

FLAGSHIP RETAIL OPPORTUNITY

FIFTH & MARKET

MAIN & MAIN GASLAMP LOCATION



**FLOCKE &
AVOYER**

Commercial Real Estate

****DO NOT DISTURB CURRENT TENANTS**

IDEALLY LOCATED
IN THE HEART OF
THE GASLAMP ON
THE CORNER OF
5TH & MARKET



PROPERTY HIGHLIGHTS

- Located on the high-profile intersection of 5th Avenue & Market Street
- Three-story freestanding retail building
- 30,000 SF (~10,000 SF per level)
- Unparalleled visibility in one of Downtown's busiest intersections
- Ideal flagship retail location
- Seeking a multi-level retailer or restaurant
- Approximately 110ft of frontage on both 5th Avenue & Market Street



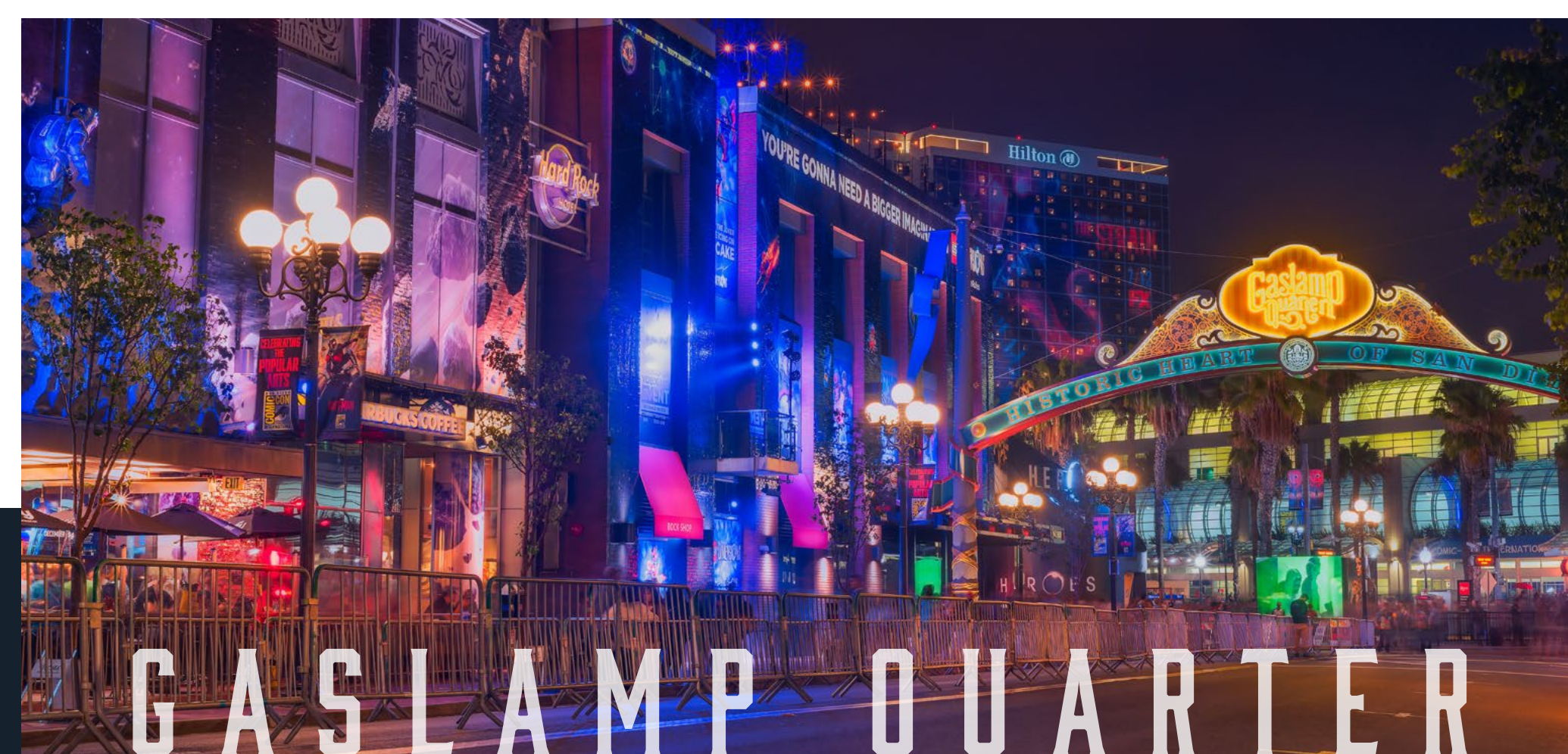
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*Disclaimers



