

# 343 FOURTH AVE

SAN DIEGO, CA 92101



SOUTH GASLAMP QUARTER OFFICE FOR LEASE | ±659 - 2,275 SF




STEPS FROM  
CONVENTION  
CENTER AND  
PETCO PARK!








STEPS FROM IT ALL.

Work in the heart of San Diego's iconic Gaslamp Quarter, where historic charm meets modern convenience. This prime office space puts you steps from top restaurants, coffee shops, and the Convention Center, making it ideal for impressing clients and attracting talent. Enjoy a vibrant, walkable neighborhood with unmatched energy, perfect for growing your business in a location everyone wants to be.

- 

**343 Fourth Ave, San Diego, CA 92101**  
*Address*
- 

**±659 - 2,275 SF**  
*Available Space*
- 

**Office**  
*Space Type*
- 

**Available Now**  
*Timing*



**Prime Gaslamp Location**

Located in the heart of San Diego's vibrant Gaslamp Quarter, just two blocks from Petco Park.

**Highly Sought-After Corridor**

2nd floor office space situated in one of the most desirable and active commercial corridors in the city.

**Convention Center Proximity**

Steps from the San Diego Convention Center, which generated \$855+M in direct spending in 2024 and attracts 776,000+ annual visitors.

**Surrounded by Luxury Hotels**

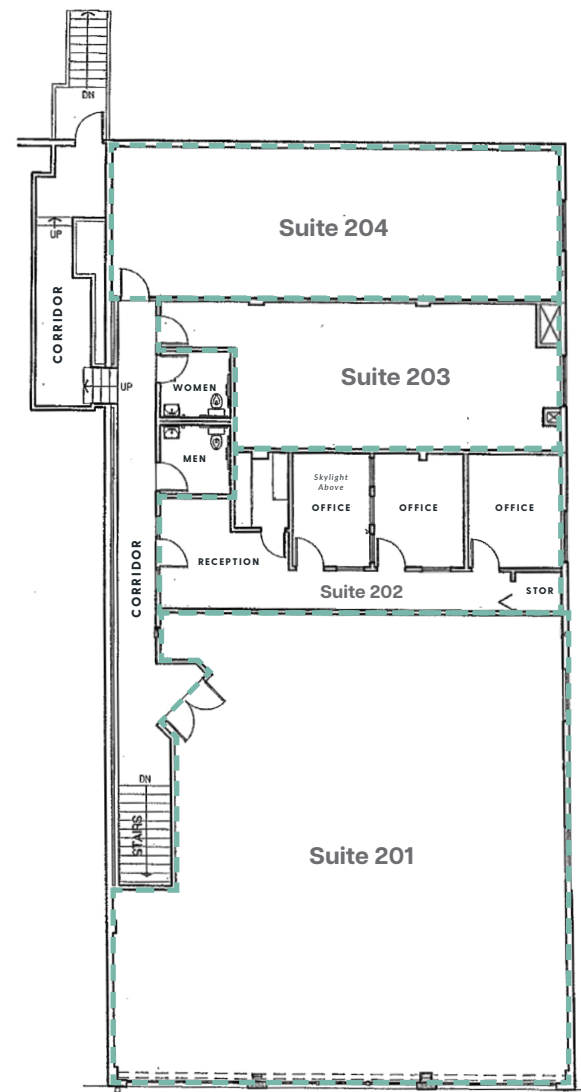
Neighboring renowned hotels such as The Pendry, Hilton Gaslamp, Hard Rock, and Omni.

**Close to Key Attractions**

Immediate proximity to Petco Park, Seaport Village, the Campus at Horton, and East Village.







