

**2ND GENERATION
RESTAURANT OPPORTUNITY
±10,385 SF**

**GASLAMP DISTRICT
400 J STREET**

**UNDER NEW OWNERSHIP /
MANAGEMENT**



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UPG URBAN
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.

Located in the Heart of Gaslamp

ANNUAL VISITORS

+30M

TOURISM SPENDING

+14B

PARKING STRUCTURES W/
IN 4 BLOCKS, SPACES AVAILABLE

+5K

Property Highlights

Address

400 J Street, San Diego CA, 92101. Corner of 4th Avenue & J Street

Size

±10,385 SF - 2nd generation restaurant

Position

Situated on the second level below the Gaslamp City Square condominium with 223 units

Ceiling Heights

±9ft

Location

Across from the Horton Grand Hotel, The Pendry Hotel, 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



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 a parking count of 550 and 250 designated for commercial. 7 public parking structures and multiple surface lots within 4 blocks

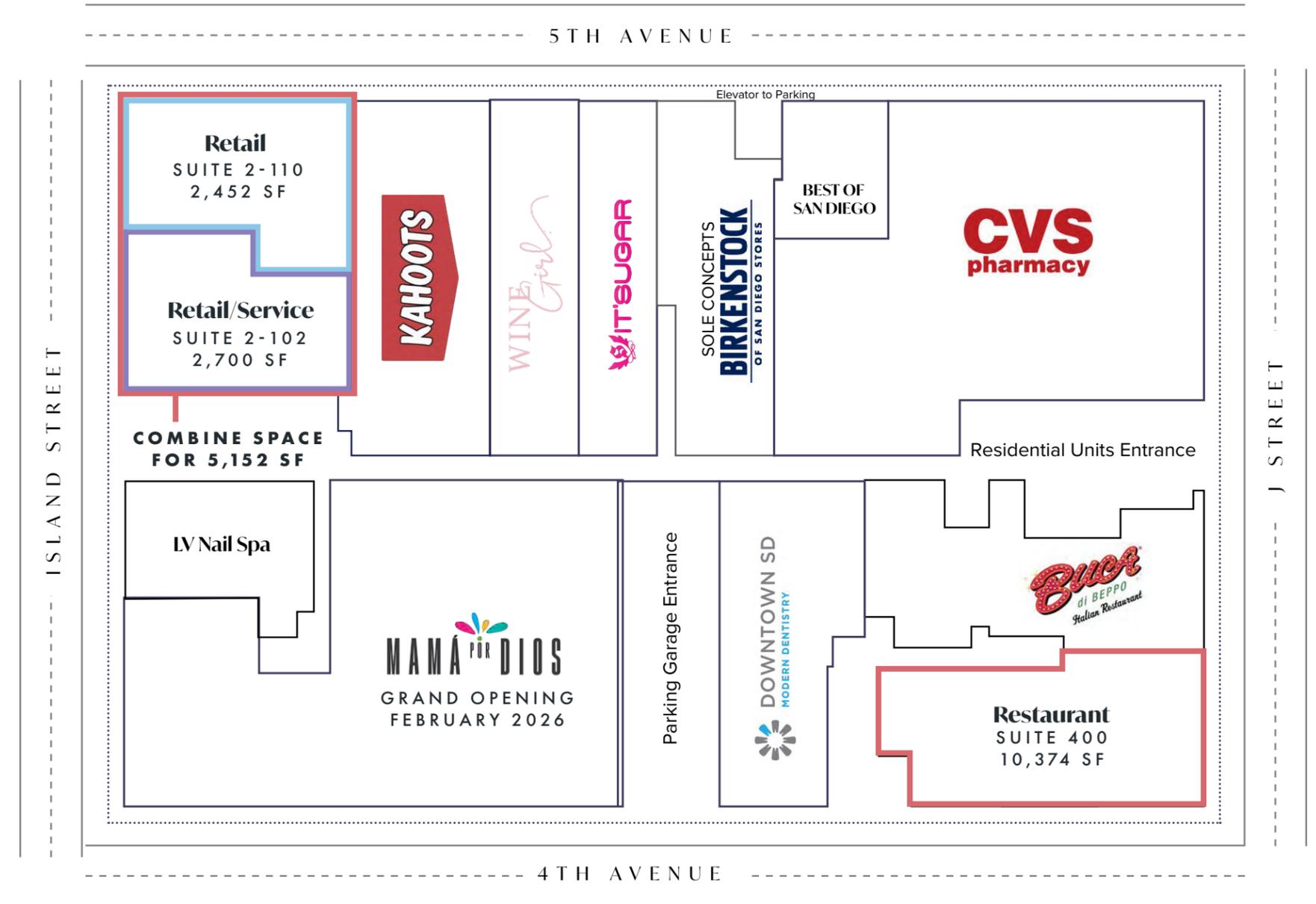
Adjacent

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



