



Downtown's most vibrant corridor.

Three blocks from the historic Gaslamp sign.

Surrounded by multiple luxury hotels.

Retail/Restaurant Opportunity

For Lease $\pm 2,500$ SF
Available Now



520 5th Ave. - 5th Ave. between
Market St. and Island Ave.



Property Highlights

The Gaslamp Quarter in San Diego, CA, is a vibrant and historic district renowned for its dynamic blend of Victorian-era architecture and modern urban amenities. Located in the heart of downtown, it spans 16.5 square blocks and is a hub for culture, dining, entertainment, and nightlife. The area attracts both locals and tourists with its diverse selection of restaurants, bars, theaters, galleries, and shops. As a prime location, the Gaslamp Quarter offers significant opportunities.

Its proximity to major attractions, including Petco Park and the San Diego Convention Center, makes it an ideal location for businesses seeking high foot traffic and visibility in a thriving urban environment.

Desired Location Rare single tenant space on 5th Ave, Gaslamp's busiest block, south of Market St

The Space Second gen. retail space with potential for restaurant user

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

Accommodations Surrounded by luxury hotels: The Pendry, Hilton Gaslamp, Hard Rock, and OMNI

Proximity Close proximity to Convention Center (650,000 annual attendees), Seaport Village, Campus at Horton, and East Village

Gaslamp Promenade Situated on the Gaslamp Pedestrian Promenade, with high foot traffic

Status
For Lease

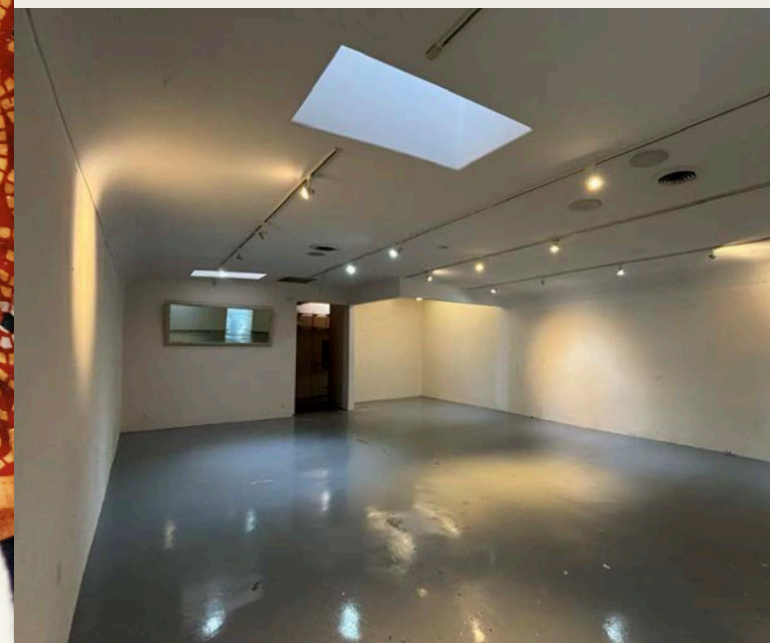
Property Type
Retail / Restaurant

SQFT
± 2,500 with potential for an outdoor patio

Neighborhood
Downtown, Gaslamp

Address
520 5th Ave. 5th Ave. between Market St. and Island Ave.

