

# HOTEL

1037 4TH AVE, SAN DIEGO, CA 92101

# FOUND



**BRAND NEW RETAIL/RESTAURANT SPACE**

SITUATED ON EVOLVING  
BROADWAY CORRIDOR

±3,131 - 7,189 SF



# THE PROPERTY

1037 4TH AVE, SAN DIEGO, CA 92101

Address

±3,131 - 7,189 SF

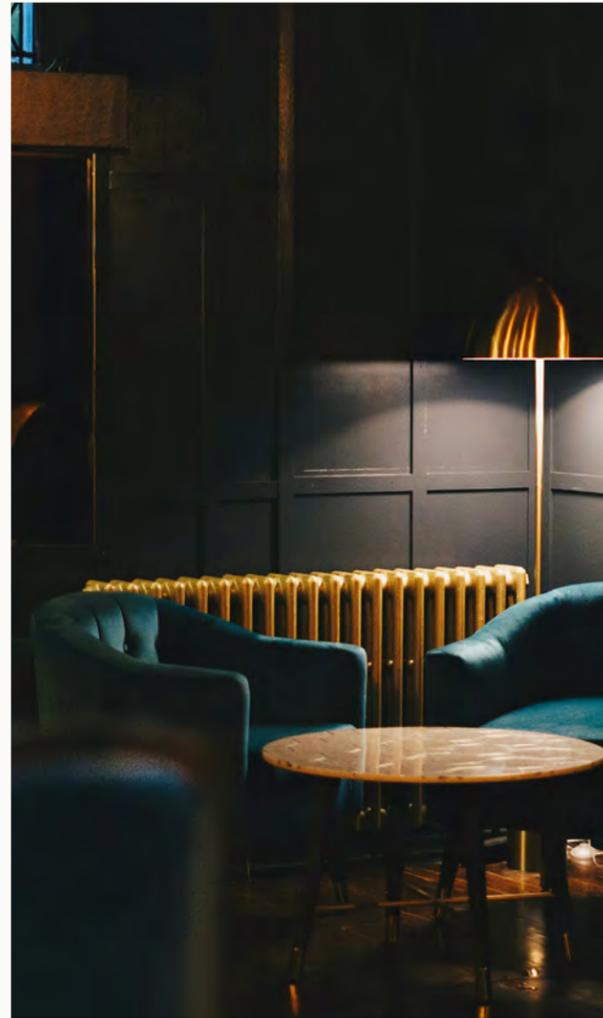
Available Space

RETAIL/RESTAURANT /ENTERTAINMENT

Space Type

AVAILABLE NOW

Delivery Timing



## PRIME LOCATION

Brand new space positioned in the most desirable Broadway Corridor — a key hub for daytime transit, tourism, and urban life

## NEW BUILDING DESIGN

New design and rebrand of the building to accommodate elevated design concepts, with the hotel above planned as a Series by Marriott, part of Marriott's select service soft brand collection

## BUILT-IN CLIENTELE

Situated beneath 156 rooms and over 3,000 hotel rooms within a 0.3 mile radius

## DAYTIME DEMAND

Over 1.2 million SF of nearby office space and 54,000+ daytime population within 1 mile