Gaslamp Square Restaurant Space

Suite 400
±10,385 SF Fully Built-Out Restaurant
Available Now

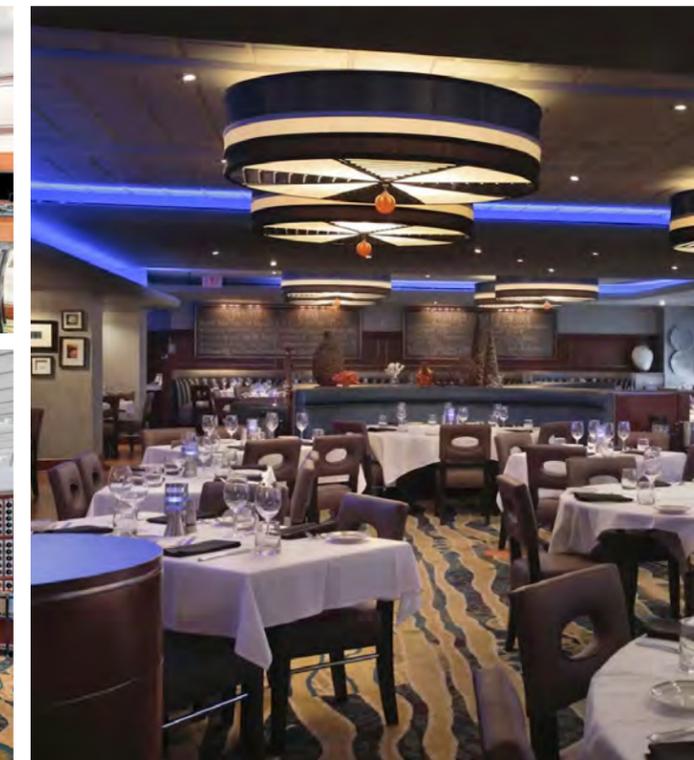
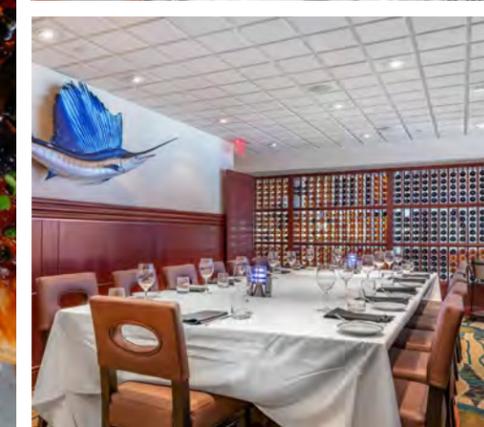
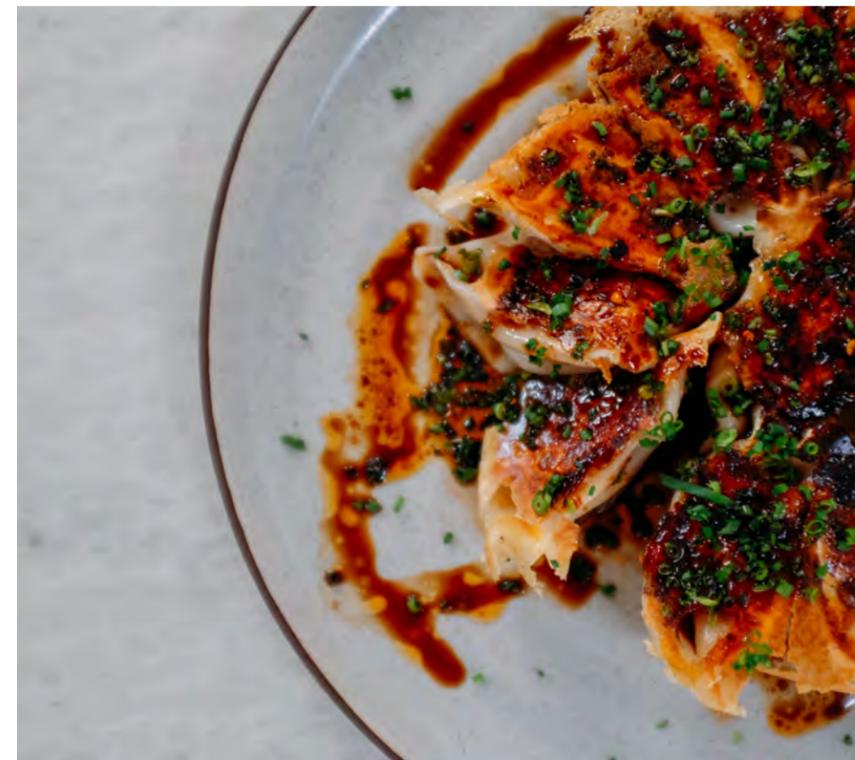
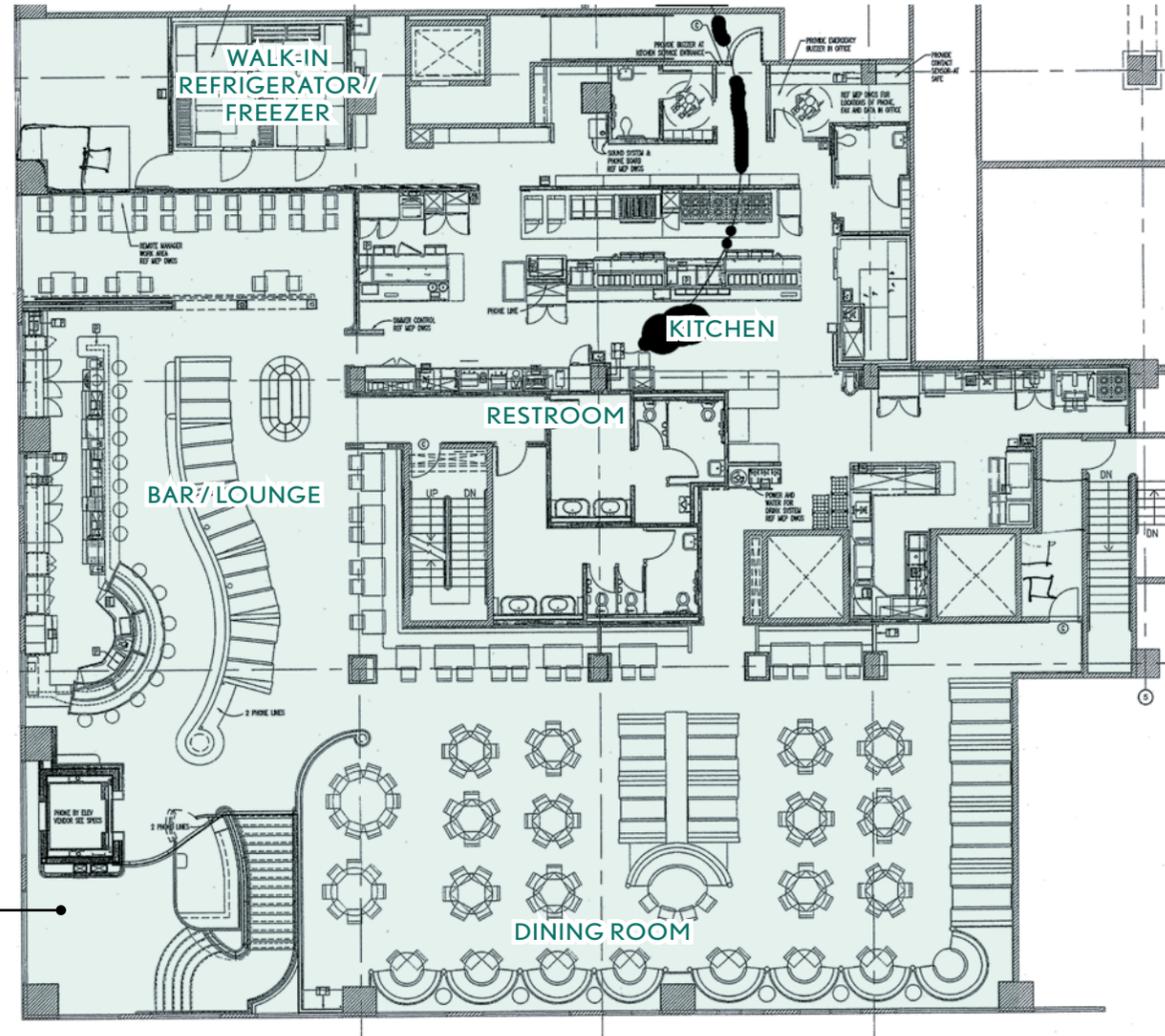
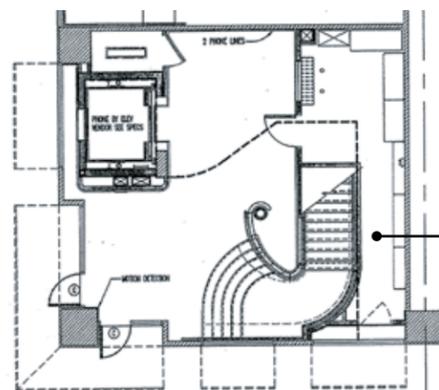
*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