Property Details



787 J Street - San Diego, CA, 92101
619.280.2600 - www.flockeavoyer.com

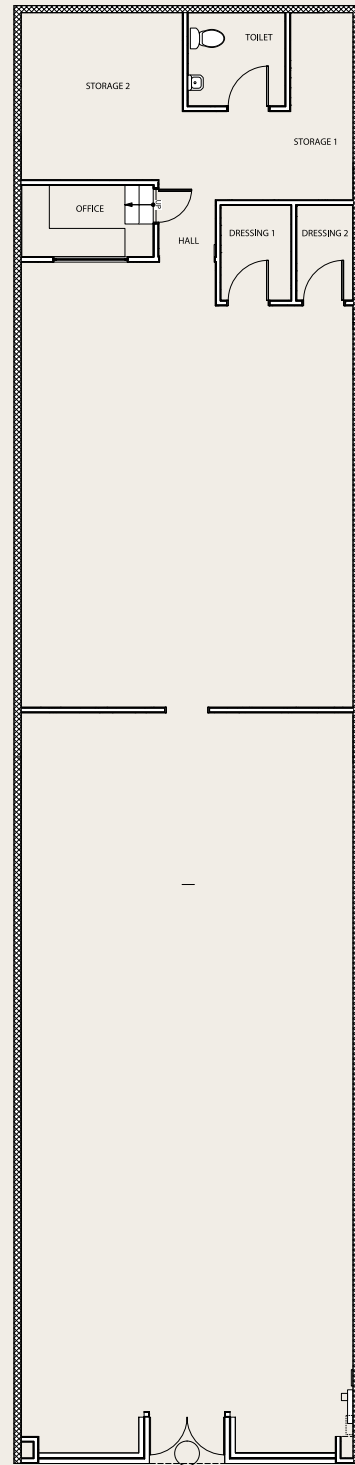
*Disclaimers

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