

Brunswick

363 5th Ave, San Diego, CA 92101

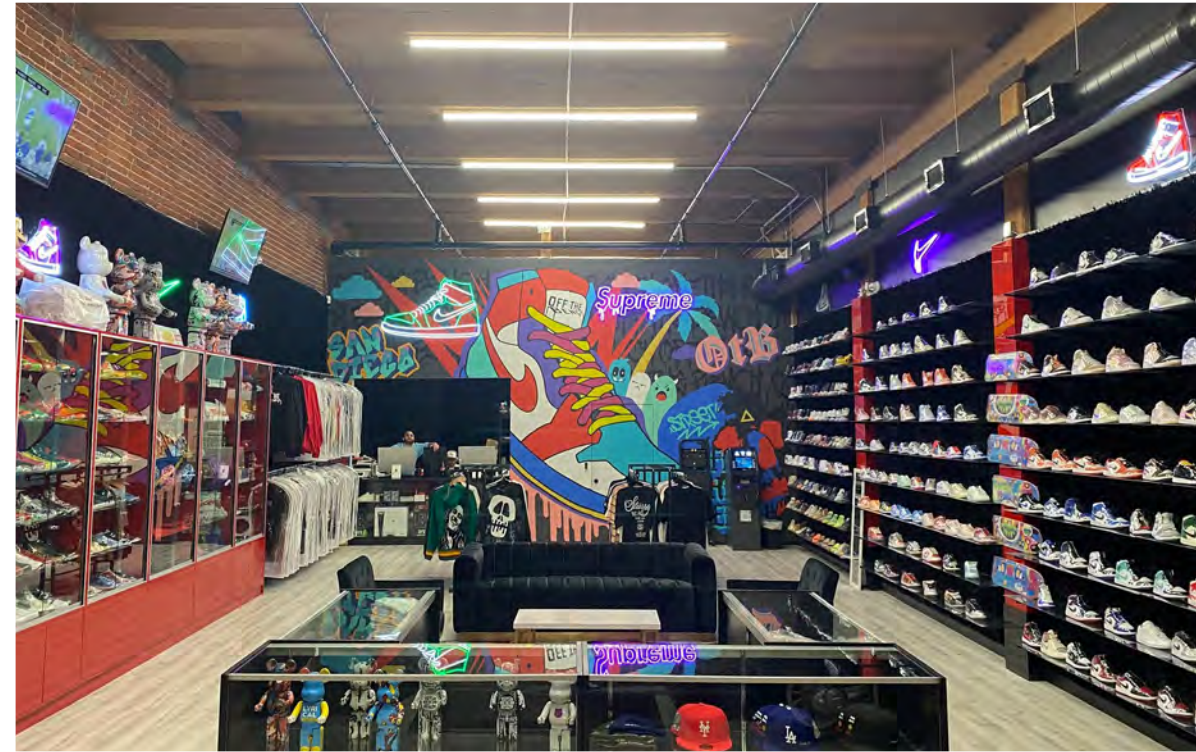


South Gaslamp Quarter
Retail/Office/Restaurant For Lease

UPG URBAN
PROPERTY
GROUP est. 1989

The Details

| | |
|---------------|----------------------------|
| Size | Ground Floor: ±1,739 RSF |
| | Basement: ±2,059-4,525 RSF |
| Use | Retail/Restaurant/Office |
| Timing | 30-60 Days |



The Highlights

- Second generation retail space with prime visibility and signage opportunity on 5th Ave
- Space features 16+ foot ceilings, exposed brick interior walls, and potential sidewalk patio seating
- Ability to accommodate additional uses including retail, restaurant, or office
- Located in one of the most sought after entertainment and retail corridors in Southern California
- Unique location to capitalize on Gaslamp Quarter, Petco Park, and Convention Center traffic
- Surrounded by multiple luxury hotels including The Pendry, Hilton Gaslamp, Hard Rock, and OMNI
- Immediate proximity to Convention Center, Seaport Village, Campus at Horton, and East Village



