

CONCEPTUAL RENDERING

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933-939 FIFTH AVE // SAN DIEGO, CALIFORNIA



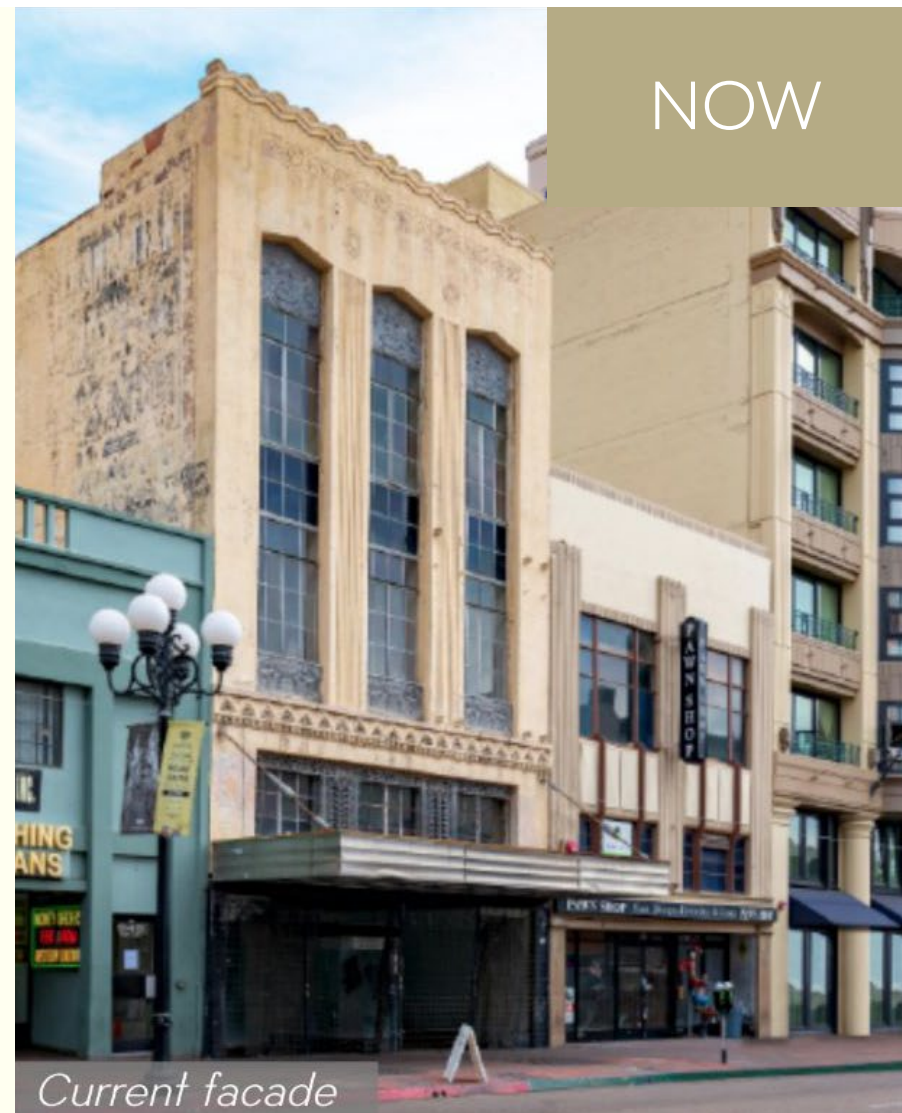
About The Dalton

GASLAMP DISTRICT / SAN DIEGO

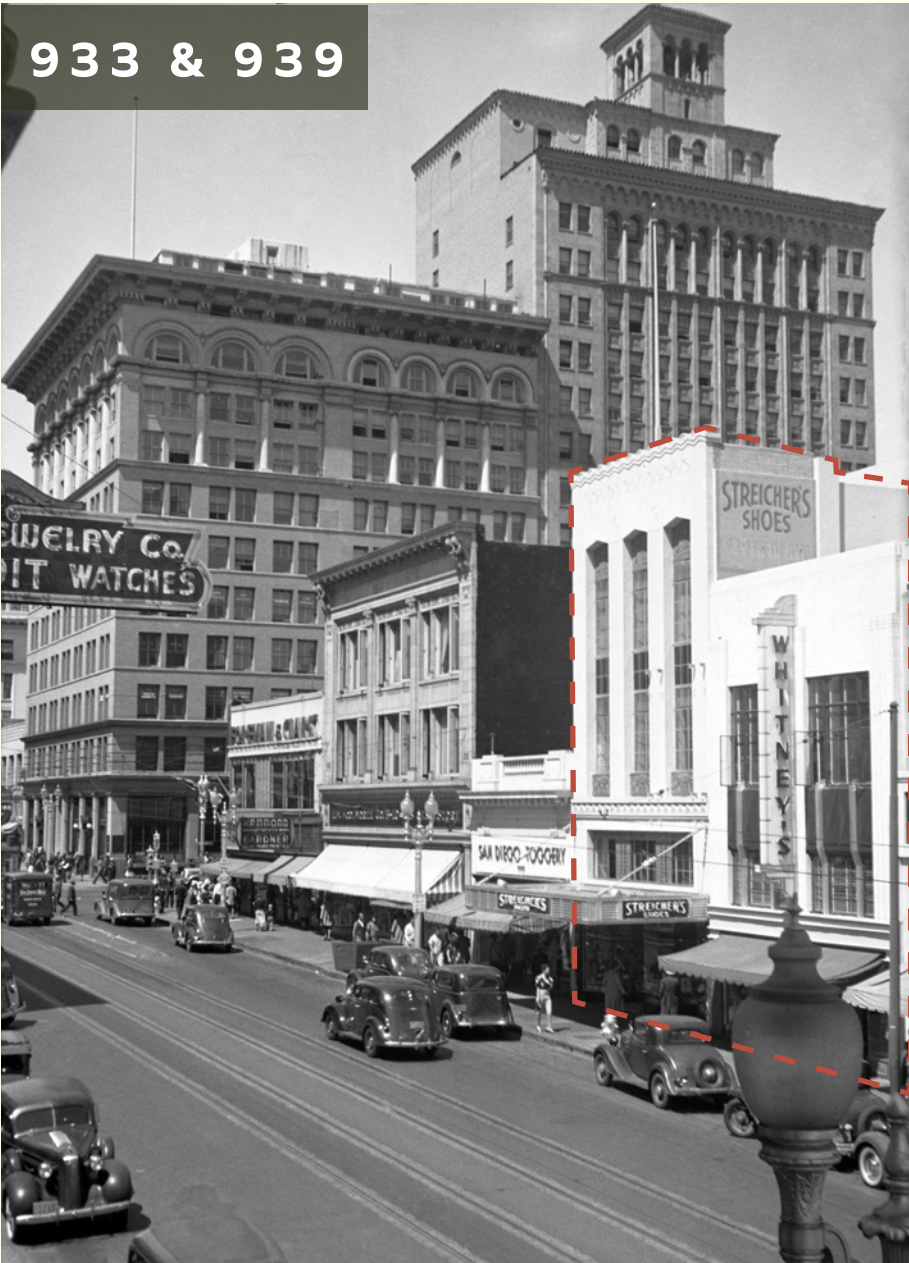
Located in the heart of Downtown San Diego, adjacent to both the San Diego Convention Center and Petco Park, The Gaslamp Quarter is a core component of the downtown landscape. Home to both historic landmarks like the Spreckles Theatre and cutting-edge projects like the adaptive reuse redevelopment of Campus at Horton, Gaslamp Quarter is an exemplary location offering a diverse array of culture, art, entertainment, lifestyle, and dining experiences. Well-known for its vibrant nightlife, the Quarter hosts some of Downtown's most exciting clubs, bars, and cocktail lounges.

PROPERTY HIGHLIGHTS

- Two buildings consisting of a boutique hotel and a commercial space
- Parking options
- Situated in the core of downtown San Diego
- Restaurant space is housed in a historically significant building offering multiple dining and lounge areas



The History.



