

HARD CORNER AT MANCHESTER FINANCIAL

2550 5TH AVENUE
SAN DIEGO, CA 92103


±5,800 SF PLUS ±1,250 SF PATIO

2ND GEN. RESTAURANT FOR LEASE

ICONIC CORNER LOCATION AT
5TH & LAUREL, BANKERS HILL

 URBAN
STRATEGIES GROUP
FLOORE & AVOYER COMMERCIAL REAL ESTATE





Balboa Park is a 1,200-acre (490 ha) historic urban cultural park in San Diego, California.

Balboa Park gets approximately 14 million visitors come to the park each year and is one block away.

2550 Fifth Avenue, San Diego, CA 92101

Bankers Hill, an upscale neighborhood in San Diego

is bordered by Mission Hills and Hillcrest to the north, Downtown to the south, and Balboa Park to the east.

Situated on a hillside overlooking San Diego Bay and the airport, Bankers Hill is known for being one of the city's most prestigious addresses. Immerse yourself in the vibrant local culture of Balboa Park, located just a short walk away.

For Restaurant/Retail Leasing

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Property Highlights



01

Prime, high-visibility corner location at Fifth Avenue (17,136 CPD) & Laurel Street (12,009 CPD)



02

At the base of a 13-story, 164,000 SF Class A office building, featuring the iconic Mister A's restaurant as the rooftop anchor tenant



03

In the heart of Bankers Hill on Fifth Avenue - a main access point connecting Bankers Hill with Downtown, the Convention Center, the Gaslamp Quarter, and Hillcrest



04

Located at the gateway to Balboa Park, which contains 17 major museums and the world-famous San Diego Zoo with more than 12M visitors per year



05

Area tenants include The Corner Draffthouse, Pure Project, Donna Jean, Extraordinary Desserts, Azuki Sushi, Hachi Ramen, and Barrio Star



06

Close proximity to Hillcrest, Little Italy, and the San Diego International Airport with $\pm 20M$ annual passengers



