

**FOR SALE**

950 6th Avenue, Suite 212

San Diego, CA 92101



# Gaslamp Office Suite For Sale

**EMMETT CAHILL**  
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**PETER WRIGHT**  
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## ASKING PRICE

\$1,149,000

## LEASE RATE

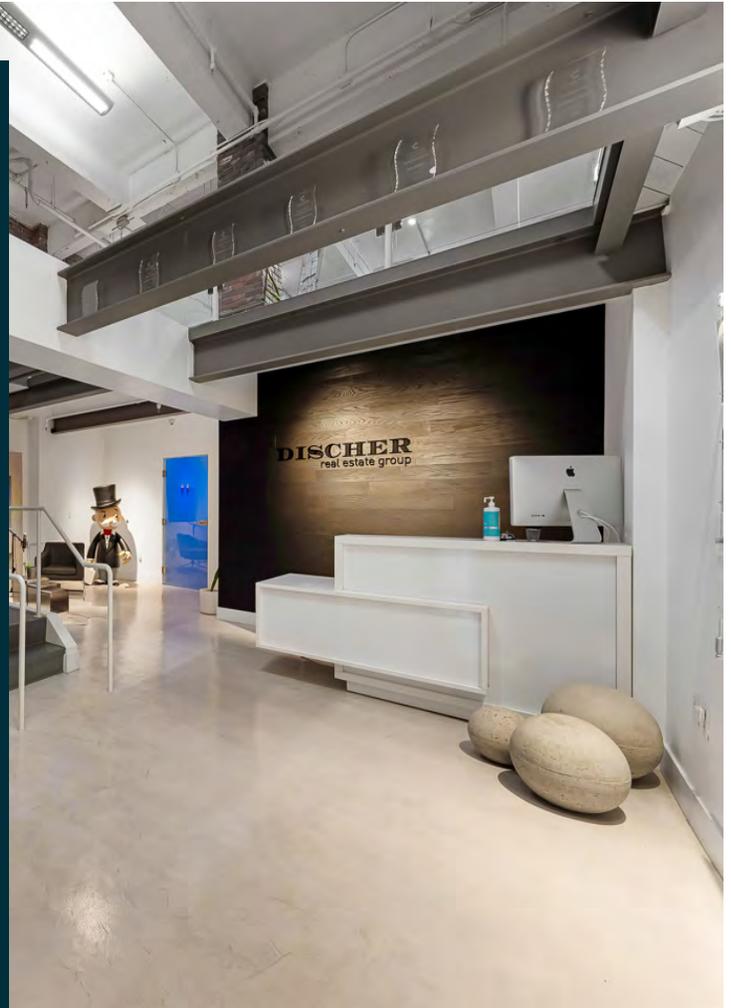
\$2.85 psf Modified Gross

## SPACE AVAILABLE

3,200 SF

## PROPERTY HIGHLIGHTS

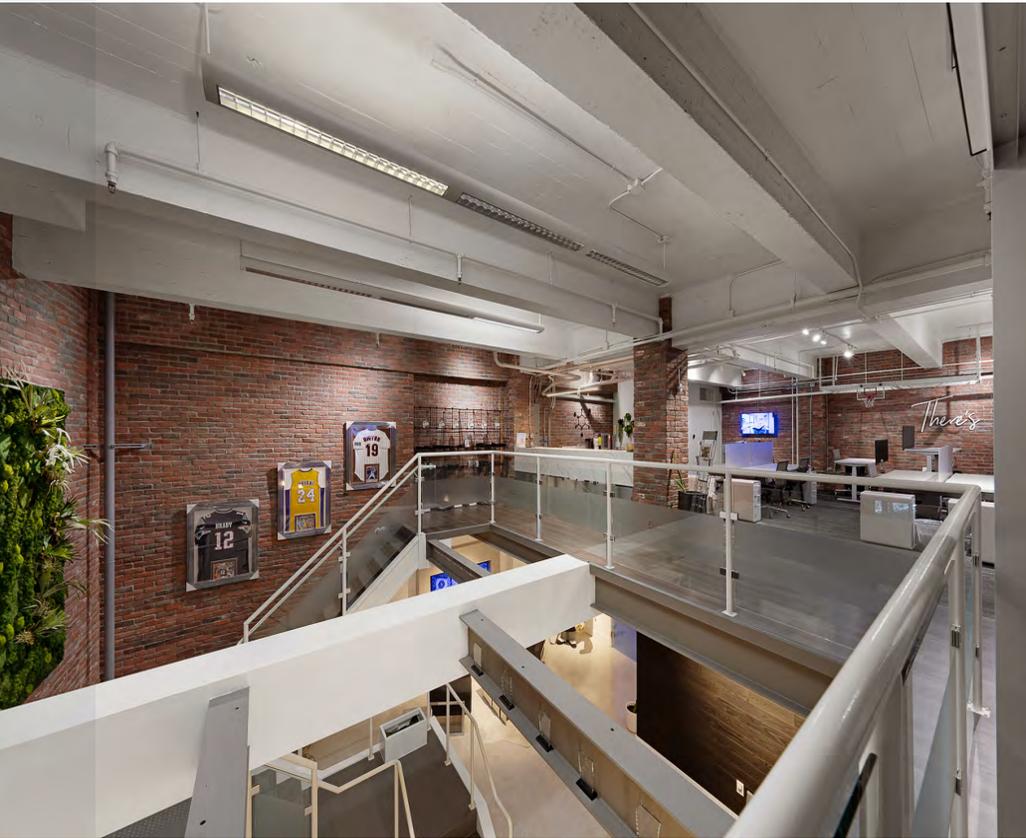
- Roof top deck
- Two Bathrooms
- Sauna
- Two A/C units
- Grand open air lobby
- Two parking spaces
- Positioned at the edge of the Gaslamp Quarter on the corner of 6th & Broadway.
- Located in the most revered architectural icons The Samuel Fox Building.
- Designed by renowned architect William Templeton Johnson, it features ornate cast iron grills, large framed windows, ornamental terracotta spandrels and heraldic lions.
- With a 99 walk score, this unit is nestled among the hustle and bustle of a walker's paradise.
- This 2-level ground floor space boasts covered street-level access & signage rights for the 950 6th Ave entrance awning (must meet Gaslamp Association requirements).



