

2ND GENERATION
RETAIL/SERVICE OPPORTUNITIES
±2,452 - 5,152 SF

GASLAMP DISTRICT
480 FIFTH AVE

UNDER NEW OWNERSHIP /
MANAGEMENT



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PROPERTY
GROUP
EST. 1989

Gaslamp Quarter

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.



200+

Retailers & Restaurants



7

Major Entertainment Venues



100

16.9 Blocks with nearly 100 Historic Buildings

Everything you need is walking distance. Don't miss this opportunity in the heart of Gaslamp Quarter.



858 874 1989
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Property Highlights

Address

480 5th Avenue, San Diego CA, 92101. Corner of 5th Avenue & J Street

Size

±2,452 - 5,152 SF - 2nd generation retail/service

Position

Situated on the ground floor below the Gaslamp City Square condominium with 223 units

Ceiling Heights

±16-18ft

Location

Across from the Horton Grand Hotel, The Pendry, the Horton Grand Theatre and the Gaslamp Museum

Near By

Close proximity to the San Diego Convention Center, the new San Diego Children’s Park and Petco Park

Located in the Heart of Gaslamp

ANNUAL VISITORS

+30M

TOURISM SPENDING

+14B

PARKING STRUCTURES W/ IN 4 BLOCKS, SPACES AVAILABLE

+5K





Downtown's Most Vibrant Corridor & 3 Blocks from the Historic Gaslamp Sign

Size

±57,000 SF of retail/restaurant space in the historic Gaslamp Quarter

Type

Mixed-use development with 223 condominium units

Parking

Large public parking garage on property with parking count of 550 and 250 designated commercial. 7 public parking structures and multiple surface lots within 4 blocks

Adjacent

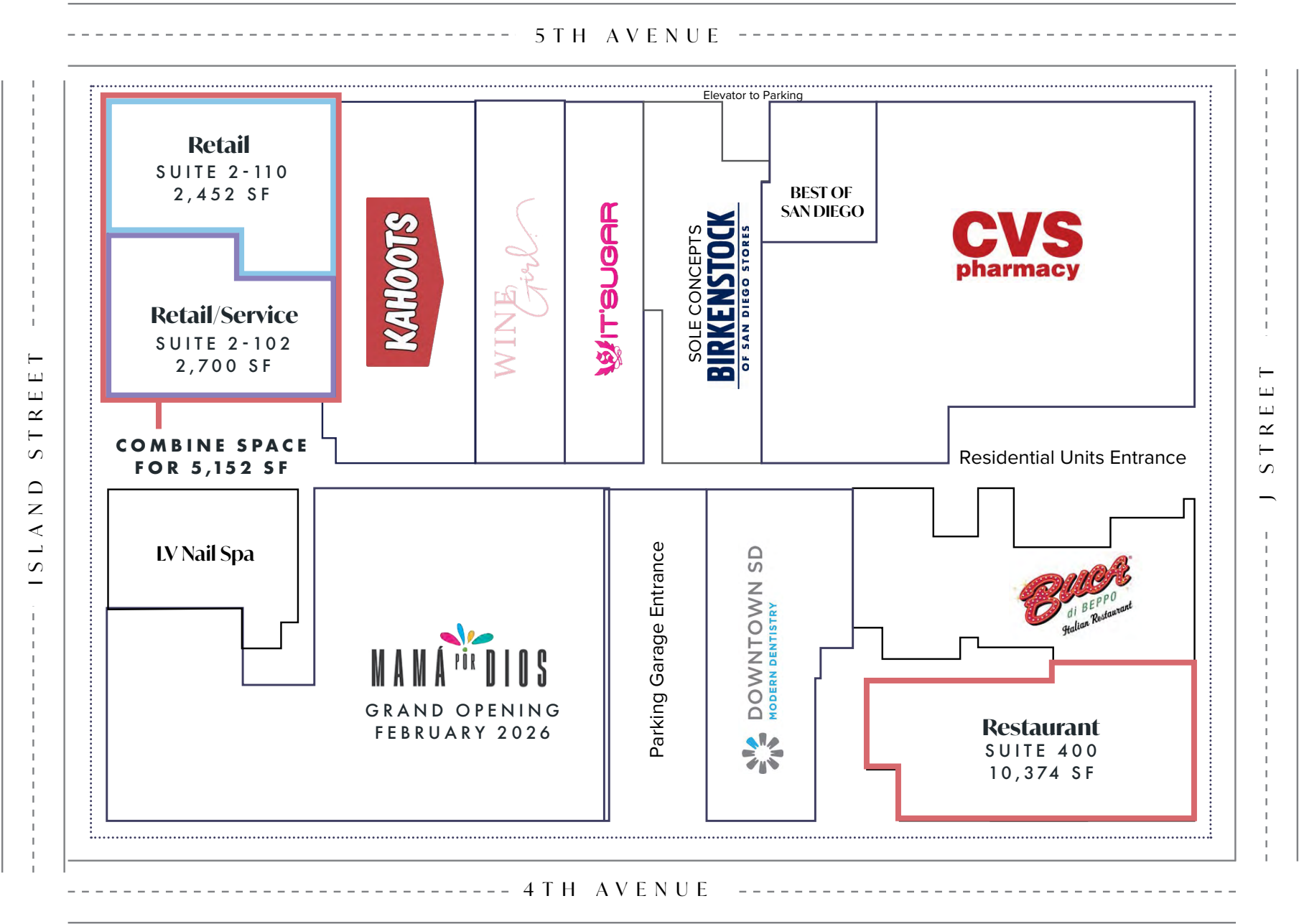
The Pendry Hotel by Montage with 317 rooms