Site Plan →



Contact Brokers

Leasing Details



±5,800 SF Plus
±1,250 SF Patio

Size



MCCPD-CN-1A

Zoning



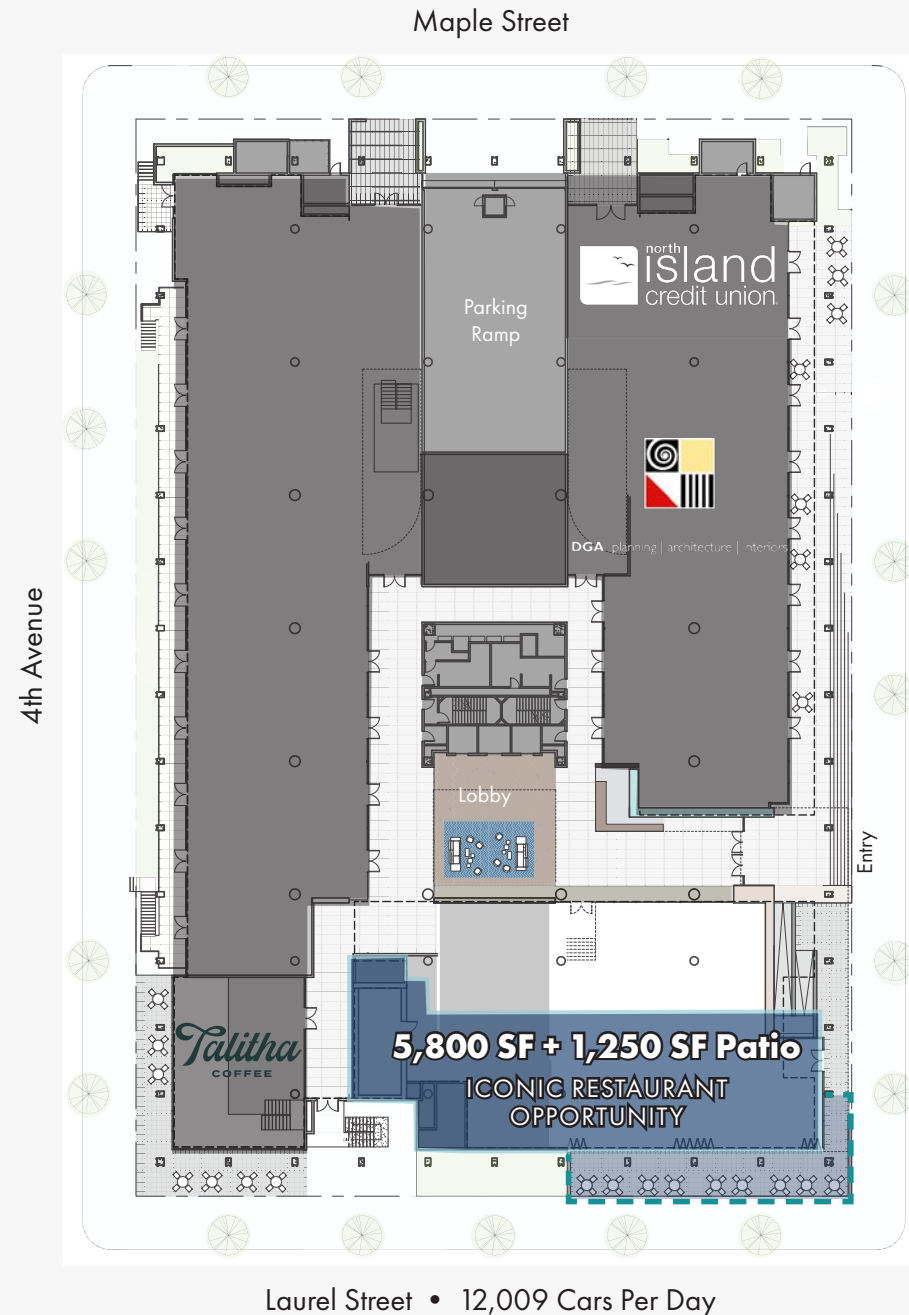
Bankers Hill

Market



430

On-site covered parking



5th Avenue • 17,136 Cars Per Day

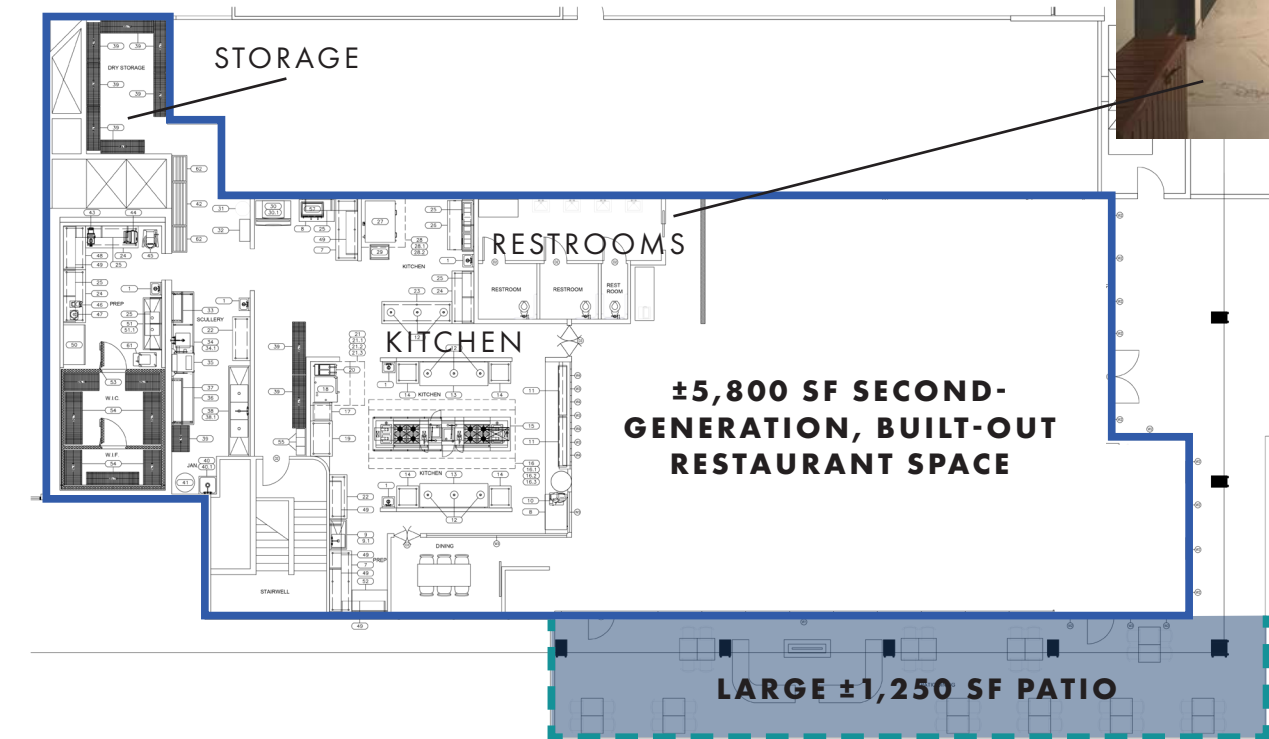


Laurel Street • 12,009 Cars Per Day



CUCINAurbana

Restaurant for Lease By The Park



← LAUREL STREET →



Balboa Park December Nights in San Diego is the biggest annual holiday celebration, drawing in more than 350,000 visitors.

MISTER A'S

TALITHA COFFEE

DGA PLANNING | ARCHITECTURE | INTERIORS

KIMNE

CALIFORNIA CREDIT UNION

±5,700 SF PLUS
±1,250 SF PATIO

1.4 MI. NORTH TO
THE HEART OF
