



Gaslamp Nightclub / Retail Building

For Sale - \$6,800,000 or Lease



GASLAMP NIGHTCLUB / RETAIL BUILDING

Highlights & Details

Prime Corner Location in San Diego's most famous entertainment destination – the Historic Gaslamp Quarter.

Exceptional Owner-User Opportunity

Seller Financing Available

Address: 500 4th Ave.

Ground Floor: 11,000 SF

Second Floor: 2,000 SF

Max Occupancy: Over 900

Live Entertainment: Long History of Permits here

Lease Rate: Contact Broker

Sale Price: \$6,800,000 (\$523 PSF)

Seller Financing: Contact Broker

ABC License: Type 47 (Full Liquor)

Year Built: 1930 Historic with potential for Mills Act Property Tax reduction



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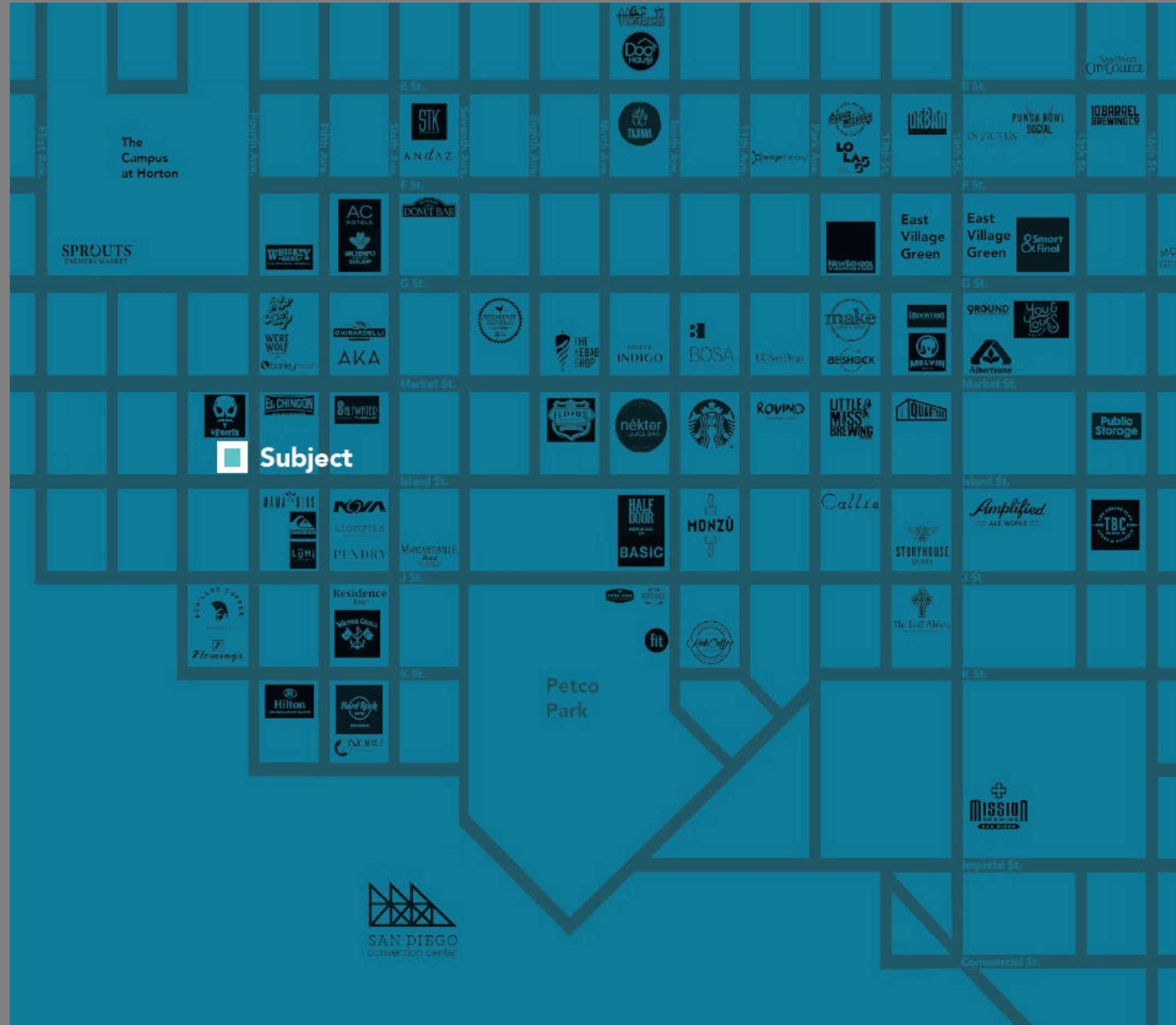
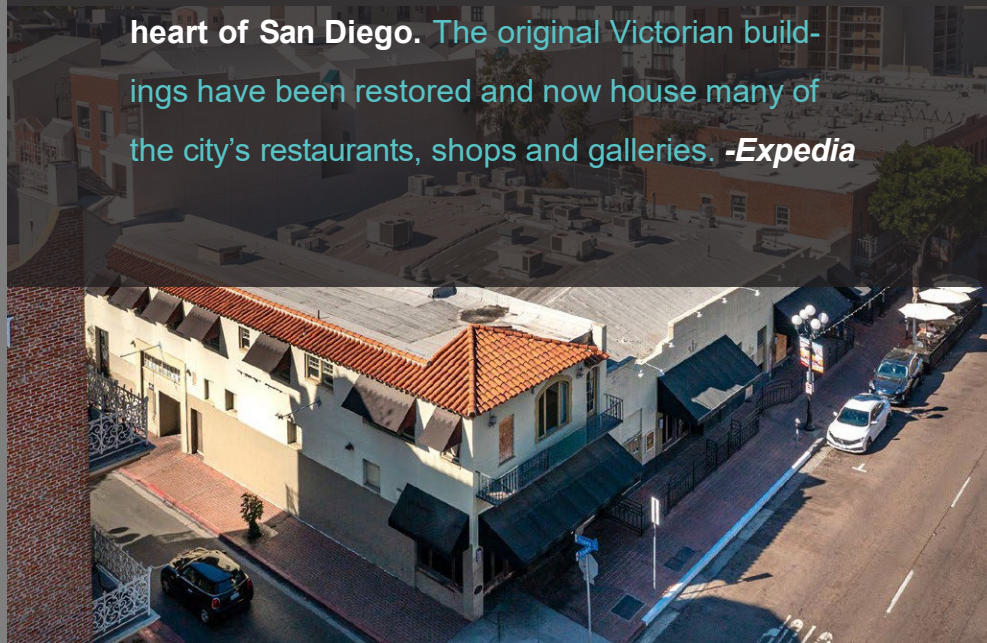
Premiere Corner