GASLAMP QUARTER

& DOWNTOWN SAN DIEGO

10 MILLION
ANNUAL VISITORS
TO THE GASLAMP

500,000 SF
OF RESTAURANT &
RETAIL IN THE GASLAMP

12,576
HOTEL ROOMS
DOWNTOWN

81,237
TOTAL JOBS
LOCATED DOWNTOWN

38,039
POPULATION OF
DOWNTOWN

GASLAMP EVENTS

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

862,408
ANNUAL ATTENDEES
AT THE CONVENTION
CENTER

\$724.1M
VISITOR SPENDING
FROM CONVENTIONS

108
EVENTS HELD AT
THE CONVENTION
CENTER

2.4M
PETCO PARK
ANNUAL ATTENDEES

20.6M
ANNUAL PASSENGERS
AT SAN DIEGO
INTERNATIONAL AIRPORT

**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.*

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PROPERTY RENDERINGS

*IMAGES ARE FOR RENDERING PURPOSES ONLY AND SUBJECT TO FULL GOVERNMENT APPROVALS.

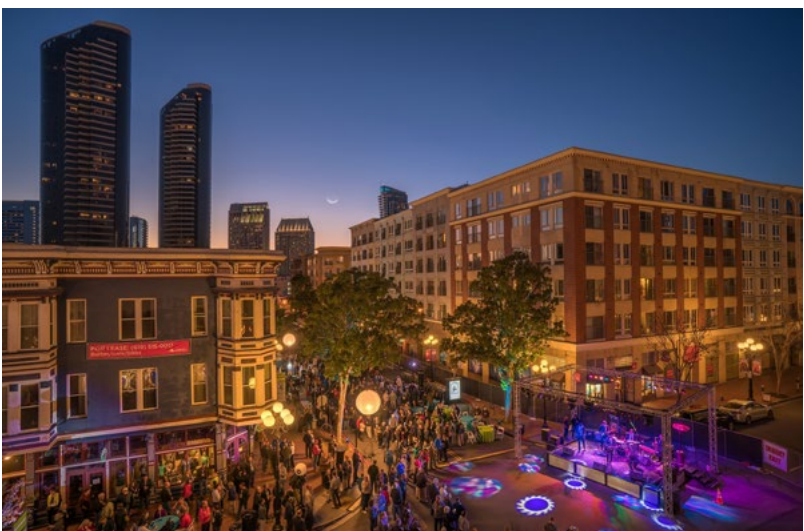


~30,000 SF
FREESTANDING RETAIL
BUILDING FOR LEASE

LOCATED AT DOWNTOWN'S MAIN & MAIN INTERSECTION AT 5TH & MARKET

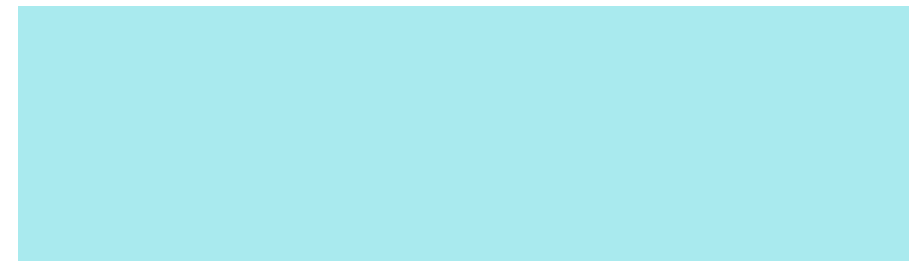


AREA TENANTS



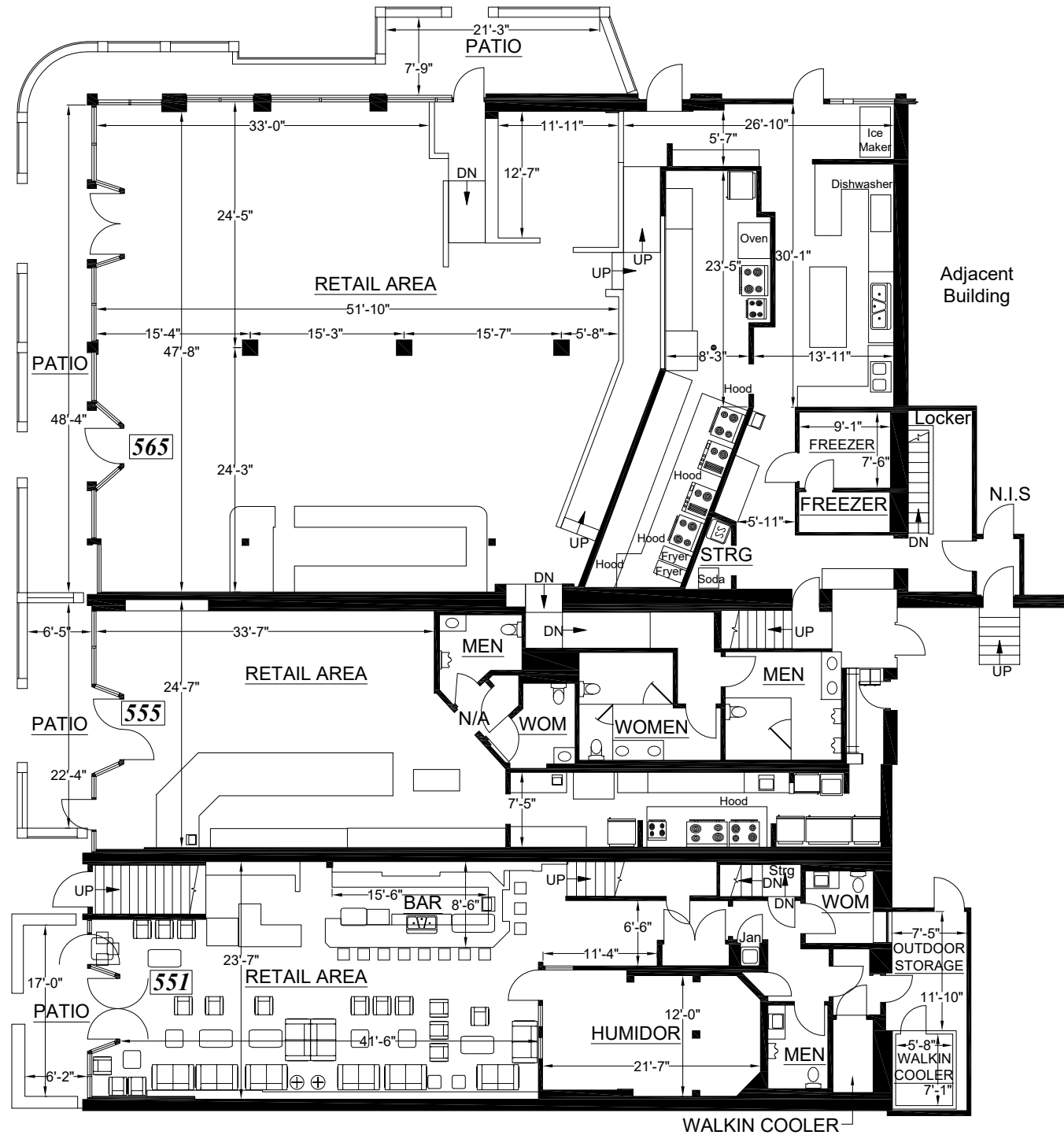
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97
GASLAMP QUARTER'S
WALKING SCORE

