

GASLAMP QUARTER

**CORNER RESTAURANT/
CREATIVE OFFICE**

**TREMENDOUS SIGNAGE
OPPORTUNITY AND
LARGE PATIO**

379
4th Ave



SERENA PATTERSON
serena@upgsocal.com

BILL SHRADER
bill@upgsocal.com

THE PROPERTY

Highlights

- Highly coveted Gaslamp Corner location with outdoor patio space at 4th Ave & J St
- Second generation ground floor and second floor restaurant space with patio
- Option for second floor creative office space with patio
- Adjacent to the recent development 4th & J apartments - 168 units
- Surrounded by multiple luxury hotels including The Pendry, Hilton Gaslamp, Hard Rock, and OMNI
- Immediate proximity to Convention Center, Seaport Village, the Embarcadero, and East Village

Details



Size

Ground Floor - 4,849 SF
2nd Floor - 9,414 SF



Timing

Available Now
3-5 Year Term



Rate

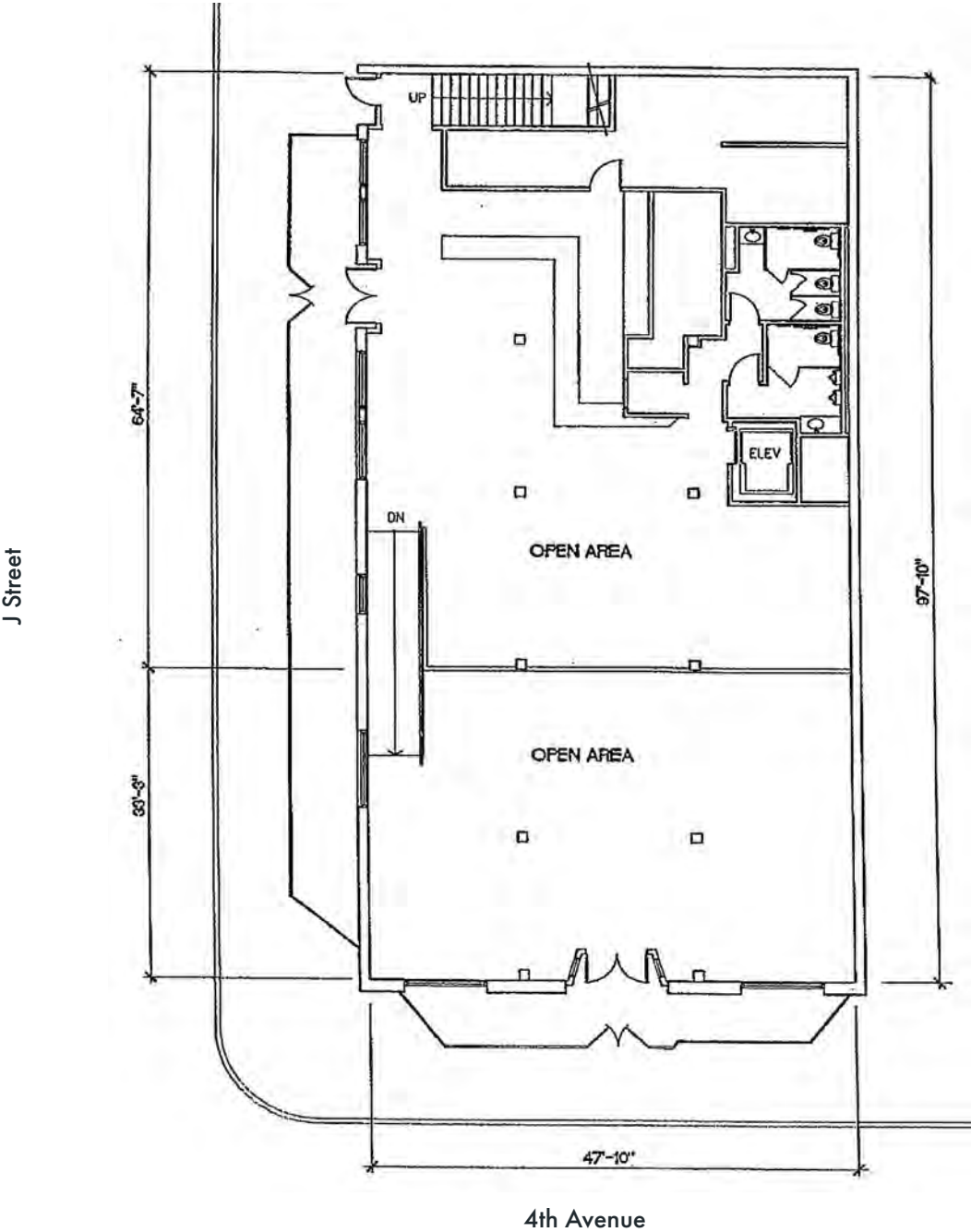
\$1.95
