

# WESTGATE HOTEL

3RD & C



Rare Broadway Corridor

Retail/Cafe/Office





# Signature Retail, Café, or Office Space along Broadway's Rapidly Evolving Corridor

**Location :** Broadway Corridor

**Size :** ±1,418 - 4,000 SF

**Timing :** Available Now

**Lease Rate :** \$1.95 - \$4.95 PSF, MG

## The Space

Existing quick serve/grab-and-go space with restaurant infrastructural and second generation office spaces

## Prominent Broadway Neighbors

Broadway Corridor Tenants in the immediate trade area include: Blue Bottle Coffee, Tender Greens, Mendocino Farms, Corner Bakery Café, Dobson's Bar & Restaurant, and many more

## Downtown Core Location

Located in the heart of the Core Business District, adjacent to San Diego Civic Center and Campus at Horton

## Walkable Urban Lifestyle

Steps to hotels, shopping, dining and Gaslamp Quarter—San Diego's #1 Tourist Destination

## Sophisticated Property

Situated on the ground floor of The Westgate Hotel (222 guest rooms), one of San Diego's most distinctive and sophisticated properties

## Broadway Frontage

Broadway is the main East/West thoroughfare through Downtown San Diego

## Convenient Connectivity

Excellent access to Interstate 5 and Highways 163 & 94

## Transit Oriented

Minutes to San Diego International Airport, Coaster, Amtrak, and adjacent to Trolley Station