939: THE DALTON BUILDING

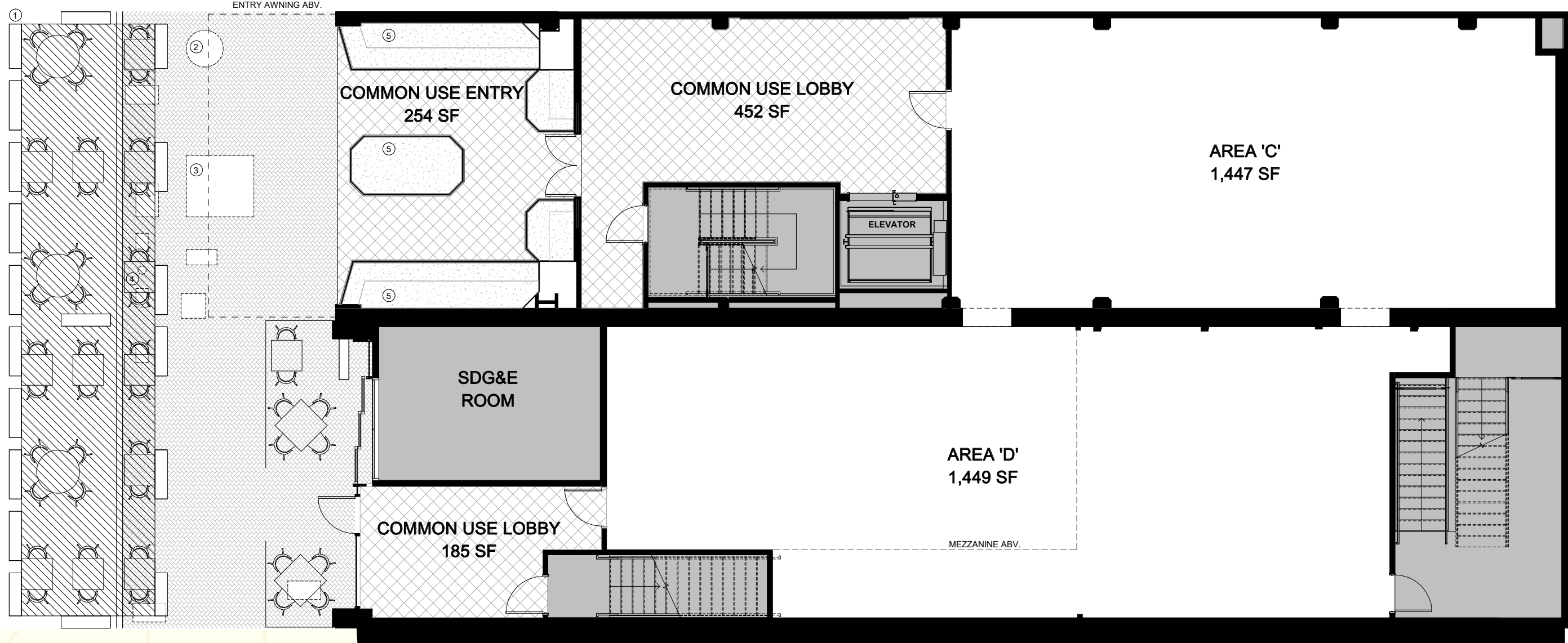
This historic landmark was built in 1911 in what was once known as San Diego's Stingaree District. From 1913 to 1928, it housed the Manhattan Restaurant and Manhattan Hotel, the latter known as a "House of Ill-Repute," and during prohibition, basement served as a speakeasy. This area

933: THE HOWARD BUILDING

This stunning piece of architecture was built in 1877. It was home to a Whitney's & Co. location and was also known as the Flagg Brothers Building.

Site Plan.