psf, MG



THE PLANS

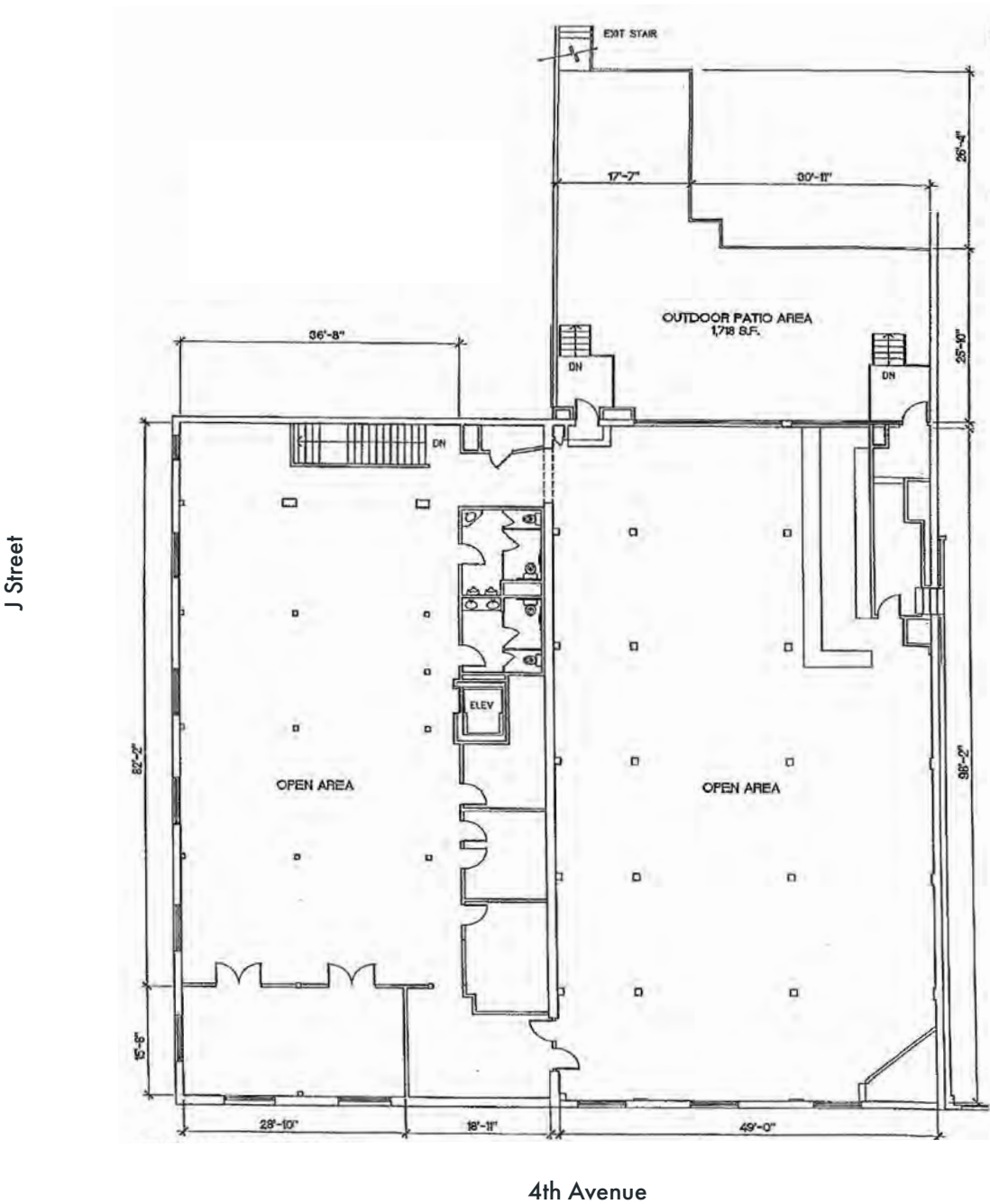
GROUND FLOOR

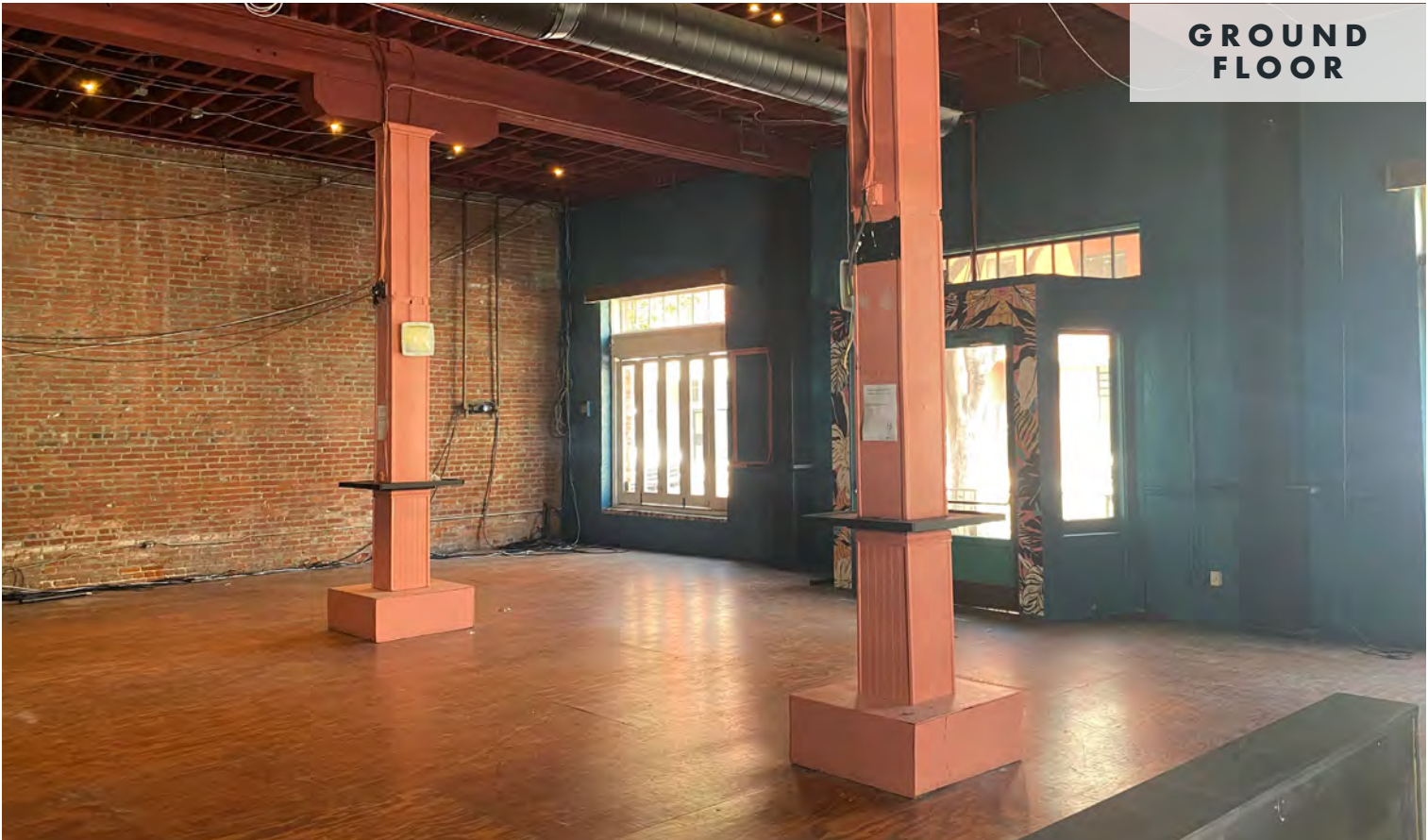
4,849 SF



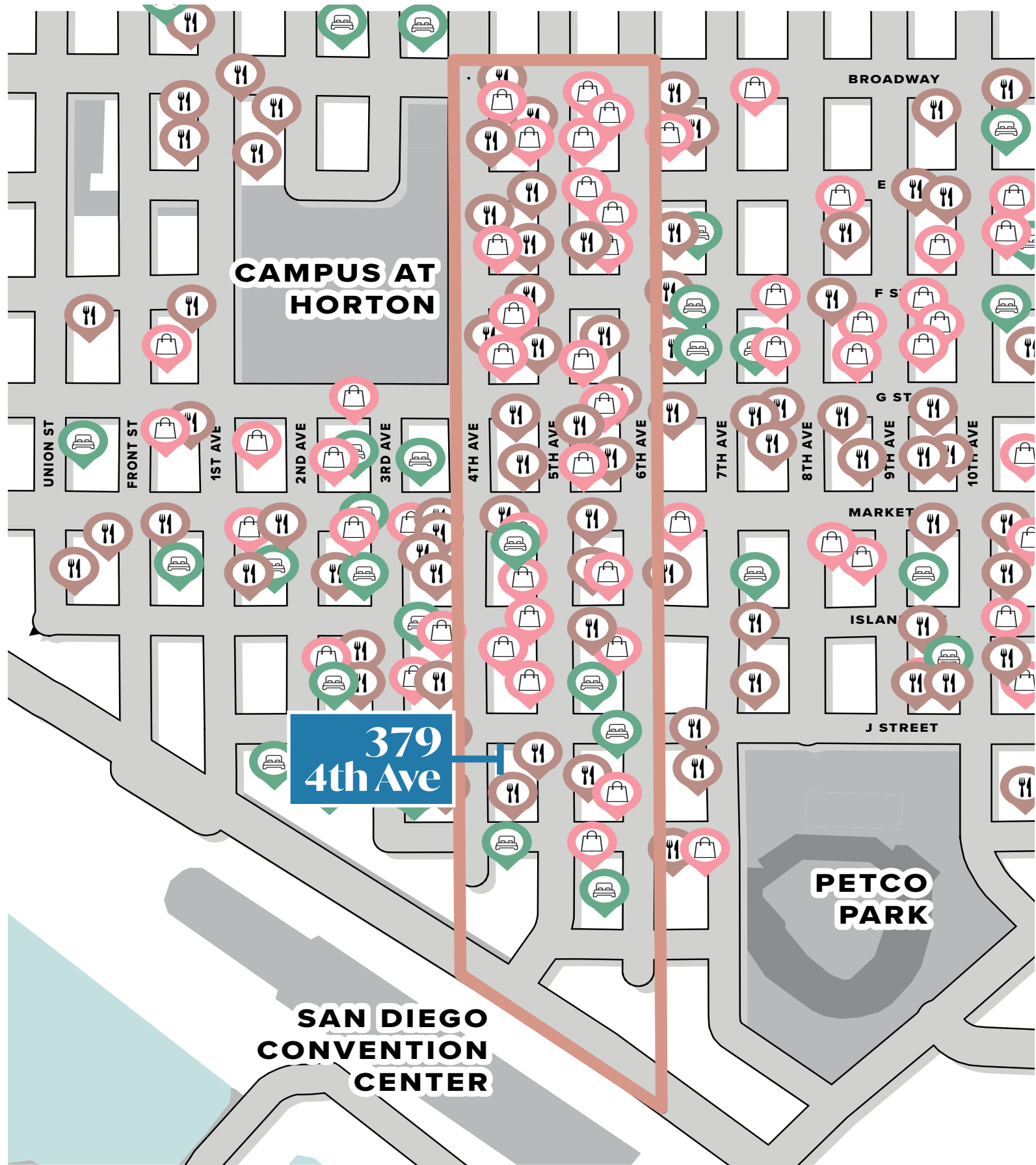
2ND FLOOR

9,414 SF + 1,719 SF PATIO









THE LOCATION

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.