## PARKING

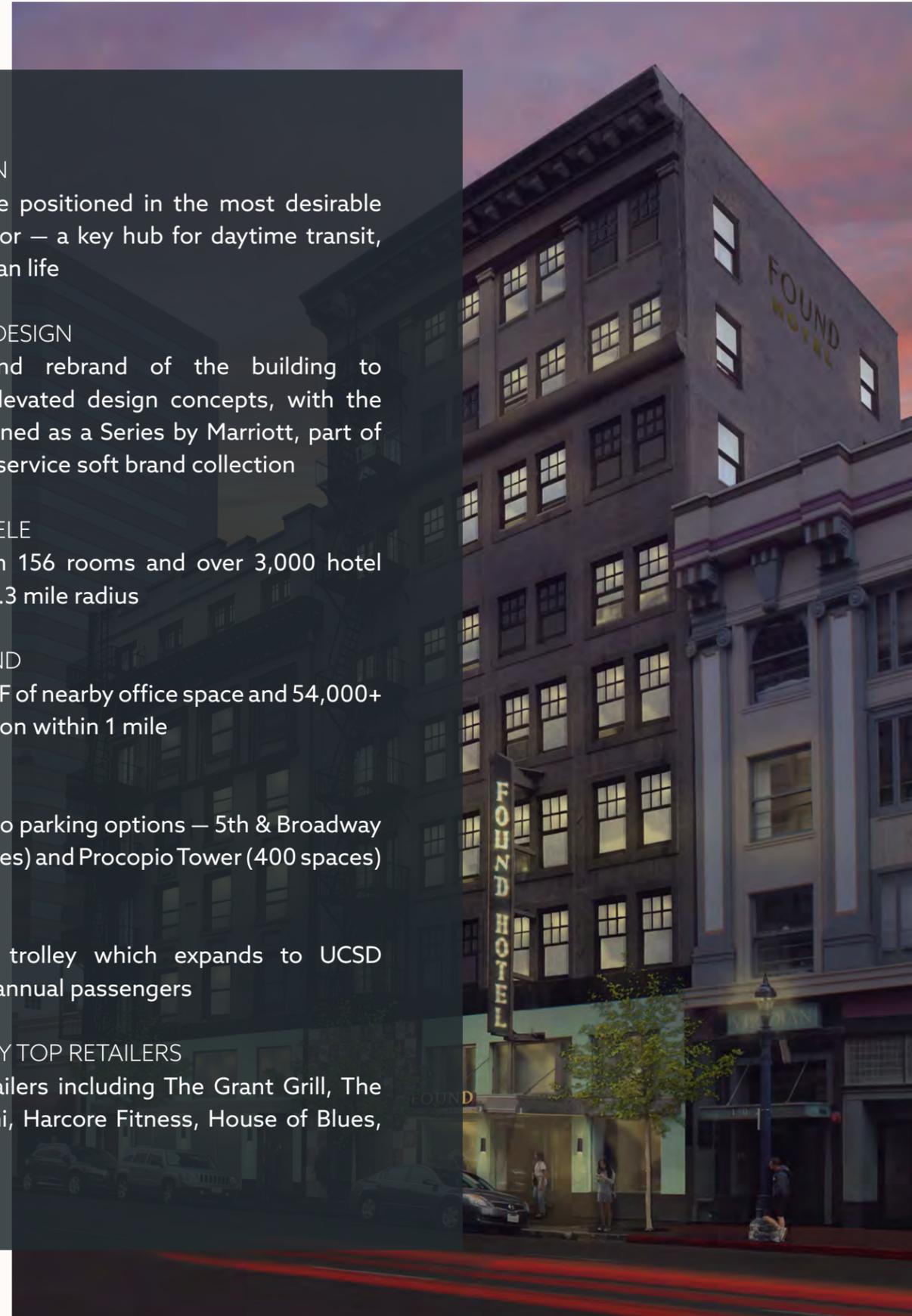
Close proximity to parking options — 5th & Broadway Garage (250 spaces) and Procopio Tower (400 spaces)

## CONNECTED

Adjant to the trolley which expands to UCSD attracting 75M+ annual passengers

## SURROUNDED BY TOP RETAILERS

Join popular retailers including The Grant Grill, The Local, Zzan Sushi, Harcore Fitness, House of Blues, and more!