SITE PLAN FLOOR 01

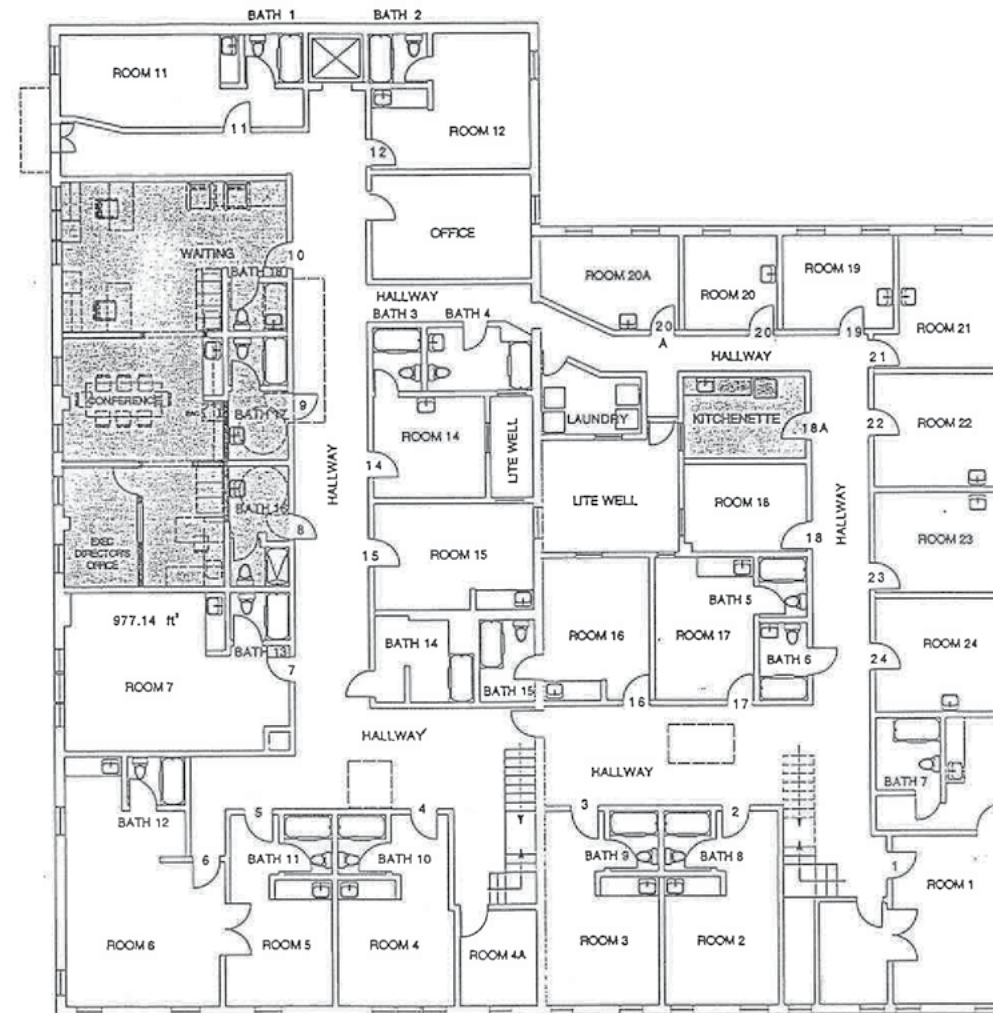


Three-story freestanding retail building

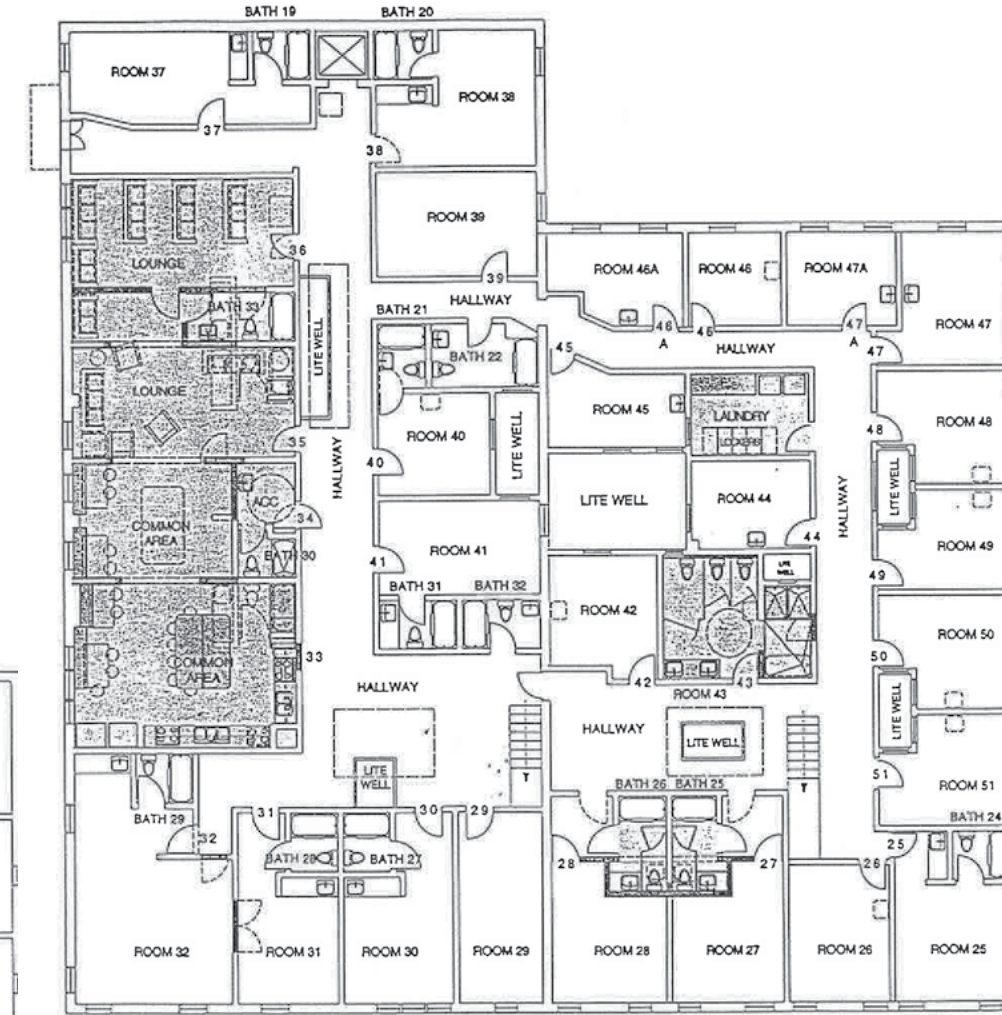
- First Floor:
 - ±9,775 SF
 - ±1,000 SF patio space
- Second Floor:
 - ±9,775 SF
- Third 3rd Floor:
 - ±9,775 SF

SITE PLANS FLOORS 02 & 03

FLOOR 02



FLOOR 03



**This site plan, artistic rendering and/or other graphics 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.*

~110 FEET
OF FRONTAGE
ON 5TH AVENUE



1) 7TH & MARKET | CISTERRA



- In Planning
- Ritz Carlton Hotel with 153 rooms
- Ritz Residences with 205 units
- 150,000 SF of office
- 2 blocks from 5th & Market

