

THE
SAMUEL FOX
RETAIL

*GASLAMP
QUARTER*



531 BROADWAY, SAN DIEGO, CA
RETAIL / RESTAURANT FOR LEASE

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UPT
SAN DIEGO
est. 1987



THE PROPERTY

Details

LOCATION	531 Broadway, San Diego, CA 92101
PROPERTY TYPE	Retail/Restaurant Condominium
SIZE	1,860 SF
TIMING	Suite B - Available February 2020
RATE	\$3.25 psf, NNN



Highlights

- Located in the epicenter of Downtown San Diego
- Perfectly positioned to serve employees, residents, and tourists
- Located at crossroads of four district neighborhoods
- Former restaurant facility
- Rare transferable liquor license
- Situated below 23 apartment lofts
- Synergy with Gaslamp Quarter, Horton Plaza redevelopment, and booming East Village
- Exposure to millions of tourists and locals



THE AREA

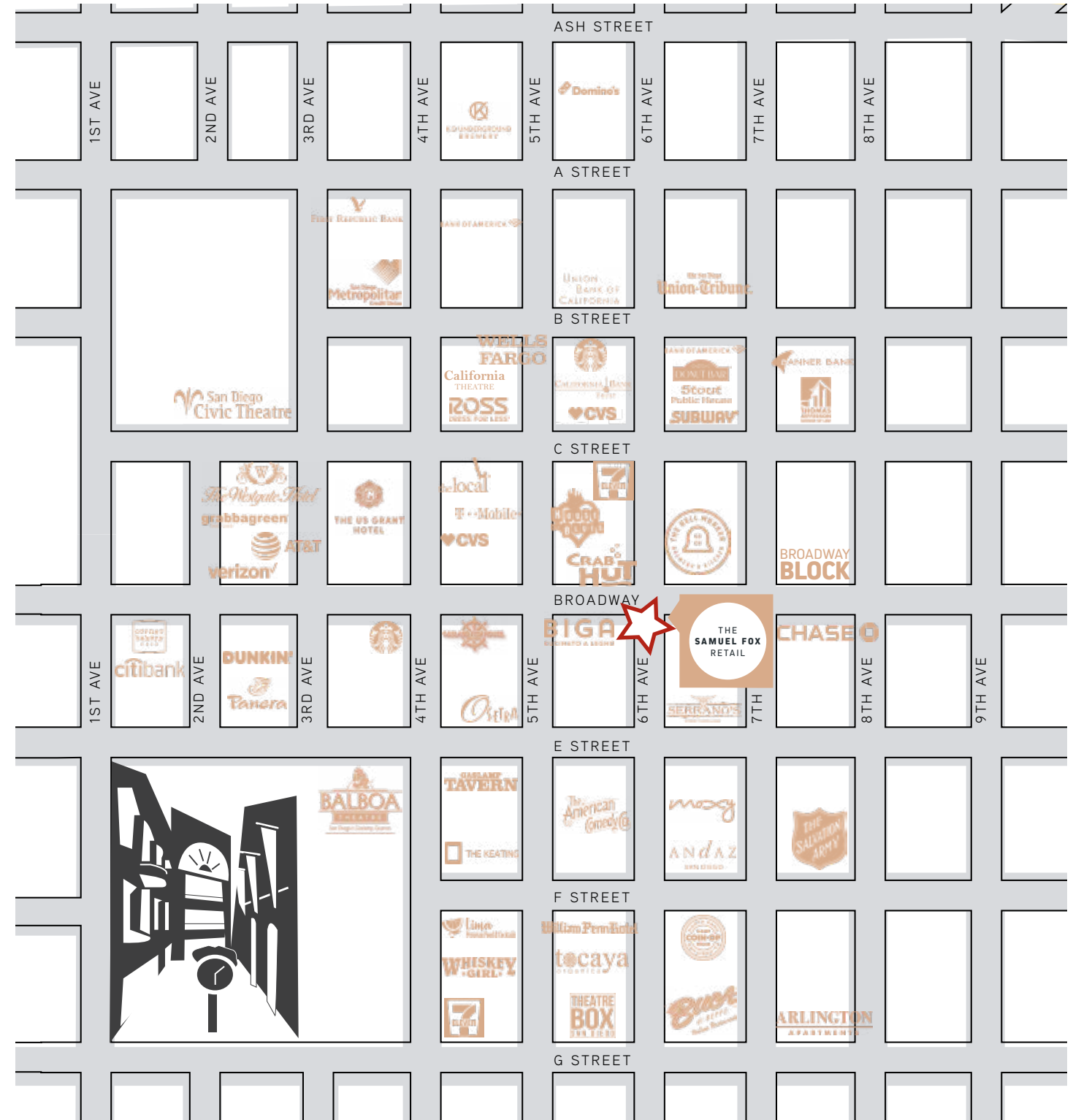
City Center

Discover San Diego's urban side. When the central library, ballpark village and Petco Park came about, there was a new vibrancy, focus and understanding that there is opportunity Downtown. Broadway Block's location in the city center makes it a great place to be as a resident as well as a visitor. Located moments from all of the distinct downtown communities - from Little Italy's thriving food scene to the cultural East Village to the happening Gaslamp District and the recreational waterfront- Broadway Block is the new city center.



SAN DIEGO IS BECOMING SOUTHERN CALIFORNIA'S COOLEST CITY.