Suite 204 | ±789 SF



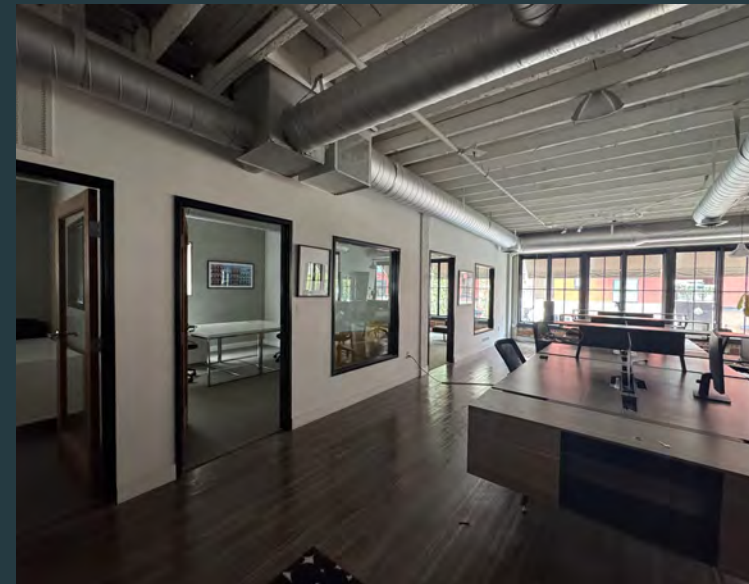
Suite 203 | ±659 SF



Suite 202 | ±775 SF



Suite 201 | ±2,275 SF





- |                              |                       |
|------------------------------|-----------------------|
| 1 Happy Does                 | 16 Prohibition Lounge |
| 2 Lumi Sushi                 | 17 Cali Cream         |
| 3 Beyond Pilates             | 18 Barleymash         |
| 4 Hasta Manana Cantina       | 19 WNDR Lounge        |
| 5 Fleming's Prime Steakhouse | 20 Garage Kitchen     |
| 6 Morton's Steakhouse        | 21 Best of Gaslamp    |
| 7 Fifth & Rose               | 22 LV Nails & Spa     |
| 8 Buca di Beppo              | 23 Juan Tequila       |
| 9 Shisan Fan Sushi           | 24 664                |
| 10 Taco Central              | 25 Salt & Whiskey     |
| 11 Lazy Hippo                | 26 Freddy's Chophouse |
| 12 The Whiskey House         | 27 La Puerta          |
| 13 Blarney Stone Pub         | 28 Tiger Cafe         |
| 14 Kaluu                     | 29 Cafe 222           |
| 15 Insomnia Cookies          | 30 Lani Coffee        |



*Downtown San Diego  
is the City's Central  
Business District*

**DOWNTOWN  
SAN DIEGO**  
PARTNERSHIP



**3 MINS**

to Petco Park



**4 MINS**

to Convention Center



**6 MINS**

to I-5



**10 MINS**

to San Diego International



# GASLAMP QUARTER.

The Gaslamp Quarter is downtown San Diego’s vibrant heart, packed with restaurants, bars, shops, and stylish workspaces. Steps from Petco Park and the Convention Center, this walkable district blends historic charm with modern energy—making it a standout spot for business and play.

16

Square Blocks

200+

Retailers & Restaurants

7M+

Annual Visitors

”

“The Gaslamp Quarter is the heart and soul of downtown San Diego.”

The Gaslamp Quarter isn’t just historic—it’s San Diego’s entertainment capital, a business opportunity magnet, and a proven driver of visitor traffic and spending.



## Dine

The Gaslamp Quarter is San Diego’s culinary hub, offering everything from rooftop lounges and modern steakhouses to historic Italian kitchens and fresh seafood spots. Its mix of cuisine, atmosphere, and walkable charm makes it a destination for both locals and visitors.

## Stay

The Gaslamp Quarter features a mix of boutique hotels and major brands like Pendry, Andaz, Marriott, and Hilton, all within walking distance of dining, nightlife, and Petco Park. Blending historic charm with modern amenities, the district offers stays tailored to both business and leisure travelers.

## Play

The Gaslamp Quarter is San Diego’s entertainment capital, known for its nightlife, live music venues, comedy clubs, and rooftop lounges. From catching a game at Petco Park to enjoying theaters, festivals, and vibrant street life, the district offers endless ways to play day or night.