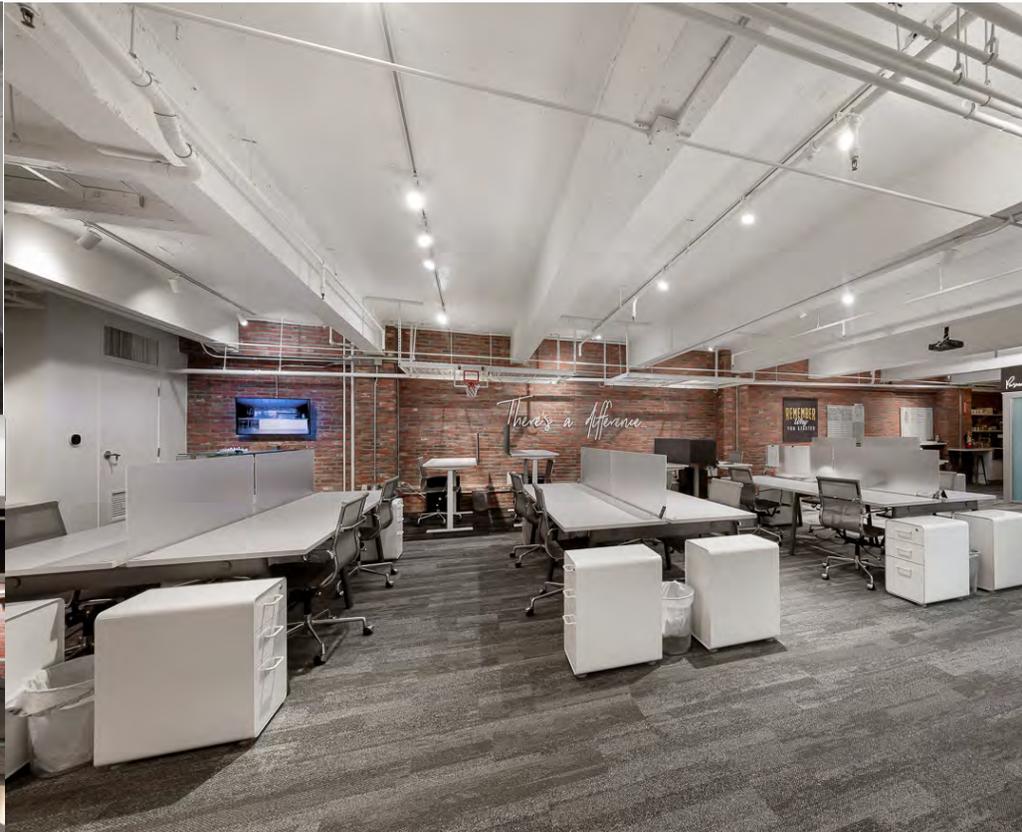
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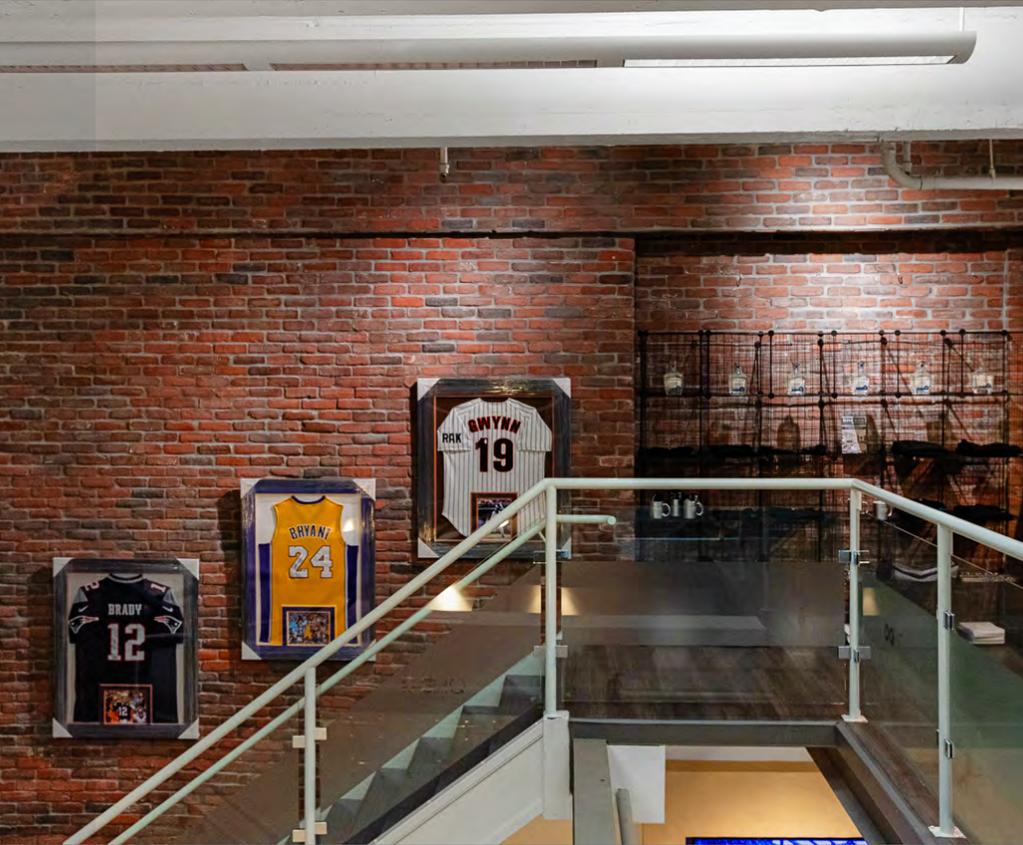
# PHOTOS



