

Fully Built-Out Restaurant Owner-User Opportunity

Freestanding Building in the
Historic Gaslamp Quarter



Gaslamp
PROPERTIES



UPG

URBAN
PROPERTY
GROUP EST. 1989

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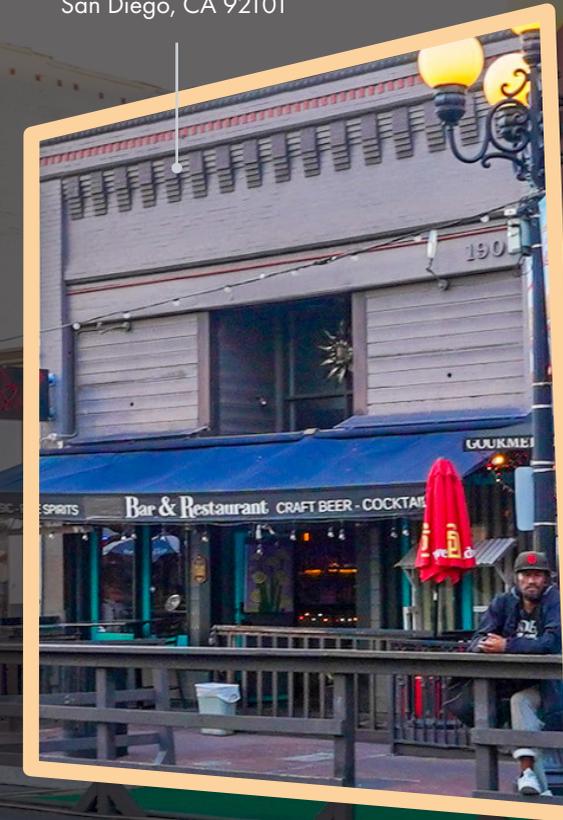
For Sale 748 Fifth Ave. SD, CA 92101

The Historic Gaslamp Quarter. A Vibrant Destination for Every Occasion. Join the line-up.

Convention Center
558,522 annual visitors, 2025

Fifth Ave
The heart of San Diego's Historic
Gaslamp Quarter

For Sale
748 Fifth Ave
San Diego, CA 92101



The Offering

Urban Property Group is pleased to present the opportunity to acquire a prime retail property at **748 Fifth Avenue**, located in the heart of San Diego's historic Gaslamp Quarter. Positioned on a high-traffic block, this highly visible property offers an exceptional opportunity for an owner-user or investor looking to establish a presence in a dynamic Downtown setting, just steps from Petco Park, the Central Business District, and Horton Plaza parking.

Surrounded by a diverse mix of popular restaurants and retailers, the property sits in the center of one of San Diego's most active and energetic corridors. With consistent daytime foot traffic and strong nighttime activity, the Gaslamp Quarter continues to thrive as a premier destination for locals, tourists, and working professionals.



748 Fifth Ave

San Diego, CA 92101



±2,500 SF

Building Area



±2,417 SF

Parcel Size



535-092-10

APN



Restaurant

Property Type



1950

Year Built



Lender Owned. The Property is being sold in “As-Is, Where-Is” condition, with all faults. Buyer acknowledges and accepts that Buyer is purchasing the Property in its current condition and without any representations, guarantees, or warranties from Seller or Broker(s), either expressed or implied, as to suitability or condition.

The Highlights

Prominent Location

Prime Gaslamp block with central positioning in one of Downtown San Diego's most vibrant and high-traffic corridors.

High Visibility & Foot Traffic

Drawing over 40M annual visitors, the Gaslamp Quarter combines vibrant nightlife and daytime traffic from the adjacent Central Business District for unmatched exposure and activity.

Owner-User Appeal

Rare opportunity to own and operate in a high-traffic retail corridor with strong foot traffic, built-in customer base, and long-term growth potential.

Culinary Epicenter

Downtown is home to many of the region's top dining spots, generating over \$248M in annual food and beverage spending within 1 mile of the site.

Synergy

Neighboring retailers include Museum of Illusions, Houston's Hot Chicken, Vin de Syrah, Tacos El Gordo, Karina's Cantina, and many more!

Unmatched Accessibility

Close proximity to Petco Park, Convention Center, Trolley line, and a wide range of Downtown amenities—enhancing convenience and connectivity.