Interior Rendering

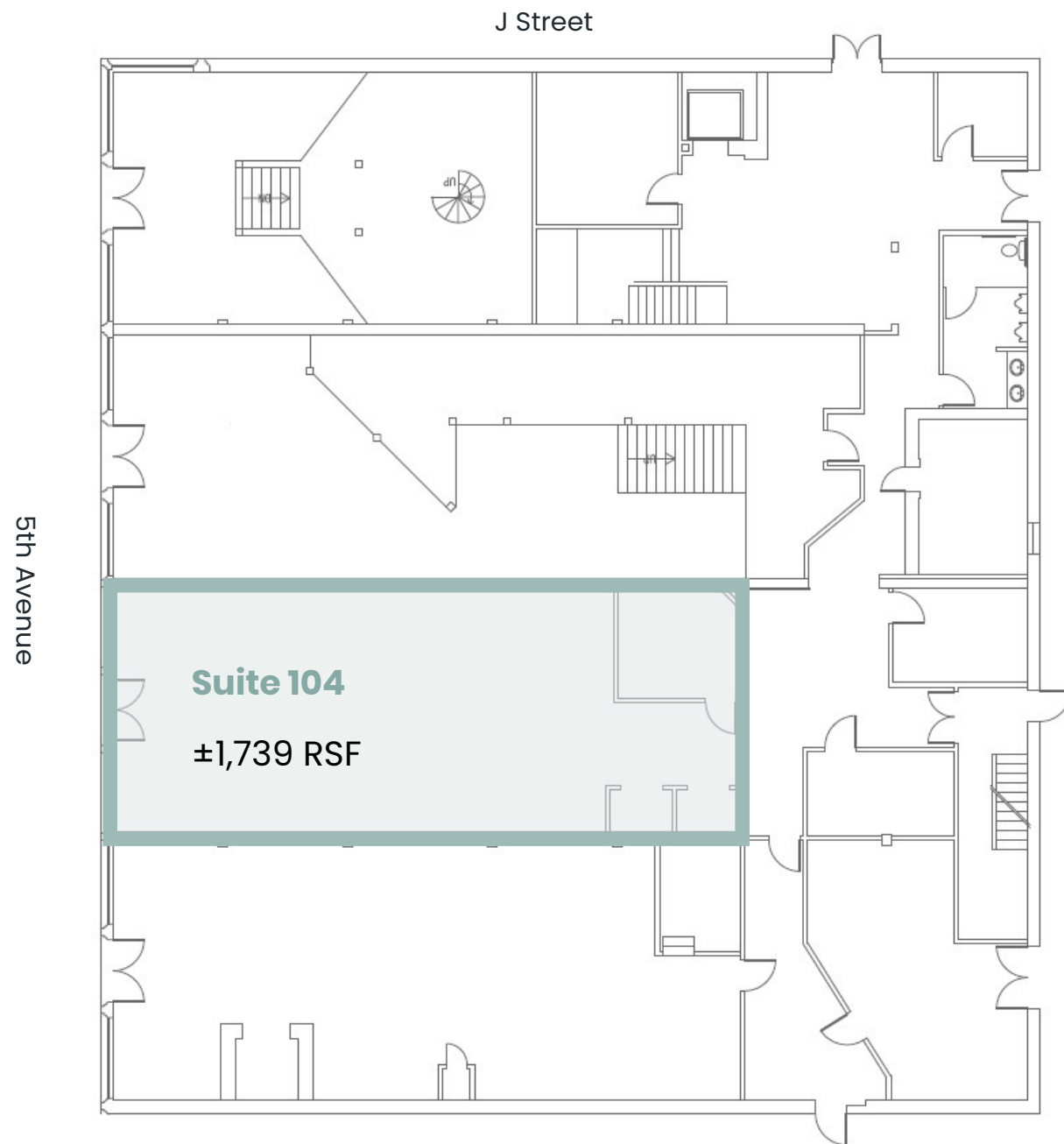


Exterior Rendering



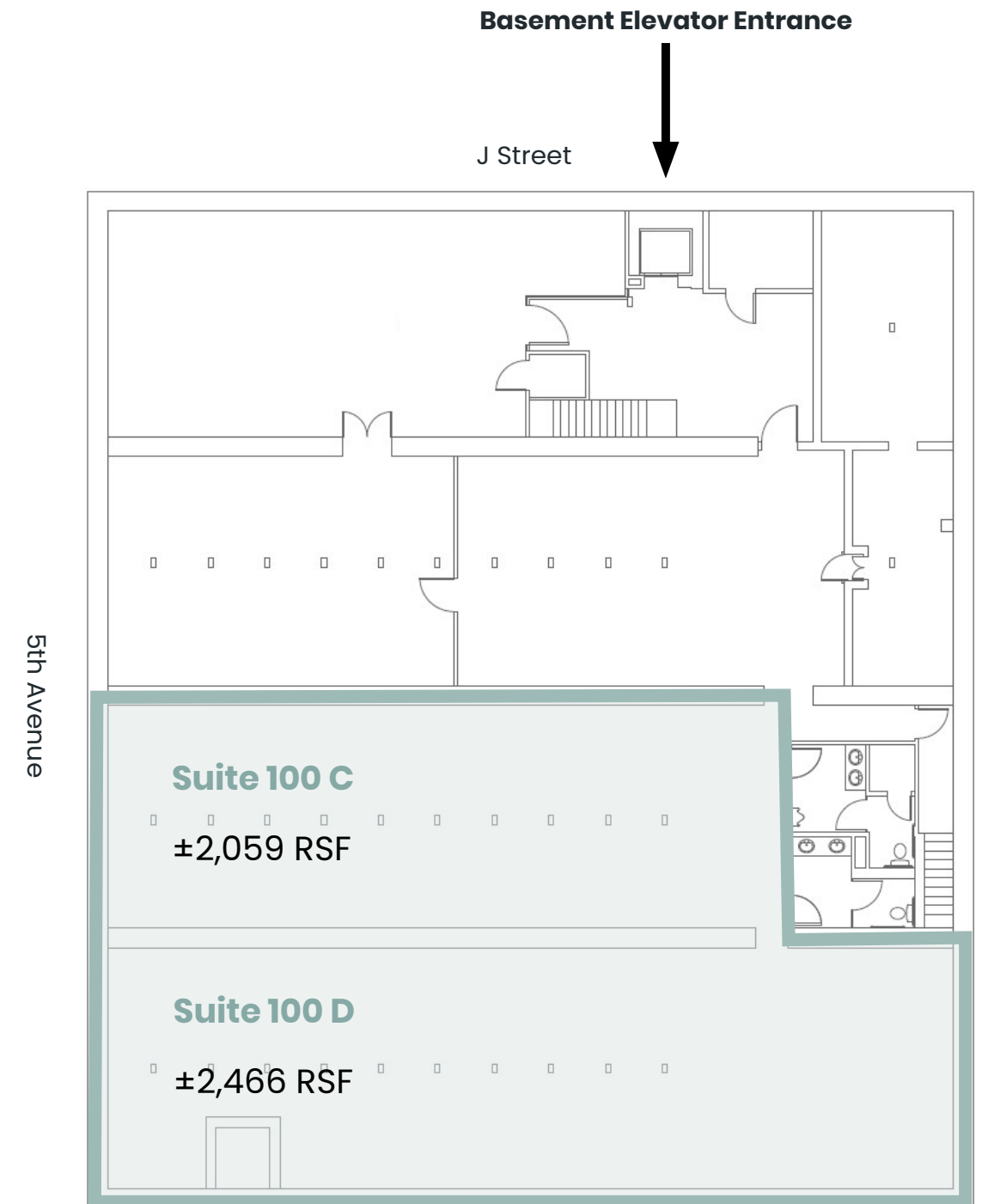
Ground Floor

±1,739 RSF



Basement

±2,059 - 4,525 RSF

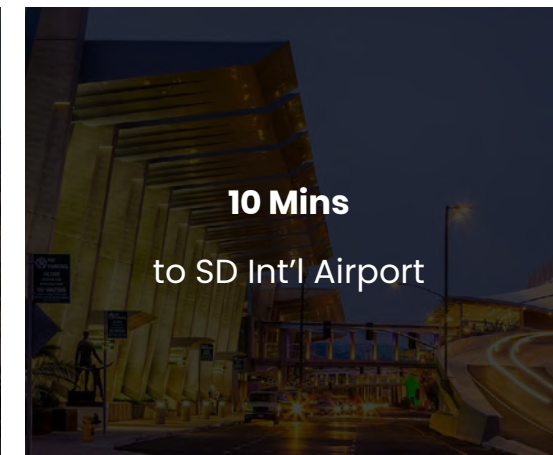
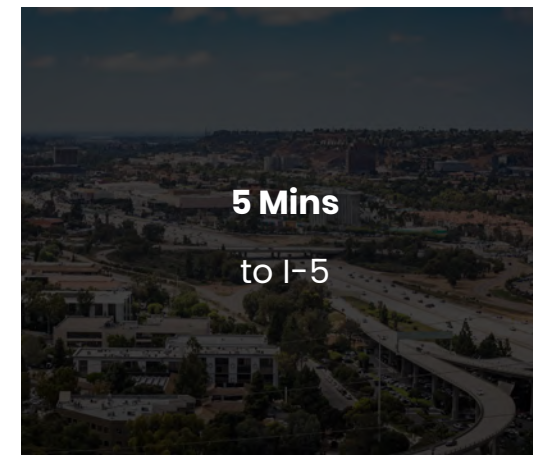
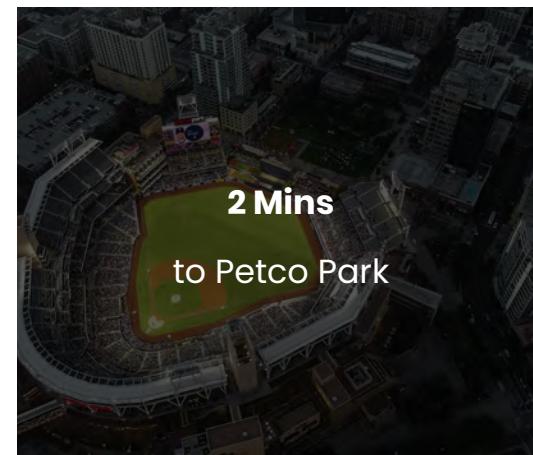
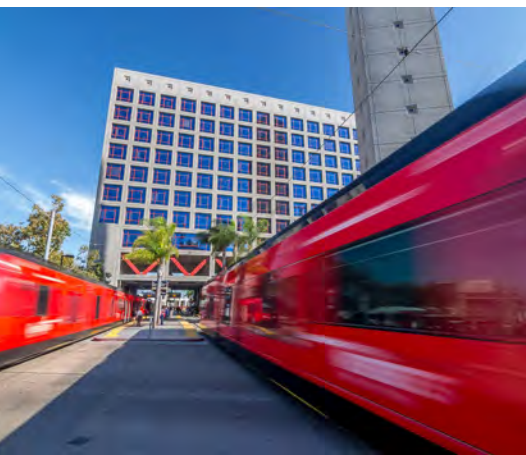


Retail/Restaurant

- | | | |
|-------------------------------|------------------------|-------------------------|
| 1 Union Kitchen & Tap | 18 Morton's | 34 Blarney Stone Pub |
