-USE, MULTI-TENANT  
PREMIER GASLAMP QUARTER CORNER

5TH  
F&A



INVESTMENT OPPORTUNITY | SAN DIEGO

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**UPT**  
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# 868 5th Ave

## San Diego

5th & E is a rare, multi-tenant investment opportunity in the heart of San Diego's Gaslamp Quarter.

The Gaslamp has established itself as both the playground of hip, eclectic San Diegans and as an elite urban destination for both national and international visitors while the Central Business District is at the core of downtown and serves as a bustling corporate hub. Located on the corner of 5th & E, this building is in close proximity to the San Diego Convention Center, Petco Park, the soon to be re-developed Horton Plaza into a 720,000 SF office campus, and nearly every major hotel.

With 5th & E's prime location in one of the most recognizable and established visitor destinations in Southern California, the property is well positioned for success.



**SW CORNER OF 5TH & E**  
LOCATION



**535-576-13**  
PARCEL NUMBER



**5,000 SF**  
LAND AREA



**TWO + MEZZANINE**  
FLOORS



**THREE**  
TENANTS

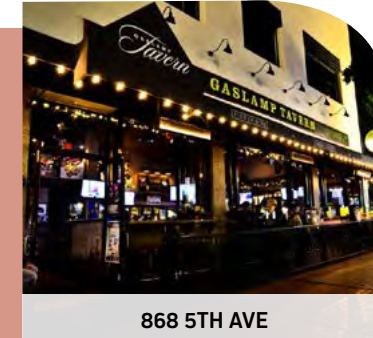
\* Contact listing broker to schedule a tour of the property. 24 hour notice is appreciated.

\* The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an "as-is" basis.



### GASLAMP TAVERN

Gaslamp Tavern is a neighborly sports bar established in 2005. They were the first bar to have open windows and tons of TV's downtown and are still one of the leading sports bars offering every sporting event possible. In 2013, they expanded into a special event center on the second floor.



868 5TH AVE

### TONY'S PIZZA

Established in 2016, Tony's Pizza is an Italian QSR serving pizza, pasta dishes, sandwiches, and salads.



433 E ST

### INKAZTECA

Formally Los Panchos de Charly Mexican Grill & Cantina, this is the new home of a Latin experience restaurant opening July 2019 by established restaurant entrepreneur, Victor Florian.



431 E ST

SF	8,000	820	2,400
COMMENCE	8/1/05	7/1/15	6/1/19
EXPIRE	6/30/26	6/30/24	5/30/29
CPI	3% Annual	3% Annual	3% Annual
OPTIONS	2-5's FMV	2-5's FMV	2-5's FMV
MONTHLY RENT PSF	\$2.99	\$6.39	\$5.21
ANNUAL RENT	\$287,040	\$62,878	\$150,048



**11,500**  
TOTAL  
SQUARE FEET



**\$499,966**  
ANNUAL  
RENT



**\$3.71**  
MONTHLY  
RENT PSF



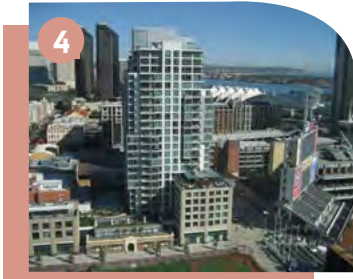
Harbor Club Retail	
Sale Date:	03/20/19
Bldg SF:	42,810 SF
Sale Price:	\$13,600,000
<b>Price Per SF:</b>	<b>\$318</b>
Year Built:	1993
Property Type:	Retail/Restaurant



538-542 Fifth Avenue	
Sale Date:	01/15/15
Bldg SF:	3,000 SF
Sale Price:	\$2,887,000
<b>Price Per SF:</b>	<b>\$962</b>
Year Built:	1960
Property Type:	Mixed-Use



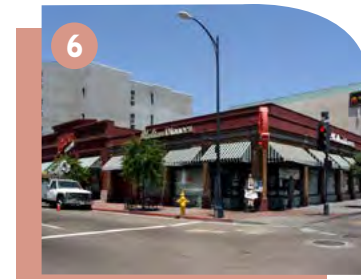
903-915 Island Avenue	
Sale Date:	02/05/19
Bldg SF:	5,800 SF
Sale Price:	\$3,775,000
<b>Price Per SF:</b>	<b>\$651</b>
Year Built:	1906; 2015 renovated
Property Type:	Restaurant