Neighboring Eateries & Hotels

- | | | |
|---|--|---|
| <ul style="list-style-type: none">• Gaslamp Fish House• Full Moon• Bandar• Casablanca Lounge• Cafe 21 Gaslamp• Nicilisi's on Fifth• Metl Bar• Asti Ristorante• Osteria Panevino | <ul style="list-style-type: none">• 5th & Sky Rooftop• Greystone Prime• The Butcher's Cut• Fogo De Chao• Bang Bang• Lavo Italian Restaurant• Madam Bonnie's• Saltwater• Sonder the Marin | <ul style="list-style-type: none">• Rustic Root• Provisional Kitchen• The Pendry• Lumi• Cafe Sevilla• Hilton San Diego• Lou & Mickey's• Hard Rock Hotel• Nobu |
|---|--|---|



GASLAMP THEN

San Diego in the 1880s was booming and a host of unsavory characters came to take advantage of the city's growth.



GASLAMP NOW

San Diego's Gaslamp Quarter is now made up of 100 historical building in the 16.5 walkable block.

DISCOVER DOWNTOWN



Downtown is a regional employment center, a public transportation hotspot, and the number one space for innovation firms and startup growth in the region. It's an urban core that ignites the economic engine of greater San Diego.

As the national trend to trade in your car for a short walk to work and consistent connectivity to amenities increases, Downtown continues to see growth. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy.

With San Diego's largest employers having offices in Downtown, it allows employees to walk, bike, take public transportation, or drive only a few minutes to work.



Population

37,000



Convention Center Regional Impact

\$977.4M



Padres Attendance

2.9M



Annual Visitors

25M



Residential Units

20,135



Residential Units U/C & Proposed

7,417



Hotel Rooms

15,894



Avg. Income

\$116,137

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.

- ClickUp
 - Houzz
 - Measurable
 - Shield AI
 - Procore Technologies
 - Mitek Systems
 - SOCi
- Classy
 - GoFormz
 - Flowmon Networks
 - Jungo
 - Certify
 - Reflexion Health
 - Mirum Agency



Demographic and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

WHY DOWNTOWN?

RaDD

Downtown San Diego’s Research and Development District (RaDD) being developed by IQHQ is an 8 city block, \$1.5 billion life science campus that is comprised of 5 buildings for lab, office and retail use.



Tailgate Park

The transformation of Tailgate Park will include residential space, 50,000 square feet of neighborhood-serving retail, 1.3 acre public park, 1.4 million square feet of office space targeted to technology and biotechnology companies, and 1,600 parking spaces.



Seaport Village

The \$1.6 billion project will redevelop 70 acres that will include hotels, retail, office, parking, waterside docks, an education center, observation tower and aquarium, paddle board dock, a beach and a bridge that connect to Embarcadero Marina Park South.



Convention Center

The 5 acre rooftop waterfront park will include a 350 Seat, 5,000 SF pavilion with a main stage allowing events of all sizes, a central gathering area and a coastal chaparral: a garden area complete with vegetation and landscape representative of California.



Campus at Horton

The Campus at Horton is expected to generate over \$1.8 billion in annual regional economic activity and create 3,000 to 4,000 high paying jobs for Downtown San Diego.



Children’s Park

Redesigned by The Miller Hull Partnership and Spurlock Landscape Architects, the 1.6 acre park is undergoing a \$9 million renovation to include a playground, adult exercise area, dog park, vendor Kiosk, public restrooms, and on-site attendants 24-hours-a-day.



RADD

\$1.5

billion life science campus

high paying jobs

1.6M 4,000

square feet over 5 buildings

SEAPORT VILLAGE

\$1.6

billion project

13

eateries

70

acres of shops and space

CAMPUS AT HORTON

\$1.8

billion annual regional economic activity

high paying jobs

4,000

2,200

parking spaces

TAILGATE PARK

50,000

retail square feet

1.3

acre public park

1.4

million square feet of office space

1,600

parking spaces

CONVENTION CENTER

5,000

square foot pavilion

occupancy up to

3,000

730,000

SF expansion of Center

SERENA PATTERSON

serena@upgsocal.com

Lic. No. 01721040

BILL SHRADER

bill@upgsocal.com

Lic. No. 01033317

379 4th Ave



**RESTAURANT/CREATIVE
OFFICE OPPORTUNITY**

GASLAMP QUARTER