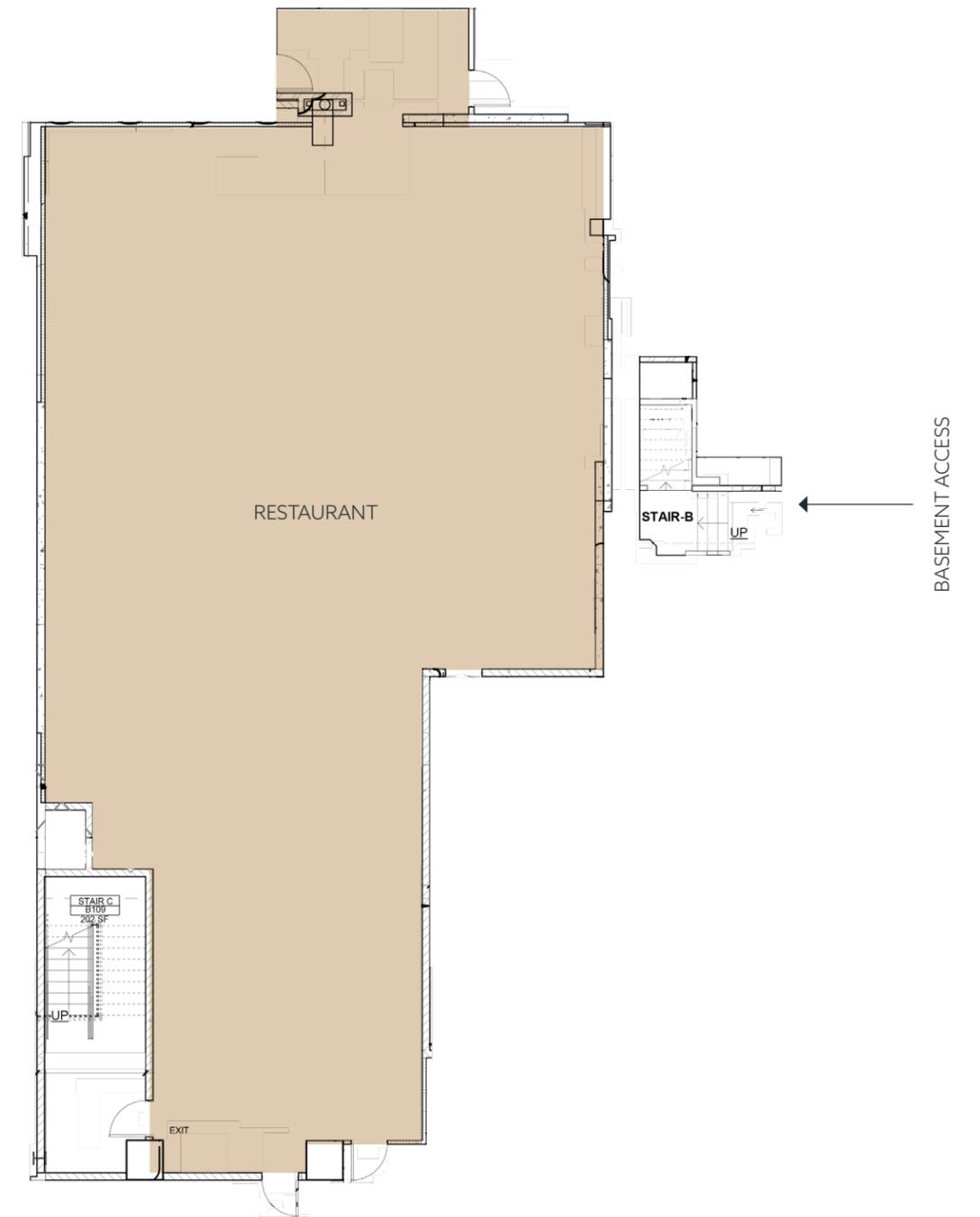
# FIRST LEVEL

±3,758 SF



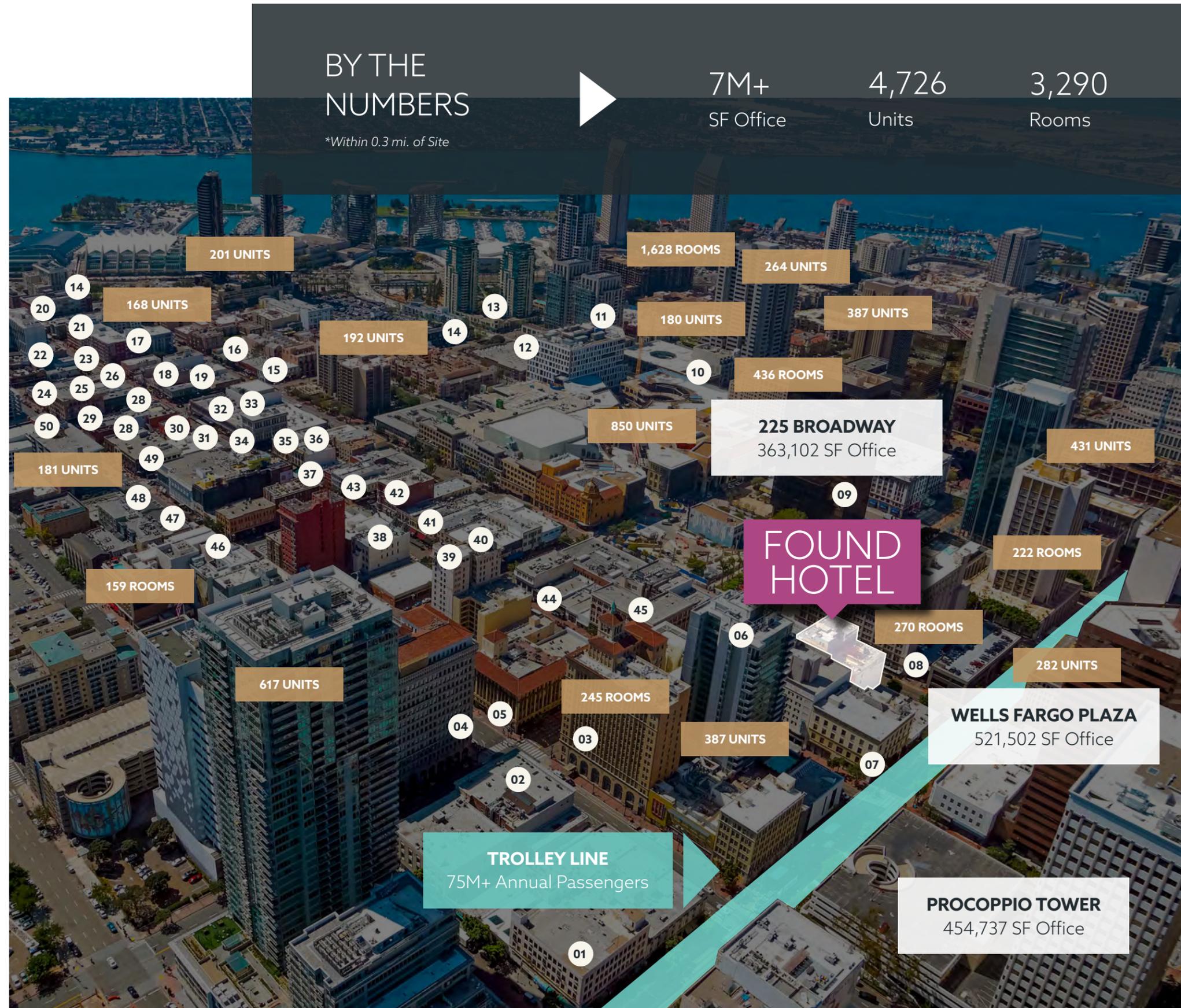
# BASEMENT

±3,131 SF



# JOIN THE BUZZ!

- |                              |                            |
|------------------------------|----------------------------|
| 1 Sammich House              | 26 Swing Social            |
| 2 Time Out Sports Tavern     | 27 Romanissimo Cucina      |
| 3 The Gold Reserve           | 28 Gaslamplighter          |
| 4 Parq Nightclub             | 29 AKA San Diego           |
| 5 Istanbul Doner Kebab       | 30 The Melt                |
| 6 Leave of Absence           | 31 Ghiradelli              |
| 7 The Local                  | 32 Barleymash              |
| 8 The Grant Grill            | 33 American Junkie         |
| 9 Corner Bakery              | 34 The Butcher's Cut       |
| 10 Athena's Market Tarverna  | 35 Whiskey Girl            |
| 11 Vitality Tap              | 36 Osteria Panevino        |
| 12 AFC Sushi                 | 37 The Tippy Crow          |
| 13 Skybound Coffee + Dessert | 38 Trailer Park After Dark |
| 14 Lani Coffee               | 39 Melting Pot             |
| 15 Tiger Cafe                | 40 Gaslamp Tavern          |
| 16 Freddy's Chophouse        | 41 Onyx Room               |
| 17 Blarney Stone Pub         | 42 Patrick's Gaslamp Pub   |
| 18 Prohibition Lounge        | 43 The Tippy Crow          |
| 19 Cali Cream                | 44 The Waves Taco Club     |
| 20 Happy Does Bar            | 45 Senor Taquero           |
| 21 Lumi Sushi                | 46 The Rooftop by STK      |
| 22 Provisional Kitchen       | 47 Coin Op Game Room       |
| 23 Lionfish                  | 48 Chiefy Cafe             |
| 24 Sugar Bears               | 49 Fogo de Chao            |
| 25 Gaslamp BBQ               | 50 San Remo Pizzeria       |



# GAME CHANGERS

Downtown San Diego is in the midst of a major transformation, driven by landmark projects like the Campus at Horton, Seaport San Diego, and the Gallagher Square renovation—set to deliver thousands of new jobs, vibrant public spaces, and billions in economic impact each year.