BAR / LOUNGE
AREA



WALK-IN
REFRIGERATOR
AND FREEZER



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

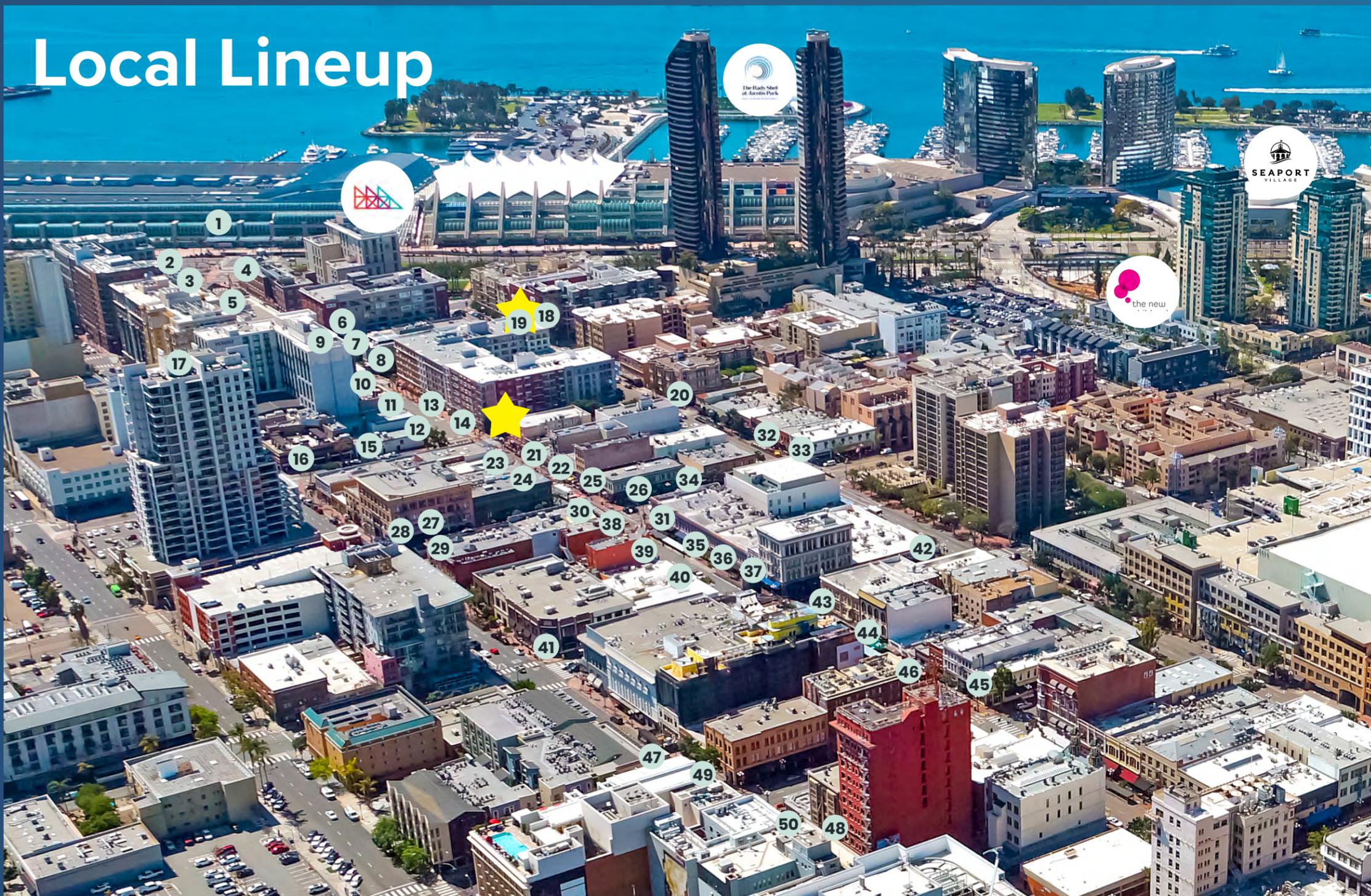
- Historic Gaslamp Quarter
- Embarcadero/Broadway Pier
- Balboa Theatre
- House of Blues
- San Diego Civic Center
- Seaport Village
- Waterfront Park
- USS Midway
- Rady Shell

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 Tipsy 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.