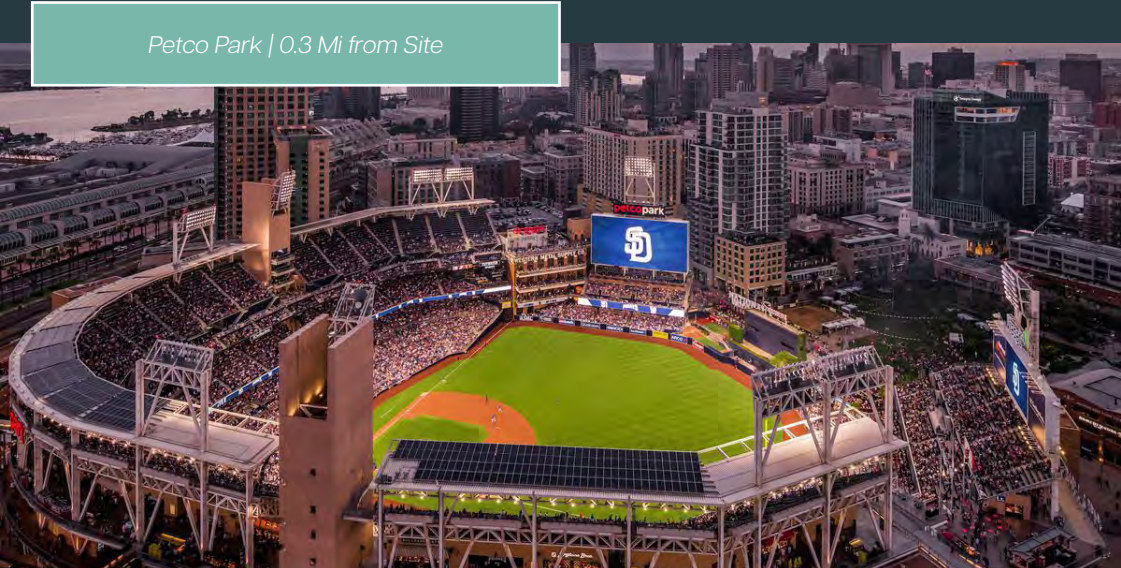
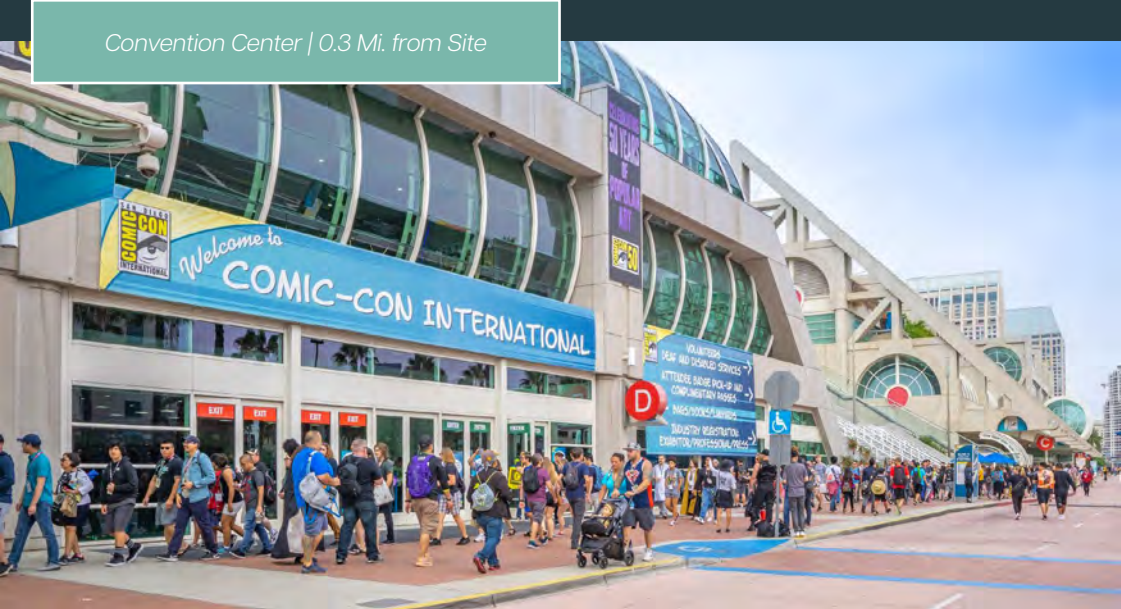


AT A GLANCE.

