

474 Broadway



INTERIOR RENDERING



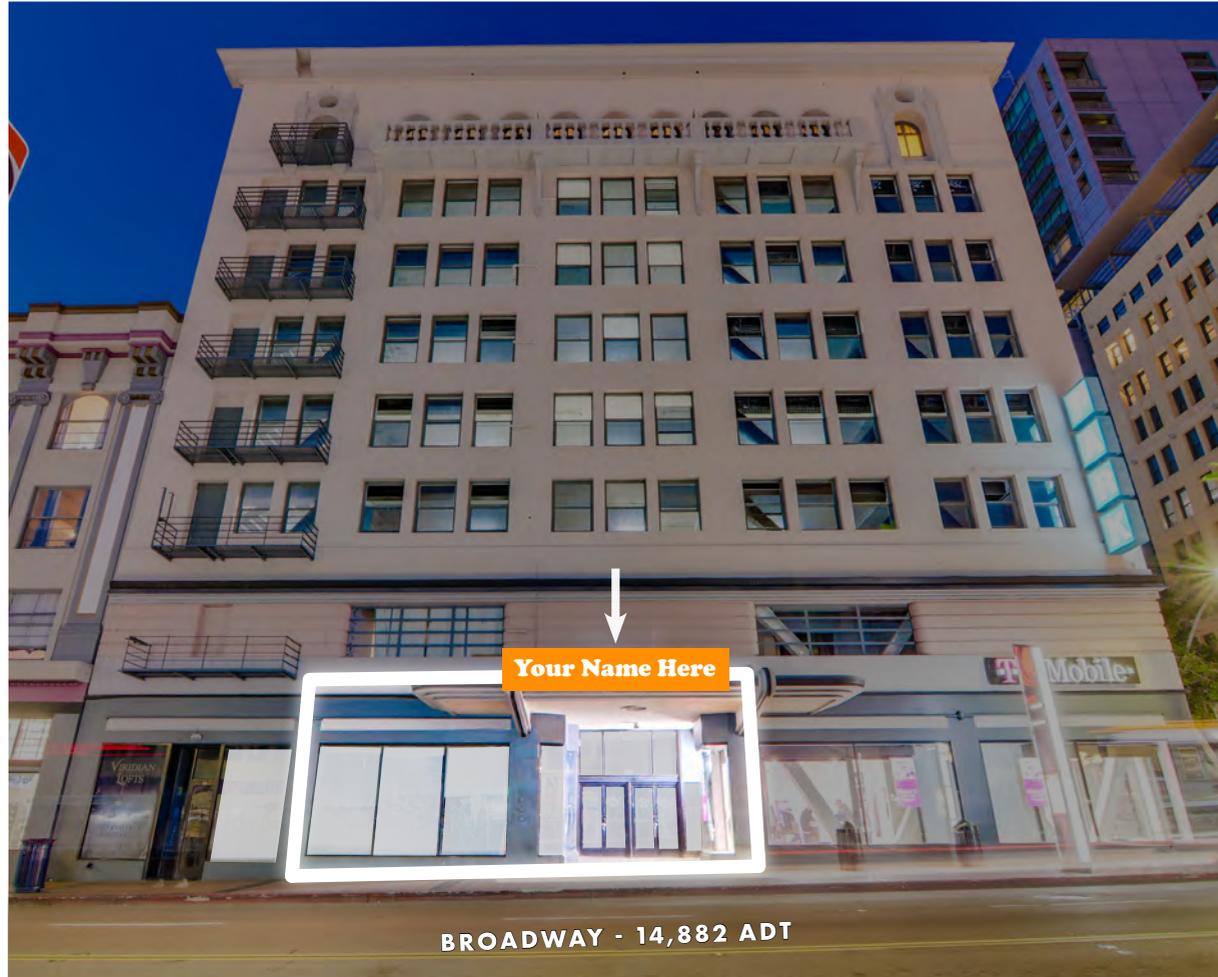
EXTERIOR RENDERING

FOR LEASE

Restaurant/Bar/Event Space
on Main Downtown Corridor



EXTERIOR RENDERING



BROADWAY - 14,882 ADT



Images are courtesy of the Granger Hotel <https://grangerhotel.com/gallery/>

SITUATED ALONG THE EVOLVING BROADWAY CORRIDOR

Located at the start of the Gaslamp Promenade and centered at the intersection of the Gaslamp Quarter, Central Business District, East Village, and Cortez Hill - offering a well-curated blend of quick retail services, exclusive shops, and trendy restaurants.

2nd generation restaurant facility

High visibility signage viewable from two of the busiest intersections in Downtown.

Dense population with 109,000 employees and 103,000 residents, spending over \$442 M on restaurants within a 2-mile radius.

Situated below the Viridian Lofts, 33 residential units, and 275 parking spaces.

Adjacent to Campus at Horton redevelopment – America’s largest adaptive reuse project – and The Granger Hotel, a new 96-room luxury destination.



The Property.