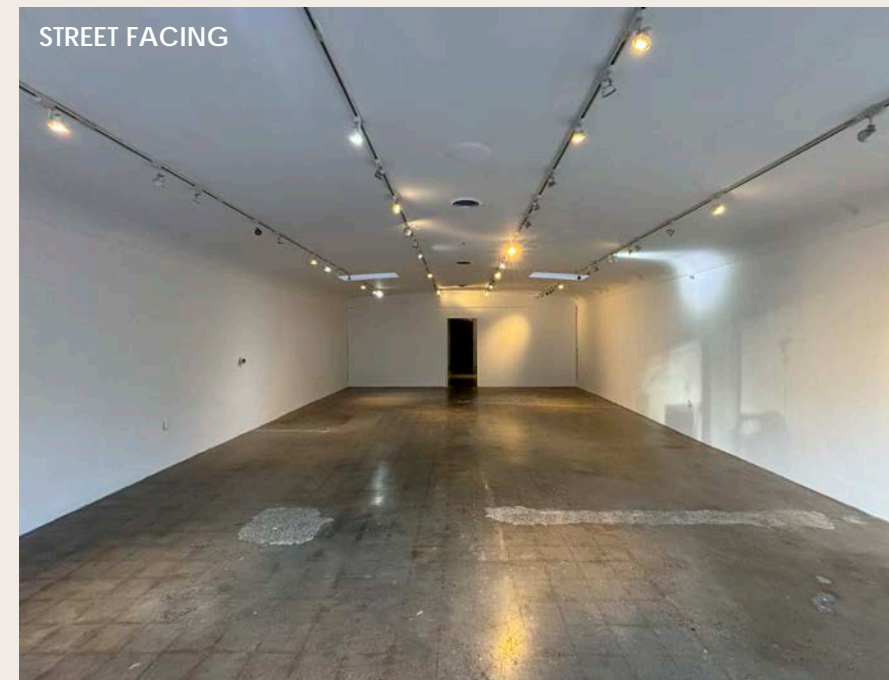
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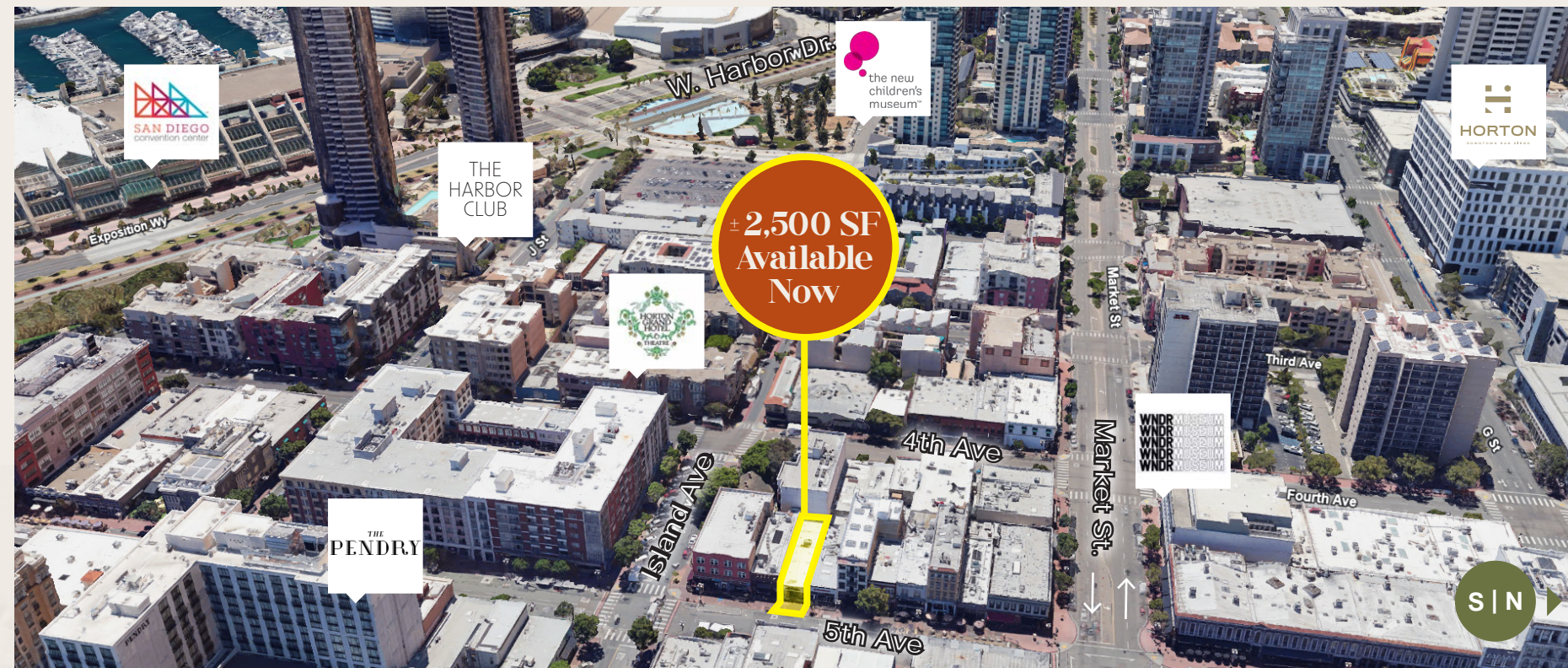
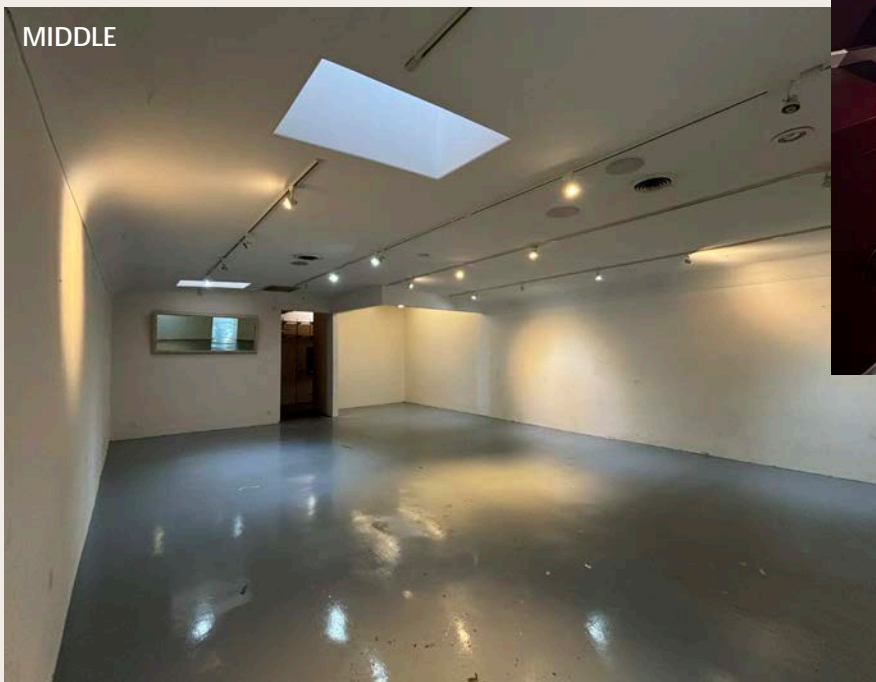