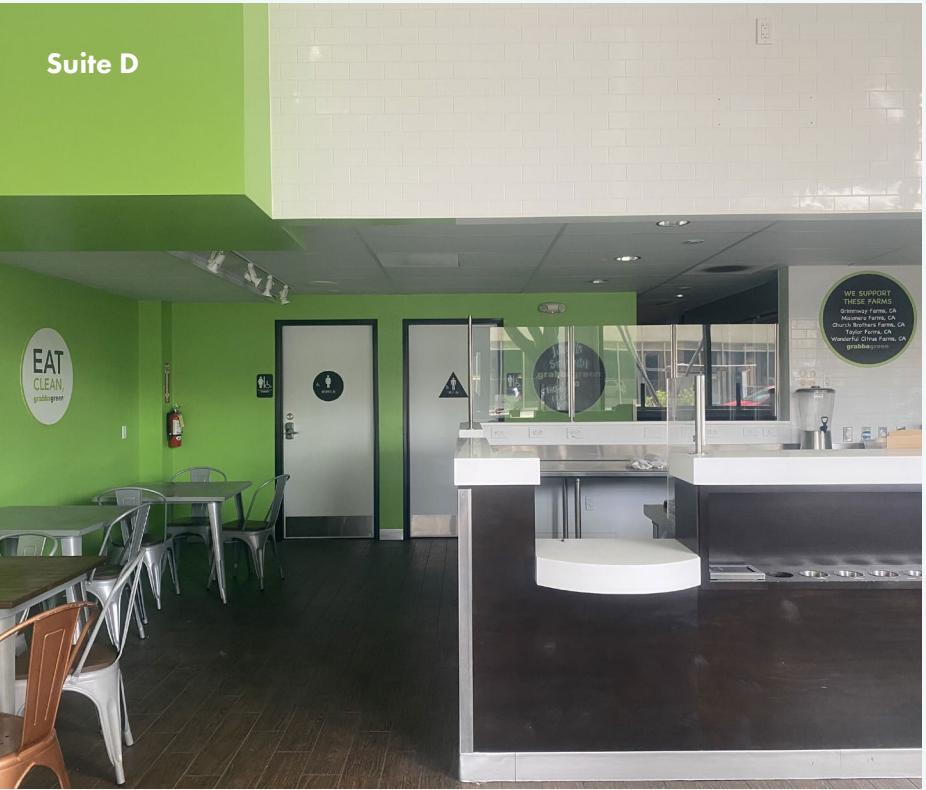
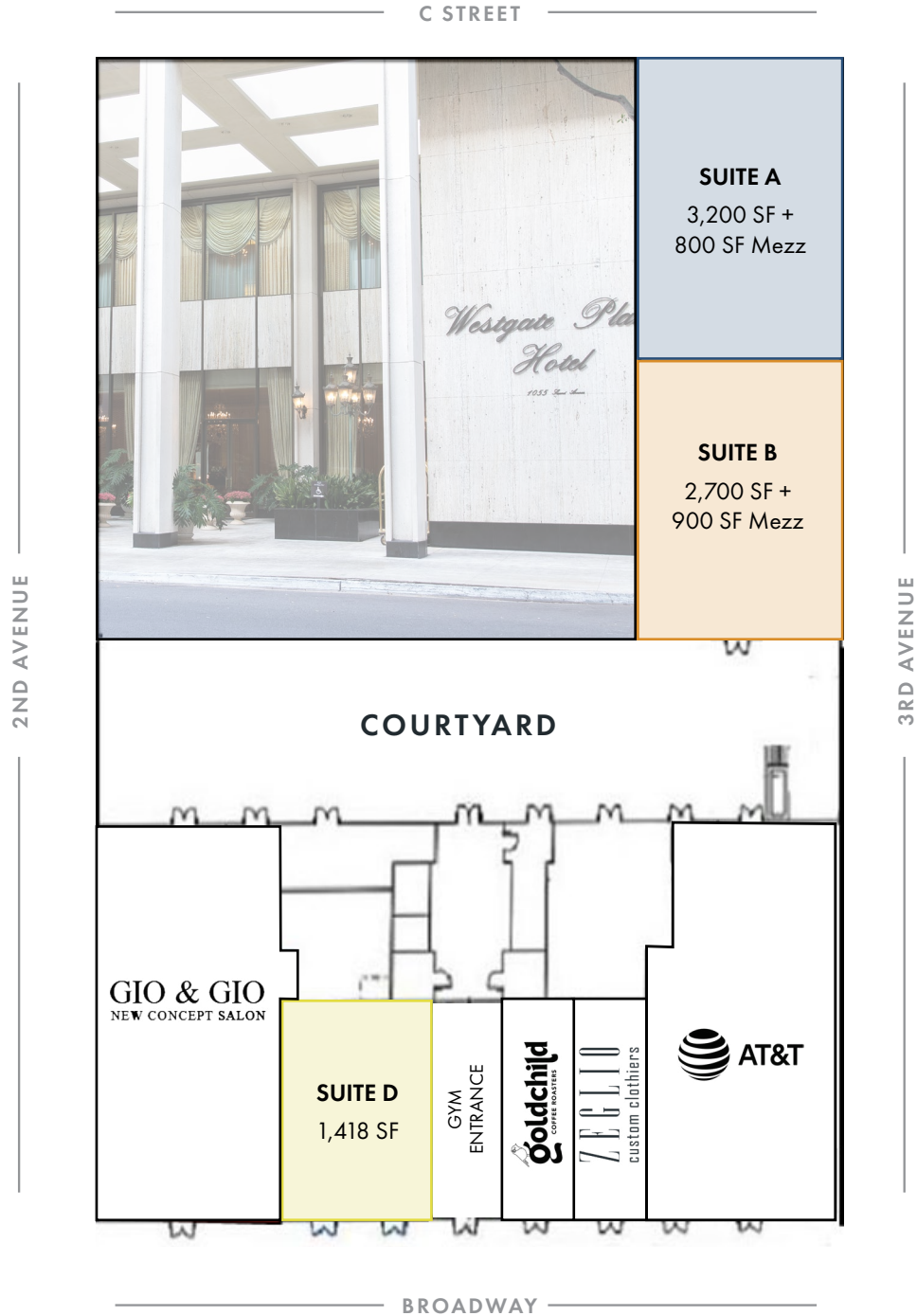


# The Plans

**Suite A**  
Office/Professional/Educational Space  
±3,200 SF + 800 SF Mezzanine  
\$4.95 PSF, MG

**Suite B**  
Office/Professional/Educational Space  
±2,700 SF + 900 SF Mezzanine  
\$1.95 PSF, MG

**Suite D**  
Cafe/Food Use/Retail Space  
±1,418 SF  
\$4.95 PSF, MG  
*\*Ideal for juice/light cafe*





# The Location

Perfectly positioned for ongoing success.