1,813  
Units Under Construction

5,520  
Units Proposed

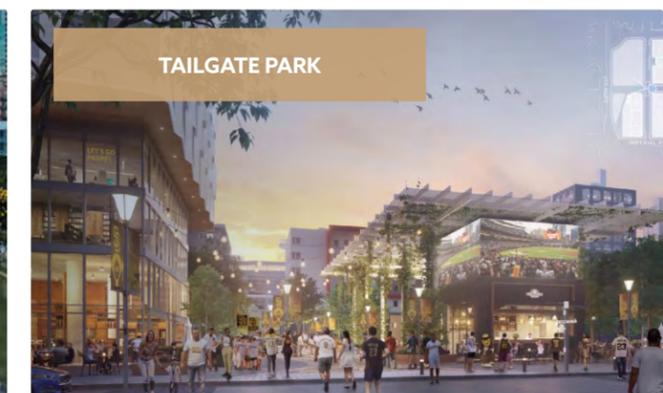
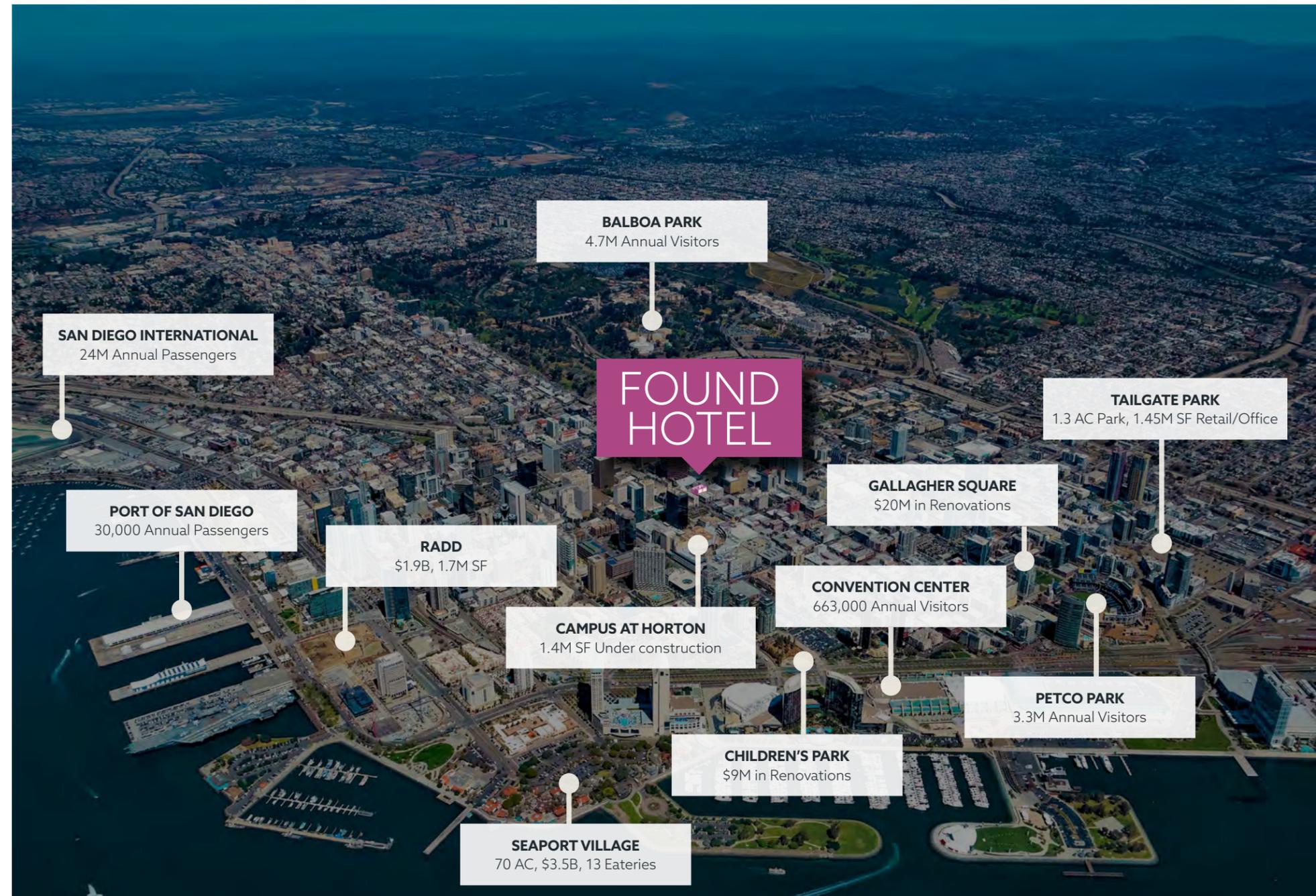
494  
Rooms Under Construction