| 2 Broken Yolk Cafe | 19 The Whiskey House | 35 Tiger Cafe |
| 3 Moonshine Flats | 20 Cafe 222 | 36 Pump Gear |
| 4 City Tacos | 21 Lani Coffee | 37 Romanissimo Cucina |
| 5 Bub's at the Ballpark | 22 Focus Fitness | 38 Rustic Root |
| 6 Cookie Plug | 23 Sky Bound | 39 Swing Social |
| 7 The Old Spaghetti Factory | 24 Richard Walker's | 40 Tivoli Bar & Grill |
| 8 Baja Ricks Cantina | 25 Vitality Tap | 41 Zama |
| 9 Houston's Hot Chicken | 34 Blarney Stone Pub | 42 Quiksilver |
| 10 Lou & Mickey's | 26 Zenshi | 43 Arcade Monsters |
| 11 Wild Hare Bar Garden | 27 DT Nail & Spa | 44 Far Corner |
| 12 Hasta Manana Cantina | 28 Greytone | 45 Pilates of San Diego |
| 13 Rockin Baja | 29 American Junkie | 46 Monzu |
| 14 Lumi Sushi | 30 Barleymash | 47 Fit Athletic |
| 15 Achilles Coffee | 31 Fogo de Chao | 48 Swagyu Burger |
| 16 Fleming's Prime Steakhouse | 32 The Melt | 49 Cowboy Star |
| 17 Beyond Pilates | 33 Prince Street Pizza | 50 Bay City Brewing |