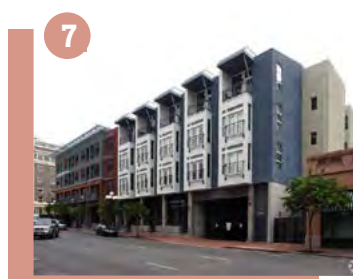
777-785 J Street   The Legend	
Sale Date:	07/06/17
Bldg SF:	26,342 SF
Sale Price:	\$11,400,000
<b>Price Per SF:</b>	<b>\$433</b>
Year Built:	2008
Property Type:	Retail/Restaurant



801, 813-23 5th Avenue	
Sale Date:	11/31/18
Bldg SF:	25,000 SF
Sale Price:	\$13,150,000
<b>Price Per SF:</b>	<b>\$526</b>
Year Built:	-
Property Type:	Mixed-Use



705 6th Avenue	
Sale Date:	10/31/18
Bldg SF:	9,995 SF
Sale Price:	\$7,700,000
<b>Price Per SF:</b>	<b>\$770</b>
Year Built:	1930
Property Type:	Restaurant



789 6th Avenue	
Sale Date:	07/10/18
Bldg SF:	7,810 SF
Sale Price:	\$5,050,000
<b>Price Per SF:</b>	<b>\$703</b>
Year Built:	-
Property Type:	Retail/Restaurant



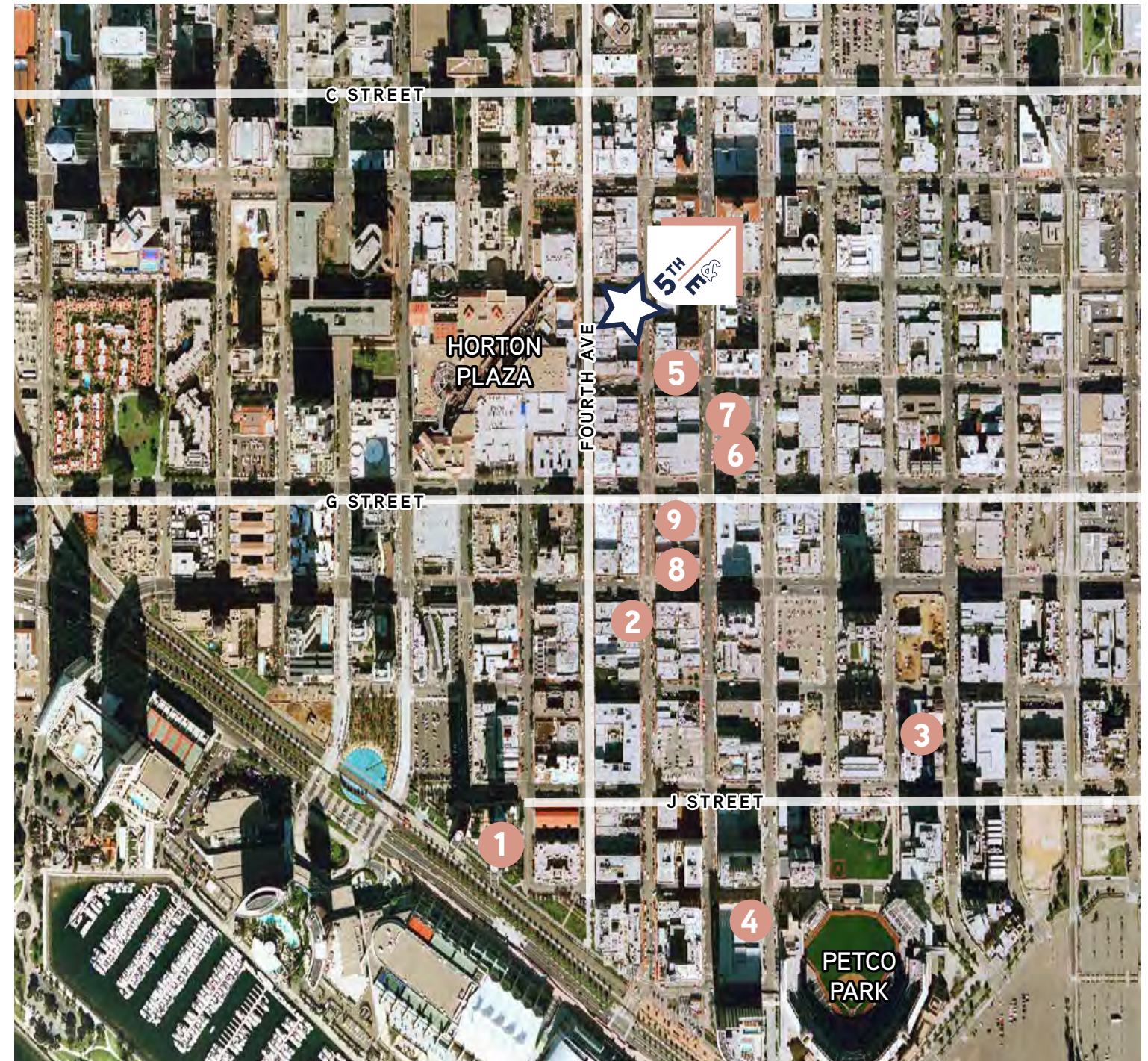
Yuma Building	
Sale Date:	05/31/18
Bldg SF:	6,950 SF
Sale Price:	\$5,160,000
<b>Price Per SF:</b>	<b>\$742</b>
Year Built:	1869
Property Type:	Mixed-Use



