

For Lease ±1,437 SF Second Gen. Restaurant Space Located in the Heart of the Gaslamp



For Lease

780 Fourth Ave., San Diego, CA 92101

- Location @ Fourth Ave. & F Street
- ±1,437 SF ground floor available, second gen. restaurant space
- Adjacent to The Campus at Horton, by Stockdale
- Incredible ceiling heights ranging 18 – 20 Ft.
- Great Gaslamp location



PASQUALE IOELE
858.875.4665
pioele@flockeavoyer.com
License ID: 01488187

ASHLEY TIEFEL
858.875.4674
atiefel@flockeavoyer.com
License ID: 01984741

ANDREW SHEMIRANI
858.875.4692
ashemirani@flockeavoyer.com
License ID: 02038814



Premier Downtown Location at the convergence of the Gaslamp Quarter and the Broadway Office Corridor



BROADWAY OFFICE CORRIDOR

The Broadway Corridor is a vibrant and bustling stretch of Downtown with the densest daytime population in San Diego County

- 81,237 total jobs downtown
- 4M SF of office in the Broadway Office Corridor
- 9,400+ daytime population in the Broadway Office Corridor

GASLAMP QUARTER

The Gaslamp Quarter is rich in high-quality restaurant and retailers, attracting large numbers of visitors and is home to the San Diego Convention Center

- 10M annual visitors
- 500,000 SF of restaurant & retail
- 862,408 annual attendees at the convention center
- \$724.1M visitor spending from conventions



WWW.FLOCKEAVOYER.COM

787 J Street
San Diego, CA, 92101
619.280.2600

*Disclaimers



LOCATION HIGHLIGHTS

Ideally situated in San Diego’s historic Gaslamp Quarter, which sees more than 10 million visitors annually

Close proximity to the San Diego Convention Center, Petco Park, Seaport Village, and planned Campus at Horton




Several public parking structures and surface lots within 3 blocks

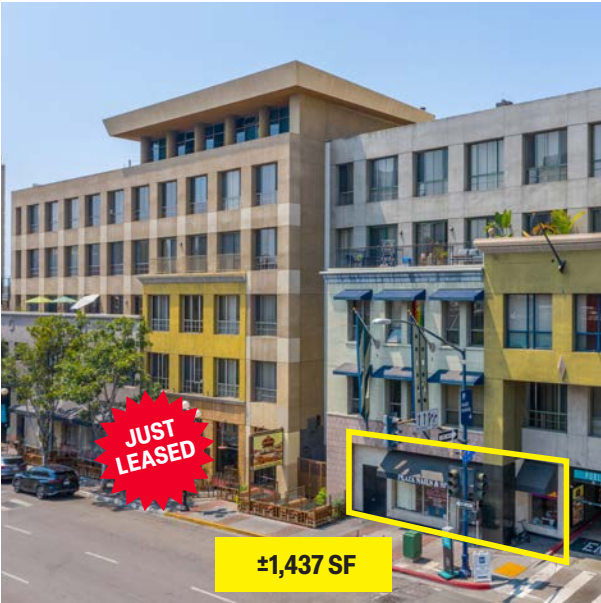
Easy access to the I-5, CA-94 & CA-163 freeways

Area tenants include Fogo de Chao, Coin-Op, Breakfast Republic, and La Puerta



WITHIN 4 BLOCKS THERE ARE . . .

- **5.2 MILLION**
SQUARE FEET OF OFFICE
with ±736,000 square feet under construction / In planning
- **1,829**
RESIDENTIAL UNITS
with ±2,473 units under construction / In planning
- **2,723**
HOTEL ROOMS
with ±300 rooms under construction / In planning



AREA DEMOGRAPHICS

AVERAGE DAILY TRAFFIC

BROADWAY	5TH AVENUE	BROADWAY FOOT TRAFFIC
22,200 ADT	20,600 ADT	7,600

*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.