Site Plan ± 2,500 SF

*Estimated Measurements



MIDDLE

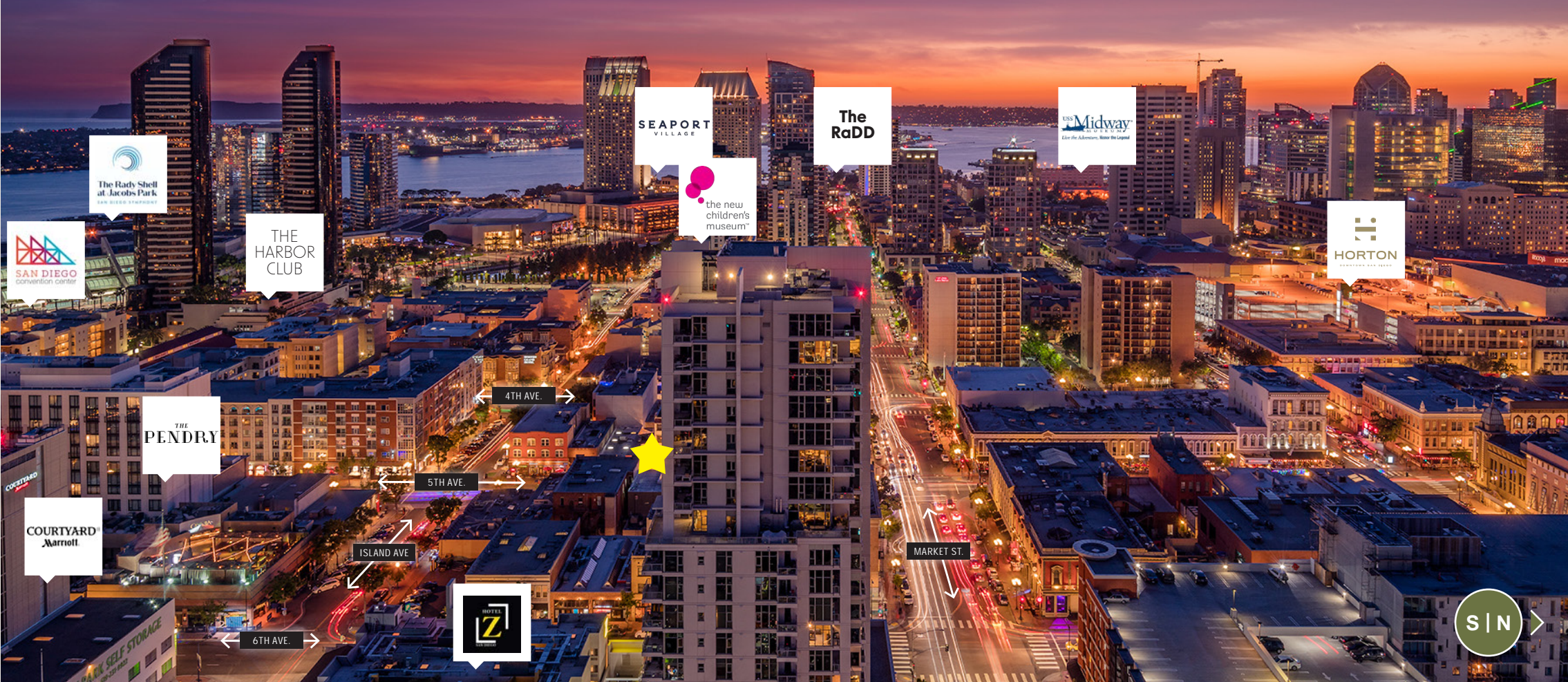


Join the line-up. **Everything** you need is walking distance. **Don't miss this opportunity** in the heart of Gaslamp Quarter.



520 Fifth Ave.
San Diego, CA 92101

Located in the Heart
of Gaslamp



Restaurants / Bars in the Gaslamp (Partial List)

Parq
Full Moon SD
The Waves Taco Club
Mete Supper Club
The Melting Pot
Bandar
Roma Mia
Gaslamp Tavern
Trailer Park After Dark
Moxxy
American Comedy Club
STK Steakhouse
F6ix
Double Duce

The Whiskey House
Gyu-Kaku Japanese BBQ
Coin Op
Tacos El Gordo
Tipsy Crow
Techo Beso
Taste & Thirst
Mr. Tempo
Cielo Rooftop Lounge
6th & G Breakfast Co
Fogo De Chao
Parfit Paris
Good Night John Boy
Happy Does Bar

Greystone Prime Steakhouse
Butchers Cut
Garage Kitchen
The Shout!
Flemings
American Junkie