655-665 5th Avenue	
Sale Date:	02/22/18
Bldg SF:	17,462
List Price:	\$19,850,000
<b>Price Per SF:</b>	<b>\$1,137</b>
Year Built:	1935
Property Type:	Retail

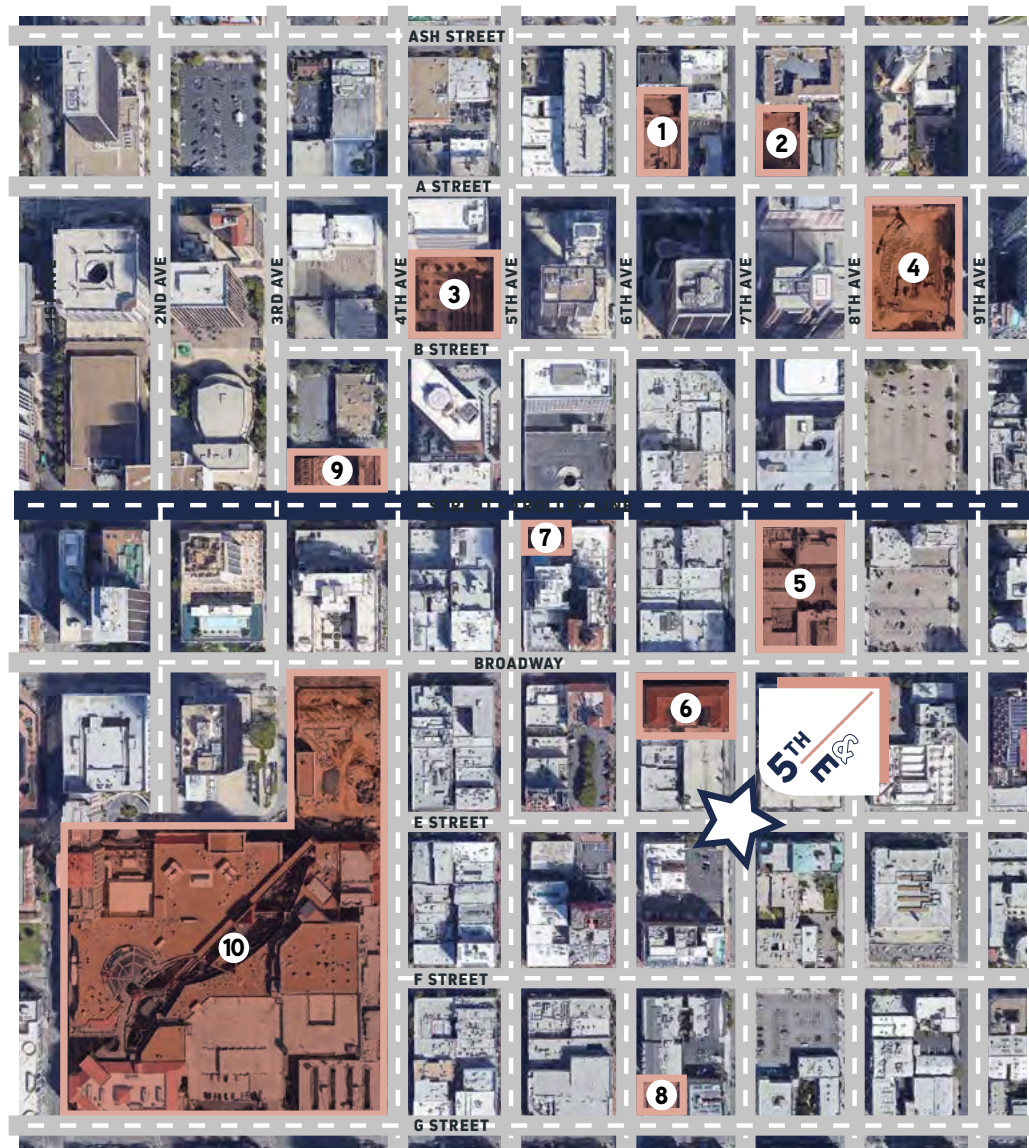


**\$694**  
AVERAGE  
PRICE PSF



# Proposed & Under Construction

- 1 6TH & A
- 2 7TH & A
- 3 450 B
- 4 THE REY PHASE II
- 5 702 BROADWAY
- 6 625 BROADWAY
- 7 5TH & C
- 8 705 6TH AVE
- 9 CA THEATRE
- 10 CAMPUS AT HORTON



