



Arrive.

BROADWAY RETAIL

1007 FIFTH AVE, SAN DIEGO, CA 92101

Restaurant/Retail For Lease

±5,019 SF



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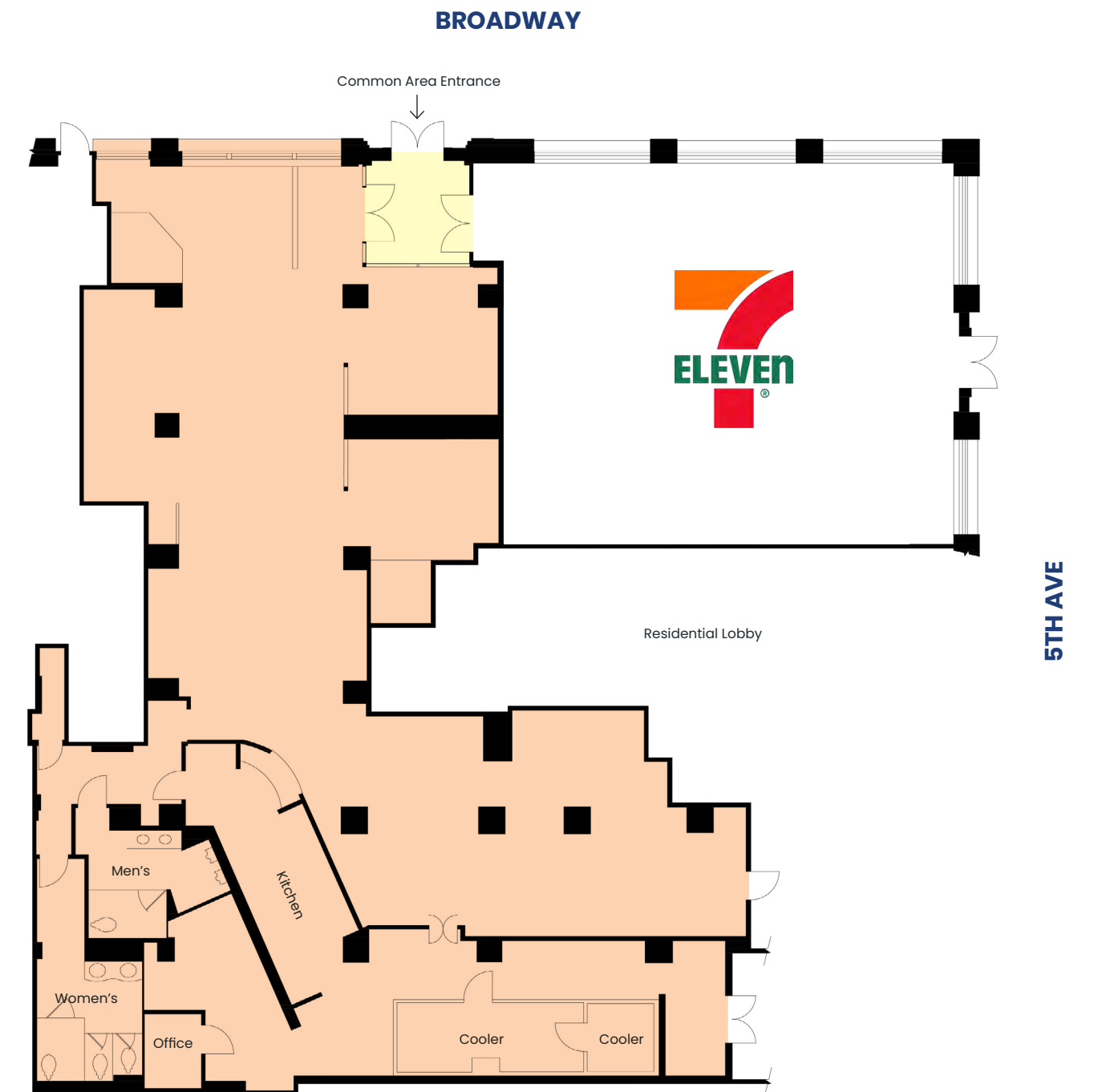
1007 FIFTH AVE
San Diego, CA 92101

±5,019 SF
Available Space

RESTAURANT/RETAIL
Space Type

OCTOBER 2025
Timing

CONTACT BROKER
Lease Rate



PRIME OPPORTUNITY

Turnkey restaurant space located in San Diego's first known high-rise, a dedicated historical landmark, reborn as a distinctive residence