AVERAGE HHI*

1 MILE	3 MILES	5 MILES
\$104,661	\$104,720	\$95,057



POPULATION

1 MILE	3 MILES	5 MILES
46,737	194,773	500,355



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
90,565	199,229	423,821



MEDIAN AGE

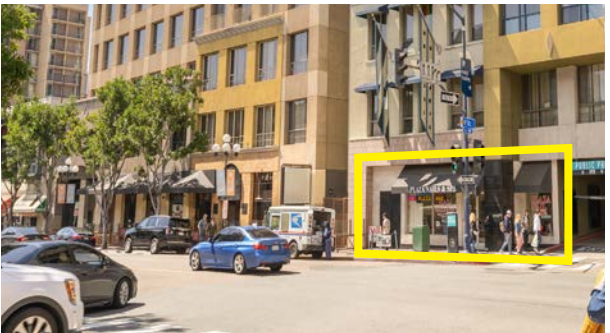
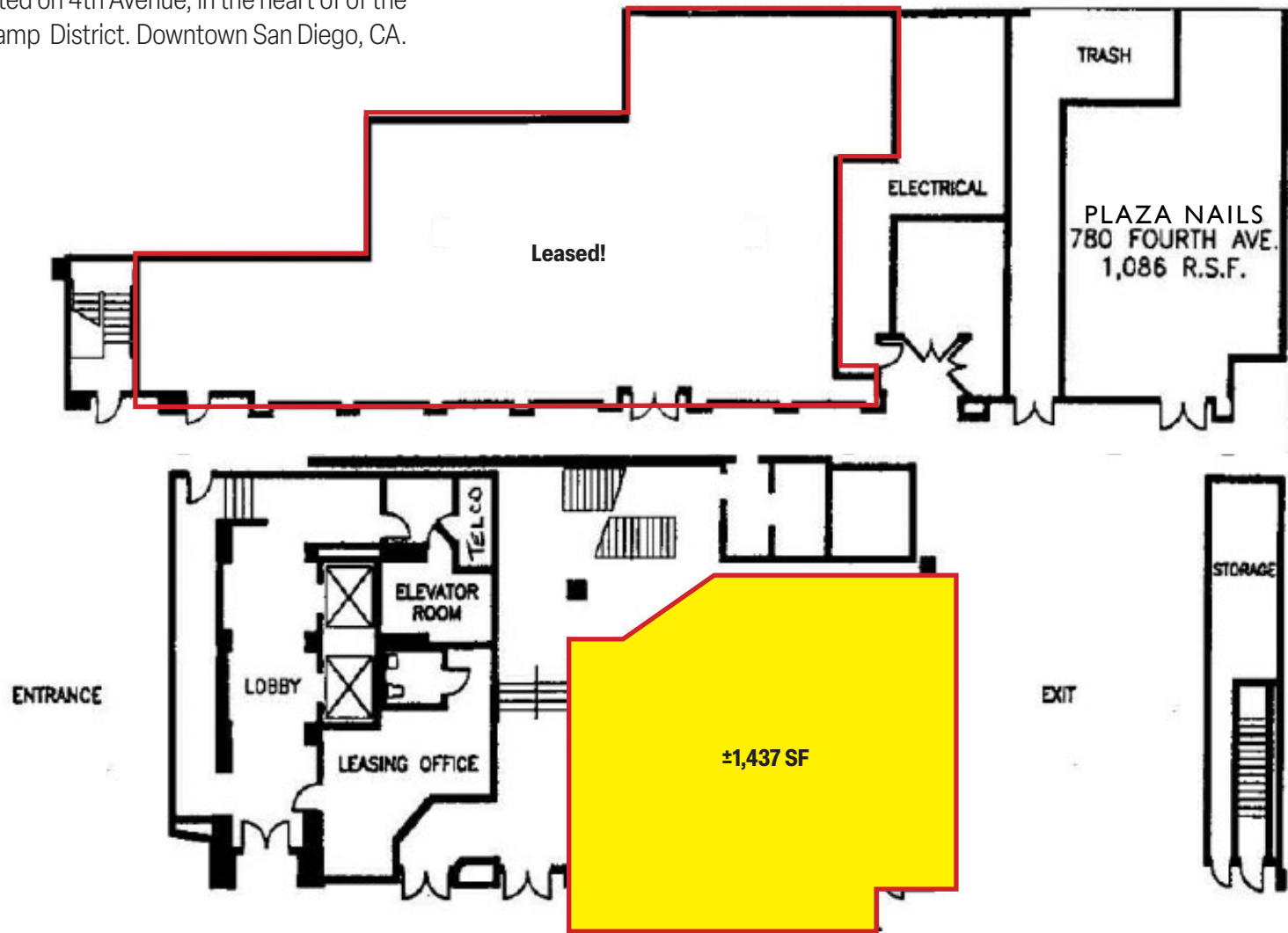
1 MILE	3 MILES	5 MILES
36.5	35.5	34.2



