

520 5TH Ave

5th Ave. between Market St. and Island Ave.



FOR SALE ±2,500 SF
Irreplaceable Opportunity in the Heart of Gaslamp

UPG
URBAN
PROPERTY
GROUP EST. 1989

The Offering

Prime Location in the Heart of Downtown San Diego's Gaslamp Quarter, situated on 5th Ave between Market St. and Island Ave., one of the city's busiest blocks. This property is located in the Historic Gaslamp Quarter (10M+ annual visitors) and walking distance to Petco Park, home of the San Diego Padres (3.3M+ annual attendees).

The growth of downtown San Diego in the past ten years is consistent with the national trend that emphasizes a return to the 'Urban Core', Suburban residents are downsizing and moving back to the urban areas, while younger generations are actively seeking urban environments that support their live, work and play lifestyles. The true live/work/play urban lifestyle Downtown San Diego offers is not duplicated anywhere in Southern California.

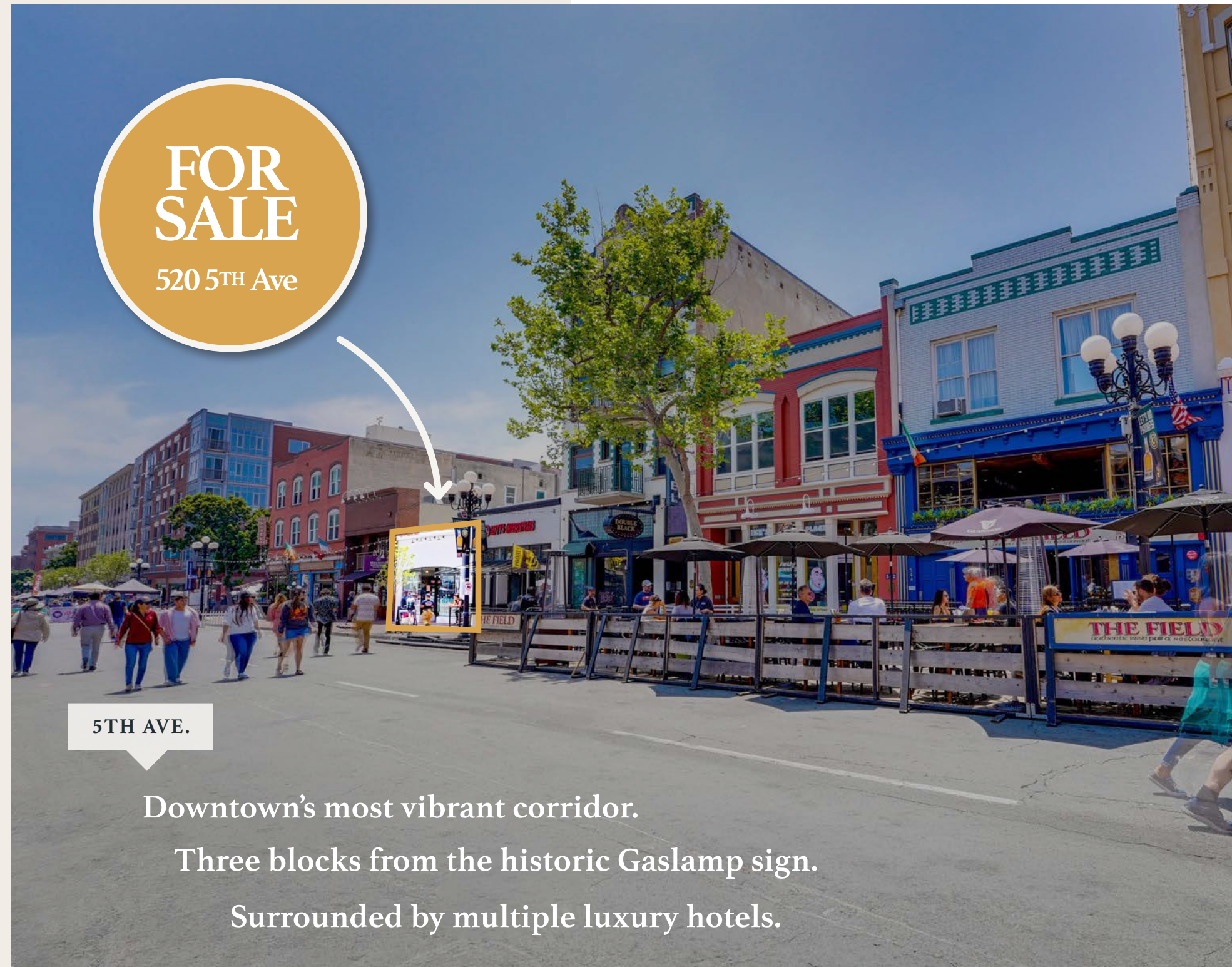
<i>Location</i>	520 5th Ave., San Diego
<i>Square Feet</i>	±2,500 SF
<i>Land Area</i>	±2,614 SF
<i>APN</i>	535-082-19
<i>Zoning</i>	Commercial
<i>Year Built</i>	1948
<i>Year Renovated</i>	2009
<i>Asking Price</i>	Seller Financing Available Contact Broker