HILLCREST UP 5TH AVE

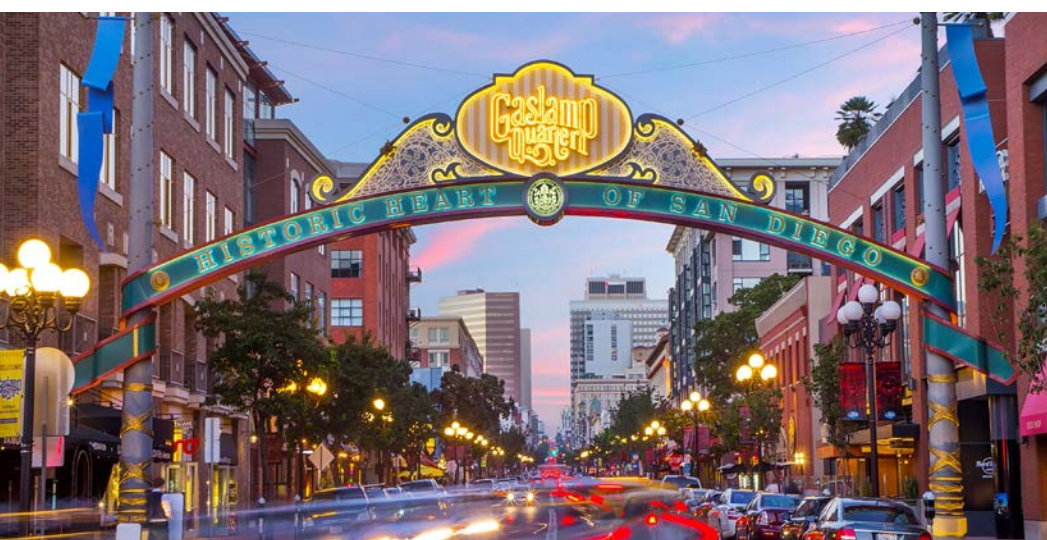


CUCIAN URBANA
ACROSS THE STREET



BALBOA PARK,
1 BLOCK WEST ON LAUREL





Location Highlights

- Steps from Balboa Park and the world-famous San Diego Zoo with more than 12M annual visitors
- Located on Fifth Avenue, a main artery connecting Bankers Hill to Downtown, the Convention Center, Gaslamp Quarter, Hillcrest, and Mission Hills
- Easy freeway access to I-5 and CA-163
- Prime location in San Diego's uptown urban neighborhood and third most walkable zip code in San Diego
- Close proximity to Hillcrest, Little Italy, and the San Diego International Airport with more than 20M annual passengers