UNMATCHED DOWNTOWN LOCATION

Located at the start of the Gaslamp promenade, where the Gaslamp Quarter, Central Business District, East Village, and Cortez Hill converge

EXCELLENT VISIBILITY

High exposure at two of downtown San Diego's busiest intersections, Broadway and Fifth Avenue

HIGH FOOT TRAFFIC & SPENDING POWER

Over 109,000 employees and 105,000 residents nearby, spending over \$446M on food and beverage within a 2-mile radius

INTEGRATED URBAN LIFESTYLE

Benefit from proximity to the upcoming Campus at Horton, a dynamic public space offering entertainment, dining, and leisure

CURATED SURROUNDINGS

Join a neighborhood of quick-service retailers, boutique shops, and trendy eateries, all within a walkable downtown setting



JOIN THE FUN

Downtown San Diego's most exciting neighborhood blends historic charm with modern energy, creating a vibrant hub for retail and dining. With constant foot traffic, popular restaurants, and a growing mix of residents and professionals, the area offers the perfect environment for businesses to thrive.

- | | |
|------------------------|----------------------------|
| 01 CVS | 09 Gaslamp Nail Studio |
| 02 Downtown Sushi | 10 Great Wall Express |
| 03 Señor Taquero | 11 Yalla Habibi |
| 04 Noir Sushi and Sake | 12 Time Out Sports Tavern |
| 05 Bloom Nightclub | 13 Sammich House |
| 06 Gaslamp Tavern | 14 Coffeentalk |
| 07 Melting Pot | 15 Corner Kitchen Pizzeria |
| 08 Vin de Syrah | 16 Zzan Sushi |



We Work
359,278 SF Office

Vantage Point
679 Units

Diega
617 Units

Procopio Tower
449,181 SF Office

Courtyard
245 Rooms

625 Broadway
231 Units

16

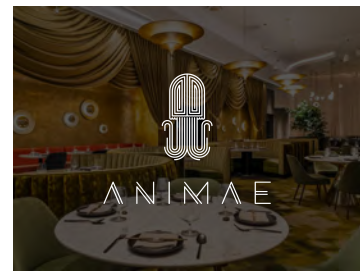
Plaza Hotel
185 Rooms

Viridian Lofts
33 Units

Gaslamp Plaza Suites
64 Rooms

US Grant
270 Rooms

Granger Hotel
96 Rooms



GAME CHANGERS

Downtown San Diego is experiencing a wave of transformative development, with major projects like the Campus at Horton, Gallagher Square renovations, and Seaport San Diego set to bring thousands of jobs, vibrant public spaces, and billions in annual economic impact.



San Diego Int'l Airport
24M Annual Passengers

Balboa Park
4.7M Annual Visitors

Petco Park
3.3M Annual Visitors

Tailgate Park
50,000 SF Retail, 1.3 Acre Park,
1.4M SF Office

Gallagher Square
\$20M in Renovations

Children's Park
\$9M in Renovations

Convention Center
663,000 Annual Visitors

Campus at Horton
1M SF Under Construction

Seaport Village
70 Acres, \$3.5 Billion, 13 Eateries

Radd
1.7 M SF Under Construction

Port of San Diego
30,000 Annual Passengers

26,251
Existing Units

6,607
Units Proposed

787
Units Under Construction

16,001
Existing Rooms

2,793
Rooms Proposed

494
Rooms Under Construction

**Within 1 mi. of site*

CITY CENTER

When the Central Library, Ballpark Village and Petco Park came about, there was a new vibrancy, focus and understanding that there is opportunity Downtown. The location in the city center makes it a great place to be as a resident as well as a visitor. Located moments from all of the distinct downtown communities – from Little Italy’s thriving foodscene to the cultural East Village to the happening Gaslamp District and the recreational waterfront.



2ND

Largest City in CA

35M

Annual Visitors to San Diego

\$10B

Visitor Spending

4 MAJOR VENUES

Petco Park
San Diego Convention Center
Balboa Theater
Horton Grand Theater

16.5 BLOCKS

Downtown San Diego is the West Coast’s premier entertainment district

65K DAILY PRESENCE

San Diego’s thriving urban center attracts both residents and visitors



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.

	1 MILE	2 MILE	3 MILE
Population (2024)	55,897	105,142	190,971
Project Population (2029)	56,586	105,778	191,539
Total Daytime Employment	72,453	109,256	181,140
Total Households	31,017	51,622	90,035
Avg. Household Income	\$107,549	\$106,754	\$109,921
Total Consumer Spending	\$899.4M	\$1.6B	\$2.9B





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