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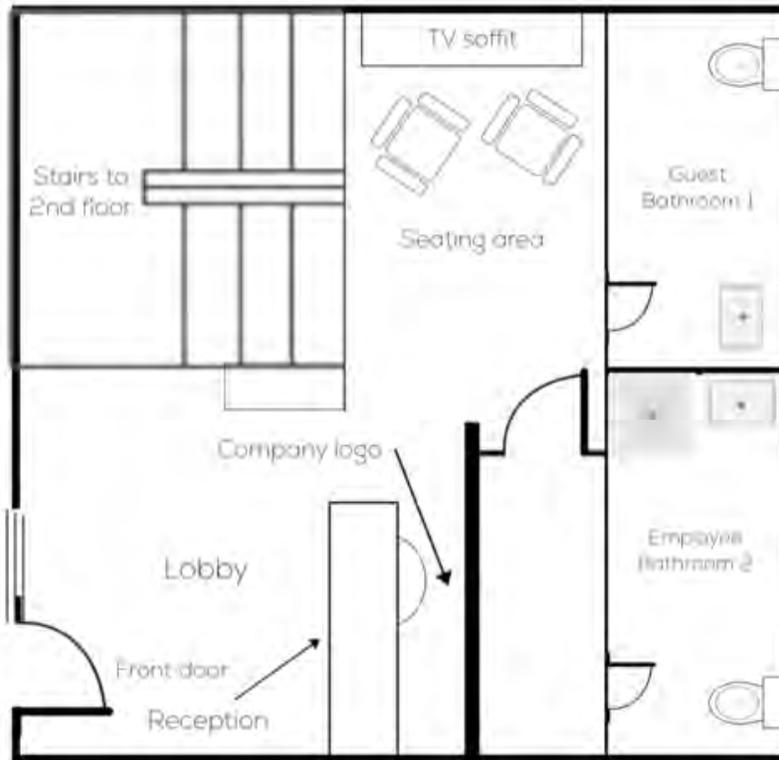
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# Floor Plan