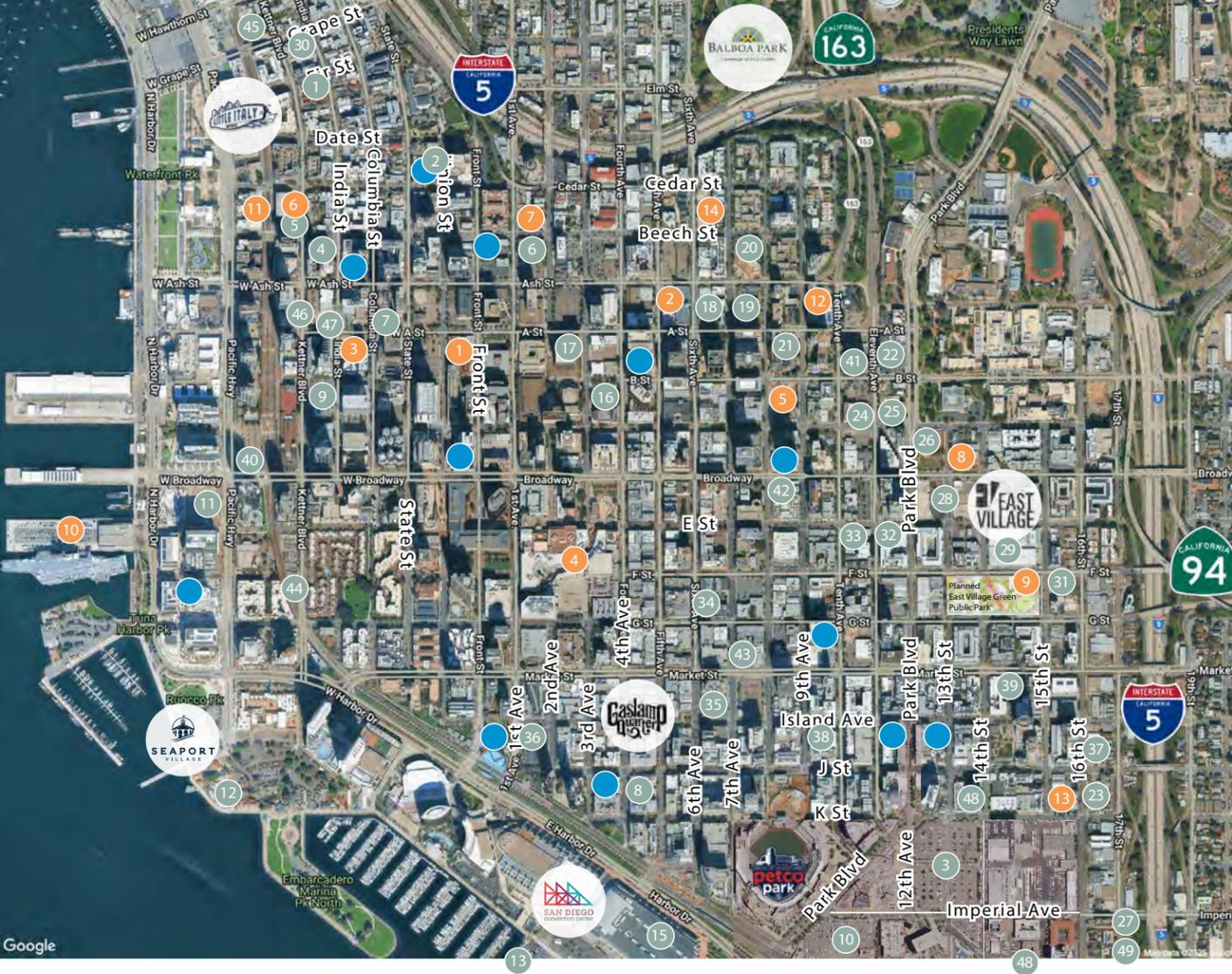
¹ Based on 2021 SANDAG population and housing estimates + recently completed projects.

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

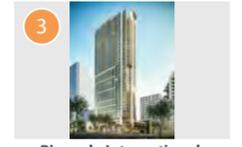
Under Construction



1
Holland Partners;
The Torrey
450 units; 49,500 sf retail



2
Vandervel Hotels, LLC;
Tru/Home2 Hotel
271 rooms



3
Pinnacle International;
Columbia & A Tower
220 units; 234 rooms



4
Stockdale Capital Partners;
Campus at Horton
300,000 sf retail; 700,000 sf office
Est. Completion: Q1 2025



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



6
Holland Partners;
Kettner Crossing Phase 1
64 units



7
Greystar; Ancora
1st & Beech
227 units



8
Harrington Heights;
13th & Broadway
273 units; 1,600 sf retail



9
East Village Green Public Park
4.1-acre public park; children's playground;
dog park; community center; public green
space; 180-space underground parking



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



11
Cedar Street Apartments
138 units



12
Jacaranda on 9th
Apartments
88 units



13
Riaz Capital
259 units



14
Kindred
BRIDGE Housing
126 units; 4,186 sq. ft. retail

Pipeline



1
Liberty National;
Columbia & Hawthorne
22 rooms; 33 units; 4,000 sf retail



2
Liberty National;
State & Grape
56 rooms; 92 units



3
Tishman Speyer & Padres;
East Village Quarter
1,800 units; 50,000 sf retail



4
Forge Land Company;
India & Beech
337 units; 2,500 sf retail



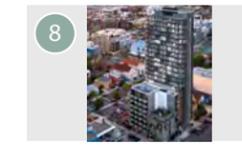
5
Essex; Citiplace Front & Ash
147 units