474 Broadway
San Diego, CA

ADDRESS

± 5,574 SF

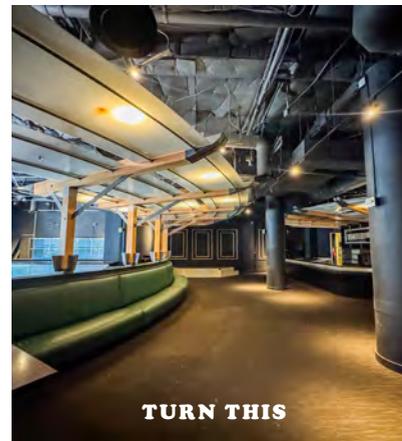
AVAILABLE SPACE

On-Site

PARKING

\$1.95 psf, NNN

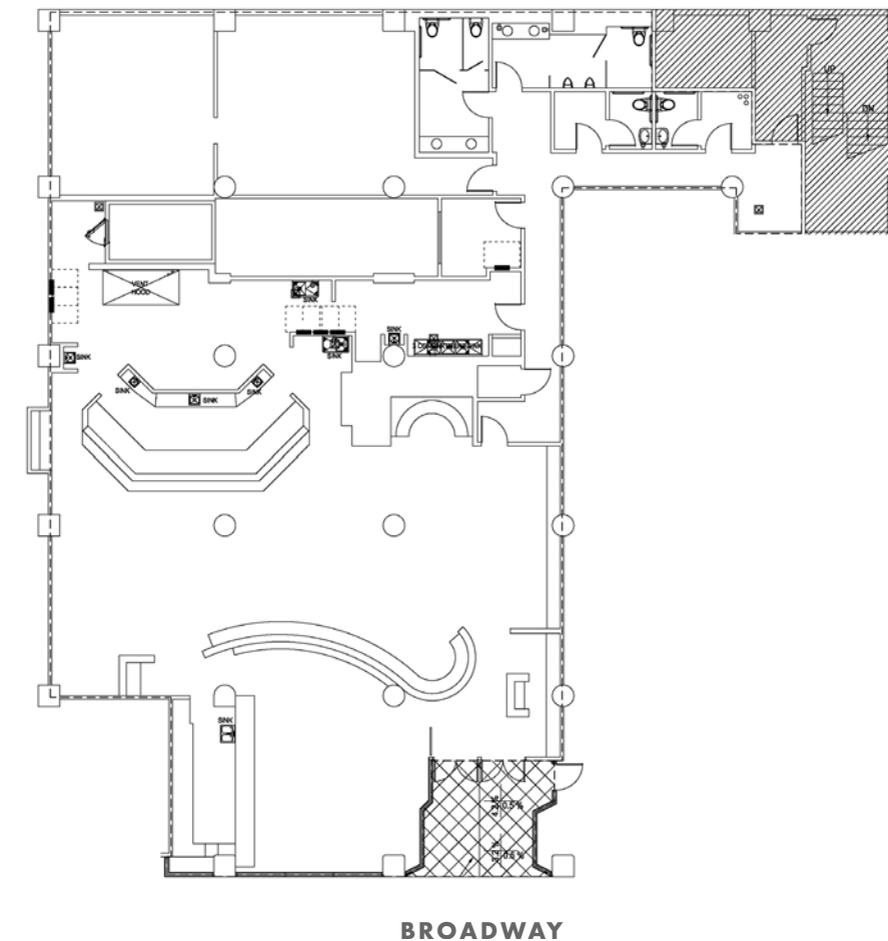
LEASE RATE



HIGHLIGHTS

- 01. Location**
An exploding urban village in the heart of the City Center.
- 02. Visibility**
19,000 vehicles pass this site per day.
- 03. Growth**
Located in the epicenter of growing Downtown, with over 1,500 units and 660,000 SF of office space within one block.
- 04. Connected**
Adjacent to the trolley, which expands to UCSD and over 6M SF of office space.
- 05. Synergy**
Aligned with Gaslamp Quarter, Campus at Horton, and booming East Village.
- 06. Exposure**
Millions of tourists and locals. Hot spot for leisure and business travelers.