By the Numbers

8,765

Rooms

502

Rooms Under Construction

1,463

Rooms Proposed

34,942^I

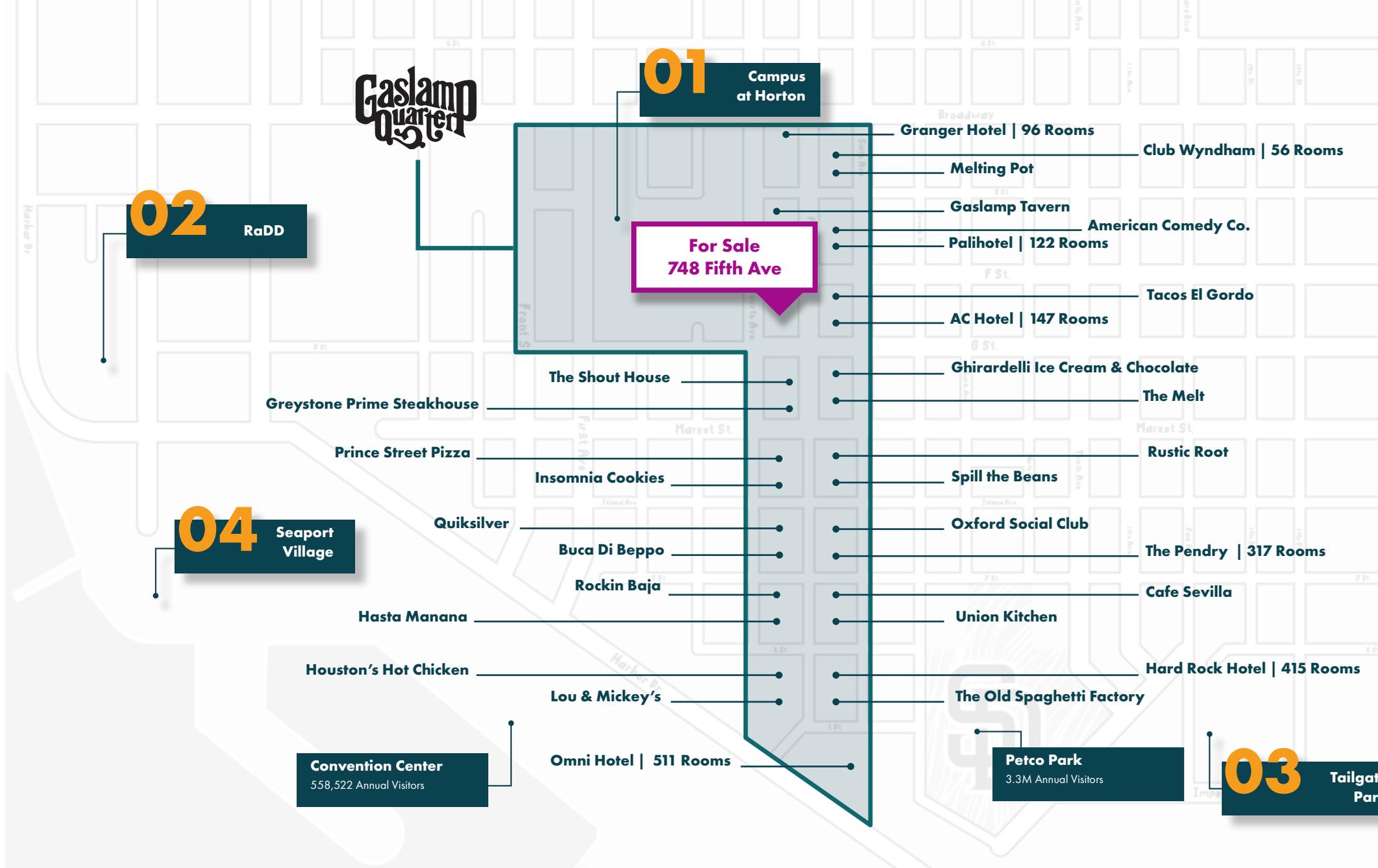
Existing Units in Downtown

+1,719^{II}

Housing Units Under Construction

+3,664^{II}

Housing Units Proposed



The Neighborhood

Game Changers

01
Campus at Horton
1.1M SF mixed-use redevelopment of the former Horton Plaza, blending office, retail, dining, & green space.

02
RaDD
1.7 million-square-foot life sciences and mixed-use campus on San Diego's waterfront, featuring labs, offices, retail, and over five acres of green space.

03
Tailgate Park
\$1.5 billion mixed-use project with housing, retail, offices, a public park, and parking near Petco Park.

04
Seaport Village
Transformative \$3.5 billion initiative aimed at revitalizing downtown San Diego's waterfront.

Entertainment

A true hub for entertainment, surrounded by four major venues—Petco Park, the San Diego Convention Center, Balboa Theatre, and the Horton Grand Theatre—bringing constant energy and excitement to the area.

