



Westgate Hotel

Rare Broadway Corridor Hard Corner
Retail/Restaurant/Office

3RD & C
2ND & BROADWAY

FOR
LEASE

The Property



FOR
LEASE

Details



Location

Broadway Corridor



Size

1,418 - 4,518 SF



Timing

Available Now



Rate

\$1.95 - \$4.95, MG

Highlights

- Existing quick serve/coffee shop spaces with restaurant infrastructure
- 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
- Located in the heart of the Core Business District, adjacent to San Diego Civic Center and Campus at Horton
- Steps to hotels, shopping, dining and Gaslamp Quarter—San Diego's #1 Tourist Destination
- Nearly 4 million sq. ft. of office space within a 3-block radius with approximately 20,000 employees
- Broadway is the main East/West thoroughfare through Downtown San Diego
- Excellent access to Interstate 5 and Highways 163 & 94
- Minutes to San Diego International Airport, Coaster, Amtrak, and adjacent to Trolley Station

The
Spaces

2ND AVENUE

C STREET



Westgate Plaza
Hotel
1933 New York

SUITE A
3,200 SF +
800 SF mezz

INTER-CON
SECURITY
IC

3RD AVENUE

COURTYARD

SUITE C
3,100 SF

SUITE B
1,418 SF

GYM
ENTRANCE

goldchild
COFFEE ROASTERS

ZEGGIO
CUSTOM CLOTHES

at&t

BROADWAY

The Neighbors

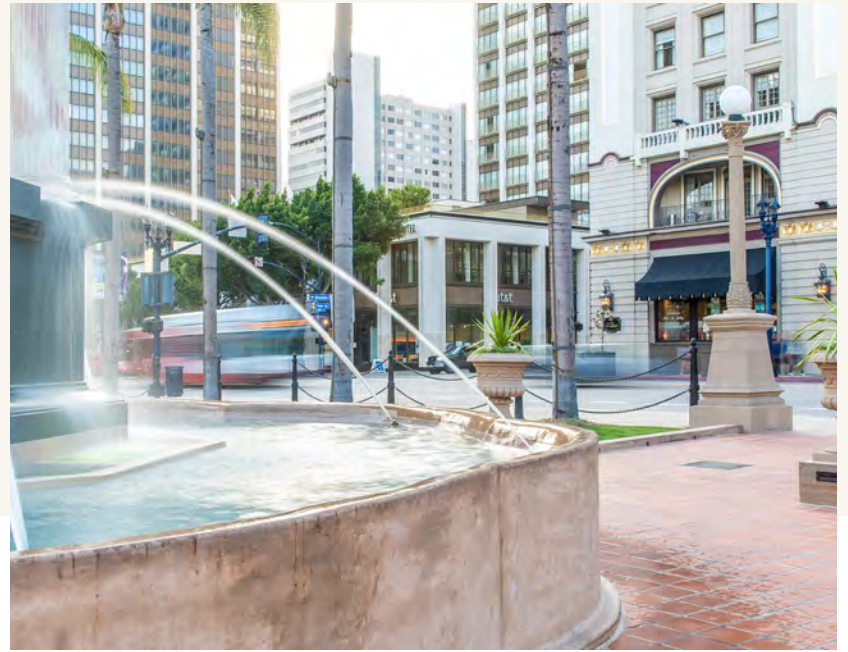


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|---------------------------|-------------------------|--------------------------------------|
| 1 Gaslamp Fish House | 11 Tropical Savor | 1 The US Grant - 270 Rooms |
| 2 Rei De Gado | 12 Taste & Thirst | 2 225 Broadway - 351,000 SF Office |
| 3 Osetra Fish House | 13 Asti Ristorante | 3 Spreckles Theatre |
| 4 The Melting Pot | 14 Osteria Panevino | 4 Tower 180 - 387,000 SF Office |
| 5 Gaslamp Tavern | 15 Tin Roof | 5 101 W Broadway - 452,000 SF Office |
| 6 Star Bar | 16 Garage Kitchen & Bar | 6 Horton House - 151 Units |
| 7 Bandar | 17 Greystone | 7 Lions Manor - 131 Units |
| 8 Mad House Comedy | 18 American Junkie | 8 Market St Station - 149 Units |
| 9 Trailer Park After Dark | 19 Rendezvous | 9 Federal Building - 895,000 SF |
| 10 GyukKaku Japanese | 20 Ralphs | |

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.**

The
Photos



The Location

Downtown



Population
3,700



Annual Visitors
25M



Hotel Rooms
15,894

Downtown is a regional employment center, a public transportation hot spot, 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.

In the midst of all
the action, there's
convenient access to
just about anywhere.

TRAVEL+
LEISURE

FOR
LEASE



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