The Melt
Ghirardelli Ice Cream
Henry's Pub
Werewolf
Barley Mach
Mina Lounge
Bang on 5th
Side Bar

Spill the Beans
The Smoking Goat
Taka
Cali Ice Cream
Prince Street Pizza
Mortons
Madam Bonnies
Tiger Cafe
La Puerta
Las Hadas Bar and Grill
The Patricios
Tacos El Cabron
Taqueria Los Chuchys
Juan Tequilla Bar

Havana 1920
El Chingon
Prohibition Lounge
The Field Irish Pub
Rustic Root
Johnny Wahoo!
Insomniac Cookies
Blarney Stone Pub
Gaslamp Pizza
Olala Crepes and Sweets
Lionfish
Provisional Kitchen
Fifth & Rose
Huntress

Lumi
Cafe Sevilla
Water Grill
Broken Yolk
Meze Cafe
Rockin Baja Lobster
Union Kitchen and Tap
The Deck at Moonshine Flats
The Old Spaghetti Factory
Lou & Mickey's
Baja Ricks Cantina
Nobu
Achilles Coffee
El Rincon De Los Doldos

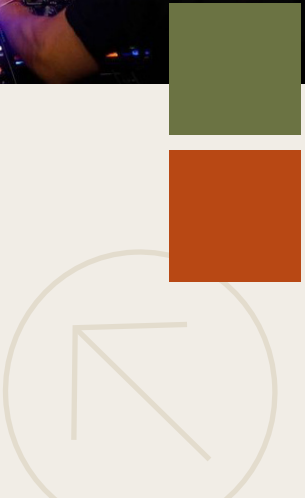
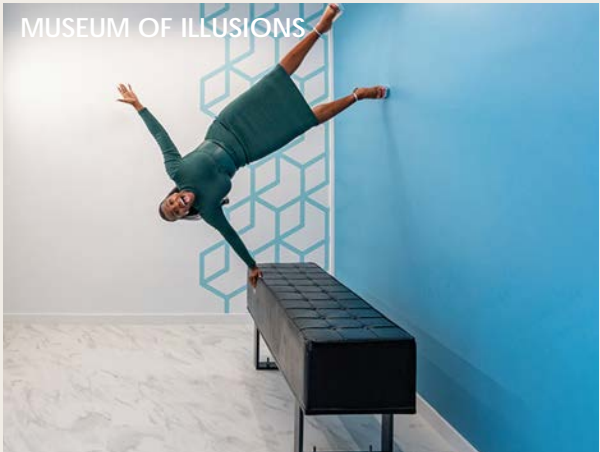


