



WESTGATE HOTEL

FOR LEASE > 1,150 - 3,000 SF
RARE CBD HARD CORNER

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UPT

SAN DIEGO
est. 1989

AVAILABLE SUITES

SUITE A

Office/Retail

Previous Retail Shell

Frontage on Third Avenue & C Street

3,000 SF + 800 SF Mezzanine

\$2.50 psf, MG

SUITE B

Previous Deli Space

Built in fixtures

20' ceiling height

1,150 - 1,650 SF

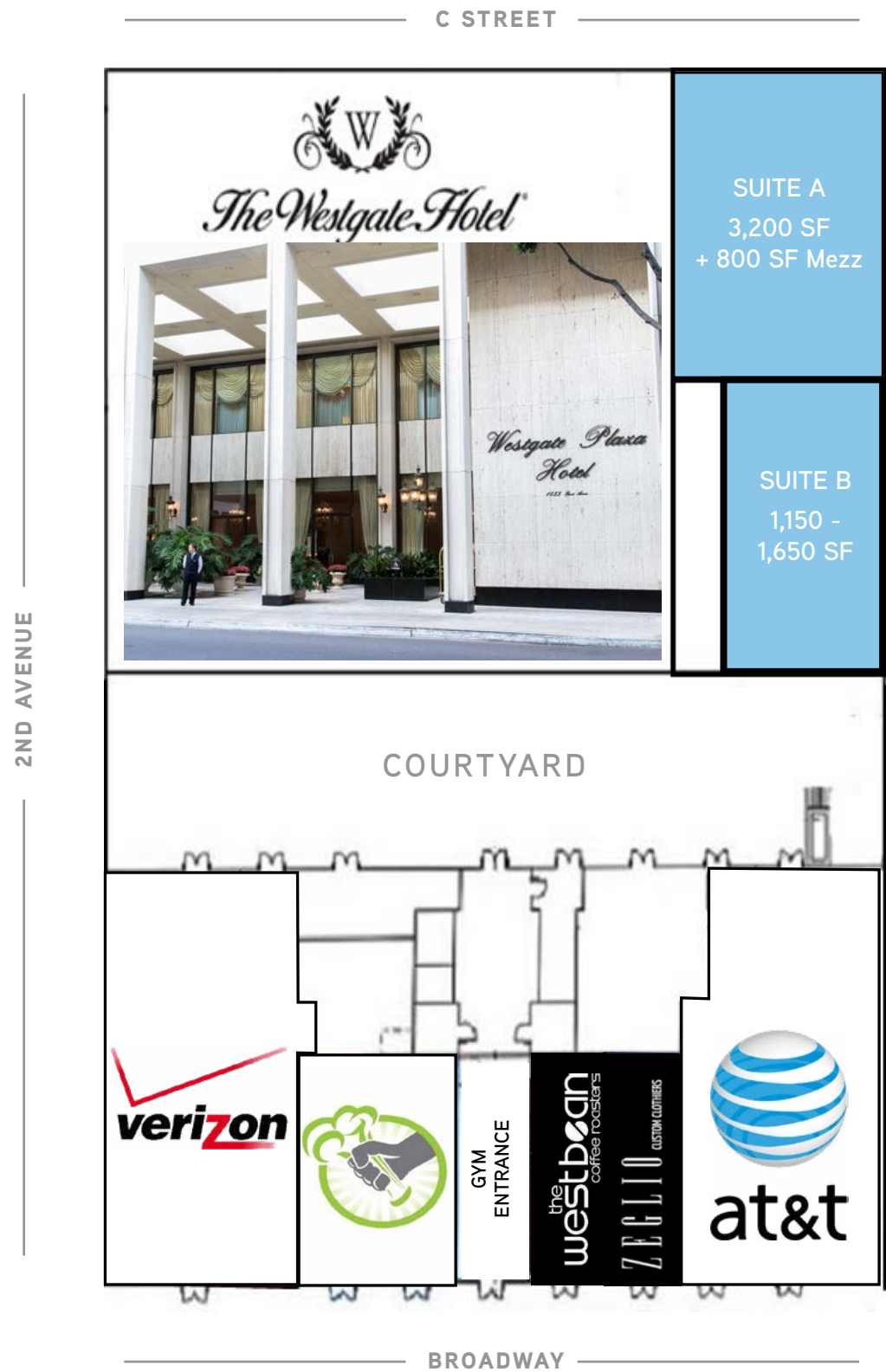
\$2.95 psf, MG

PROPERTY HIGHLIGHTS

- › Rare corner opportunity on 3rd Avenue, C Street, 2nd Avenue, and Broadway
- › Highly desirable trade area for retailers and great central location for office tenants
- › Broadway Corridor Tenants in the immediate trade area include: Chipotle, Tender Greens, Coffee Bean & Tea Leaf, Pizza Studio, Panera Bread, Specialties Bakery and many more!
- › Located in the heart of the Core Business District, adjacent to San Diego Civic Center and Horton Plaza Park
- › Steps to hotels, shopping, dining and Gaslamp Quarter—San Diego's #1 Tourist Destination
- › Nearly 4 million sq. ft. of office space within a 3-block radius with approximately 20,000 employees
- › Broadway is the main East/West thoroughfare through Downtown San Diego
- › Excellent access to Interstate 5 and Highways 163 & 94
- › Minutes to San Diego International Airport, Coaster, Amtrak, and Trolley Station



SITE PLAN



HORTON PLAZA PARK

The Westgate Hotel is located across the street from the Horton Plaza Park - an exciting central gathering area for the community providing a dynamic events venue for San Diego.