Dine

The Gaslamp Quarter is a food lover's haven, offering everything from quick bites and upscale dining to energetic bars—all in the heart of this lively and diverse neighborhood.

Stay

The area features a range of hotels, from upscale boutiques to budget-friendly options, all set within a lively, historic setting.

Transportation

Downtown San Diego offers a range of transportation options, including the MTS trolley and bus system, Amtrak and COASTER rail lines at Santa Fe Depot, and the FRED electric shuttle for quick local rides. The area is also bike- and scooter-friendly, with plenty of access points for rentals and dedicated lanes.

I. Based on 2021 SANDAG population and housing estimates + recently completed projects.

II. Based on permit applications submitted on or before 1/1/2026.

The Location

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.

"San Diego is becoming California's **coolest city.**"

**TRAVEL+
LEISURE**

 DIVING DISTANCE / TIME

1.3 mi **Little Italy**
9 minutes

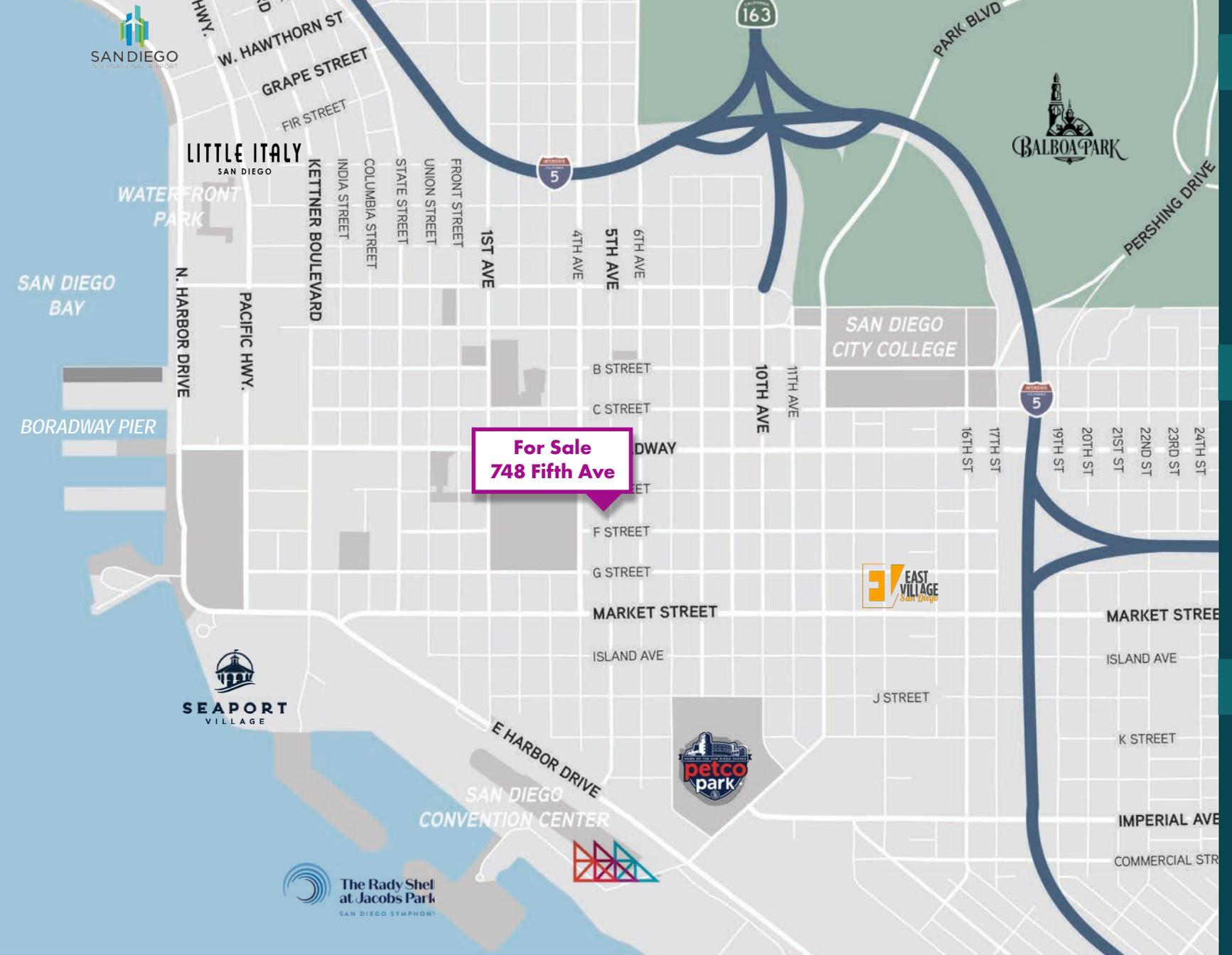
1.2 mi **Broadway Peir**
8 minutes

0.9 mi **Seaport Village**
7 minutes

2.6 mi **San Diego Airport**
13 minutes

1.3 mi **Balboa Park**
6 minutes

0.8 mi **163 / I-5 Freeway**
4 minutes



**For Sale
748 Fifth Ave**

San Diego Bay



Balboa Park



San Diego Zoo





“The Gaslamp Quarter is the Heart & Soul of Downtown San Diego”

Rising from 16 square-blocks in downtown San Diego, you’ll find the historic Gaslamp Quarter, the heart and soul of San Diego. Gaslamp houses more than 200 of the city’s finest restaurants, pubs, nightclubs, and retail shops, as well as offices and residential/work lofts. This is a one stop shop where everything is within a five minute walking distance and will surely make your night unforgettable.



Located in an urban core, the 748 5th Ave. benefits from its proximity to major employers with offices in Downtown, allowing employees to conveniently walk, bike, take public transportation, or drive just minutes to work.

54,026 Population (2024)	54,746 Projected Population (2029)	\$856.8M Consumer Spending
29,561 Households	68,130 Total Employees	\$107,542 Avg. Household Income

*Within 1 mi. of Site

More than 10 million visitors are drawn each year to experience the vibrant and unique atmosphere of the Gaslamp Quarter.



“The planned growth of downtown will only boost its popularity among **desirable American cities** to live, work, and play.”

America's Finest City!



Life Happens Here

