

# Gaslamp Theatre

701 5TH AVE, DOWNTOWN  
SAN DIEGO, CA

FOR LEASE  
OR SALE





# Gaslamp Theatre

701 5TH AVE, SAN DIEGO, CA

---

Flagship location available for sale or lease on NW corner of 5th & Market with ceilings ranging from 40' to 62' and over 120' frontage along 5th Ave

- 1st Floor: +/-26,068 SF
  - 2nd Floor: +/- 24,085 SF
  - Rooftop: +/-3,000 SF
- 
- Total Area: +/- 53,153 SF

# Downtown San Diego



WATERFRONT PARK

CRUISE SHIP TERMINAL

U.S.S. MIDWAY

RaDD

SEAPORT VILLAGE

CAMPUS AT HORTON PLAZA

GASLAMP QUARTER

CONVENTION CENTER  
1.7M ANNUAL VISITORS  
7 MIN WALK

RADY SHELL AMPHITHEATER

5TH AVENUE

Site

PETCO PARK  
2.1M ANNUAL VISITORS  
6 MIN WALK

163

BALBOA PARK

INTERSTATE  
5

# Welcome To Gaslamp Quarter

---

Located in the heart of historic Gaslamp Quarter, Gaslamp Theatre is designed to be as dynamic as the people who walk through the neighborhood every day; Gaslamp Quarter has evolved into more than an entertainment destination, it is a place with heart and soul where the history of the neighborhood is embraced.