Investment or owner/user in downtown San Diego, Gaslamp district

For Additional Information, Contact:

Pasquale Ioele
pasquale@upsocal.com

Andrew Shemirani
andrew@upsocal.com



Downtown's most vibrant corridor.

Three blocks from the historic Gaslamp sign.

Surrounded by multiple luxury hotels.



Property Highlights

The Gaslamp Quarter in San Diego, CA, is a vibrant and historic district renowned for its dynamic blend of Victorian-era architecture and modern urban amenities. Located in the heart of downtown, it spans 16.5 square blocks and is a hub for culture, dining, entertainment, and nightlife. The area attracts both locals and tourists with its diverse selection of restaurants, bars, theaters, galleries, and shops. As a prime location, the Gaslamp Quarter offers significant opportunities.

Its proximity to major attractions, including Petco Park and the San Diego Convention Center, makes it an ideal location for businesses seeking high foot traffic and visibility in a thriving urban environment.

Desired Location

Rare single tenant space on 5th Ave, Gaslamp's busiest block, south of Market St

The Space

Second gen. retail space with potential for restaurant user

In the Action

Located in one of the most sought after entertainment and retail corridors in Southern California

Accommodations

Surrounded by luxury hotels: The Pendry, Hilton Gaslamp, Hard Rock, and OMNI

Proximity

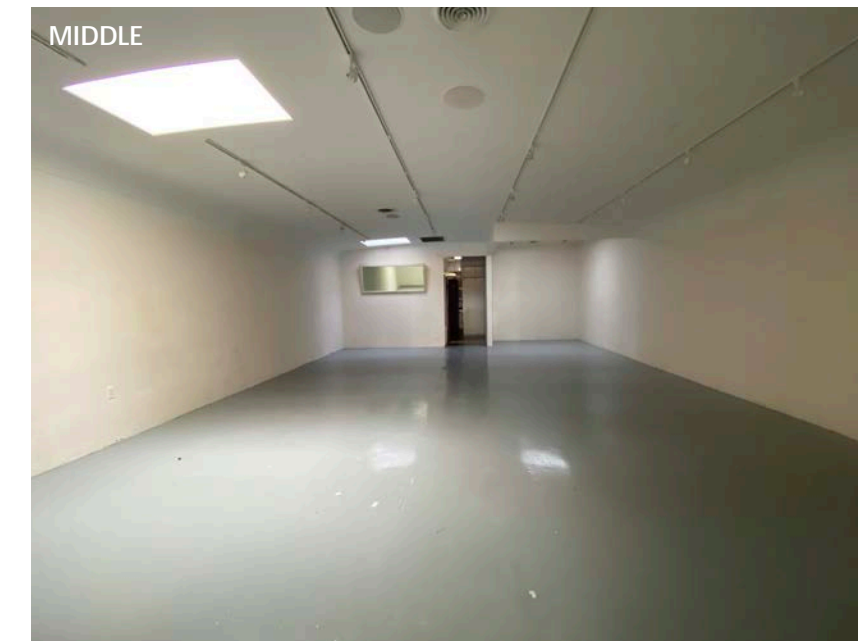
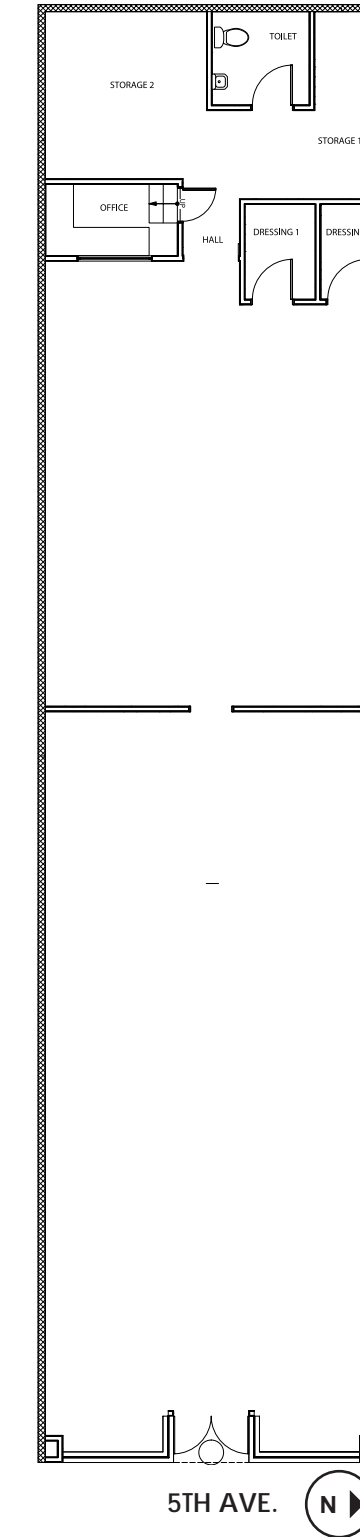
Close proximity to Convention Center (650,000 annual attendees), Seaport Village, Campus at Horton, and East Village

Gaslamp Promenade

Situated on the Gaslamp Pedestrian Promenade, with high foot traffic

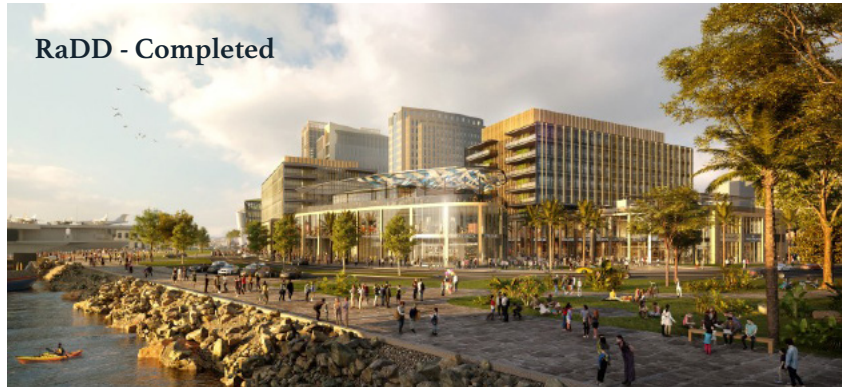
Growth of Downtown San Diego

Game changers for Downtown include Campus at Horton and RaDD, bringing over 8,000 jobs



Development

Downtown San Diego is undergoing a dynamic transformation, becoming one of the most sought-after urban centers on the West Coast. With a wave of new, cutting-edge apartment complexes offering modern living spaces, alongside visionary projects like RaDD, and Freedom Park, the area is evolving into a vibrant community that blends lifestyle, innovation, and opportunity. The ongoing revitalization is also boosting retail, office, and entertainment sectors, making downtown a premier destination for those seeking a seamless blend of work, play, and luxury living.