3,055  
Rooms Proposed

677,842  
SF Office Under Construction

550,000  
SF Office Proposed

*\*Downtown San Diego*



# GASLAMP QUARTER

THE HEART & SOUL OF DOWNTOWN SAN DIEGO



Located in the heart of Downtown San Diego, the Gaslamp Quarter is a dynamic destination that blends historic charm with nonstop energy. This iconic neighborhood attracts millions of visitors each year with its vibrant mix of restaurants, bars, boutique hotels, and entertainment venues. With high foot traffic day and night, a growing residential population, and frequent events that activate the streets, the Gaslamp offers unmatched visibility and energy.



**LŪMi**  
by AKIRA BACK

**PENDRY**  
HOTELS & RESORTS

**ROMANISSIMO**  
-CUCINA ITALIANA-

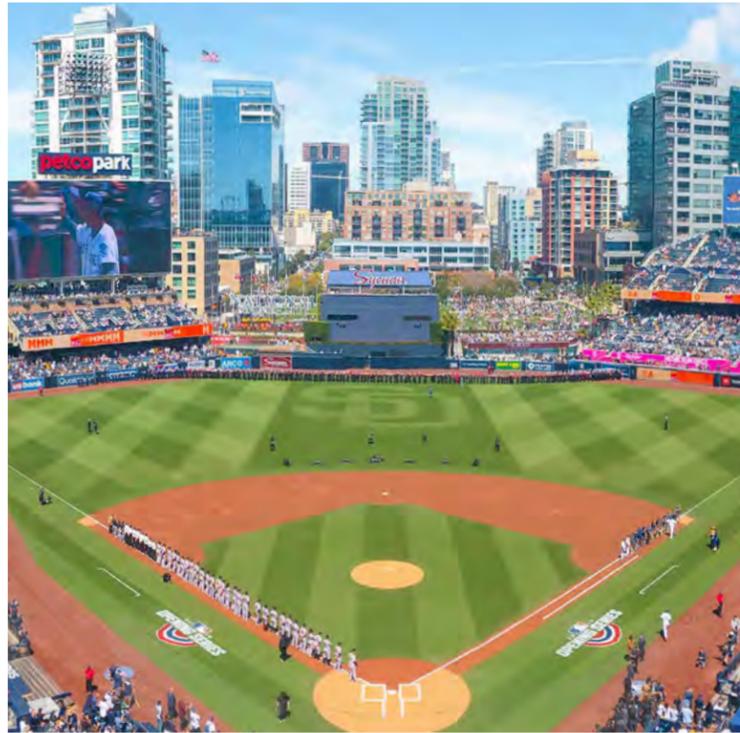
**NOBU**  
SAN DIEGO

**Hard Rock**  
HOTEL

**Sevilla**  
RESTAURANT & TAPAS BAR

# DISCOVER DOWNTOWN

Downtown San Diego has transformed into a thriving 24/7 urban center, fueled by decades of strategic planning and more than \$14 billion in public and private investment. Today, it's a nationally recognized waterfront district where high-rise living meets rooftop bars, tech hubs neighbor taco joints, and the energy never skips a beat.



## 4 MAJOR VENUES

Petco Park, San Diego Convention Center, Balboa Theater, Horton Grand Theater

## 16.5 BLOCKS

Downtown San Diego is the West Coast's premier entertainment district

## 65K DAILY PRESENCE

Petco Park, San Diego Convention Center, Balboa Theater, Horton Grand Theater



**2ND**  
Largest City in CA

**35M**  
Annual Visitors to San Diego

**\$10B**  
Visitor Spending



## THE DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Population (2024)	54,498	104,091	188,915
Project Population (2029)	55,198	104,735	189,506
Total Daytime Employment	72,441	109,059	182,251
Total Households	30,634	51,325	89,424
Avg. Household Income	\$108,255	\$107,133	\$110,130
Total Consumer Spending	\$890.5M	\$1.5B	\$2.8B



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**ANDREW SHEMIRANI**  
andrew@upsocal.com  
Lic No 02038814

**SERENA PATTERSON**  
serena@upsocal.com  
Lic No 01721040

**ASHLEY TIEFEL**  
ashley@upsocal.com  
Lic No 01984741

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