Additional Attractions:
New Horton Campus
Balboa Theatre
House of Blues
San Diego Civic Center
Seaport Village
Waterfront Park
Embarcadero/Broadway Pier
USS Midway
Rady Shell

Know Your Neighbors



| | |
|--|---|
| MUSEUM OF ILLUSIONS Experiential Museum | SWING SOCIAL Golf Simulation Bar / Restaurant |
| WNDR MUSEUM Experimental Museum | WINE GIRL Wine Bar / Lounge |
| BARLEY MASH American Restaurant / Bar | PROVISIONAL KITCHEN Restaurant |
| GHIRADELLI Chocolate / Sweets | LIONFISH Seafood Restaurant |
| SPILL THE BEANS Coffee | HUNTRESS Steakhouse Restaurant / Bar / Lounge |
| AKA SAN DIEGO Modern Asian Restaurant / Lounge | LUMI Sushi Restaurant / Bar / Lounge |
| CALI CREAM Handmade Ice Cream | PENDRY Hotel |
| SKETCHERS Shoe Store | NOVA SD Night Life / Bar / Lounge |
| SALTWATER Seafood / Steak Restaurant | ACHILLIES COFFEE Coffee |
| TAKA Japanese Restaurant | WATER GRILL Seafood Restaurant |
| EL CHINGON Mexican Bar / Restaurant | LOU & MICKEYS Steakhouse / Seafood Restaurant |
| INSOMNIA COOKIES Cookies / Ice Cream | TOCOS EL FRANC Taco Shop |
| RUSTIC ROOT American Restaurant / Bar | LA PUERTA Mexican Restaurant / Bar |





10M+

Annual visitors to the Gaslamp Quarter



232K+

Annual visitors to the children's museum



500,000

Total SF of Restaurant / Retail in the Gaslamp



81,237

Total Daytime Population of Downtown



Downtown Events

- | | |
|-----------------------------------|----------------------------|
| Taste of Gaslamp | San Diego Half Marathon |
| Gaslamp Mardi Gras | San Diego Monster Bash |
| San Diego ShamRock | Gaslamp Holiday Pet Parade |
| San Diego Comic Con International | Poinsettia Bowl |
| | And More! |



2.4M Petco Park Annual Attendees

*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.



862,408

Annual attendees at the Convention Center



\$724.1 M

Visitors Spending from Conventions



12,576

Hotel Rooms Downtown



38,039

Total Population of Downtown



60%

Residents that are between the ages of 25 - 54



85%

Residents that exercise at least three times per week



50%

Residents that have pets, 73% of those are dogs



88%

Residents that dine out more than twice per week

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More than
10 million
visitors
are drawn
each year to
experience
the **vibrant**
and **unique**
atmosphere of
the **Gaslamp**
Quarter.