SITE PLAN

HORTON & 4TH

Located on 4th Avenue, in the heart of of the Gaslamp District. Downtown San Diego, CA.



G Street

4th Avenue

F Street



ADJACENT TO BALBOA THEATER AND THE CAMPUS AT HORTON, BY STOCKDALE

PROPOSED NEW NORTHERN GASLAMP SIGN



PROPOSED GASLAMP PROMENADE

Subject to approval, the Gaslamp Promenade would reinvent Fifth Avenue into 8 distinctive plazas (from L Street to Broadway), eliminating cars to create more space for people.

- The Gaslamp Quarter could receive and entertain more visitors
- Fifth Avenue would be a place for conversation, dining, and entertainment
- The pedestrian experience would improve, making the Gaslamp Quarter safer for visitors

BEFORE



PROPOSED



MAP OF PROPOSED GASLAMP PROMENADE



*Renderings are for illustrative purposes only and subject to full government approval

NEIGHBORHOOD SUMMARY

- Horton & 4th is located at the epicenter of Downtown San Diego, where the Broadway Corridor and the Gaslamp District converge.
- Approximately 11.3 million square feet of occupied offices in the Downtown area.
- 22,756 residents and 45,507 employees within a half mile of the site.
- Daytime population of approximately 54,000 people within a half mile.
- Easy access to the 163, 5 and 94 Freeways.
- Close proximity to the Convention Center, Petco Park, Balboa Park, San Diego International Airport, and the Campus at Horton (currently under construction).