## Campus at Horton

Campus at Horton will be one of the largest adaptive reuse and urban tech campuses in the west. Horton is intended become a hub in San Diego and Southern California for the future of business and sustainable city life that will bring over 4,000 employees and house two entertainment venues. **The Westgate Hotel is perfectly positioned directly adjacent to Campus at Horton, setting up future retailers and restaurants up for success.**



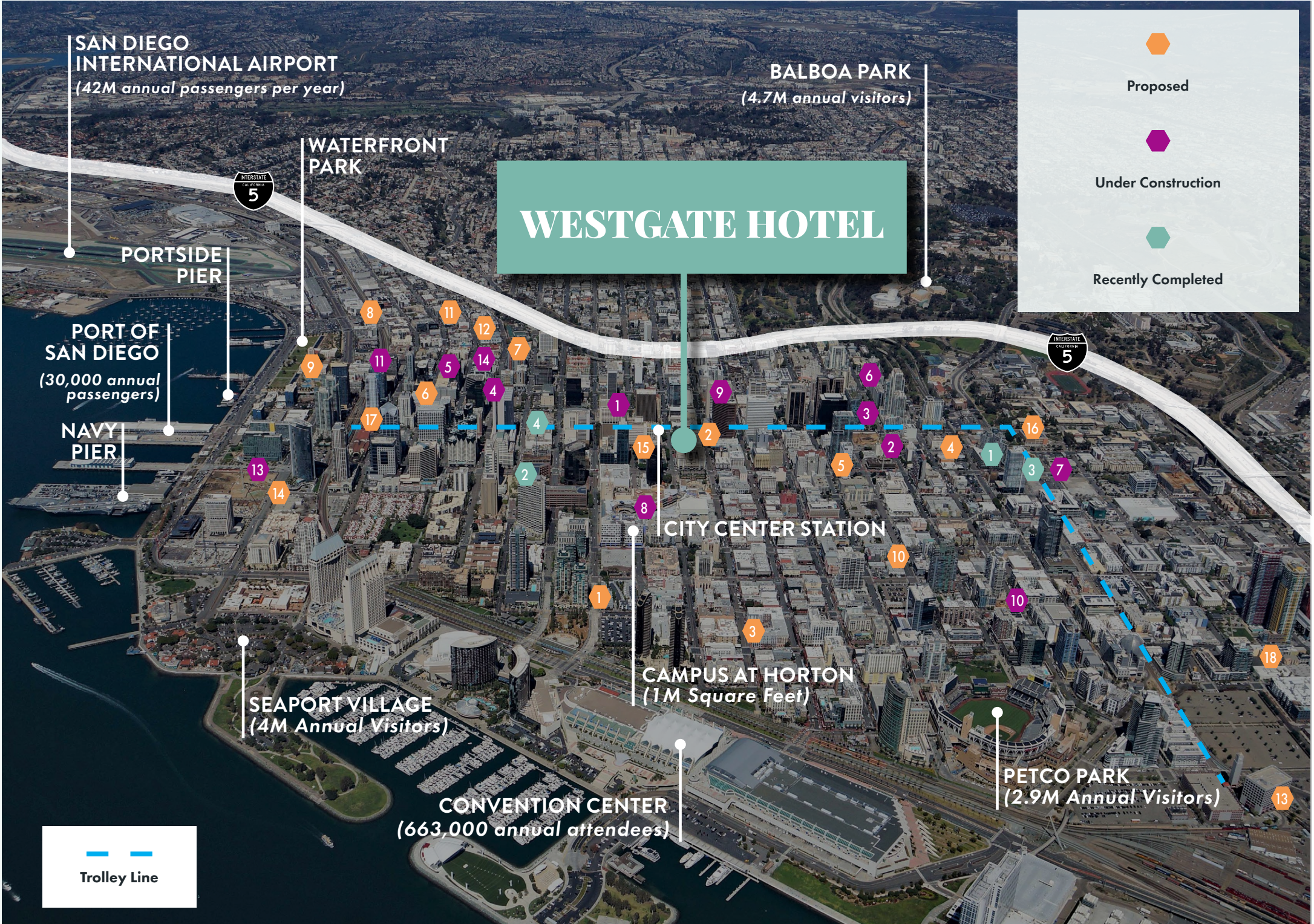
- 1 Gaslamp Fish House
- 2 Ralphs
- 3 Osetra Fish House
- 4 The Melting Pot
- 5 Gaslamp Tavern
- 6 Star Bar
- 7 Bandar
- 8 Mad House Comedy
- 9 Trailer Park After Dark
- 10 American Junkie
- 11 Mimoza
- 12 Taste & Thirst
- 13 Asti Ristorante
- 14 Osteria Panevino
- 15 Good Night John Boy
- 16 Garage Kitchen & Bar
- 17 Greystone
- 18 Lani Coffee
- 1 The US Grant - 270 Rooms
- 2 225 Broadway - 351,000 SF Office
- 3 Spreckles Theatre
- 4 Tower 180 - 387,000 SF Office
- 5 101 W Broadway - 452,000 SF Office
- 6 Horton House - 151 Units
- 7 Lions Manor - 131 Units
- 8 Market St Station - 149 Units
- 9 Federal Building - 895,000 SF