AVERAGE HHI

1 MILE: \$132,717

3 MILES: \$135,051

5 MILES: \$122,904

POPULATION

1 MILE: 56,320

3 MILES: 183,163

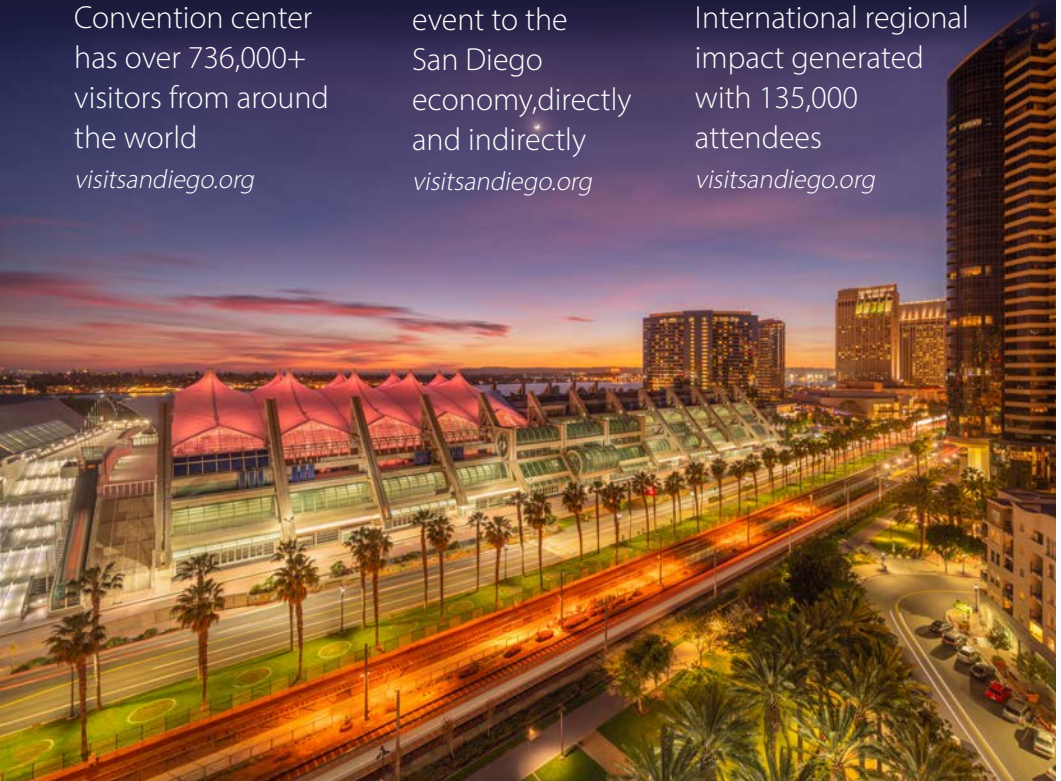
5 MILES: 472,335

San Diego Convention Center By The Numbers

736,000 +
San Diego Convention center has over 736,000+ visitors from around the world
visitsandiego.org

\$1.4 B.
Total value of the event to the San Diego economy, directly and indirectly
visitsandiego.org

\$164.1 M.
Comic-Con International regional impact generated with 135,000 attendees
visitsandiego.org



Convention Center - Highlights...

- \$30+ Million Supporting core City services such as road repair and public safety

\$800+ Million spending at restaurants, hotels, attractions, and more
- \$74.2M - TwitchCon regional impact generated with 30,000 attendees

\$66.7M - Society for Neuroscience regional impact generated with 24,327 attendees



Padres complete a \$20M Makeover of Petco Park's Gallagher Square

3,314,593
In 2024, the Padres drew 3,314,593 fans at Petco Park over 80 games.
sportsbusinessjournal.com

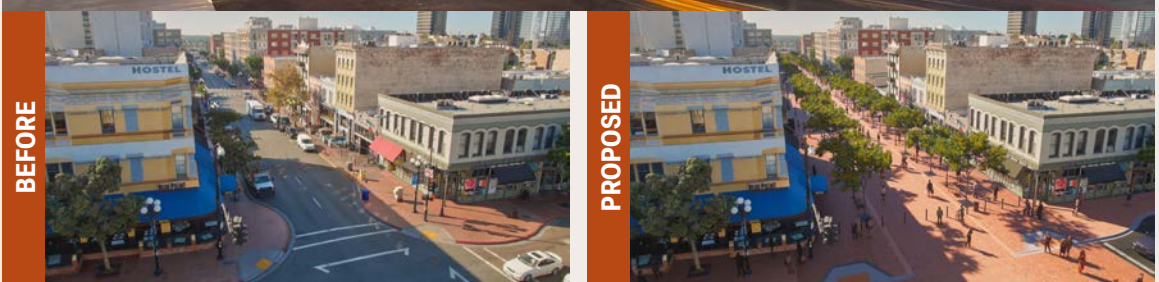
41,066
Padres have had 56 sellouts in 2024 and ranks fourth in average attendance (41,066).
sportsbusinessjournal.com