2) PENDRY HOTEL BY MONTAGE



- Now Open
- 317 Rooms
- One block from 5th & Market

3) ROBERT GREEN HOTEL



- In Planning
- 241 rooms
- 2 blocks from 5th & Market

4) 4TH + J | LEGACY PARTNERS



- Under Construction
- 170 residential units
- 3 blocks from 5th & Market

5) CONVENTION CENTER EXPANSION



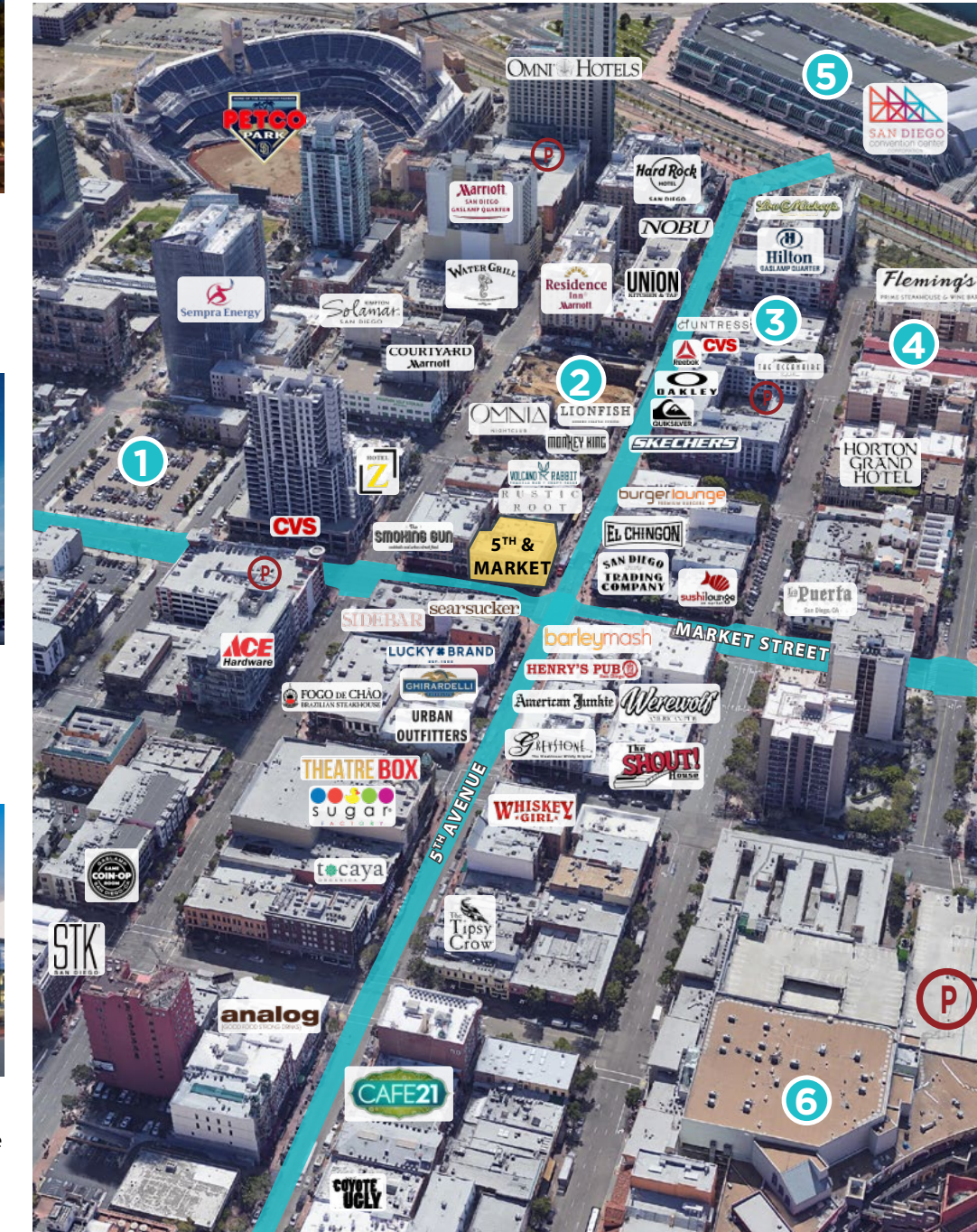
- Proposed - subject to voter approval
- 445,000 SF expansion space
- 500 room expansion of the Hilton San Diego Bayfront Hotel
- Five-acre rooftop park / plaza
- 4 blocks from 5th & Market