Travel + Leisure



THE LOCATION

Downtown San Diego

The heartbeat of every city lives in its downtown, and San Diego is no exception. Located only minutes from the airport, San Diego's thriving urban center offers an abundance of options for accommodations, activities, dining and cultural attractions, all easily accessible by foot, bike, car or public transportation.

Where modern architecture and Victorian-Age buildings stand side-by-side, you'll discover eclectic galleries, chic boutiques, trendy nightclubs, rooftop bars, gastropubs, craft beer hangouts and hip restaurants lining the streets.



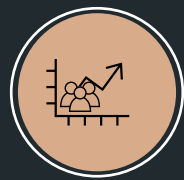
31,000
Residential Units



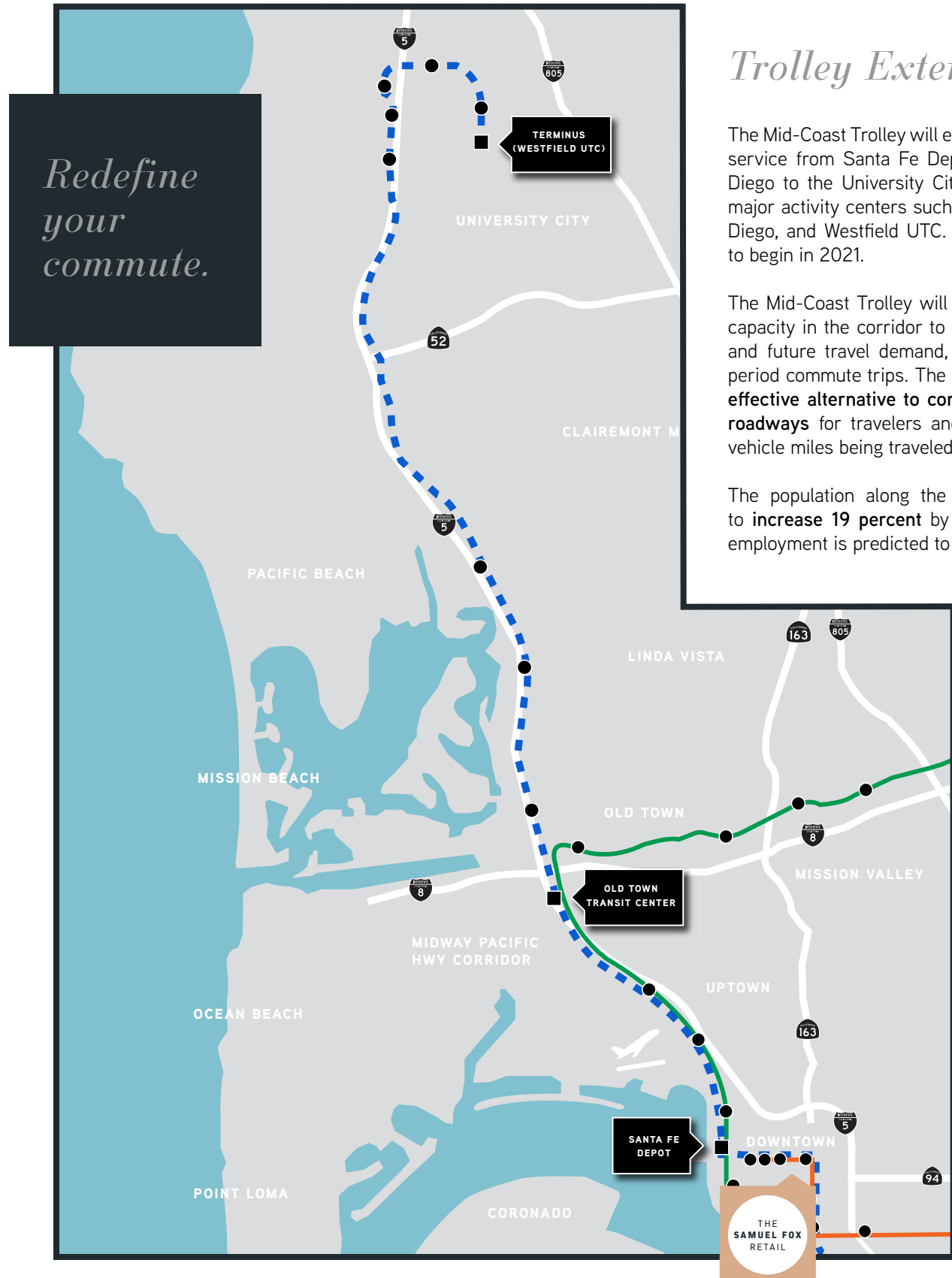
10,265,767
Total Office SF



16,208
Hotel Rooms



862,408
Projected Convention
Center Attendees



Trolley Extension

The Mid-Coast Trolley will extend Blue Line Trolley service from Santa Fe Depot in Downtown San Diego to the University City community, serving major activity centers such as Old Town, UC San Diego, and Westfield UTC. Service is anticipated to begin in 2021.

The Mid-Coast Trolley will expand transportation capacity in the corridor to accommodate existing and future travel demand, particularly for peak-period commute trips. The project will provide an **effective alternative to congested freeways and roadways** for travelers and will result in fewer vehicle miles being traveled.

The population along the corridor is predicted to **increase 19 percent** by the year 2030, while employment is predicted to **increase 12 percent**.



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