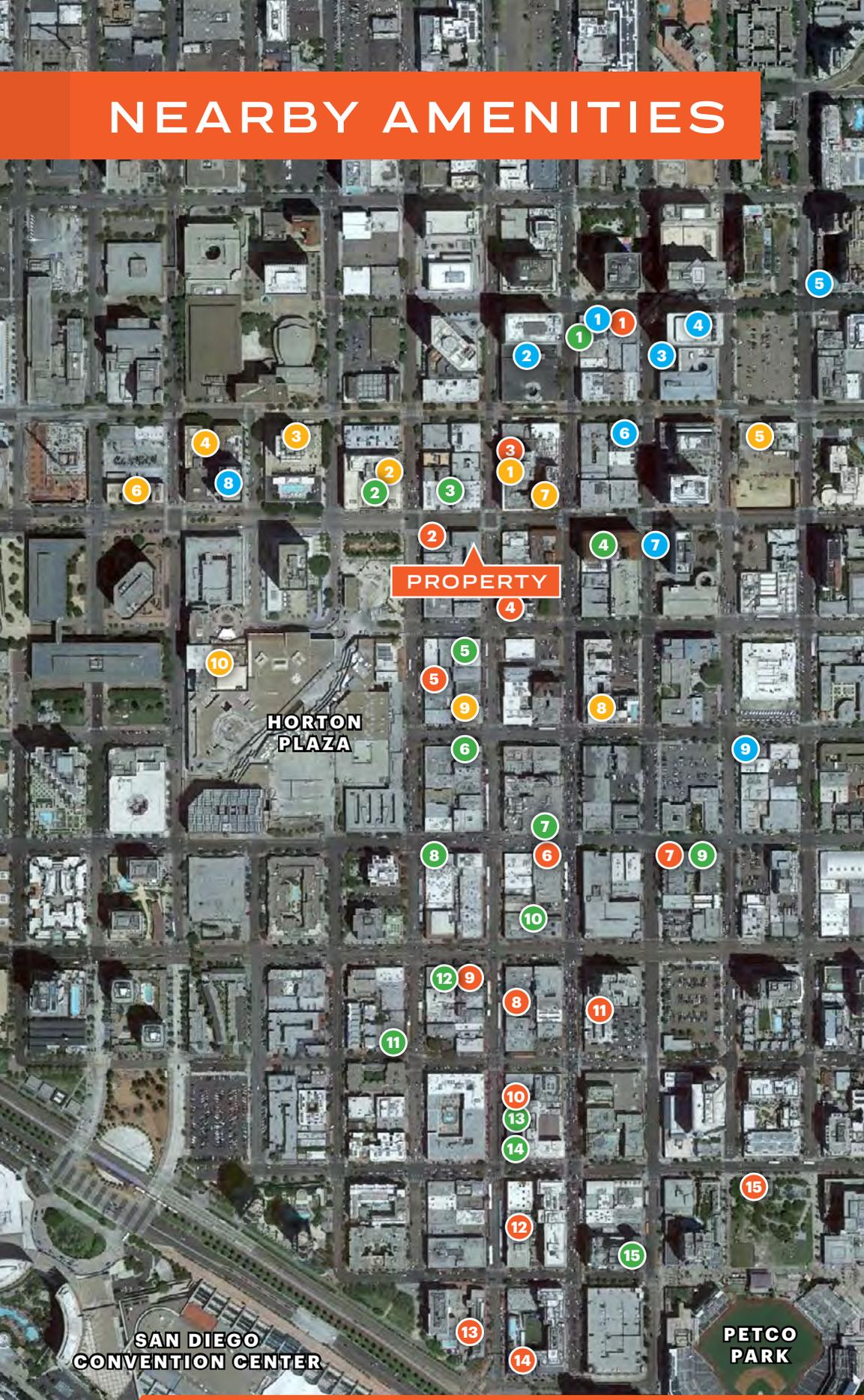
## First Floor



## Second Floor



# NEARBY AMENITIES



- RESTAURANTS**
1. Donut Bar
  2. Gaslamp Fish House
  3. Curadero
  4. Melting Pot
  5. Bandar Restaurant
  6. Fogo de Chao
  7. Breakfast Republic
  8. Rustic Root
  9. El Chingon
  10. Lionfish
  11. The Nolen
  12. Cafe Sevilla
  13. Lou & Mickey's
  14. Nobu
  15. Social Tap

- HOTELS**
1. Kimpton Hotel
  2. The US Grant
  3. The Westgate Hotel
  4. The Bristol Hotel
  5. Hotel Churchill
  6. The Sofia Hotel
  7. Courtyard Marriott
  8. Andaz San Diego
  9. The Keating Hotel
  10. The Westin

- BARS & BREWPUBS**
1. Stout Public House
  2. Rendezvous
  3. Phantom Lounge
  4. Parq
  5. Gaslamp Tavern
  6. Atomic
  7. 5th & Sky
  8. Tin Roof
  9. Noble Experiment
  10. Side Bar
  11. Fluxx
  12. Prohibition
  13. The Pool House
  14. Fifth and Rose
  15. Altitude