The heartbeat of every city lives in its downtown—and San Diego is no exception. Just minutes from the airport, Downtown San Diego offers a vibrant mix of accommodations, activities, dining, and cultural attractions, all easily accessible by foot, bike, car, or trolley.

With rooftop bars, waterfront parks, live sports, and local boutiques, this lively district blends laid-back charm with big-city buzz—making it the center of it all.

2nd

Largest City in CA

35M

Annual visitors to San Diego

\$10 B

Visitor Spending



Discover Downtown

Downtown San Diego has evolved into a vibrant, 24-hour urban hub through decades of strategic redevelopment and over \$14 billion in public and private investment. It now features a dynamic mix of residential, commercial, and entertainment spaces in a nationally recognized waterfront city.



Under Construction Approx:
 1,719 Residential Units
 58,686 SF Retail
 502 hotel Rooms
 East Village Green Acre Public Park
 Freedom Park at Navy Pier

Pipeline Approx:
 3,664 Residential Units
 142,347 SF Retail
 63,053 SF Office
 1,463 Hotel Rooms
 Convention Center Expansion

Recently Completed Approx:
 1645 Residential Units
 1,600 SF Retail
 IQHQ 1.7M SF BioTech / Retail

Downtown San Diego Development Pipeline Q4 2025

Under Construction

- 

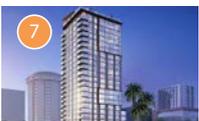
Holland Partners; The Torrey
450 units; 49,500 sf retail
- 

Vandervel Hotels, LLC; Tru/Home2 Hotel
271 rooms
- 

Pinnacle International; Columbia & A Tower
220 units; 234 rooms
- 

Stockdale Capital Partners; Campus at Horton
300,000 sf retail; 700,000 sf office
Est. Completion: Q1 2025
- 

Bosa; 8th & B
398 units; 9,400 sf retail;
.5-acre public park
- 

Holland Partners; Kettner Crossing Phase 1
64 units
- 

Greystar; Ancora 1st & Beech
227 units
- 

Harrington Heights; 13th & Broadway
273 units; 1,600 sf retail
- 

East Village Green Public Park
4.1-acre public park; children's playground; dog park; community center; public green space; 180-space underground parking
- 

Freedom Park at Navy Pier
10-acre park; nature garden, memorials and monuments; play structures, seating and shading, and interpretive signage.
- 

Cedar Street Apartments
138 units
- 

Jacaranda on 9th Apartments
88 units
- 

Riaz Capital
259 units
- 

Kindred BRIDGE Housing
126 units; 4,186 sq. ft. retail

Pipeline

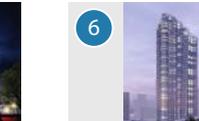
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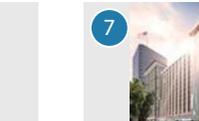
Liberty National; Columbia & Hawthorne
22 rooms; 33 units; 4,000 sf retail
- 