2.1 Miles
the San Diego Convention Center and home of ComicCon



1.5 Miles
the heart of the Gaslamp; home of the new Horton Campus



2.8 Miles
where San Diego history all began



1.7 Miles
and all freeway, visitors arrive or depart from San Diego



1 Mile
where you can go get wild



6.2 Miles
where you can make a splash with sea life



Area Use Map

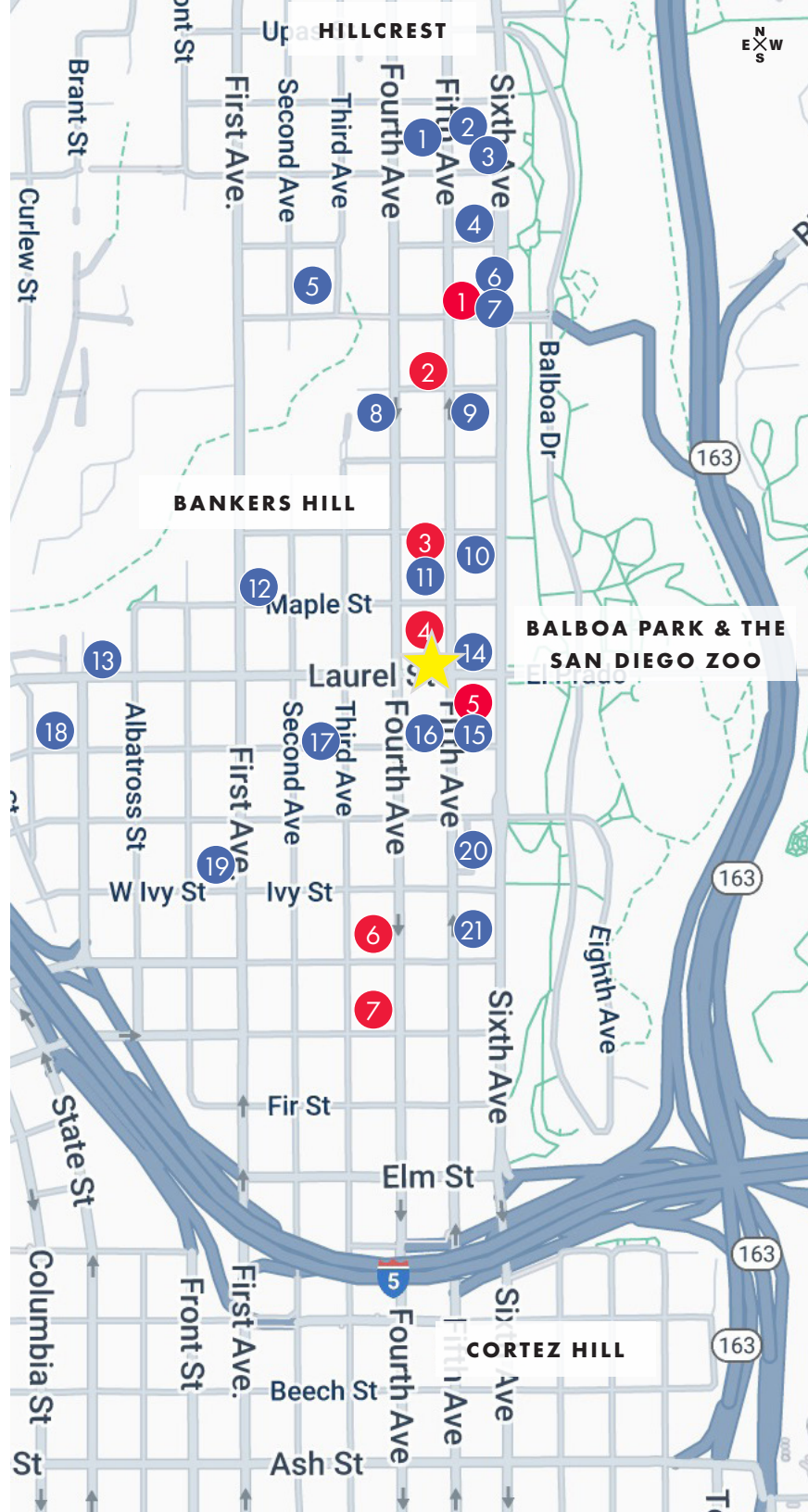
OFFICE

1. Balboa Park Plaza | 52,000 SF
2. 5th & Palm Building | 23,350 SF
3. 5th & Olive Professional Building | 27,000 SF
4. Manchester Financial Center | 161,000 SF
5. Fifth & Laurel | 41,500 SF
6. 4th & Juniper Executive Complex | 27,500 SF
7. 2131 3rd Avenue | 22,500 SF