Area Tenants

Water Grill, Morton's Steakhouse, Nobu, Fleming's, Lou & Mickey's, Nova, Lionfish, Lumi, Huntress and more

Site Plan

← N | S



Gaslamp Square

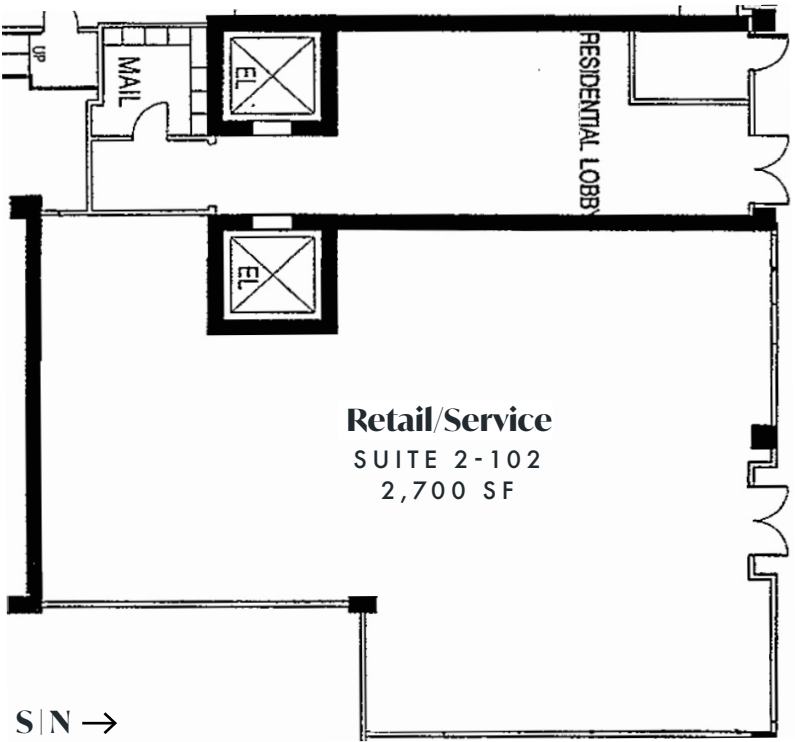
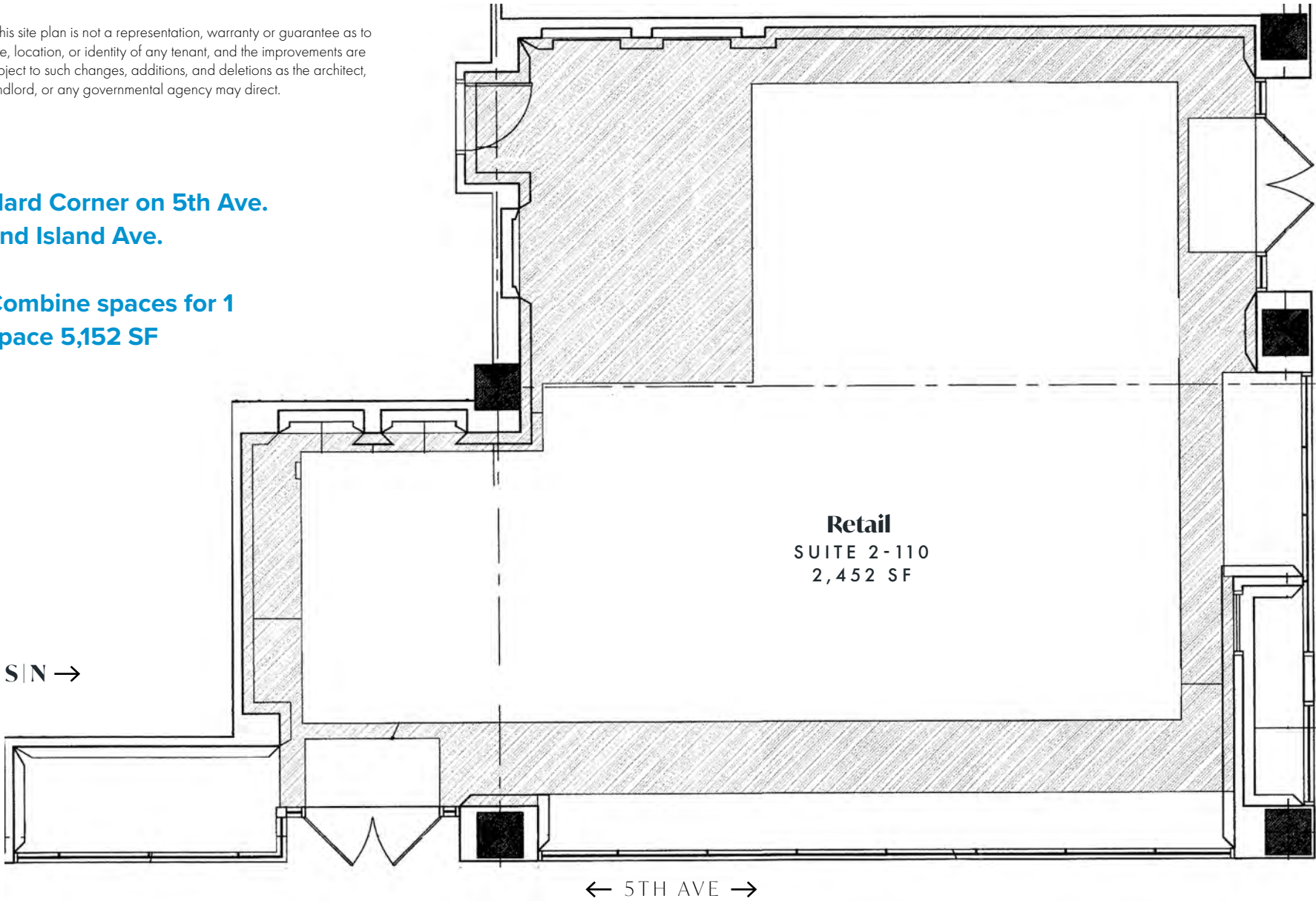
Retail/Service Space

Suite 2-110 & 2-102
±2,452 - 5,152 SF Retail/Service Space
Available Now

*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Hard Corner on 5th Ave.
and Island Ave.

Combine spaces for 1
space 5,152 SF



Inline fronting
Island Ave.



FOR LEASE

Gaslamp Square Neighborhood Highlights



Walkability

Close proximity to the Convention Center, Petco Park and Seaport Village

Walking distance from the trolley line, with 40 million annual passengers, and the California Coaster/Amtrak line

Just blocks from the new Children's Museum with over 200,000 annual visitors, and the Children's Park which includes a dog park, play area and open green space

Located in one of the most sought after entertainment and retail corridors in Southern California

Daily errands do not require a car and can be accomplished by foot or on a bike.



