



Gaslamp Quarter Nightlife Space For Lease

827 5th Avenue, San Diego, CA 92101

2nd Generation
Restaurant / Bar
Space



Highlights & Details

2nd generation restaurant/bar space for lease on highly coveted 5th Avenue, the Gaslamp's main thoroughfare.

Open Floor Plan with functional layout, existing kitchen infrastructure with hood, ample sized basement for storage, and outdoor sidewalk patio area.

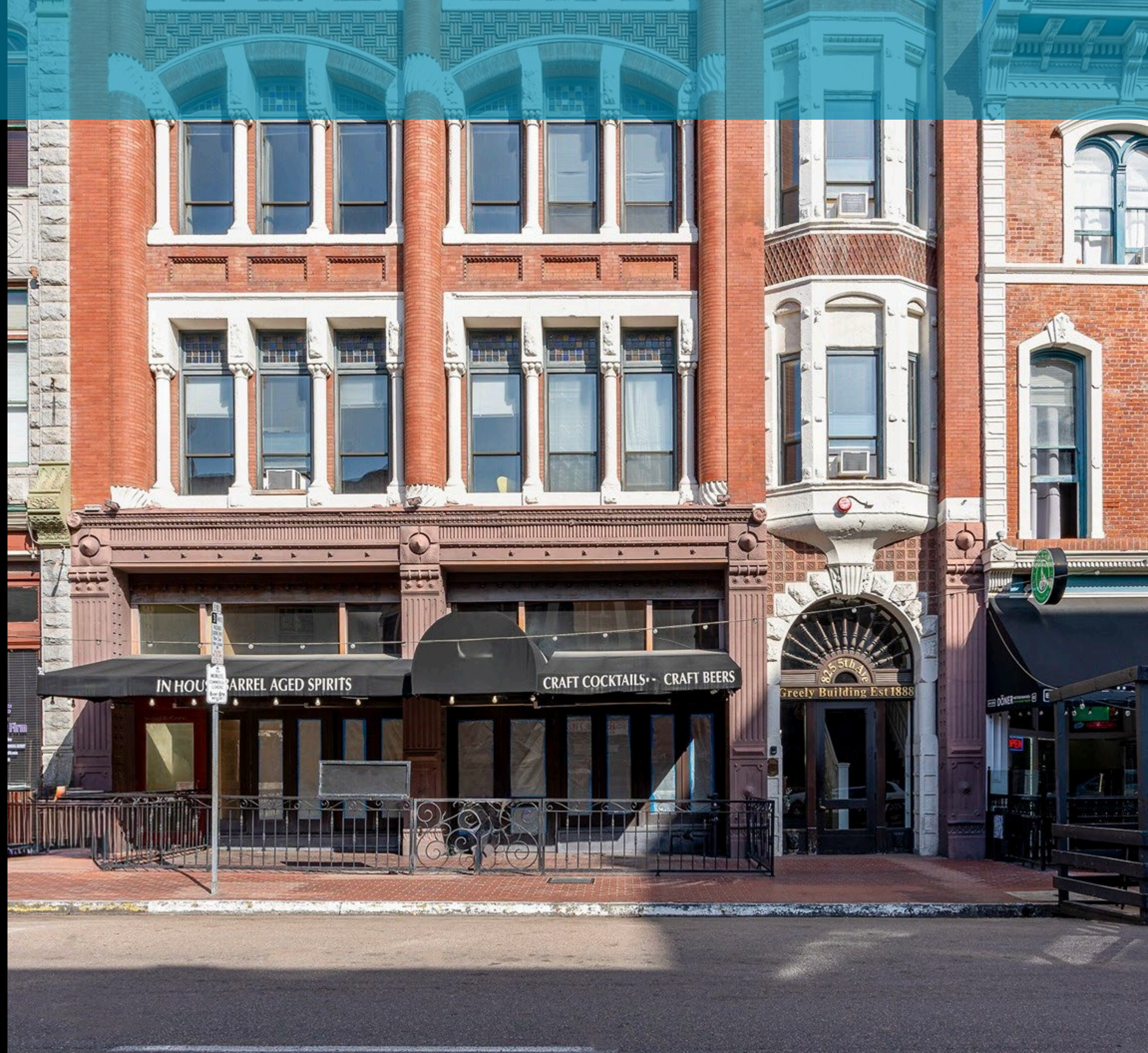
Located in the famous Gaslamp Quarter with over 11 million visitors a year; within close proximity to the San Diego Convention Center and surrounded by thousands of hotel rooms and resorts. Just a block away from the highly anticipated Campus at Horton – a one million square foot office/retail project encompassing 6 square blocks, including 2,200 stalls of public parking.

Simple conversion for an experienced hospitality operator to implement their own concept.

Contact brokers for further information.

Size: +/- 4,400 SF Ground Floor plus
+/- 3,000 SF Basement storage area with refrigeration

Rent: Negotiable



The Neighborhood

Gaslamp Quarter – Vibrant National Historic Preservation District in downtown San Diego. The world-famous Gaslamp Quarter is celebrated for its restaurants, nightlife, and pedestrian-friendly streets.

