

5700
FIFTH AVE

YOUR NAME
HERE

PREMIER GASLAMP QUARTER LOCATION

RESTAURANT/RETAIL WITH OUTDOOR PATIO
FOR LEASE
±4,500 SF

THE PROPERTY

SIZE	LEASE RATE
±4,500 SF	\$3.50 PSF, NNN

Located on highly coveted Fifth Avenue corridor

Exclusive outdoor patio with potential expanded outdoor dining spaces

Within blocks of the urban core daytime population, and over 1,500 residential units in planned development and construction

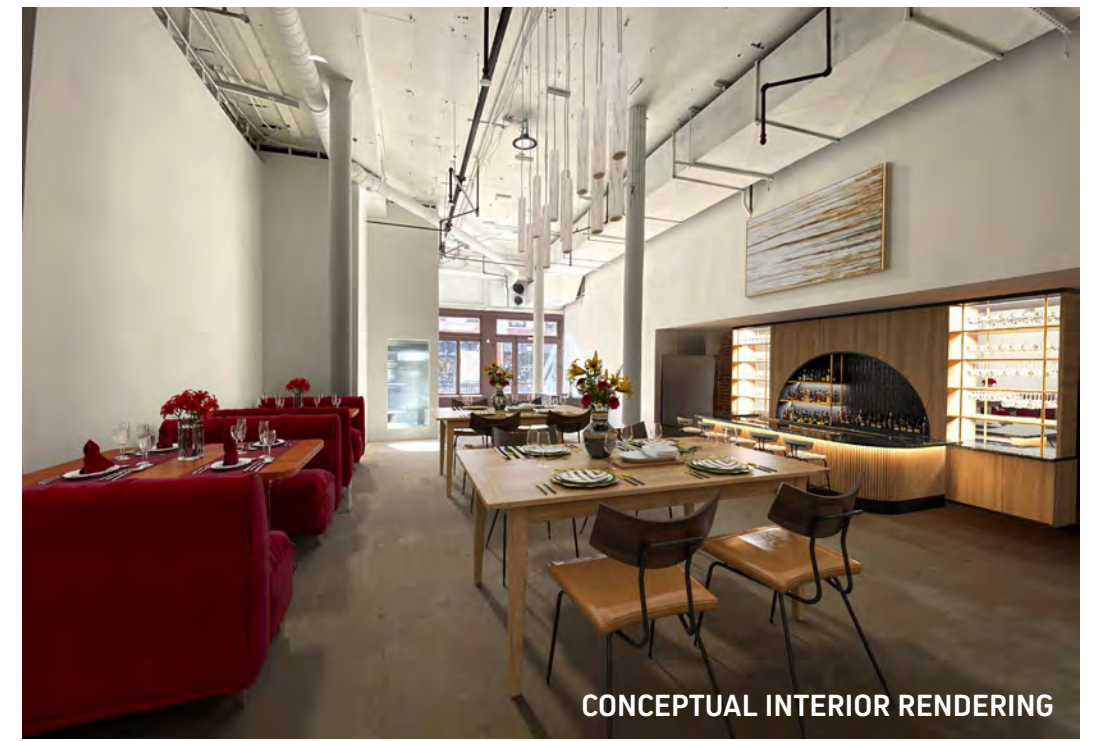
81,000 jobs currently Downtown and just two block away from Campus at Horton which provides an additional 3,000 jobs