Walkable

98
Walk Score



Bikeable

90
Bike Score

Nearby Attractions

Historic Gaslamp Quarter
Embarcadero/Broadway Pier
Balboa Theatre
House of Blues
San Diego Civic Center
Seaport Village
Waterfront Park
USS Midway
Rady Shell

Gaslamp Events

Taste of Gaslamp
Gaslamp Mardi Gras
Poinsettia Bowl
San Diego ShamRock
San Diego Half Marathon
Toast of Gaslamp
San Diego Monster Bash
San Diego International Film Festival
San Diego Comic Con International
Gaslamp Holiday Pet Parade

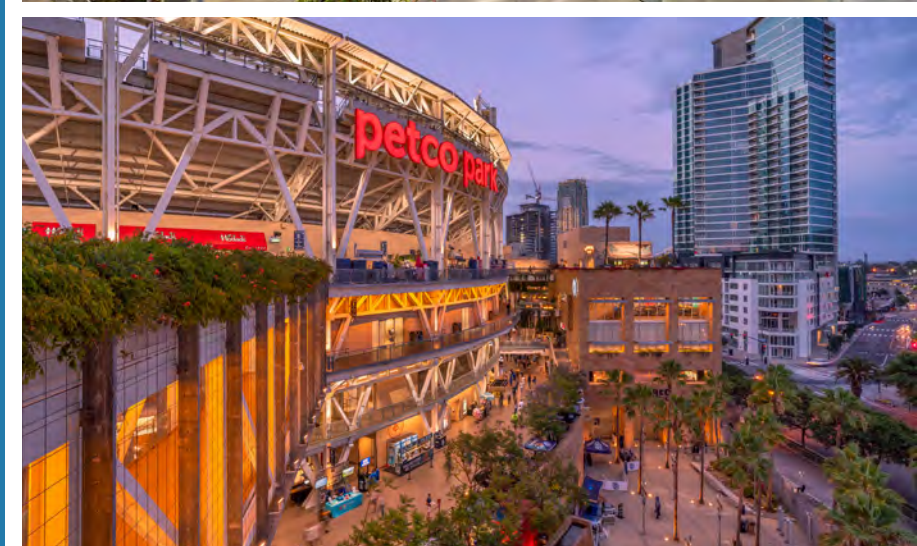


Local Lineup



Downtown San Diego buzzes with **dynamic retail and diverse dining.**

- | | |
|-------------------------------|----------------------------|
| 1 San Diego Convention Center | 26 Cali Cream |
| 2 NoBu | 27 Spill The Beans |
| 3 Hard Rock Hotel | 28 Smokin' Gun |
| 4 Lou & Mickey's | 29 SideBar |
| 5 Cafe Sevilla | 30 AKA Asian Modern Fusion |
| 6 Happy Does Bar | 31 Barley Mash |
| 7 Lumi | 32 La Puerta |
| 8 Huntress | 33 Tiger Cafe |
| 9 Pendry Hotel | 34 Price Street Pizza |
| 10 Provisional Kitchen | 35 Fat Tuesday |
| 11 Lionfish | 36 American Junkie |
| 12 Zama | 37 Greystone Prime |
| 13 Wine Girl | 38 The Melt |
| 14 Sketchers | 39 Ghirardelli Ice Cream |
| 15 Taco Centro | 40 Museum of Illusions |
| 16 Nova SD | 41 Fogo de Chao |
| 17 Breakfast Republic | 42 Good Night John Boy |
| 18 Achilles Coffee | 43 Whiskey Girl |
| 19 Buca di Beppo | 44 Osteria Panevino |
| 20 Salt & Whiskey | 45 The Topsy Crow |
| 21 Tacos El Franc | 46 Tacos El Gordo |
| 22 Insomnia Cookies | 47 Coin-Op |
| 23 Rustic Root | 48 American Comedy Club |
| 24 Taka | 49 STK |
| 25 Prohibition Lounge | 50 Room 56 |