Petco Park - Originally opened in 2004, Petco currently hosts 84 Padres home games with an estimated 2.4M annual attendees and nearly 300 private and public events annually that results in approximately \$70M per year in visitor spending.

The San Diego Convention Center is the hub for business and convention activity in the county. Located nearby to the subject site and connected to the Ballpark District by a pedestrian bridge, the Convention Center occupies 2.6M square feet hosting 172 annual events, including the world famous Comic-Con, with an estimated attendance of over 800,000 annual attendees that contribute to over \$600M in direct spending.

location





premises



premises



kitchen

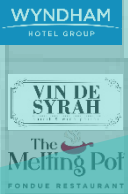


The Campus at Horton

4th Avenue

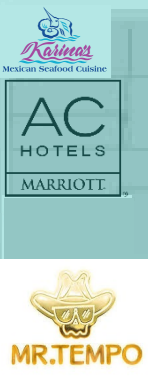
5th Avenue

E Street



F Street

F Street



4th Avenue

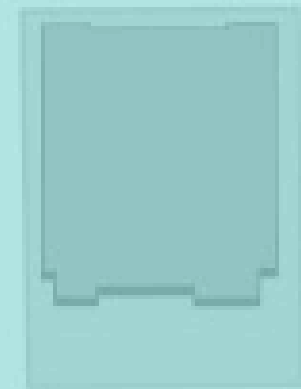
5th Avenue

G Street

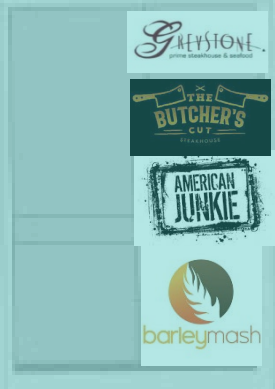
G Street

G Street

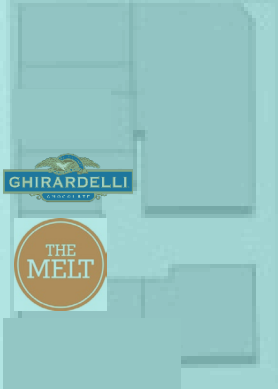
G Street



Market Street



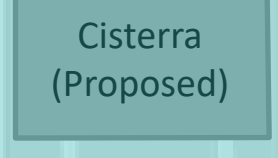
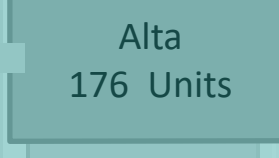
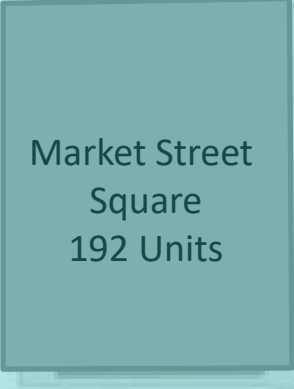
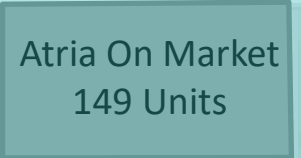
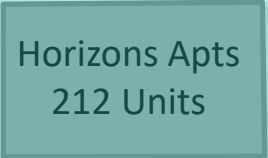
Market Street



Market Street



Market Street



Renaissance
221 Units

Market Street
Square
192 Units

Horton House
151 Units

Lions Manor
131 Units

Sixth & G
106 Units

Seventh & G
147 Units

Nexus
96 Units

Radian
241 Units

Horizons Apts
212 Units

Atria On Market
149 Units

235 Market St
57 Units

Greystone
Apartments
37 Units

Alta
176 Units

Cisterra
(Proposed)

The Mark
233 Units

Strata
233 Units

Downtown at a glance...



Residential Population:

1 Mile: 44,811
3 Mile: 177,515
5 Mile: 475,267



Business Population:

1 Mile: 65,676
3 Mile: 195,770
5 Mile: 336,242



Median Household Income:

1 Mile: \$66,716
3 Mile: \$69,972
5 Mile: \$62,810



Average Household Income:

1 Mile: \$97,487
3 Mile: \$98,656
5 Mile: \$88,463



Traffic Counts From Subject Site:
20,324 average daily traffic



neighborhood

Disclaimer - This document has been prepared by Next Wave Commercial Real Estate, Inc. for advertising and general information only. The information included has been obtained from sources believed to be reliable, and while we do not doubt its accuracy, we have not verified it and make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Any interested party with their advisor(s) should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for their needs.



contact

Nate Benedetto

nate@nextwavecommercial.com
CA Lic. #01436440

619.326.4400

Paul Ahern

paul@nextwavecommercial.com
CA Lic. #01874163

Next Wave Commercial

1167 Morena Blvd. San Diego, CA 92110
CA Lic. #02010077