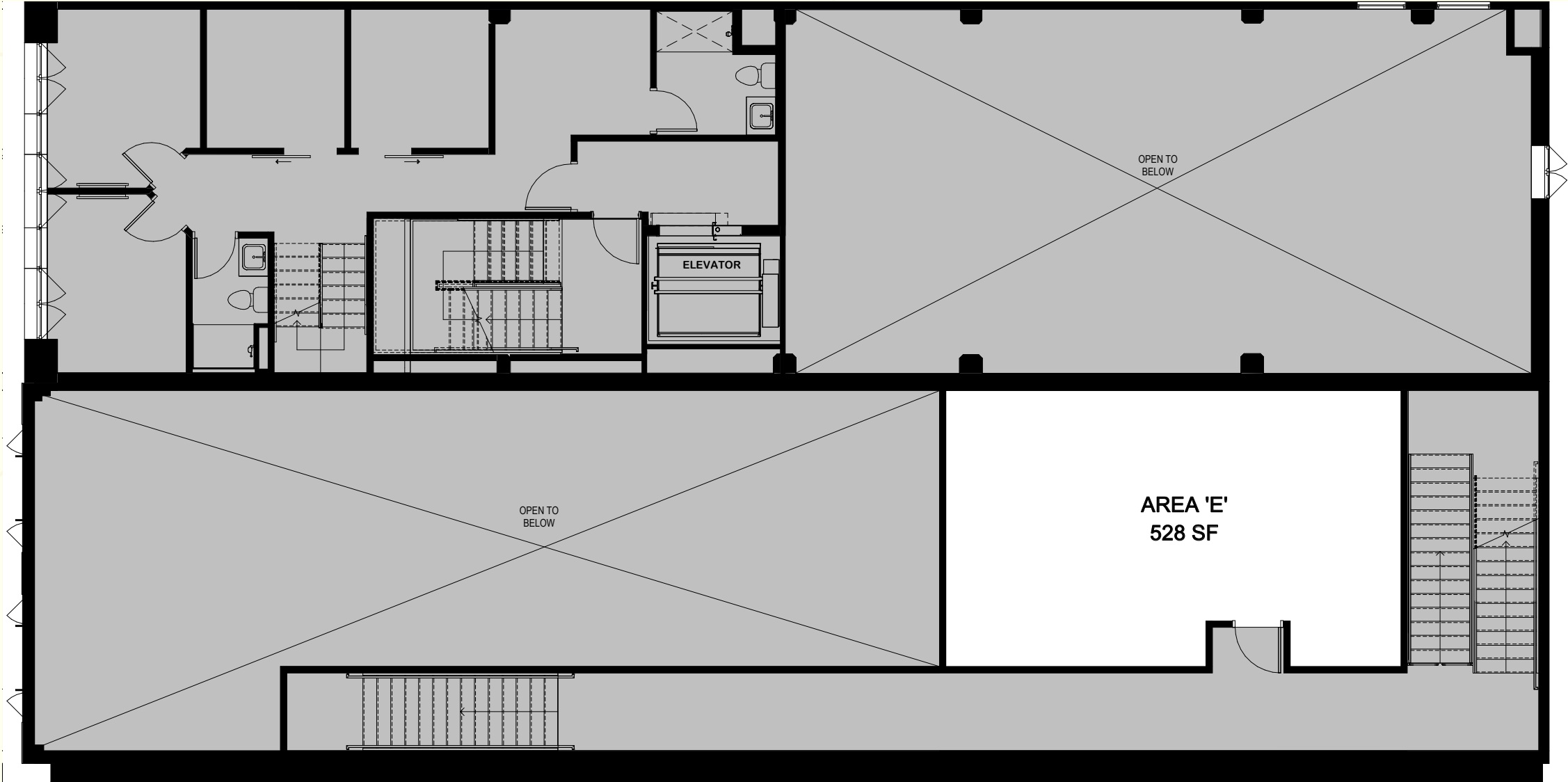
FIRST LEVEL: 2,896 SF



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Site Plan.