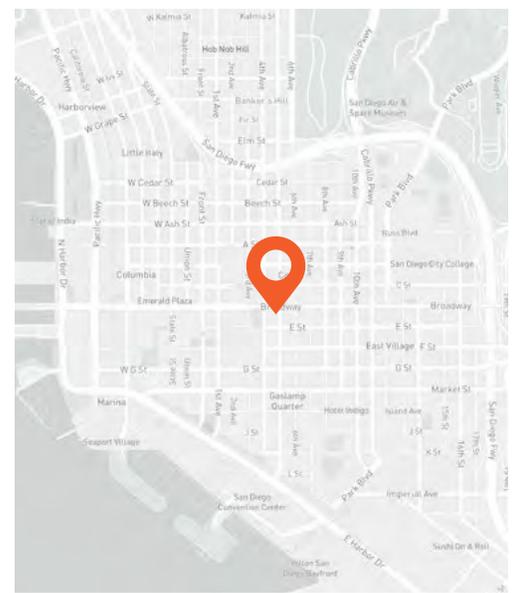
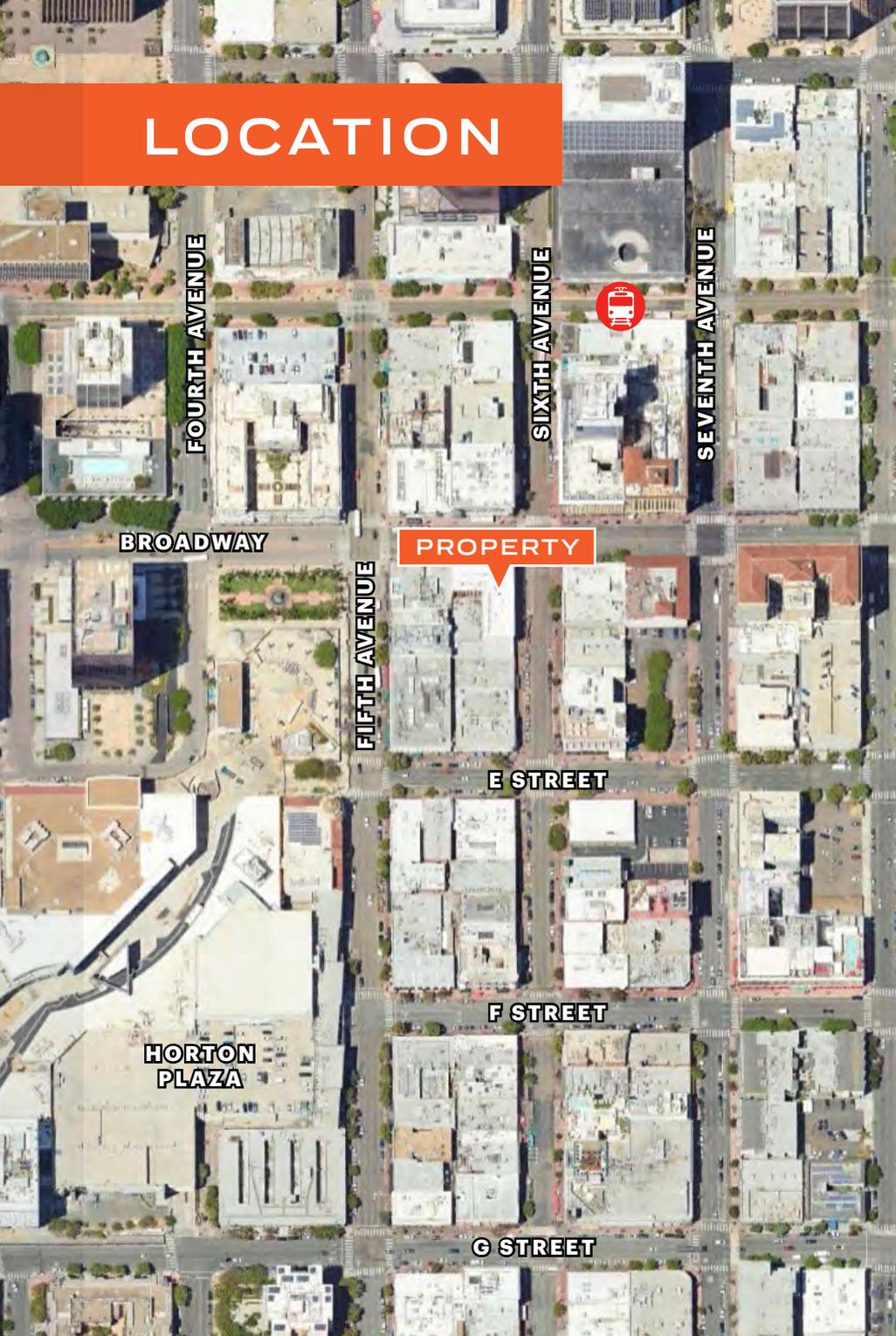
- COFFEE**
1. Starbucks
  2. 401 Brew Street
  3. Coffee N' Talk
  4. 7 Cafe
  5. Little Owl Coffee
  6. Organo Gold
  7. The Bean Box
  8. Blue Bottle Coffee
  9. Tired Eyes Coffee

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# LOCATION



- Terrific location on 5th Avenue in the Gaslamp District of Downtown San Diego
- In close proximity to Petco Park, San Diego Convention Center, and Horton Plaza
- Dozens of restaurants, cafes and bars within a 5-block radius