Downtown by the Numbers and Facts



OFFICE

363,700 SF
Under Review
1.8M SF
Under Construction



RETAIL

80,150 SF
Under Review
562,600 SF
Under Construction



HOUSING

+31,689¹
Existing
+3,044² SF
Under Construction



RESIDENTS IN DOWNTOWN

37,000



POPULATION OF SAN DIEGO COUNTY

3.3 M



ANNUAL VISITORS TO SAN DIEGO

35.1 M



CONVENTION CENTER ECONOMIC IMPACT 2023

\$1.4 B



SAN DIEGO PADRE'S ATTENDANCE 2025

+3.4 M FANS



HOTEL ROOMS

15,894

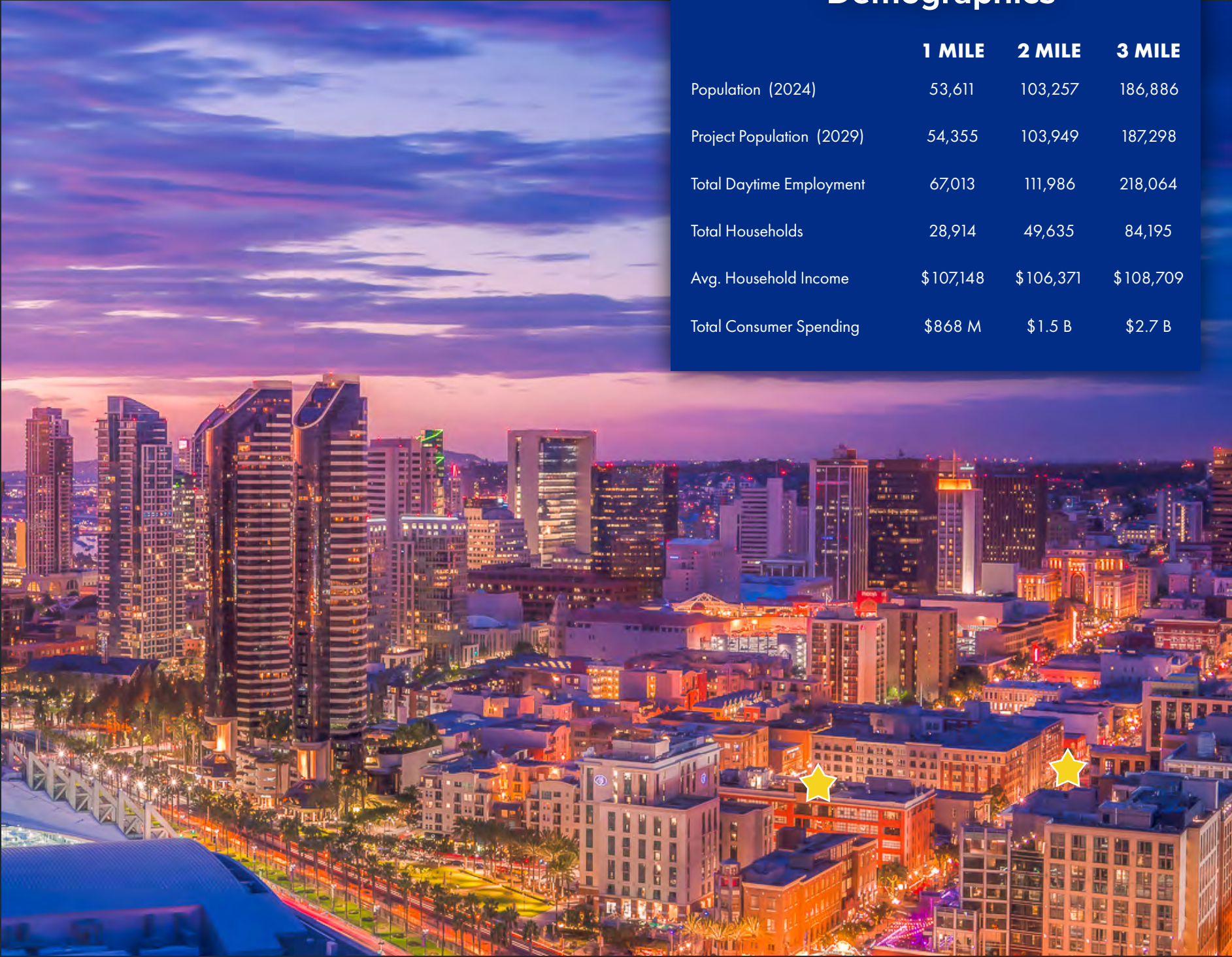
*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