RESIDENTIAL

1. Broadstone Balboa Park | 100 units
2. The 25 on Fifth | 25 units
3. Sixth Avenue Apartments | 31 units
4. Park at Six | 70 units
5. Redwood Terrace Apartments | 43 units
6. Park West | 100 units
7. Benedict Court | 25 units
8. The Louie | 49 units
9. The Park | 60 units
10. Vue on 5th | 45 units
11. 41 West | 41 units
12. Park Central Towers | 90 units
13. Brittany Towers | 120 units
14. Park Laurel | 350 units
15. 2400 6th Avenue | 60 units
16. Laurel Bay | 150 units
17. Casa Arieda Apartments | 42 units
18. 2445 Brant Street | 60 units
19. The Lodge | 57 units
20. Imperial Tower Apartments | 89 units
21. Bankers Hill Condos | 58 units

**WITHIN HALF A MILE,
THERE ARE MORE THAN...
3,840 RESIDENTIAL UNITS
1.2M SF OF OFFICE SPACE**



THINGS TO DO

ACTIVITIES

- Maple Canyon Trail
- Olive Street Park
- Spruce Street Suspension Bridge
- Airplane- and Sunset-Watching
- Massage at The Knotstop
- Bike the Town
- Historical Walking Tour
- Art Magic Creative Studio
- Museums at Balboa Park
- Art & raft Beer Festival

SHOPPING

- Thread + Seed
- Bodhi Blou
- Gift Horse Handmade
- Ron Stuart Men's Clothing
- Majolie Designs

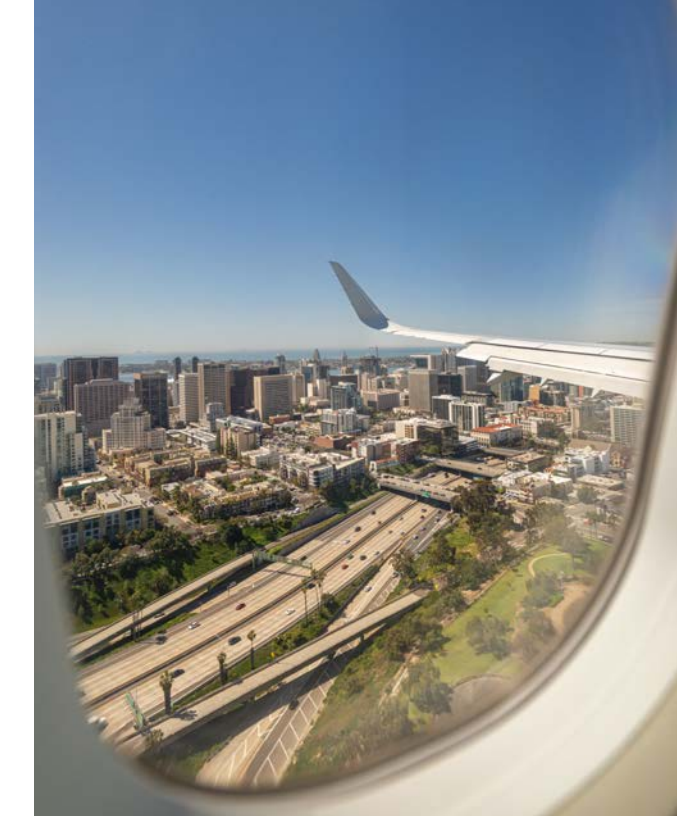
Area Tenants

PARTIAL LIST





**SAN DIEGO INT'L
AIRPORT
20.6M ANNUAL
PASSENGERS**



**BALBOA PARK & THE SAN DIEGO ZOO
12M ANNUAL VISITORS**

- 16 major museums
- Renowned performing arts venues, gardens, and the zoo

Demographics

AVERAGE HHI*

| 1 MILE | 3 MILES | 5 MILES |
|-----------|-----------|-----------|
| \$150,407 | \$135,568 | \$130,982 |

MEDIAN AGE

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 40 | 37.2 | 35.8 |

POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 32,233 | 230,028 | 520,420 |

DAYTIME POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 42,670 | 176,441 | 294,094 |

This location is a Walker's Paradise so daily errands do not require a car.

Walking Score - 91



**SAN DIEGO CONVENTION CENTER
862,408 ANNUAL
ATTENDEES**

- \$724.1M in direct attendee spending
- 108 annual events
- Largest event: Comic-Con (135K attendees)

**GASLAMP QUARTER
10M ANNUAL VISITORS**

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.



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