## WALKING DISTANCE

to numerous restaurants & retail

## STEPS

to Petco Park & trolley station

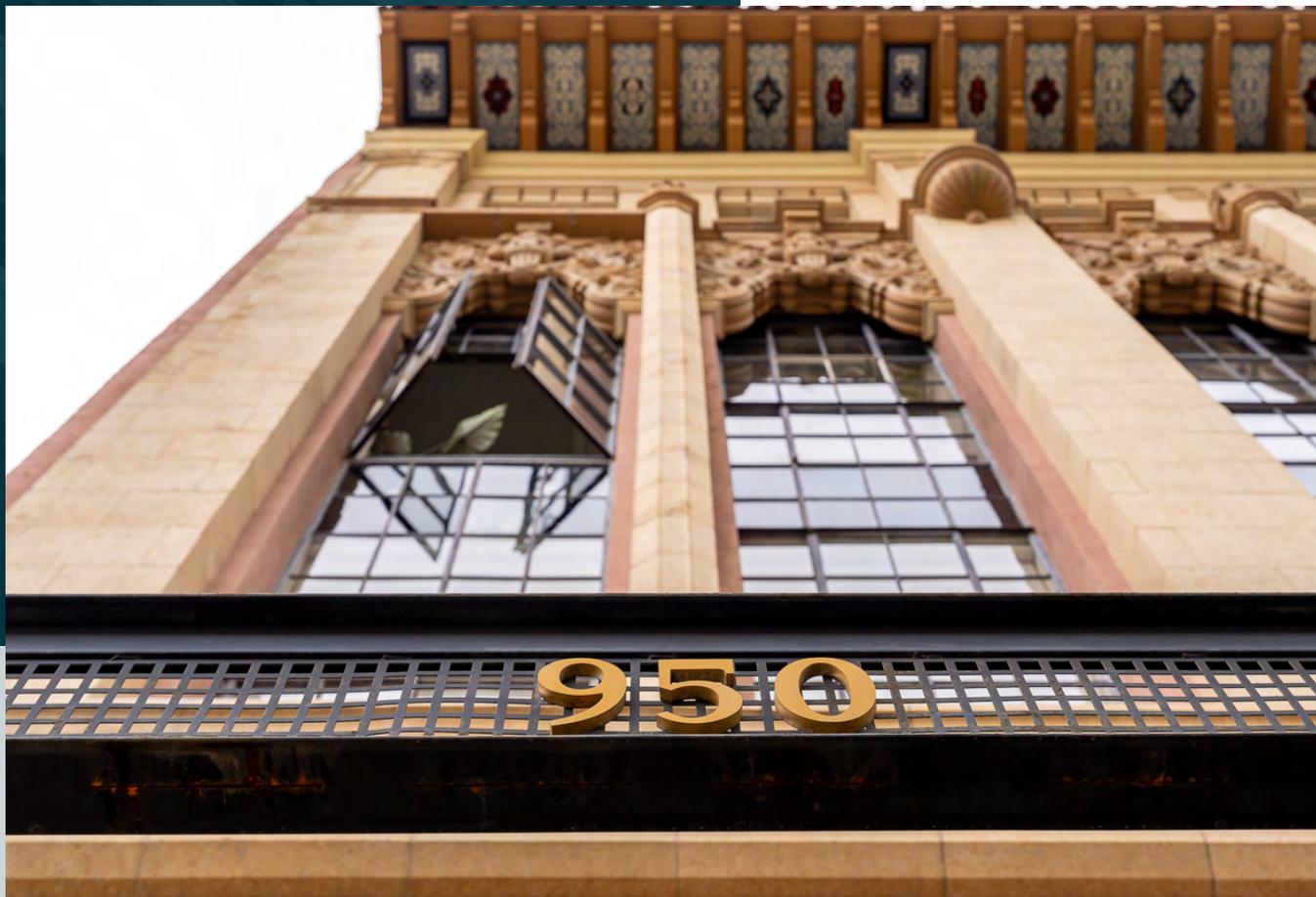
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