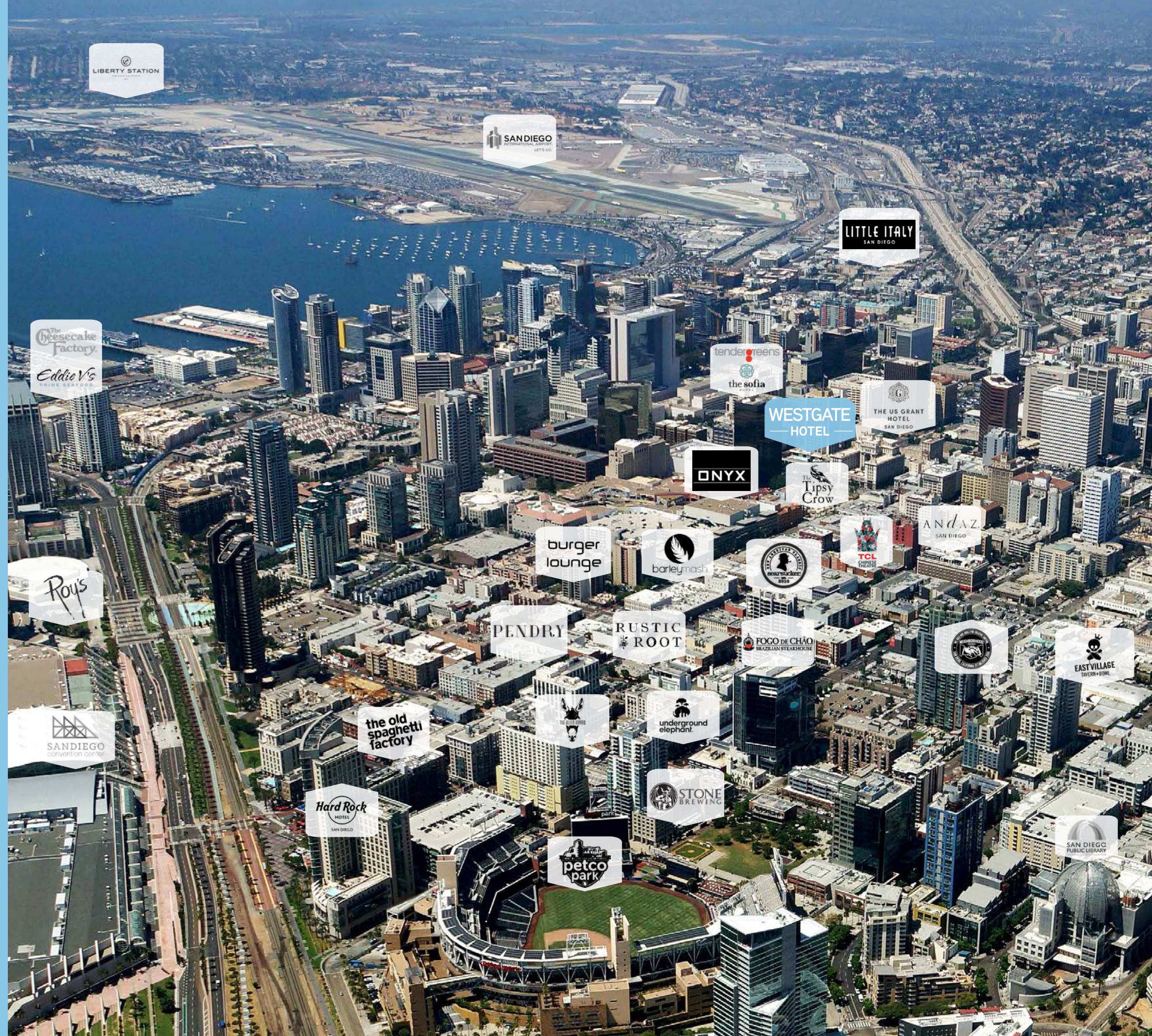
This plan, approved in 2011, created a world-class Urban Plaza as well as beautified and restored the historic park and fountain adjacent to this property, re-establishing it as the regional treasure that it was in the early-to-mid 1900's. The park hosts numerous events that attract thousands of visitors including: The Destination San Diego, Food Truck Thursdays, Summer Movies in the Park, SD International Film Festival, and many more!



THE LOCATION

The **Civic/Core neighborhood** contains San Diego's central government, financial and corporate district extending from A Street to Broadway and Union Street to Park Boulevard. All of San Diego's major banks can be found in this neighborhood. The San Diego Civic Theatre and historic Copley Symphony Hall bring a variety of arts and cultural events. Many of the **historic buildings** are being restored to add new residential, retail and commercial space.

The Core District's is home to downtown's new I.D.E.A. District; a **vibrant mix** of commercial, educational, residential and creative spaces aimed to appeal to the "live, work, create" lifestyle. The Core District entices **forward-thinking** buyers who envision the exciting future for San Diego's downtown.





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