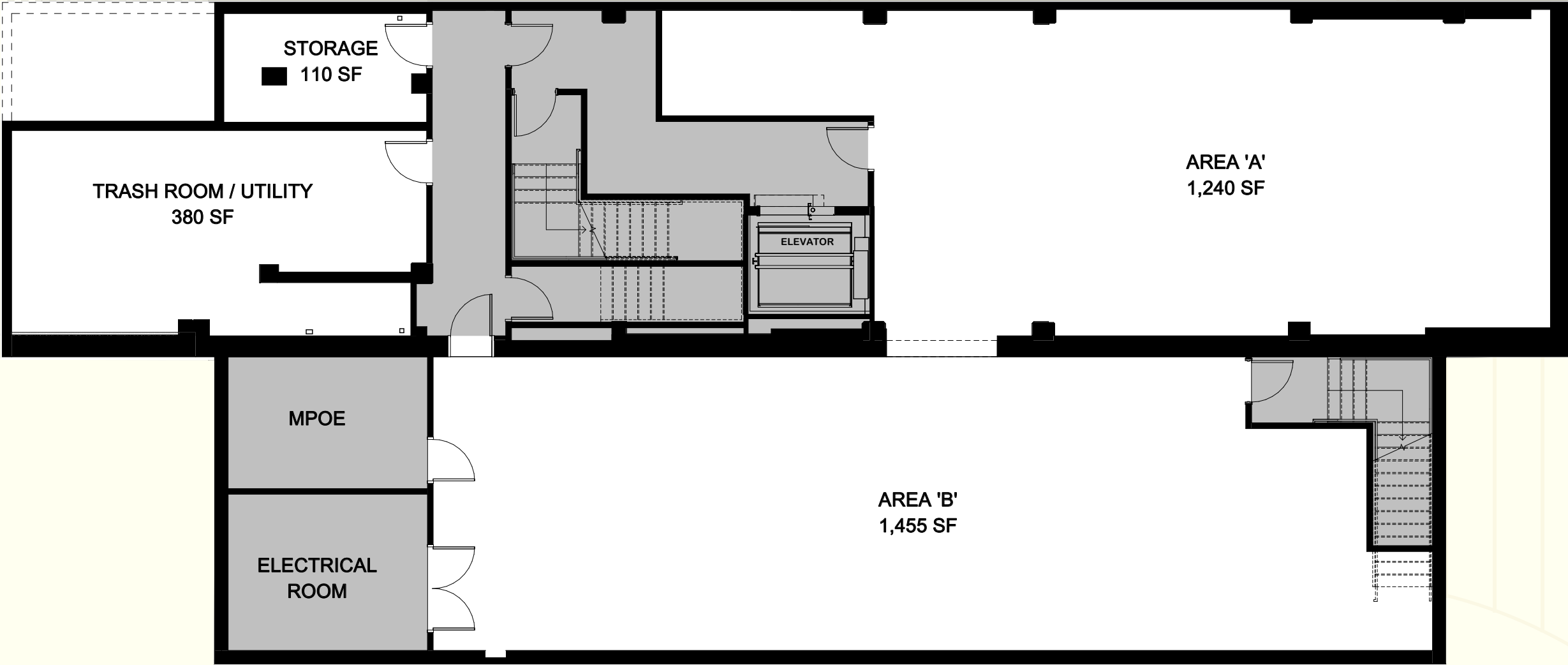
SECOND LEVEL: 528 SF



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Site Plan.

BASEMENT LEVEL: 3,185 SF



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Neighborhood Aerial.



Trade Area Aerial.



LITTLE ITALY

CORTEZ

CIVIC CORE

COLUMBIA

MARINA

EAST VILLAGE

GASLAMP

SITE

PORTSIDE PIER
Brigantine
MIGUELS
KETCH BREWING

RUTH'S CHRIS STEAK HOUSE

STONE BREWING

SPRINGHILL SUITES
Marriott

DeFrisco's

UNION STATION SANTA FE DEPOT

WESTIN HOTELS & RESORTS

SPRECKELS THEATRE

VIN DE SYRAH

WOODS & LOGS

Desmond

THE PORT PAVILION

Unified Port of San Diego

THE PORT PAVILION

USS Midway

RaDD A DISTRICT BY IQHQ

THE FISH MARKET

EMBASSY SUITES BY HILTON

THE HEADQUARTERS AT SEAPORT DISTRICT

Seaport Village

Marriott

SAN DIEGO

Hilton

Hard Rock

petco park

TAILGATE PARK

SAN DIEGO CITY COLLEGE

MAKER'S QUARTERS

FUTURE EAST VILLAGE GREEN PARK

STK ANDAZ SAN DIEGO

Room56 moxy

The Tipsy Crow MIMOZA

HOTEL INDIGO

FOGO DE CHAO

PENDRY

Marriott

The Rady Shell at Jacobs Park

Meet the Neighbors.

\$5B+

15min

**IN DEVELOPMENT
WITHIN 1 MILE**

**WALK TO
PETCO PARK**



SAN DIEGO / CALIFORNIA

Area Demographics.

SAN DIEGO / CALIFORNIA



Population

Estimated Population	23,709
Forecasted Population (2027)	27,192

Daytime Demos

Total Daytime Population	62,934
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Median Household Income

Estimated Median Household Income	\$102,337
Median Disposable Income	\$80,539

Avg Household Income

Estimated Average Household Income	\$142,559
Average Disposable Income	\$96,463

THE DALTON

SAN DIEGO / CALIFORNIA



**Restaurant
Space
Available.**

CONCEPTUAL RENDERING

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