# Downtown Development

1	1st & Island	211 Units
2	4th & B	301 Rooms
3	4th & J Hotel	240 Rooms
4	10th & B	542 Units
5	1304 India	233 Rooms
6	1460 India	328 Units
7	Air Rights Tower	73 Units
8	2045 Pacific Hwy	321,000 SF
9	Cedar Street	138 Units
10	Citizen M	302 Rooms
11	Columbia & Hawthorn	124 Units; 80 Rooms
12	Essex Addition	42 Rooms
13	Logan Yards	900 Units
14	Manchester Pacific	1,161 Rooms
15	Medico-Dental Building	159 Units
16	Park & Broadway	325 Units
17	Two America Plaza	48 Units; 300 Rooms
18	1452 K	259 Units

1	1st & Beech	220 Units
2	800 Broadway	389 Units
3	8th & B	389 Units
4	The Torrey	450 Units
5	Columbia & A	204 Units
6	Cortez Hill Apartments	88 Units
7	Harrington Heights	273 Units
8	Horton Campus	1M SF
9	Tru/Home 2 Hotel	271 Rooms
10	K Elevate Hotel	135 Rooms
11	Kettner Crossing	64 Units
12	The Lindley	362 Units; 60 Rooms
13	RaDD	1.7 M SF
1	Broadway Towers Phase 2	344 Units
2	WEST	431 Units
3	The Wyatt	368 Units
4	Central Courthouse	4,247 SF





# Downtown’s Core District stands as the epicenter of business and economic activity

The Core neighborhood in downtown San Diego, California, serves as the city’s central business district and a vital hub of economic and cultural activity. Known for its dense concentration of office buildings, government institutions, and financial services, the Core is the beating heart of San Diego’s urban life. The neighborhood boasts a mix of modern high-rises and historic landmarks, offering a dynamic skyline that reflects its growth and evolution. Beyond its professional landscape, the Core is home to various dining options, boutique shops, and cultural attractions, providing a vibrant urban experience. Its central location makes it a nexus for public transit and pedestrian-friendly pathways, connecting residents and visitors to the surrounding downtown neighborhoods, such as the Gaslamp Quarter and East Village. With its rich blend of commerce, culture, and connectivity, the Core exemplifies the energy and innovation of San Diego.



## Downtown’s Employers

The city’s tech scene is putting San Diego on a fast track toward new heights of success. These tech companies in downtown San Diego making it all happen.

- Procore Technologies
- Mitek Systems
- Classy
- GoFormz
- Flowmon Networks
- Jungo
- Certify
- Reflexion Health



The City of  
**SAN DIEGO**



**SHARP**

UC San Diego

**Qualcomm**



# Discover Downtown

Downtown is home to many attractions for residents as well as those who visit from outside the area. According to a survey of San Diegans who live and visit the Downtown area, Petco Park, Seaport Village, and Little Italy are the top three attractions. Downtown also has a reputation as the premier location for nightlife activities, attracting visitors from across the county and outside the region. Yet, those living downtown are more likely to enjoy these amenities.

*San Diego is becoming Southern California's coolest city*

TRAVEL+  
LEISURE

32M

Annual Visitors



\$14.3B

Consumer Spending



65K

Daytime Population



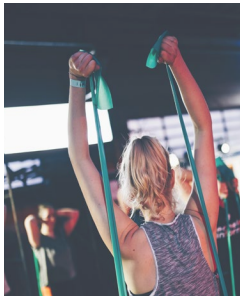
## Dine

Downtown San Diego offers a vibrant dining scene, featuring everything from trendy eateries to world-class restaurants.



## Play

Buzzing with exciting events, entertainment, and activities, offering something for everyone to enjoy.



## Shop

Offering a vibrant shopping experience, Downtown San Diego blends boutiques, luxury brands, and unique finds.







**Serena Patterson**  
serena@upgsocal.com  
Lic No 01721040

**Bill Shrader**  
bill@upgsocal.com  
Lic No 01033317



©2025 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

858 874 1989  
upgsocal.com