Surrounded by growing Downtown office, residential, and hotel markets

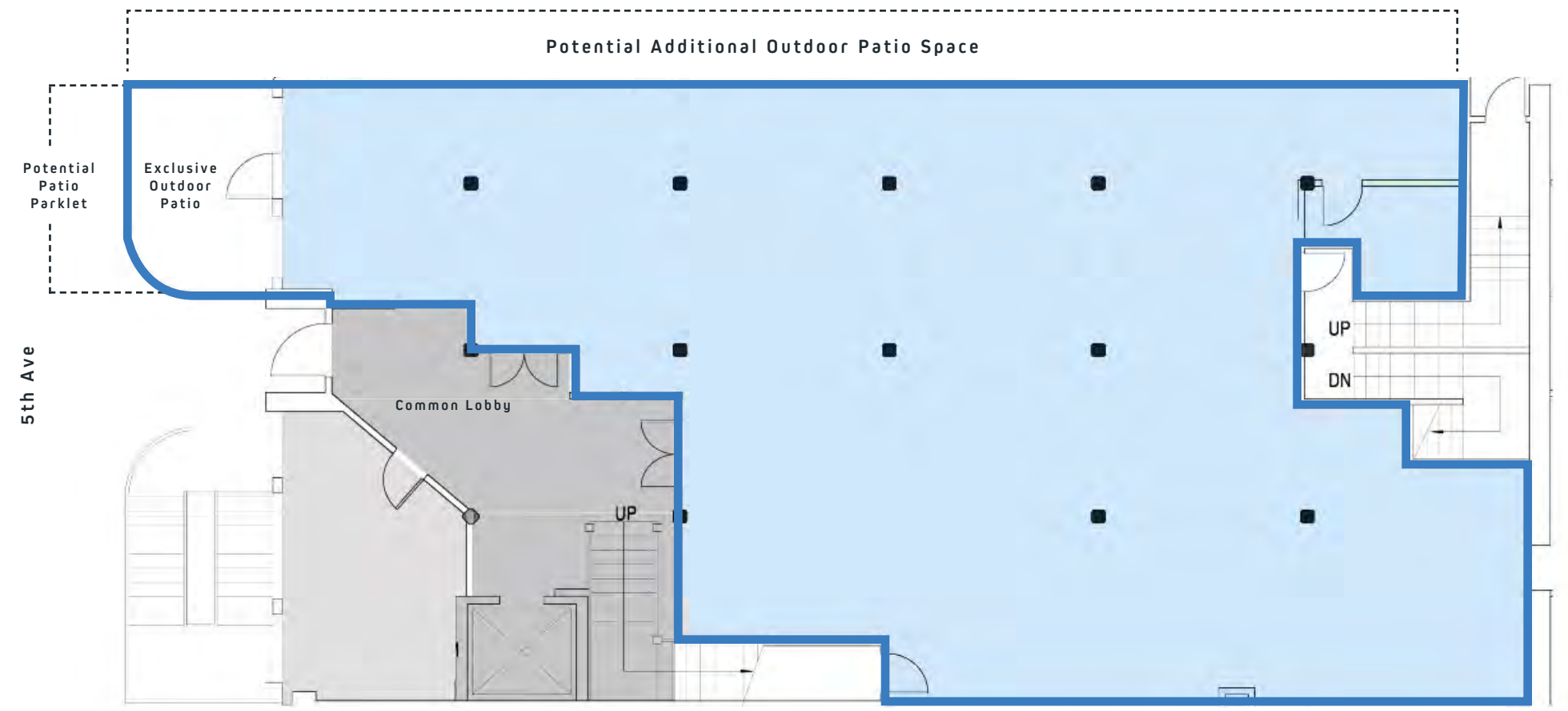
San Diego's highest volume restaurants are Downtown



POTENTIAL OUTDOOR PATIO RENDERING



CONCEPTUAL INTERIOR RENDERING



THE LOCATION

Rising from 16 square-blocks in downtown San Diego, you'll find the historic Gaslamp Quarter, the heart and soul of San Diego. Gaslamp houses more than 200 of the city's finest restaurants, pubs, nightclubs, and retail shops, as well as offices and residential/work lofts. This is a one stop shop where everything is within a five minute walking distance and will surely make your night unforgettable.



NEIGHBORING EATERIES & HOTELS



GASLAMP THEN

San Diego in the 1880s was booming and a host of unsavory characters came to take advantage of the city's growth.



GASLAMP NOW

San Diego's Gaslamp Quarter is now made up of 100 historical building in the 16.5 walkable block.

DISCOVER DOWNTOWN



Downtown is a regional employment center, a public transportation hotspot and the number one space for innovation firms and startup growth in the region. It's an urban core that unites the economic engine of greater San Diego.

As the national trend to trade in your car for a short walk to work and consistent connectivity to amenities increases, Downtown continues to see growth. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy.

With San Diego's largest employers having offices in Downtown, it allows employees to walk, bike, take public transportation, or drive only a few minutes to work.