Hotels

- | | | |
|----------------------------------|-----------------------------|-----------------------------------|
| 1 Gaslamp Marriott 306 Rooms | 5 Hotel Indigo 209 Rooms | 9 Courtyard 90 Rooms |
| 2 Hard Rock 415 Rooms | 6 Pacifica Hotel 40 Rooms | 10 Margaritaville 235 Rooms |
| 3 Hilton 286 Rooms | 7 Hotel Z 96 Rooms | 11 The Pendry 317 Rooms |
| 4 Marriott Marquis 1,366 Rooms | 8 Hotel Gigi 20 Rooms | 12 Horton Grand Hotel 132 Rooms |



Gaslamp Quarter

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.



Gaslamp Then



Gaslamp Now



52,822

Population

\$106,899

Avg. Household Income

28,167

Households

\$815.6M

Consumer Spending

64,356

Employees

*Within 1 Mi. of Site



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.

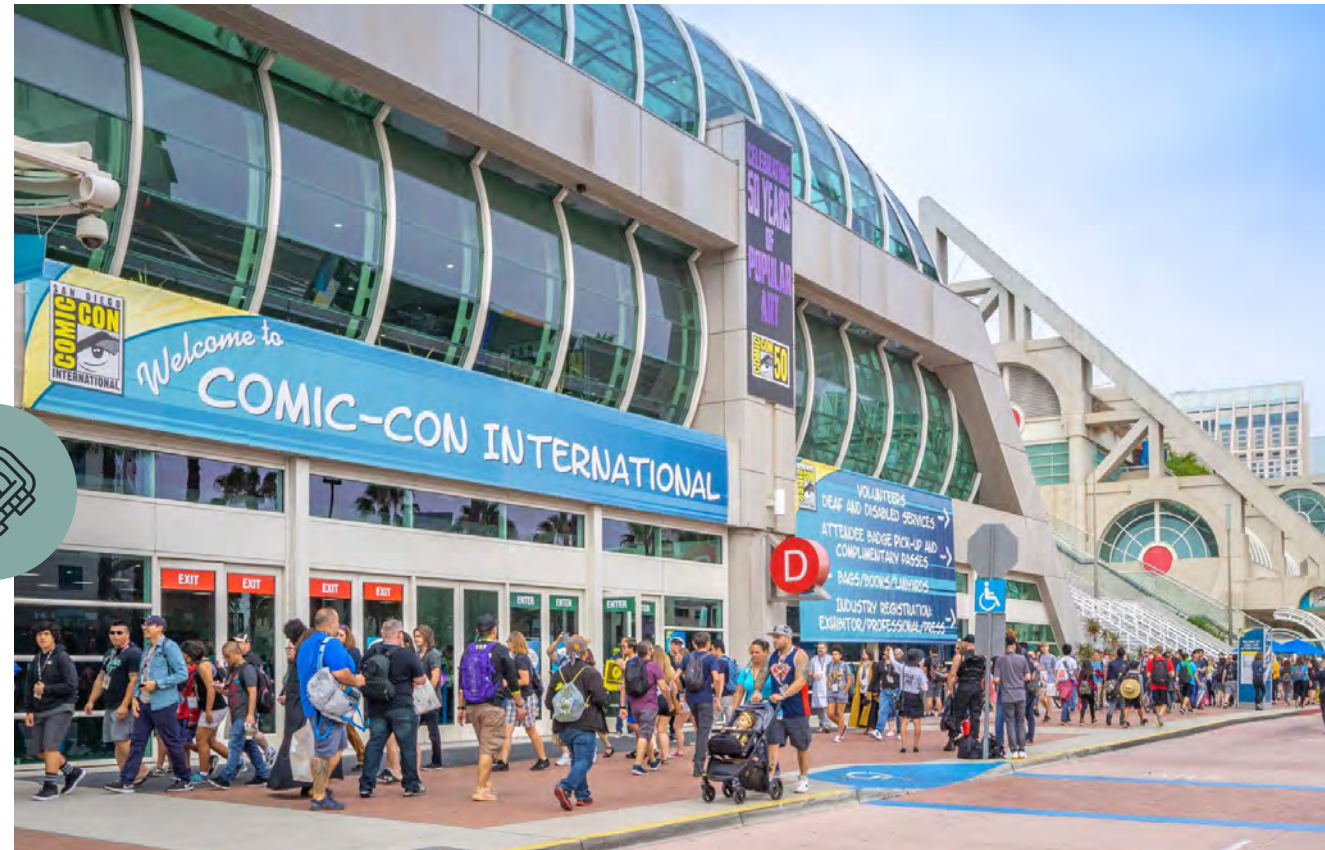
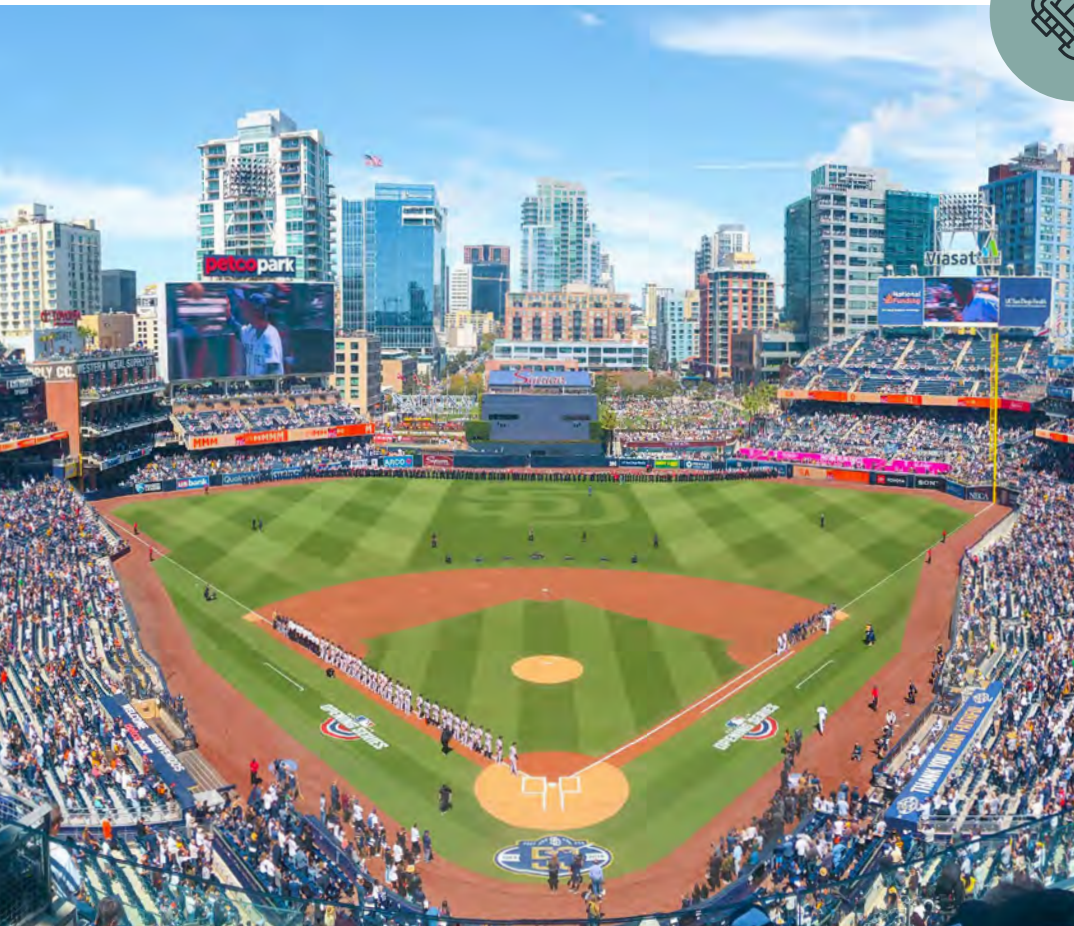


RUSTIC ROOT



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.



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.

“San Diego is becoming California’s **coolest city.**”

**TRAVEL+
LEISURE**



2nd

Largest City in CA

35M

Annual Visitors to San Diego

\$10B

Visitor Spending

16.5 Blocks

Largest City in CA

4

Major Venues

65K

Daily Presence

Brunswick

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UPG **URBAN**
PROPERTY
GROUP est. 1989