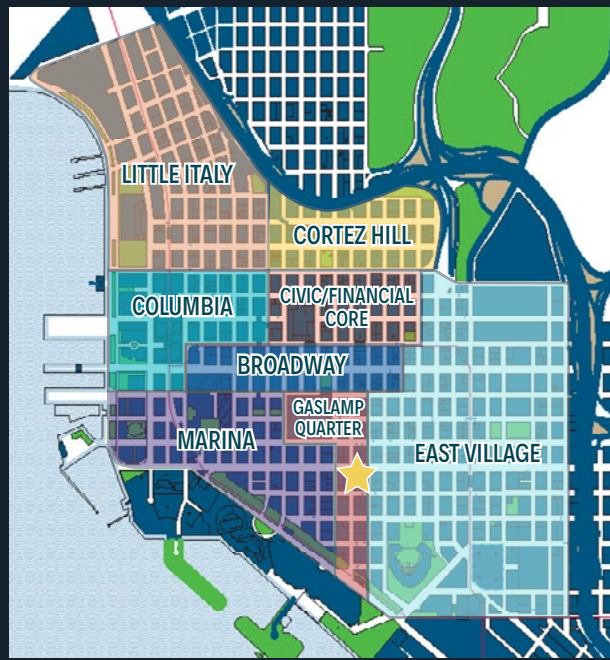
6) THE CAMPUS AT HORTON



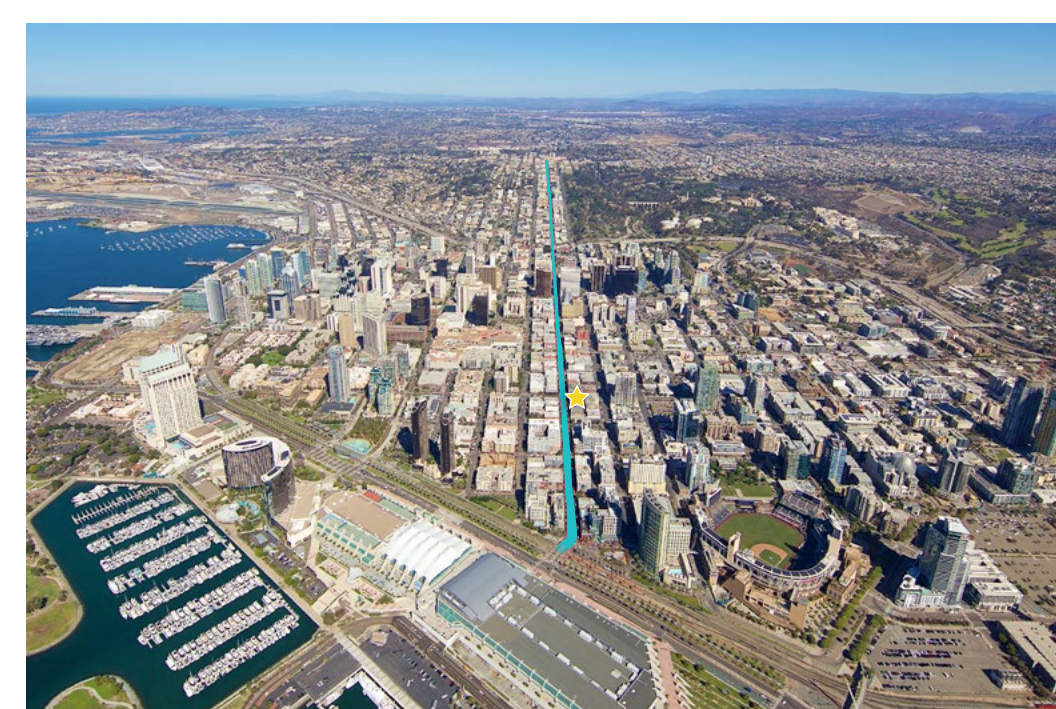
- In Planning
- Redevelopment of Horton Plaza
- Over 500,000 SF of creative office space
- 3 blocks from 5th & Market

SURROUNDING PROJECTS





- Situated 4 blocks from the historic Gaslamp sign and San Diego Convention Center
- Within 4 blocks there are approximately:
 - 720,000 SF of office with 650,000 SF under construction / in planning
 - 2,095 residential units with 373 units under construction / in planning
 - 2,428 hotel rooms with 870 rooms under constructions / in planning
- 7 public parking structures and multiple surface lots within 4 blocks
- Close proximity to the 42,000 seat PETCO Park with over 2.4 Million Annual Attendees



NEIGHBORHOOD HIGHLIGHTS





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