SITE PLAN

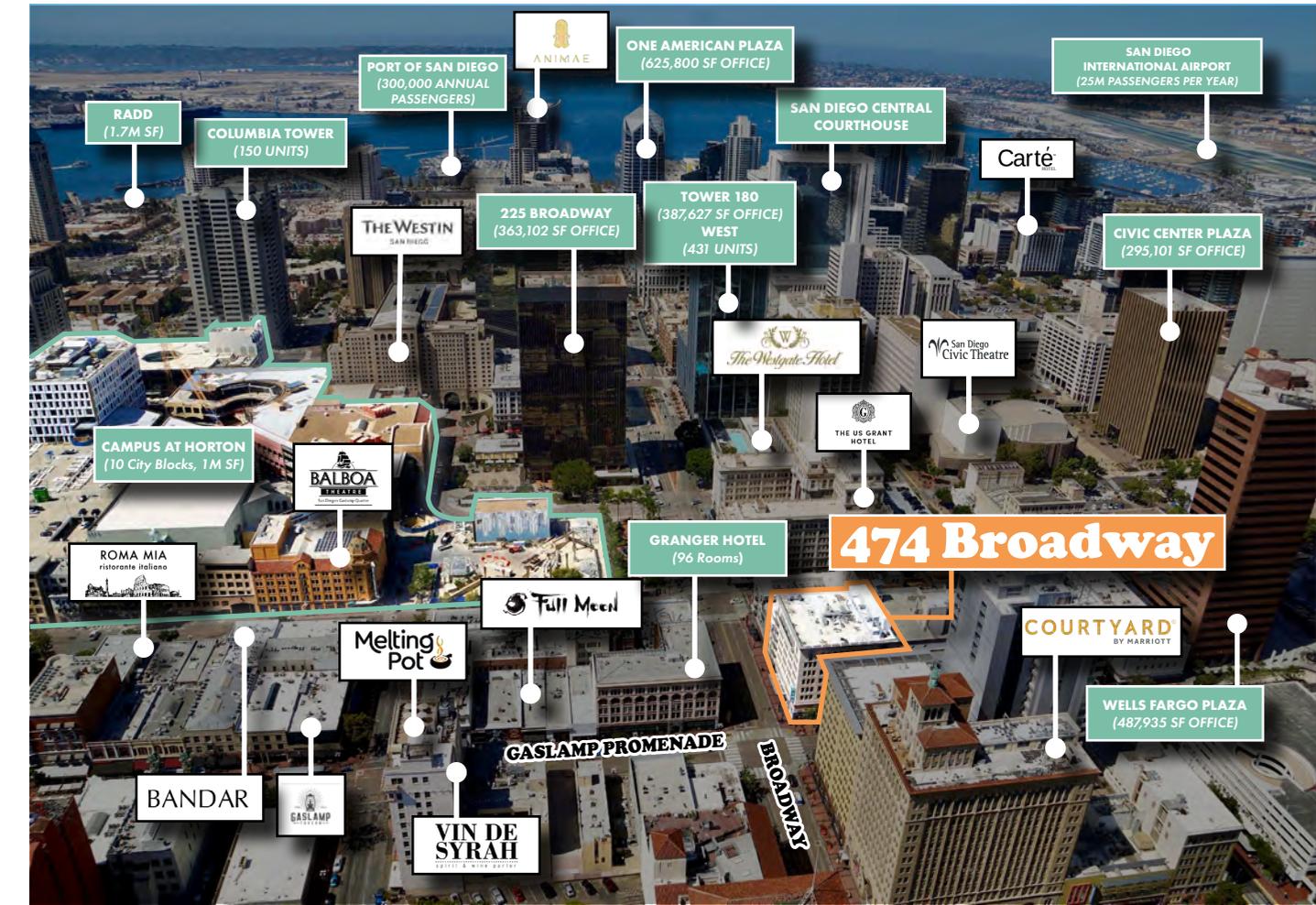


City Center.

**DISCOVER SAN DIEGO'S URBAN SIDE.
THERE'S SOMETHING FOR EVERYONE IN EVERY DIRECTION.**



When the Central Library, Ballpark Village and Petco Park came about, there was a new vibrancy, focus and understanding that there is opportunity Downtown. The location in the city center makes it a great place to be as a resident as well as a visitor. Located moments from all of the distinct downtown communities - from Little Italy's thriving food scene to the cultural East Village to the happening Gaslamp District and the recreational waterfront.



The Gaslamp Promenade



Images courtesy of Gaslamp Quarter Association



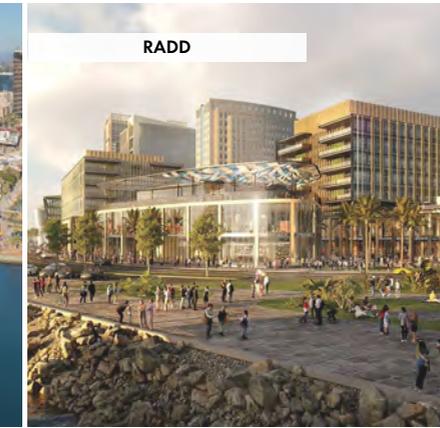
GASLAMP PROMENADE

Introducing the Gaslamp Promenade, developed to give public space back to the people of San Diego and all who visit America's Finest City. The Gaslamp Promenade will reinvent Fifth Avenue into eight distinctive plazas (from L Street to Broadway), fostering community by building a place for social connections, conversation, dining and entertainment.

CAMPUS AT HORTON

Mixed-use office, retail and restaurant project to create 3,000+ jobs and over \$1.8B in economic impact annually.

The Campus at Horton is expected to generate over \$1.8 billion in annual regional economic activity annually and create 3,000 to 4,000 high-paying jobs for Downtown San Diego. The first phase of construction is close to completion, with an opportunity for additional phases totaling 1.5 million of additional square feet to bring further density to the site.



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