“Considered the liveliest of the Downtown neighborhoods, the Gaslamp Quarter’s 4th and 5th Avenues are peppered with trendy nightclubs, swanky lounge bars, chic restaurants, and boisterous sports pubs.”-*Fodors*

San Diego topped every major city by 2022 — recovering 99% of its pre-pandemic activity.

“What San Diego did right is it made a 24/7 city, San Diego is one of the most resilient cities in North America,” *Karen Chapple (University of Toronto / Berkley Study)*

“Today it’s both the cultural and commercial heart of San Diego. The original Victorian buildings have been restored and now house many of the city’s restaurants, shops and galleries.”-*Expedia*



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Premises



Premises

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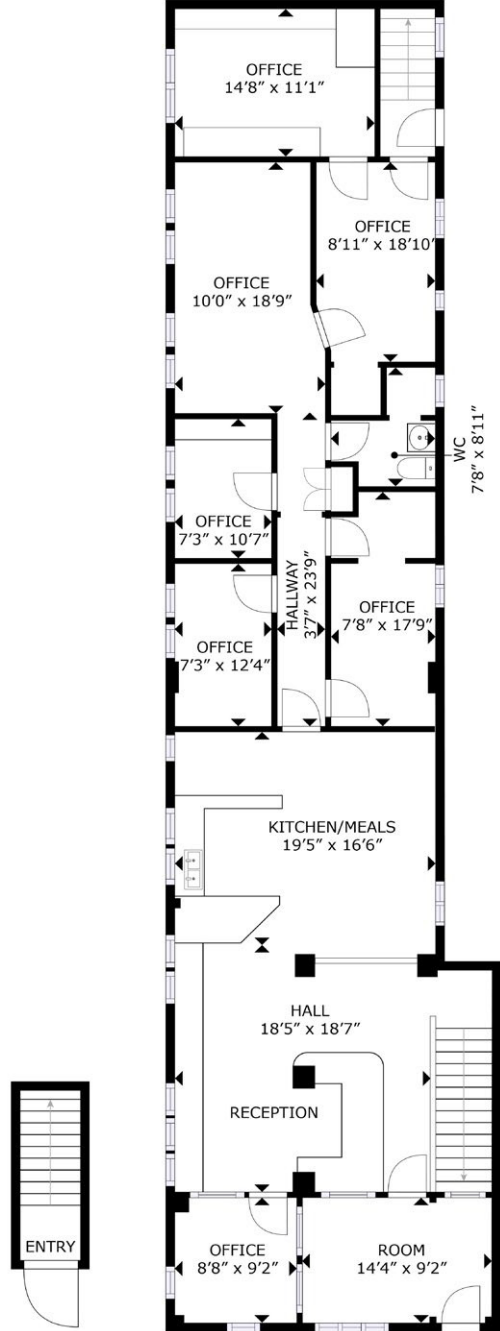
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Location