San Diego continues to earn national and global recognition as a hub for innovation, entrepreneurship, and quality of life. From being ranked among the top U.S. cities for startups to earning a spot as one of the most inventive cities in the world, the region consistently proves itself as a dynamic place to live, work, and do business. These accolades highlight the strength of San Diego’s talent, culture, and forward-thinking economy.

THE DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population (2024)	51,961	101,818	175,065
Project Population (2029)	52,710	102,555	175,542
Total Daytime Employment	64,600	111,768	194,308
Total Households	27,838	48,852	78,195
Avg. Household Income	\$107,483	\$106,926	\$108,515
Total Consumer Spending	\$807.9M	\$1.5B	\$2.5B



Convention Center

The San Diego Convention Center spans 2.6 million square feet and stands as the region’s premier gathering place. Since opening, it has hosted more than 4,700 events, driving \$20.9 billion in economic impact and \$400 million in tax revenue. Annual highlights like Comic-Con inject \$160–165 million alone into the local economy, fueling hotels, restaurants, and entertainment venues throughout downtown and the Gaslamp Quarter. With its iconic waterfront setting and global reputation, the Convention Center is a cornerstone of San Diego’s business and visitor economy.

Petco Park

Petco Park, home of the San Diego Padres, drew a franchise-record 3.3 million fans in 2024, cementing its place as one of MLB’s top-attended ballparks. Since its opening, the ballpark and surrounding East Village development have spurred more than 19,000 jobs, generated over \$1.2 billion in visitor spending, and contributed more than \$200 million in tax revenue to the city. With its record-setting crowds and steady flow of events, Petco Park remains a powerful economic engine for downtown San Diego.



#3  
Best City for Startups (U.S.)

#2  
Most Incentive City (Global)

BEST CITY  
to Launch a Startup (Forbes)



# DISCOVER DOWNTOWN.

Downtown San Diego has evolved into a vibrant, 24-hour urban hub through decades of strategic redevelopment and over \$14 billion in public and private investment. It now features a dynamic mix of residential, commercial, and entertainment spaces in a nationally recognized waterfront city.

*Ranked No. 1 as the most fun place to live in the US*



*San Diego is becoming California's coolest city*



## Career Building

Age 18-35

Made up of young singles with no children in the home. They are a mix of mobile renters and first-time homeowners, living in condos and single-family houses. They are beginning to save and invest while also enjoying new technology and trendy stores that cater to their age range.

## City Mixers

Age 30-55

Single, ethnically diverse urbanites in their 30s to 50s with no children in the home. They work in a broad spectrum of white-collar jobs. Spending reflects clothing, shoes, electronics and travel, enjoying a rich cultural experience.

## City Life

Age 18-35

A combination of young professionals and students living in the nation's most density populated and expensive cities. While many are starting in white-collar professional careers, others of this highly mobile group are still finishing their degrees.

## Urban Diversity

Age 46-75

Households predominantly in their 50's. These middle-income, white-collar professionals take advantage of urban life, enjoying the income and time that they have to the fullest. They spend their time on the Internet reading news and enjoy sports and movies.



## WHO LIVES HERE?

Downtown residents are young, urban professionals primarily working in innovation industries and earning higher-than-average wages.

Downtown has an over concentration of the most in-demand talent.

Downtown is widely viewed as a hub for arts and culture, as well as a top destination for professional networking and gathering.





# STEPS FROM CONVENTION CENTER AND PETCO PARK!



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**UPG** **URBAN**  
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