RaDD - Completed



Freedom Park - In Construction



● Under Construction
● Proposed

- 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
- 12 Essex Edition | 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 | 300 Rooms
- 18 1452 K | 259 Units

- 1 1st & Beech | 220 Units
- 2 8th & B | 389 Units
- 3 The Torrey | 450 Units
- 4 Columbia & A | 204 Units

- 5 Cortez Hill | 88 Units
- 6 Tru/Home 2 | 271 Rooms
- 7 K Elevate | 135 Rooms
- 8 Kettner Crossing | 64 Units

Downtown Drivers

Entertainment

- Petco Park
- Gaslamp Quarter
- Convention Center
- Seaport Village
- Embarcadero
- Balboa Theatre
- 100+ Restaurants
- House of Blues
- San Diego Civic Center
- Rady Shell

Employment

- Naval Base San Diego
- San Diego Central Courthouse
- UCSD
- San Diego County
- Sharp Healthcare
- Qualcomm
- Scrapps

Education & Arts

- University of San Diego
- UC San Diego
- San Diego State University
- USS Midway Museum
- Maritime Museum

Tourism

- San Diego International Airport
- Port of San Diego
- San Diego Zoo
- Balboa Park

Citywide Connectivity

The San Diego Trolley has connected communities and created opportunity for over 40 years, linking people to jobs, education, healthcare, shopping, and entertainment. Originally launched as the South Line connecting the U.S.–Mexico border to Downtown, it quickly expanded across the region. Today, it serves major destinations including Downtown, Old Town, UC San Diego, and key employment centers. In 2025, the system recorded over 81 million annual trips, up more than 7% year-over-year and nearing pre-pandemic levels, reinforcing its role as one of the fastest-recovering transit systems in the U.S. while continuing to support regional growth and connectivity.

San Diego Trolley by the Numbers

40+

Years Operating

81.2M

Total Rides

15 Mins

Trolley Frequency

250,000+

Passenger Trips
Per Weekday

The San Diego Trolley is one of the fastest-recovering transit systems in the U.S., with ridership nearing pre-pandemic levels and continuing to grow as new extensions connect more communities and economic hubs across the region.



2025 Overview

Ridership Growth Across All Lines

Green Line

27

Stations

7M

Annual Riders

Orange Line

19

Stations

5.8M

Annual Riders

Blue Line

32

Stations

18.5M

Annual Riders

Downtown's Employers

Downtown San Diego's tech scene continues to accelerate in 2025, driving innovation, job growth, and investment across the urban core. A growing mix of established companies and emerging startups are helping position the city as a rising tech hub on the West Coast.

Notable companies contributing to this momentum include:

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

The City of
SAN DIEGO



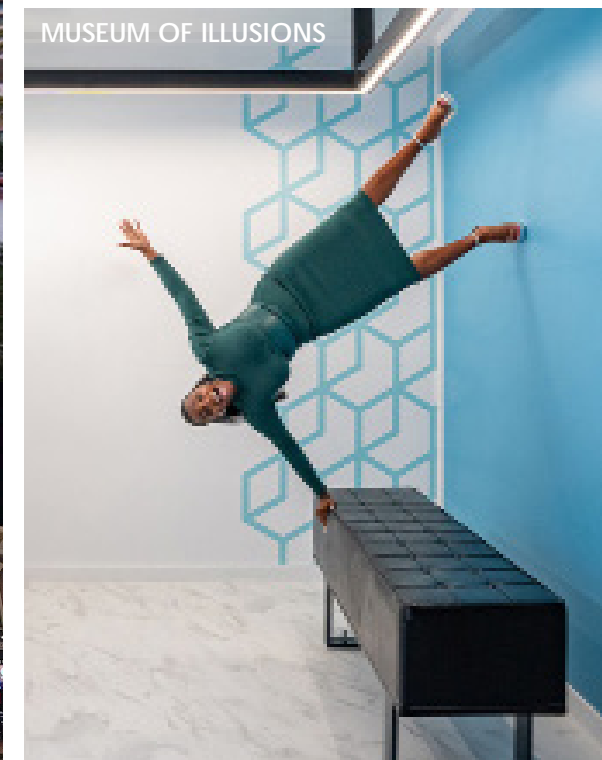
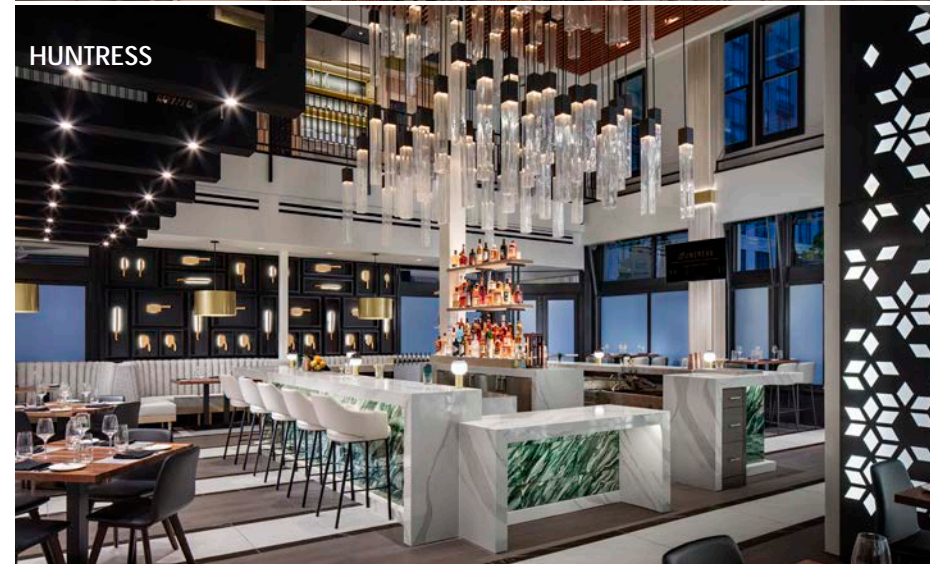
Qualcomm