Mixed-use office, retail and restaurant project to create 3,000+ jobs and over \$1.8B in economic impact annually.

Stockdale Capital Partners has announced the acquisition of Horton Plaza and its plan to transform the existing property into The Campus at Horton, a vibrant, highly-amenitized mixed-use retail and creative office complex with a multitude of food & beverage, lifestyle retail, and entertainment venues.

The Campus at Horton will create downtown San Diego's leading retail and creative office campus with a bright and open boardwalk ornamented with boutique retail, green space and public seating areas. This boardwalk will run through the site and spill out onto a reactivated Horton Plaza Park which will offer multiple food and beverage options utilizing the best of San Diego's local talent.

The Campus at Horton is expected to generate over \$1.8 billion in annual regional economic activity annually and create 3,000 to 4,000 high-paying jobs for Downtown San Diego. The first phase of construction is expected to be completed in fall 2020, with an opportunity for additional phases totaling 1.5 million of additional square feet to bring further density to the site.

*The Campus at Horton*



DOWNTOWN SAN DIEGO

The heartbeat of every city lives in its downtown, and San Diego is no exception. Located only minutes from the airport, San Diego's thriving urban center offers an abundance of options for accommodations, activities, dining and cultural attractions, all easily accessible by foot, bike, car or public transportation.

Where modern architecture and Victorian-Age buildings stand side-by-side, you'll discover eclectic galleries, chic boutiques, trendy nightclubs, rooftop bars, gastropubs, craft beer hangouts and fine dining restaurants lining the streets.