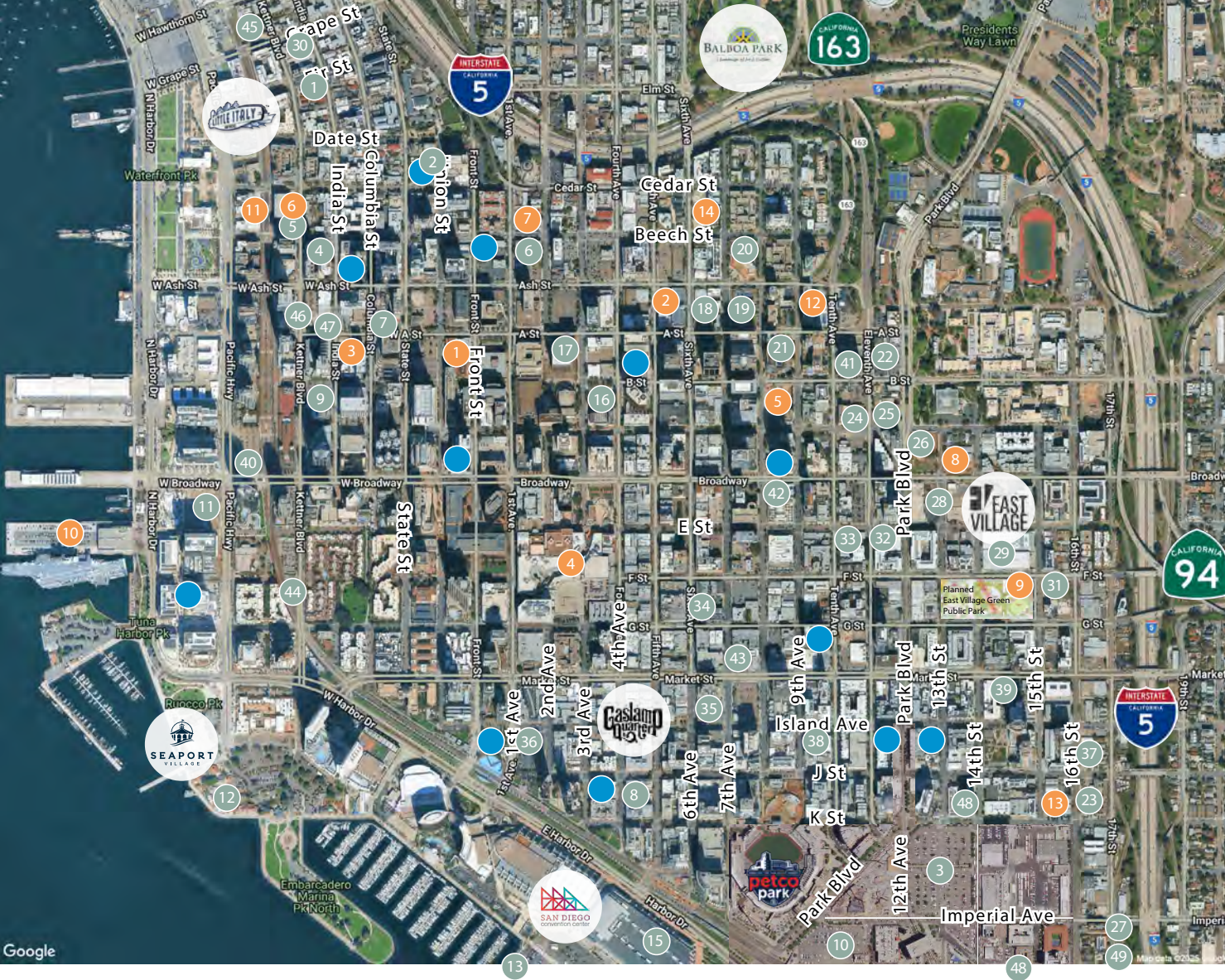
¹ Based on 2021 SANDAG population and housing estimates + recently completed projects.