SHARP

UC San Diego

What's Nearby?

Located in the heart of Downtown San Diego along the C Street corridor, the property offers unmatched walkability just steps from the Gaslamp Quarter, Civic Theatre, and major employment centers. Surrounded by dining, entertainment, and transit, the site provides immediate access to Petco Park, the waterfront, and key freeway connections. Positioned within the Core district, the location blends historic character with urban convenience.



Discover Downtown

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.

By The Numbers

37,000

Residents in Downtown

3.3 M

Population of San Diego County

15,894

Hotel Rooms

2ND

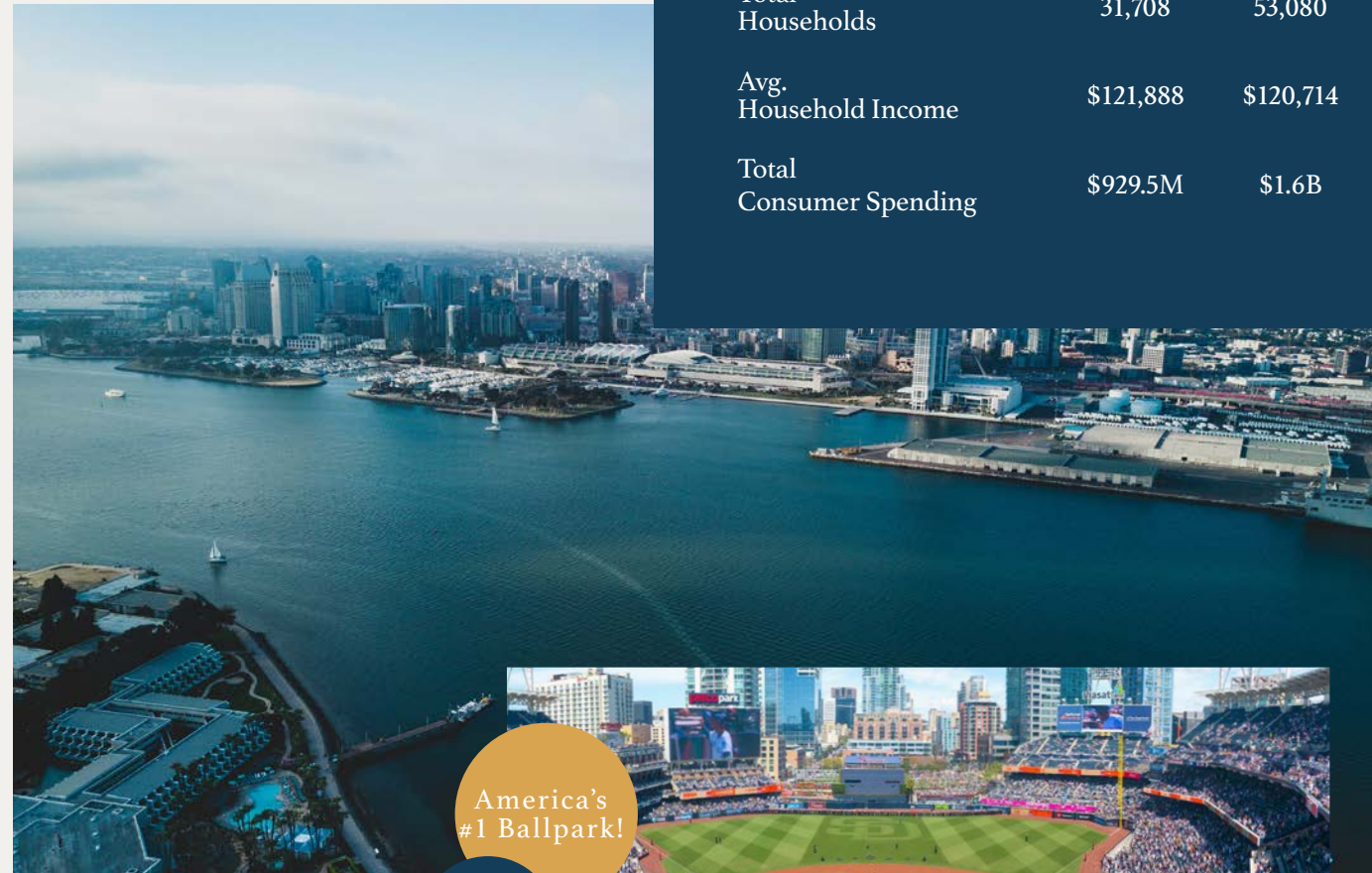
Largest City in CA

35 M

Annual Visitors to San Diego

\$10B

Visitor Spending



America's #1 Ballpark!

Petco Park



The Demographics

	1 Mile	2 Mile	3 Mile
Current Population (2025)	57,710	110,206	198,246
Project Population (2030)	59,178	112,189	201,180
Daytime Employment	70,637	114,122	183,668
Total Households	31,708	53,080	92,693
Avg. Household Income	\$121,888	\$120,714	\$124,653
Total Consumer Spending	\$929.5M	\$1.6B	\$3B



Gaslamp Quarter

11.4M Annual Visitors



13 MIN

Drive time to San Diego International Airport

3 BLOCKS

To the closest MTS Trolley stop

97%

Walk score, daily errands do not require a car



SAN DIEGO CONVENTION CENTER

663,000+

San Diego Convention center has over 663,000+ visitors from around the world