Proposed New Northern Gaslamp Sign



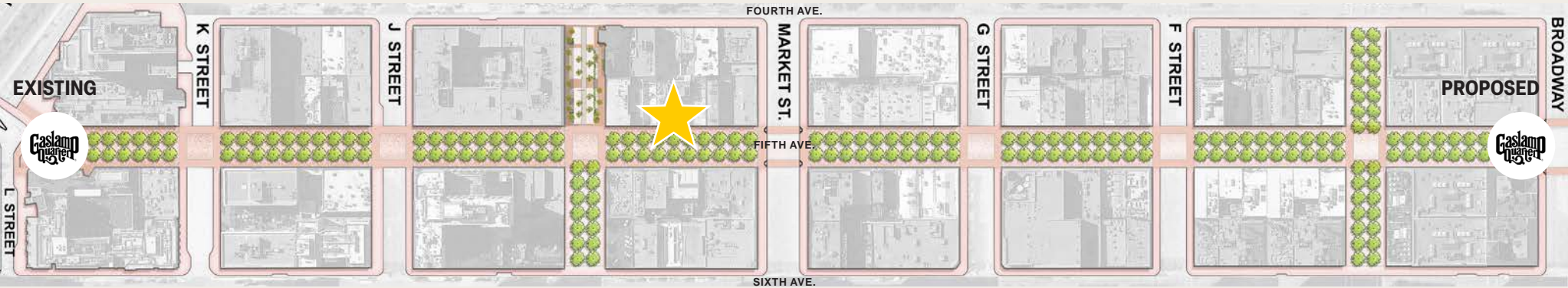
*Renderings are for illustrative purposes only and subject to full government approval



Subject to approval, the **Gaslamp Promenade** would reinvent **Fifth Avenue** into 8 distinctive plazas (from L Street to Broadway), **eliminating cars to create more space for people.**

Introducing the Gaslamp Promenade, a visionary initiative crafted to reclaim public space for both San Diegans and visitors to America's Finest City. This bold project will transform Fifth Avenue, creating eight distinct plazas from L Street to Broadway. The Gaslamp Promenade is designed to nurture community by offering lively spaces for dining, entertainment, socializing, and conversation. It promises to be a key element in shaping the future of San Diego, enhancing the city's vibrancy and appeal.

MAP OF PROPOSED GASLAMP PROMENADE





Although it serves as a hub for over 4,000 businesses and a variety of tourist amenities, Downtown is also a place people call home. Since 2000 the population has grown by 97%, with projections showing increasing numbers.



1.4 Miles

world-class museums, gardens, attractions, performances & the Zoo



0.6 Miles

waterfront shopping and dining



15 Minute Walk

outdoor concerts and events



9 Minute Walk

the San Diego Convention Center and home of ComicCon



8 Minute Walk

home of the San Diego Padres



3.7 Miles

where San Diego history all began



15 Minutes

and all freeway, visitors arrive or depart from San Diego



11 Minutes

where you can go get wild.



7 Miles

where you can make a splash with sea life

Within 4 blocks there are ...

± 2,040

Hotel Rooms

with ±863 rooms under construction / in planning

± 2,915

Residential Units

with ±373 units under construction / in planning

± 410,821 SF
of office

with ±650,000 SF under construction / in planning



Hotels



Office



Multi-Family Residential



School Non-Profit Government



Under Construction and/or In Planning



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Area Use Map



For Leasing Information

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