² Based on permit applications submitted on or before 6/30/2023

Demographics

	1 MILE	2 MILE	3 MILE
Population (2024)	53,611	103,257	186,886
Project Population (2029)	54,355	103,949	187,298
Total Daytime Employment	67,013	111,986	218,064
Total Households	28,914	49,635	84,195
Avg. Household Income	\$107,148	\$106,371	\$108,709
Total Consumer Spending	\$868 M	\$1.5 B	\$2.7 B





Downtown San Diego Development Pipeline Q4 2025

Under Construction Approx:

- 2,502 Residential Units
- 360,286 SF Retail
- 700,000 SF Office
- 502 hotel Rooms
- East Village Green Acre Public Park
- Freedom Park at Navy Pier

Pipeline Approx:

- 2,081 Residential Units
- 93,209 SF Retail
- 59,800 SF Office
- 1,636 Hotel Rooms
- Convention Center Expansion

Recently Completed Approx:

- 1,894 Residential Units
- 203,700 SF Retail
- 1,121,100 SF Office
- 390 Hotel Rooms
- 66,000 SF UCSD Extension
- IQHQ 1.7M SF BioTech / Retail

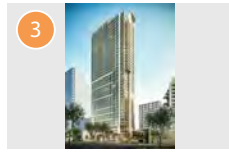
Under Construction



**Holland Partners;
The Torrey**
450 units; 49,500 sf retail



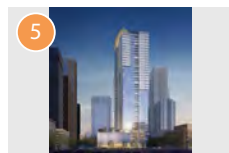
**Vandervall Hotels, LLC;
Tru/Home2 Hotel**
271 rooms



**Pinnacle International;
Columbia & A Tower**
220 units; 234 rooms



**Stockdale Capital Partners;
Campus at Horton**
300,000 sf retail; 700,000 sf office
Est. Completion: Q1 2025



Bosa; 8th & B
398 units; 9,400 sf retail;
.5-acre public park



**Holland Partners;
Kettner Crossing Phase 1**
64 units



**Greystar; Ancora
1st & Beech**
227 units



**Harrington Heights;
13th & Broadway**
273 units; 1,600 sf retail



East Village Green Public Park
4.1-acre public park; children's playground;
dog park; community center; public green
space; 180-space underground parking



Freedom Park at Navy Pier
10-acre park; nature garden, memorials
and monuments, play structures, seating
and shading, and interpretive signage.



Cedar Street Apartments
138 units



**Jacaranda on 9th
Apartments**
88 units



Riaz Capital
259 units



**Kindred
BRIDGE Housing**
126 units; 4,186 sq. ft. retail

Pipeline



**Liberty National;
Columbia & Hawthorne**
22 rooms; 33 units; 4,000 sf retail



**Liberty National;
State & Grape**
56 rooms; 92 units



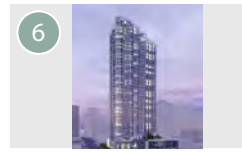
**Tishman Speyer & Padres;
East Village Quarter**
1,800 units; 50,000 sf retail



**Forge Land Company;
India & Beech**
337 units; 2,500 sf retail



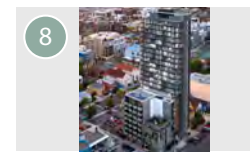
Essex; Citiplace Front & Ash
147 units



**Liberty National
First & Beech**
433 units



TR Legacy Holdings; 499 West Ash
336 units; 284 rooms; 25,000
sf retail; 10,000 sf office



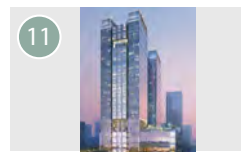
**Jman Tower LLC; Air Rights
Twoer**
81 units



**Crown Invest LLC;
Two America Plaza**
51 units; 300 rooms; 11,700 sf retail



JMI; The Landing
793 units; 120,000 sf retail;
683,000 sf office



**Manchester Financial
Group; Manchester Hotel**
1,161 rooms; 1.9-acre plaza



1HWY1; Seaport San Diego
2,058 rooms; 242,000 sf retail;
145,000 sf office



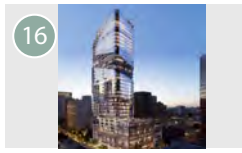
**Robert Green Company;
5th Avenue Landing**
1,396 rooms



Convention Center; Phase 3 Exp.
Exhibit halls, meeting rooms,
ballrooms, rooftop park



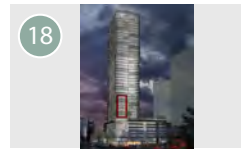
**Robert Green Company;
4th & J Hotel**
240 rooms; 24,000 sf retail