visitsandiego.org

\$1.5 B.

Total value of the event to the San Diego economy, directly and indirectly

visitsandiego.org

\$161.1 M.

Comic-Con International regional impact generated with 135,000 attendees

visitsandiego.org

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



Convention Center

Highlights...

80+

Conventions, meeting and events at the Convention Center

\$30+

Million Supporting core City services such as road repair and public safety

\$855+

Million spending at restaurants, hotels, attractions, and more

\$74.2M

TwitchCon regional impact generated with 30,000 attendees

\$43M

American Library Association regional impact generated with 13,532 attendees

Information sourced from visitsandiego.org



\$20M GLOW-UP!

GALLAGHER SQUARE GETS A 20TH ANNIVERSARY MAKEOVER!

**Petco Park
Highlights...**

3.4M+

Fans, creating significant foot traffic for downtown businesses

135+

Non-baseball events held between Gallagher Square and Petco Park

±15,000

Activity at Petco Park supports approximately 15,000 jobs in the San Diego region

60,000 SF of play, passion, and Padres pride



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For Price Details, Contact:

PASQUALE IOELE

pasquale@upgsocal.com

619-985-7281

Lic. No. 01488187

ANDREW SHEMIRANI

andrew@upgsocal.com

858-412-9168

Lic No 02038814

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upgsocal.com
858 874 1989