## TRAFFIC DRIVERS

DOWNTOWN SAN DIEGO

80

2025 Sold Out  
Home Games

3.31M

Padres Home Game  
Attendance

12,375

Downtown San Diego  
Hotel Rooms

12

Minutes to SD Int'l Airport

\$902.6M

Convention Center Direct  
Attendees Spending

792K+

Annual Ferry + Cruise  
Passengers

90

Convention Event  
Projected for FY26

1.7M

Annual Convention  
Center Visits



THEATRE BOX



# Gaslamp Theatre

---

MR. TEMPO CANTINA INTERIOR



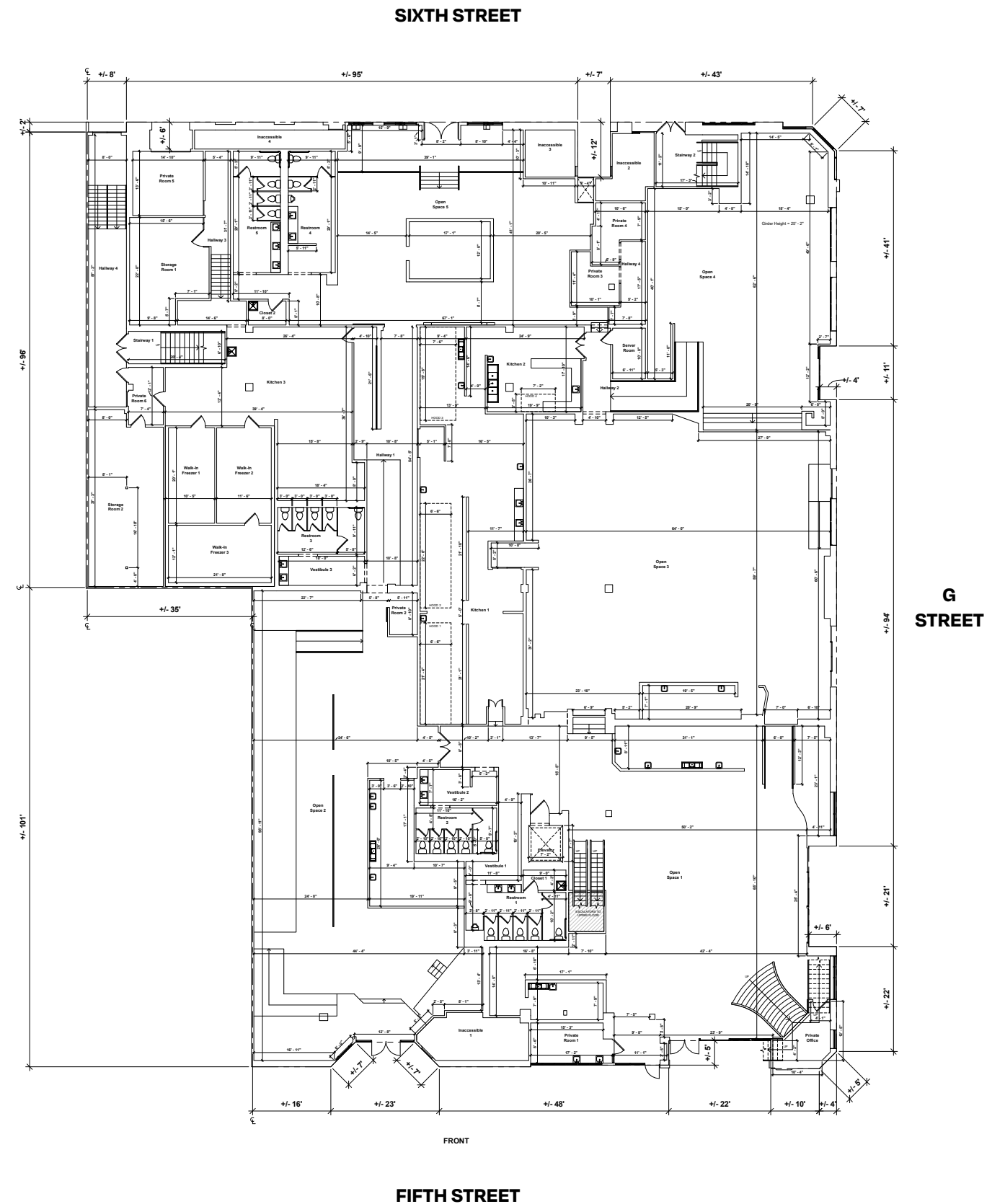
NW CORNER OF G ST & SIXTH AVE



# How A Flagshship Venue Lives Here

## BUILDING FEATURES

- **Entries/Egress:** Main entry at 5th & Market corner; secondary entry on 5th; dual egress along Market
- **Existing infrastructure that compresses schedule risk:** Escalators (2), kitchen multiple restroom banks already in place; existing restaurant FOH/BOH zones remain
- **Stage, Screens and Configuration:** First floor ceiling height up to 40' and 26,068 SF at street level; second floor ceiling height up to 24' and 24,085 SF; with existing rooftop bar that is 3,000 SF; view building plans and cad files here [>>Building Plans & Cad Files](#)
- **Virtual Building Tour:** [>>View Here](#)



# DOWNTOWN SAN DEIGO Hotels • Office • Tourism

## HOTELS

- 4,576 hotel rooms
- 1,043 hotel rooms under construction
- 17.6M overnight visitors per year
- Notable nearby hotels:



## OFFICE HEADQUARTERS

- 6.4M square feet
- 2.14M square feet under construction
- 81K jobs in downtown San Diego
- Notable nearby headquarters and corporate offices:



## TOURISM

- Notable tourist destinations within a 15-minute drive time:



SAN DIEGO COUNTY ADMINISTRATION BUILDING



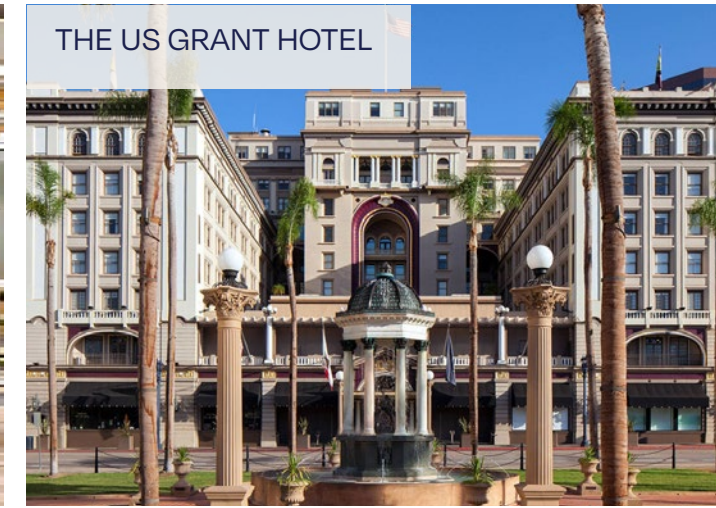
ESET HEADQUARTERS



OMNI HOTEL



THE US GRANT HOTEL



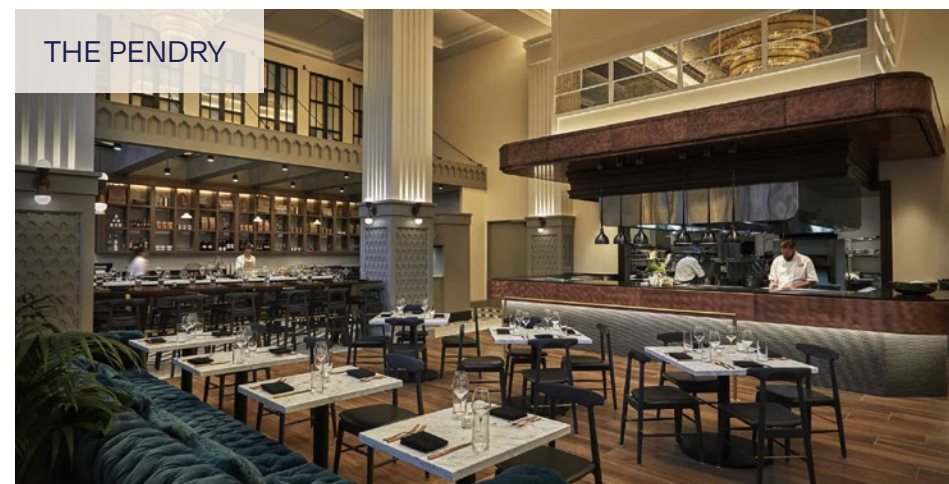
BALBOA PARK



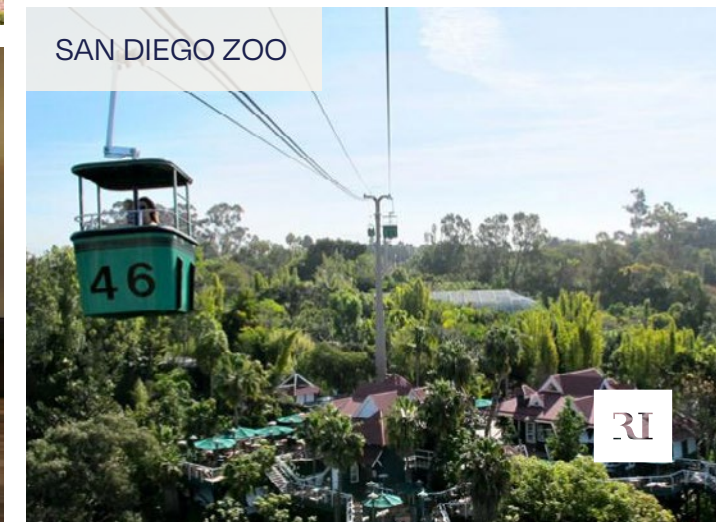
SEAWORLD



THE PENDRY



SAN DIEGO ZOO



# Trade Area Highlights

COLUMBIA

LITTLE ITALY

CORTEZ

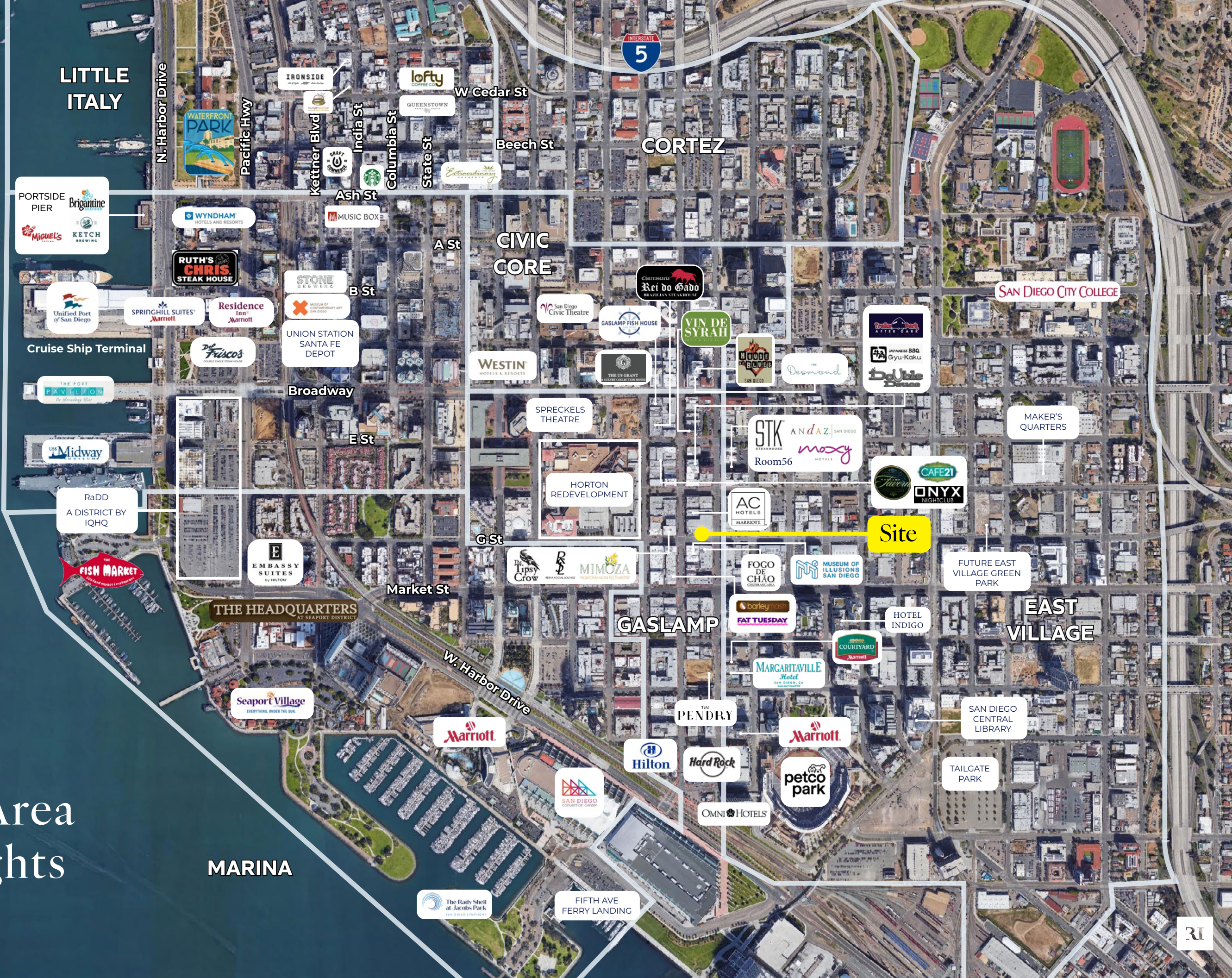
CIVIC CORE

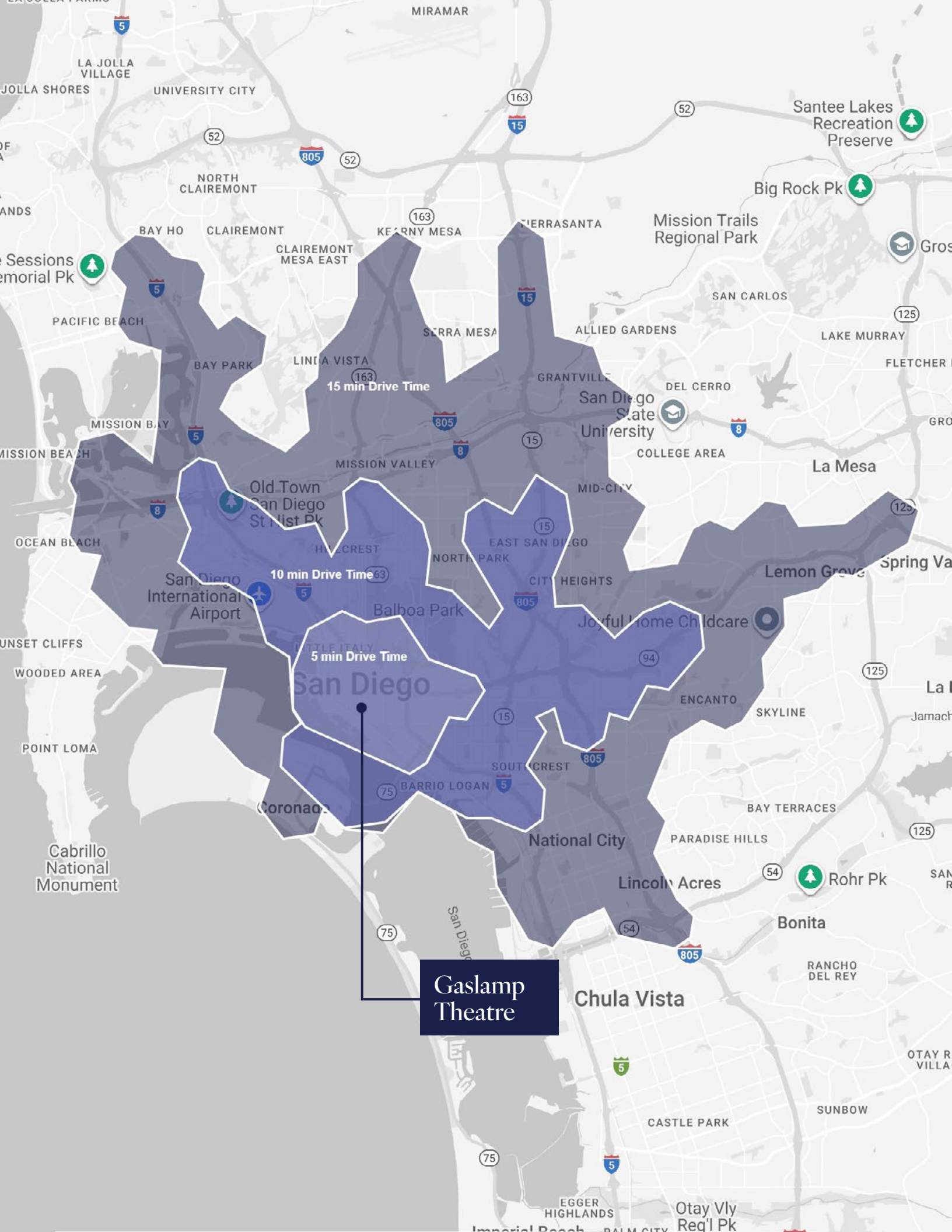
SAN DIEGO CITY COLLEGE

EAST VILLAGE

GASLAMP

MARINA





# Area Demographics

// DOWNTOWN SAN DIEGO, CA

	5 MINUTES	10 MINUTES	15 MINUTES
<b>Total Population</b>	79,761	248,356	627,242
<b>Projected Population (2030)</b>	86,242	258,117	640,394
<b>Total Businesses</b>	7,977	16,532	34,119
<b>Company Headquarter Businesses</b>	230	420	874
<b>Total Employees</b>	77,380	146,705	308,968
<b>Average Household Income</b>	\$128,137	\$127,273	\$125,528
<b>Median Household Income</b>	\$104,429	\$99,641	\$100,573
<b>Total Households</b>	41,886	109,819	255,350
<b>Median Age</b>	38.0	36.3	35.5
<b>% of Population with BA Degree or Higher</b>	50.2%	45.1%	42.2%

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.



# Gaslamp Theatre

**ALLISON CAMPBELL**

858.524.3266

acampbell@riretail.com

Lic. 02072308

**RI** RETAIL INSITE

RETAIL INSITE | Lic. #01206760 | [www.riretail.com](http://www.riretail.com)

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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.