6
Liberty National
First & Beech
433 units



7
TR Legacy Holdings; 499 West Ash
336 units; 284 rooms; 25,000
sf retail; 10,000 sf office



8
Jman Tower LLC; Air Rights
Twoer
81 units



9
Crown Invest LLC;
Two America Plaza
51 units; 300 rooms; 11,700 sf retail



10
JMI; The Landing
793 units; 120,000 sf retail;
683,000 sf office



11
Manchester Financial
Group; Manchester Hotel
1,161 rooms; 1.9-acre plaza



12
1HWY1; Seaport San Diego
2,058 rooms; 242,000 sf retail;
145,000 sf office



13
Robert Green Company;
5th Avenue Landing
1,396 rooms



14
Convention Center; Phase 3 Exp.
Exhibit halls, meeting rooms,
ballrooms, rooftop park



15
Robert Green Company;
4th & J Hotel
240 rooms; 24,000 sf retail



16
Lida Group Holdings, Inc;
The Theatre House
301 rooms; 59,800 sf office



17
Floit Properties, Inc.
183 units; 4,182 sf retail



18
Ghods Builders;
6th & A
389 units; 7,000 sf retail



19
XJD; 7th & A
281 units; 9,000 sf retail



20
JSD2, LLC; 777 Beech
104 units



21
Wood Partners;
The Rey Phase II
459 units



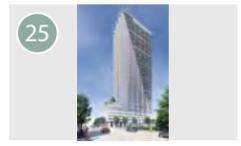
22
Pinnacle International;
Pacific Heights
492 units; 6,500 sf retail



23
Fabric Investments; Creativo
13 units; 1,000 sf retail;
2,000 sf office



24
Liberty National;
1060 C Street
72 units; 1,150 sf retail



25
Pinnacle International;
Park & C
444 units; 10,933 sf retail



26
Liberty National;
Park and Broadway
352 units; 4,200 sf retail



27
1707 Imperial;
Zonevest LLC
113 units



28
Kilroy Realty;
Kilroy East Village
840,000 sf office with retail



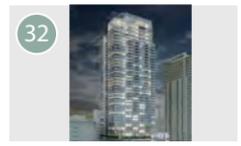
29
Navarra Properties; SuperBlock
4,905 sf retail; 550,000 sf office



30
SD Mega Block LLC;
Lucia nel Cielo
424 units; 3,000 sf retail



31
Foulger-Pratt; Block F
405 units; 19,000 sf retail;
48,518 sf office



32
Pinnacle International;
11th & E
462 units; 6,000 sf retail



33
Capexco Funds; 10th & E
365 units; 2,600 sf retail



34
J Street Hospitality; Motto
by Hilton
180 rooms; 2,500 sf retail



35
J Street Hospitality;
Tapestry & Homewood
Suites by Hilton 324 rooms



36
Bosa; First & Island Condos
211 units; 22,400 sf retail



37
Cast Development;
The Fellow
129 units; 1,000 sf retail



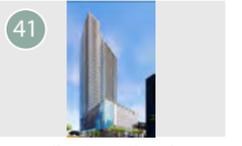
38
J Street Hospitality;
Hampton Inn by Hilton
132 rooms



39
Bahia View Condominiums;
Bahia View
95 units; 6,600 sf retail



40
Bosa; Pacific & Broadway -
Parcel 1
306 units; 15,000 sf retail



41
Liberty National;
10th & B
542 units; 4,200 sf retail



42
Reef Point Hospitality LLC;
Broadway Suites
317 rooms



43
San Diego Gaslamp Properties
LLC; Citizen M Hotel 302 rooms



44
Rodney Masri; 639 Kettner
750 sf retail



45
KR 2045 Pacific Highway LLC; 2045 Pacific Highway
12,000 sf retail; 275,000 sf office



46
IP Investments LLC; Cedar Street
Apartments 134 units



47
Elevate Investments
233 rooms; 1,700 sf retail



48
Mirka Tower
318 units



49
17th & Commercial
109 units

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