**31,000**  
RESIDENTIAL  
UNITS



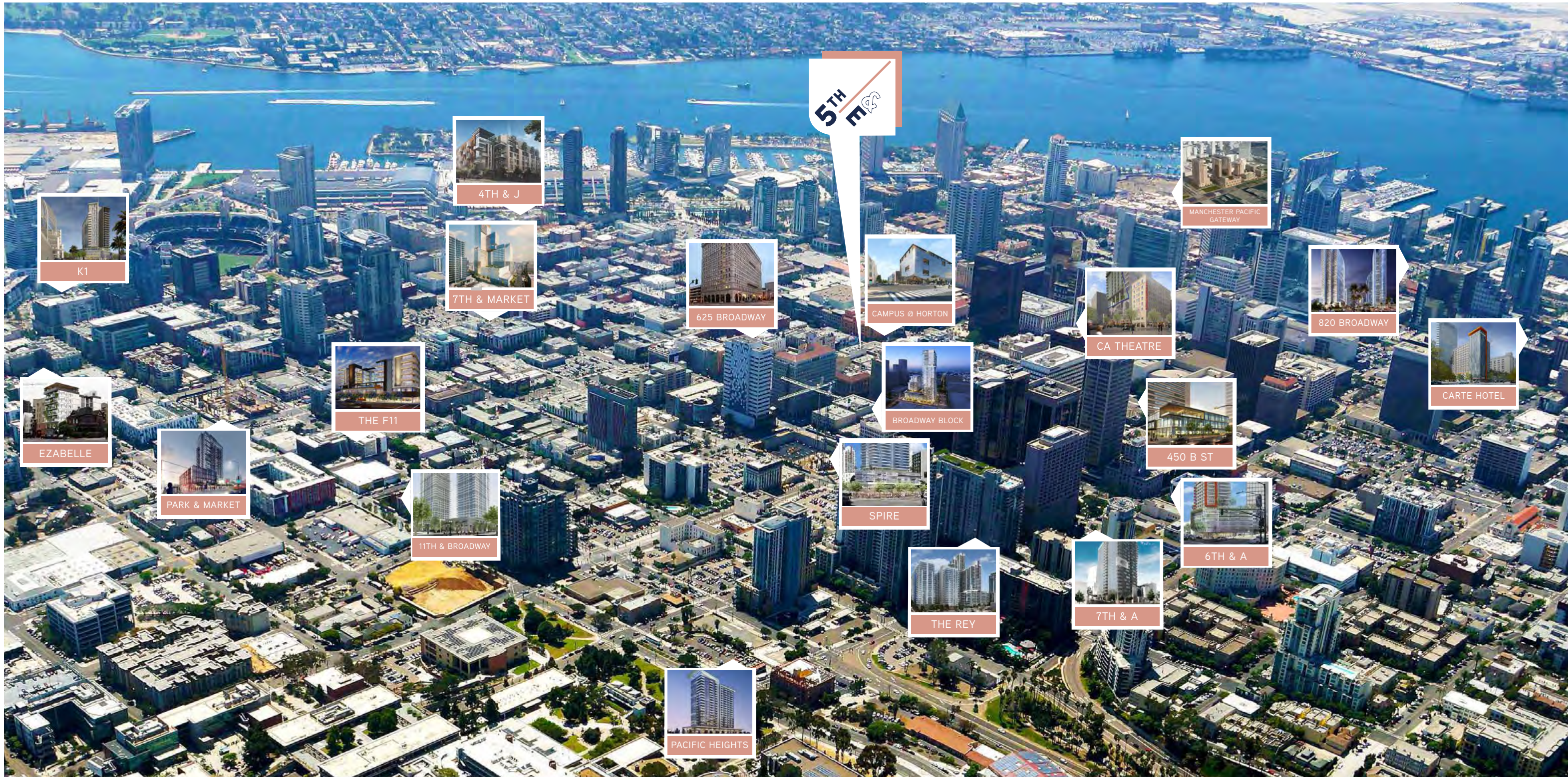
**10,265,767**  
TOTAL  
OFFICE SF



**16,208**  
HOTEL  
ROOMS



**862,408**  
PROJECTED CONVENTION  
CENTER ATTENDEES



# Gaslamp Quarter

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 1/2 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.

And getting here is as easy as a Southern California breeze. The Gaslamp area is accessible via the freeway and several trolley and bus lines. Explore the district for yourself and find out what makes it *unforgettable!*



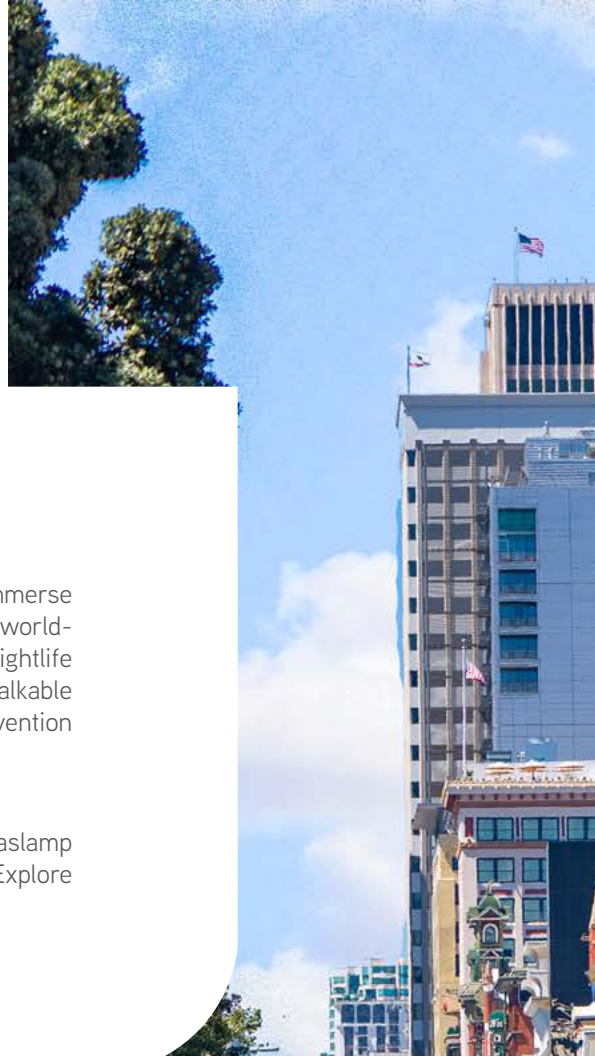
**100+**  
RETAILERS &  
RESTAURANTS



**12**  
MAJOR  
ENTERTAINMENT  
VENUES



**16.5**  
BLOCKS WITH  
NEARLY 100  
HISTORIC BUILDINGS



**2.1M**  
Annual Petco  
Park Attendees



**12**  
Minutes to San Diego  
International Airport



**792,165**  
Annual Ferry & Cruise Passengers

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