Liberty National; State & Grape
56 rooms; 92 units
- 

Tishman Speyer & Padres; East Village Quarter
1,800 units; 50,000 sf retail
- 

Forge Land Company; India & Beech
337 units; 2,500 sf retail
- 

Essex; Citiplace Front & Ash
147 units
- 

Liberty National First & Beech
433 units
- 

TR Legacy Holdings; 499 West Ash
336 units; 284 rooms; 25,000 sf retail; 10,000 sf office
- 

Jman Tower LLC; Air Rights Tower
81 units
- 

Crown Invest LLC; Two America Plaza
51 units; 300 rooms; 11,700 sf retail
- 

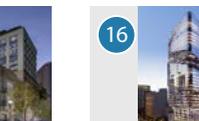
JMI; The Landing
793 units; 120,000 sf retail; 683,000 sf office
- 

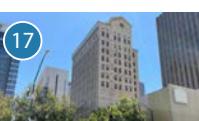
Manchester Financial Group; Manchester Hotel
1,161 rooms; 1.9-acre plaza
- 

1HWY1; Seaport San Diego
2,058 units; 242,000 sf retail; 145,000 sf office
- 

Robert Green Company; 5th Avenue Landing
1,396 rooms
- 

Convention Center; Phase 3 Exp.
Exhibit halls, meeting rooms, ballrooms, rooftop park
- 

Robert Green Company; 4th & J Hotel
240 rooms; 24,000 sf retail
- 

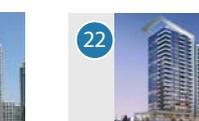
Lida Group Holdings, Inc; The Theatre House
301 rooms; 59,800 sf office
- 

Floitt Properties, Inc.
183 units; 4,182 sf retail
- 

Ghods Builders; 6th & A
389 units; 7,000 sf retail
- 

XJD; 7th & A
281 units; 9,000 sf retail
- 

JSD2, LLC; 777 Beech
104 units
- 

Wood Partners; The Rey Phase II
459 units
- 

Pinnacle International; Pacific Heights
492 units; 6,500 sf retail
- 

Fabric Investments; Creativo
13 units; 1,000 sf retail; 2,000 sf office
- 

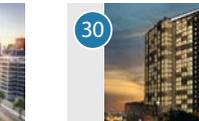
Liberty National; 1060 C Street
72 units; 1,150 sf retail
- 

Pinnacle International; Park & C
444 units; 10,933 sf retail
- 

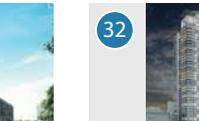
Liberty National; Park and Broadway
352 units; 4,200 sf retail
- 

1707 Imperial; Zonevest LLC
113 units
- 

Kilroy Realty; Kilroy East Village
840,000 sf office with retail
- 

Navarra Properties; SuperBlock
4,905 sf retail; 550,000 sf office
- 

SD Mega Block LLC; Lucia nel Cielo
424 units; 3,000 sf retail
- 

Fouger-Pratt; Block F
405 units; 19,000 sf retail; 48,518 sf office
- 

Pinnacle International; 11th & E
462 units; 6,000 sf retail
- 

Capexco Funds; 10th & E
365 units; 2,600 sf retail
- 

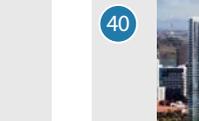
J Street Hospitality; Motto by Hilton
180 rooms; 2,500 sf retail
- 

J Street Hospitality; Tapestry & Homewood Suites by Hilton
324 rooms
- 

Bosa; First & Island Condos
211 units; 22,400 sf retail
- 

Cast Development; The Fellow
129 units; 1,000 sf retail
- 

J Street Hospitality; Hampton Inn by Hilton
132 rooms
- 

Bahia View Condominiums; Bahia View
95 units; 6,600 sf retail
- 

Bosa; Pacific & Broadway - Parcel 1
306 units; 15,000 sf retail
- 

Liberty National; 10th & B
542 units; 4,200 sf retail
- 

Reef Point Hospitality LLC; Broadway Suites
317 rooms
- 

San Diego Gaslamp Properties LLC; Citizen M Hotel
302 rooms
- 

Rodney Masri; 639 Kettner
750 sf retail
- 

KR 2045 Pacific Highway LLC; 2045 Pacific Highway
12,000 sf retail; 275,000 sf office
- 

IP Investments LLC; Cedar Street Apartments
134 units
- 

Elevate Investments
233 rooms; 1,700 sf retail
- 

17th & Commercial
109 units



upgsocal.com

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Gaslamp PROPERTIES

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