Population

37,000



Convention Center Regional Impact

\$977.4M



Padres Attendance

2.9M



Annual Visitors

25M



Residential Units

20,135



Residential Units U/C & Proposed

7,417



Hotel Rooms

15,894



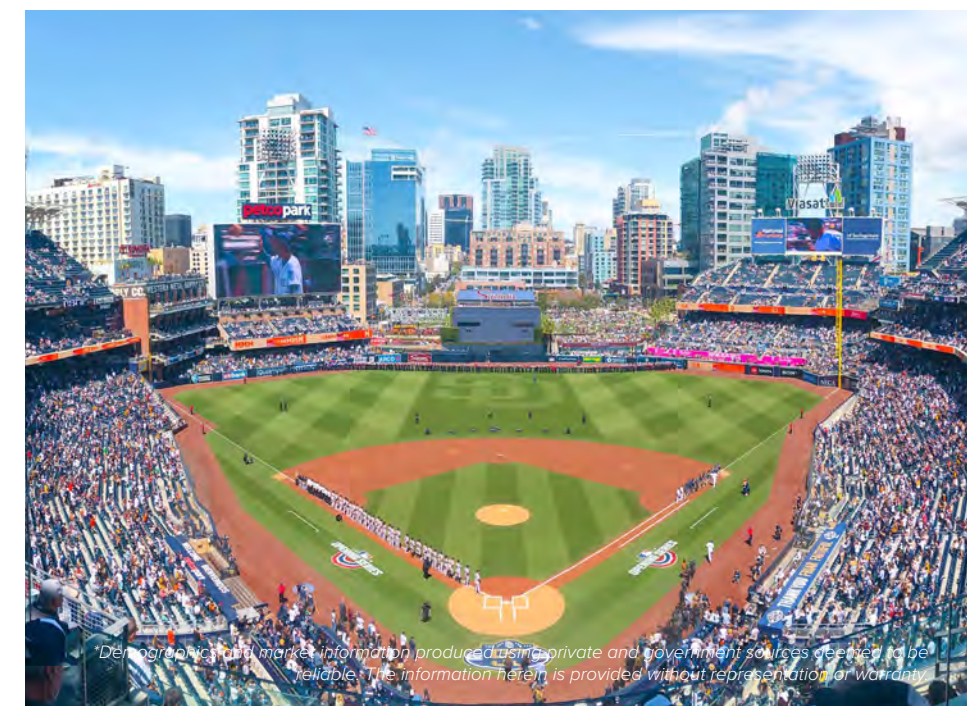
Avg. Income

\$116,137

DOWNTOWN'S EMPLOYERS

The city's tech scene is putting San Diego on a fast track toward new heights of success. These tech companies in downtown San Diego making it all happen.

- ClickUp
- Houzz
- Measurable
- Shield AI
- Procore Technologies
- Mitek Systems
- SOCi
- Classy
- GoFormz
- Flowmon Networks
- Jungo
- Certify
- Reflexion Health
- Mirum Agency



Demographic and market information produced using private and government sources deemed to be reliable. This information herein is provided without representation or warranty.

DOWNTOWN GROWTH

7TH & A

401 Units



WEST

431 Units



1015 PARK BLVD

640 Units



THE LINDLEY

422 Units



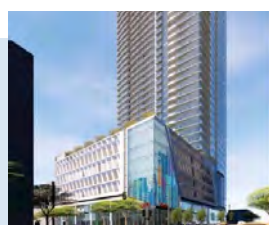
PINNACLE

445 Units



1005 B ST

471 Units



800 BROADWAY

384 Units



MOTTO

186 Rooms



LOGAN YARDS

900 Units



304 C ST

282 Units



Campus at Horton



Gallagher Square



Seaport Village

GAME CHANGERS

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.

GALLAGHER SQUARE

The Padres are investing nearly \$20 million to renovate Gallagher Square, enhancing amenities for fans and the community, and reinforcing their commitment to providing more than just a ballpark.

The renovated Gallagher Square will offer new amenities such as an expanded playground, a fenced-off dog park, and improved sports facilities, alongside a Tony Gwynn Terrace viewing deck and public art displays. Upgrades include elevating the iconic Tony Gwynn statue and installing a new fan entry gate, all contributing to a more vibrant East Village and providing economic benefits for the community.

SEAPORT VILLAGE

Seaport San Diego is a proposal to revitalize a key section of the San Diego Bayfront thoughtfully and boldly for the next century of San Diego visitors and residents.

The \$1.6 billion project will redevelop 70 acres that will include hotels, retail, office, parking, waterside docks, an education center, observation tower and aquarium, paddle board dock, a beach and a bridge that connect to Embarcadero Marina Park South.

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