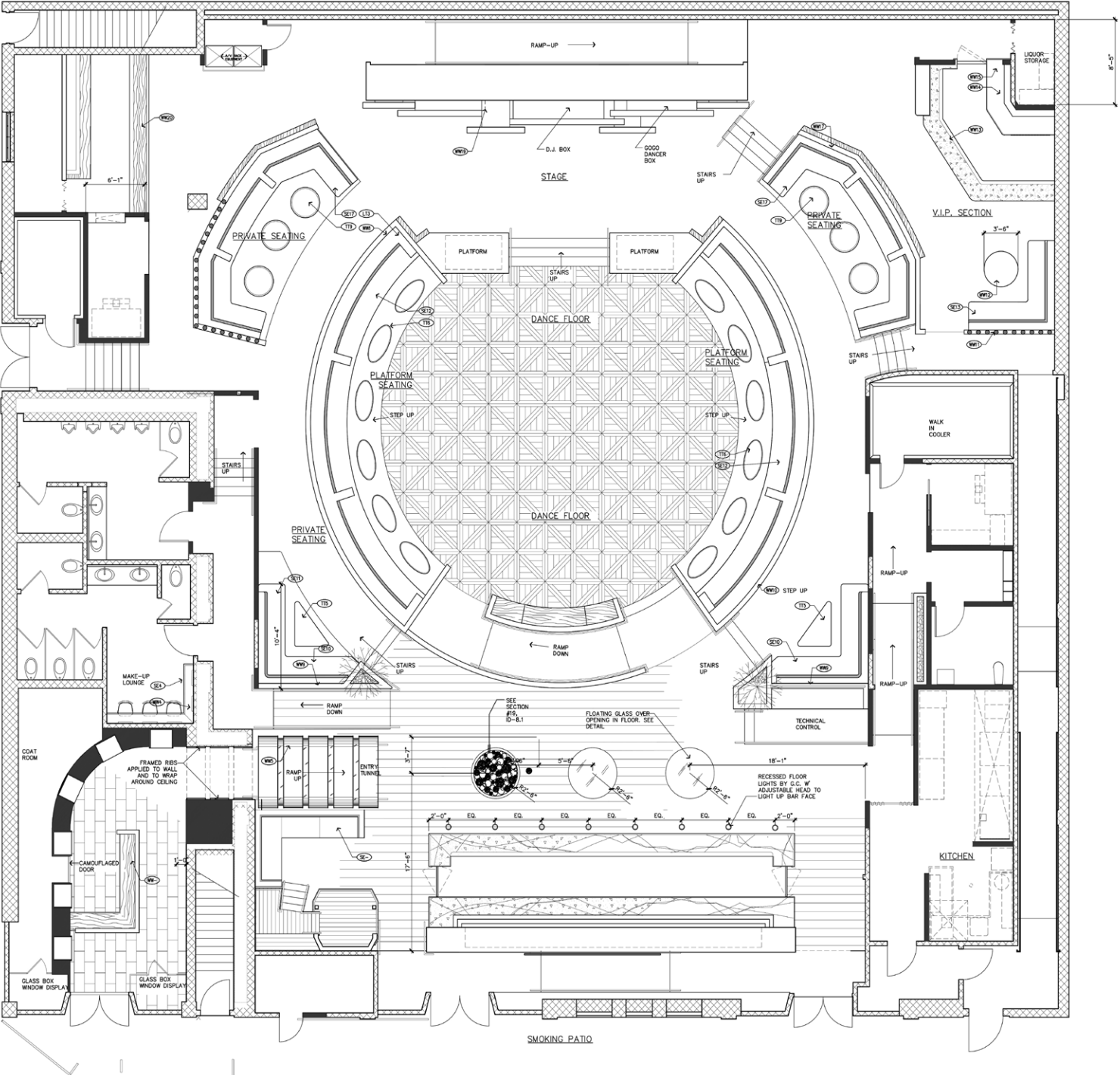


Floorplan

Second Floor



First Floor



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Neighborhood



STATISTICS

Annual Visitors Gaslamp: Over 10,000,000

Annual Visitors Petco Park: 2,300,000

Annual Visitors Convention Center: 800,000

Hotel Rooms Downtown: 13,000+@2,000 in process

Daytime Workers within 3 Miles: Over 200,000

REGION

Residential Population

Business Population

Median Household Income

Average Household Income

1 Mile

3 Mile

5 Mile

51,818	185,838	440,905
65,310	199,996	340,009
\$77,011	\$80,654	\$74,678
\$107,886	\$108,940	\$100,593



Contact

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