*Disclaimers

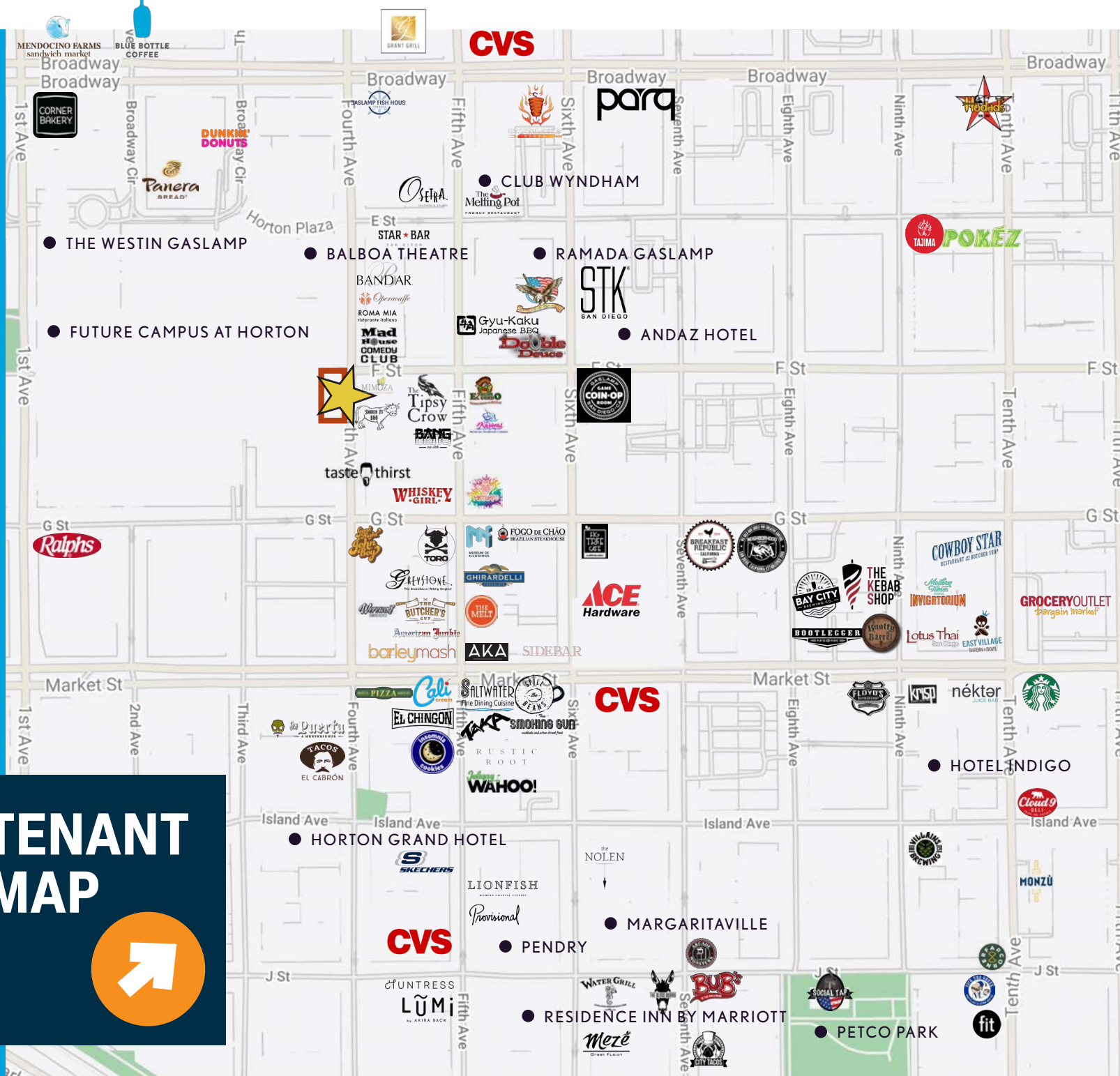


AREA TENANTS



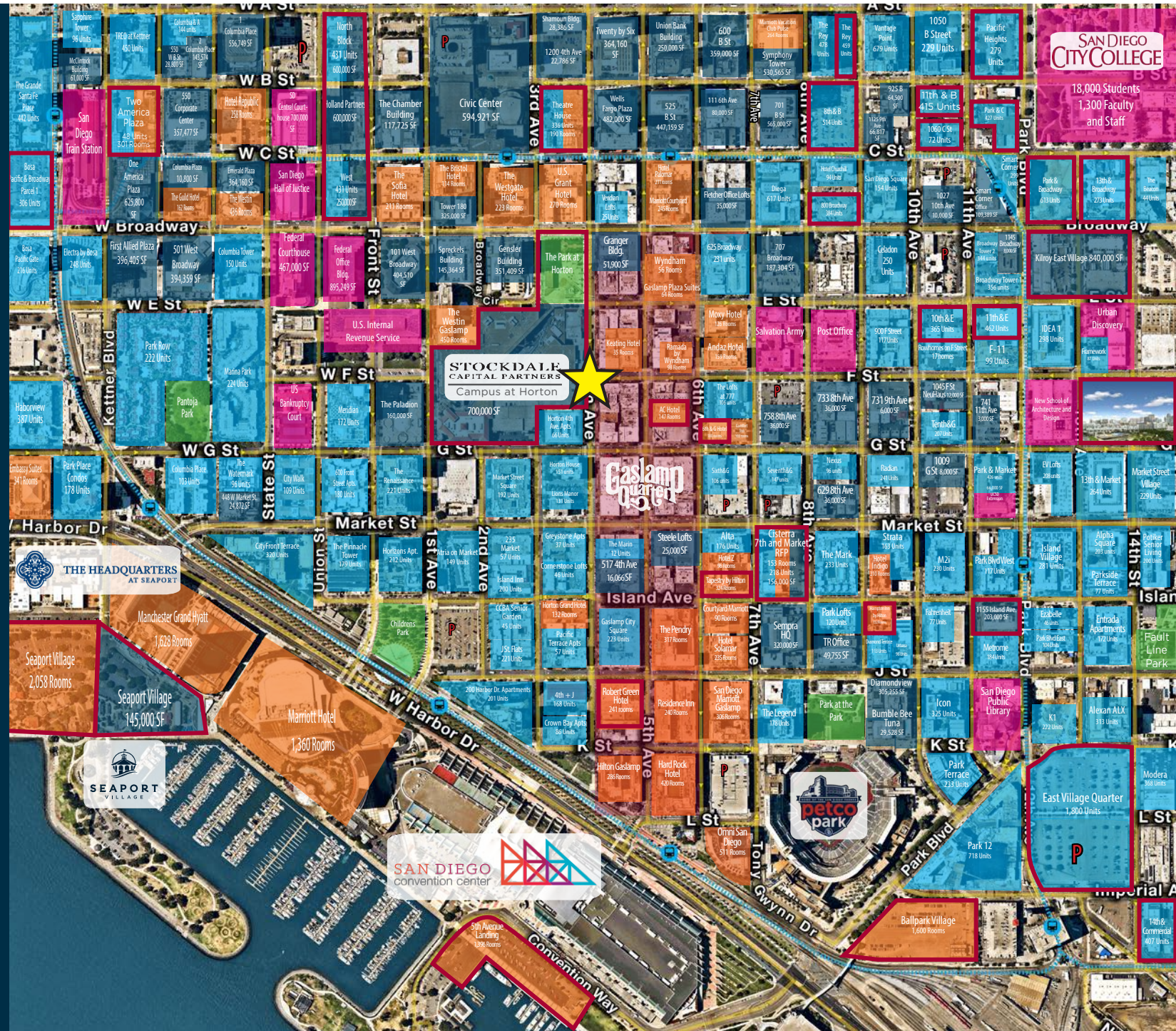
SEE WHOS NEAR BY

TENANT MAP



AERIAL USE MAP

- Hotels
- Office
- Multi-Family Residential
- School
- Non-Profit
- Government
- Under-Construction
- In Planning



DOWNTOWN DEMOGRAPHICS

38K Population of Downtown San Diego

81,237 Total jobs located Downtown

3.3M Population of San Diego County

PETCO PARK

2.4M **Annual Attendees** Home of the San Diego Padres \$70M spent annually in the stadium 300 private & public events annually

SAN DIEGO TROLLEY LINES

40M **Annual Passengers** Extension line to La Jolla is currently under construction

SAN DIEGO CONVENTION CENTER

±862,408
Annual Attendees

±\$724.1M
Direct Attendee Spending

±108
Annual Events (Largest Event: Comic-Con)

SAN DIEGO TOURISM

34.9M
Annual Visitors

\$10.4B
Visitor Spending

20.6M
Annual Air Passengers at San Diego International Airport

*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.

MICHAEL BURTON

858.875.4685

mburton@flockeavoyer.com

License ID: 01763327

PASQUALE IOELE

858.875.4665

pioele@flockeavoyer.com

License ID: 01488187

ASHLEY TIEFEL

858.875.4674

atiefel@flockeavoyer.com

License ID: 01984741

ANDREW SHEMIRANI

858.875.4692

ashemirani@flockeavoyer.com

License ID: 02038814



**URBAN
STRATEGIES GROUP**
FLOCKE & AVOYER COMMERCIAL REAL ESTATE

WWW.FLOCKEAVOYER.COM

787 J Street
San Diego, CA, 92101
619.280.2600

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.