**Lida Group Holdings, Inc;
The Theatre House**
301 rooms; 59,800 sf office



Floit Properties, Inc.
183 units; 4,182 sf retail



**Ghods Builders;
6th & A**
389 units; 7,000 sf retail



XJD; 7th & A
281 units; 9,000 sf retail



JSD2, LLC; 777 Beech
104 units



**Wood Partners;
The Rey Phase II**
459 units



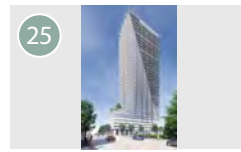
**Pinnacle International;
Pacific Heights**
492 units; 6,500 sf retail



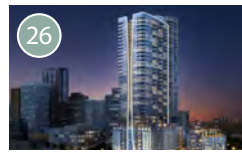
Fabric Investments; Creativo
13 units; 1,000 sf retail;
2,000 sf office



**Liberty National;
1060 C Street**
72 units; 1,150 sf retail



**Pinnacle International;
Park & C**
444 units; 10,933 sf retail



**Liberty National;
Park and Broadway**
352 units; 4,200 sf retail



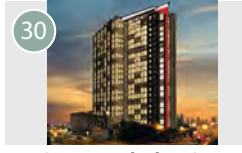
**1707 Imperial;
Zonevest LLC**
113 units



**Kilroy Realty;
Kilroy East Village**
840,000 sf office with retail



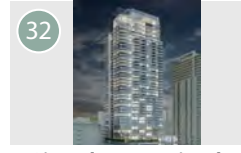
Navarra Properties; SuperBlock
4,905 sf retail; 550,000 sf office



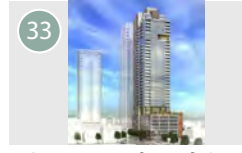
**SD Mega Block LLC;
Lucia nel Cielo**
424 units; 3,000 sf retail



Foulger-Pratt; Block F
405 units; 19,000 sf retail;
48,518 sf office



**Pinnacle International;
11th & E**
462 units; 6,000 sf retail



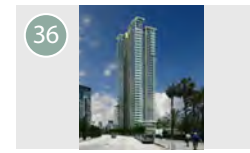
Capexco Funds; 10th & E
365 units; 2,600 sf retail



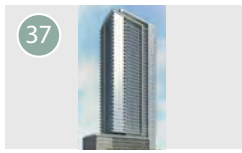
**J Street Hospitality; Motto
by Hilton**
180 rooms; 2,500 sf retail



**J Street Hospitality;
Tapestry & Homewood
Suites by Hilton** 324 rooms



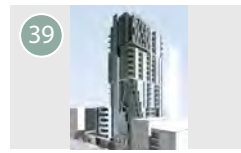
Bosa; First & Island Condos
211 units; 22,400 sf retail



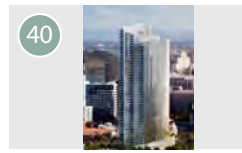
**Cast Development;
The Fellow**
129 units; 1,000 sf retail



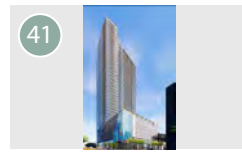
**J Street Hospitality;
Hampton Inn by Hilton**
132 rooms



**Bahia View Condominiums;
Bahia View**
95 units; 6,600 sf retail



**Bosa; Pacific & Broadway -
Parcel 1**
306 units; 15,000 sf retail



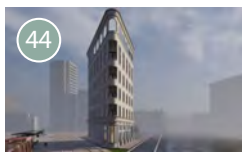
**Liberty National;
10th & B**
542 units; 4,200 sf retail



**Reef Point Hospitality LLC;
Broadway Suites**
317 rooms



**San Diego Gaslamp Properties
LLC; Citizen M Hotel** 302 rooms



Rodney Masri; 639 Kettner
750 sf retail



KR 2045 Pacific Highway LLC; 2045 Pacific Highway
12,000 sf retail; 275,000 sf office



**IP Investments LLC; Cedar Street
Apartments** 134 units



Elevate Investments
233 rooms; 1,700 sf retail



Mirka Tower
318 units



17th & Commercial
109 units



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