

# GASLAMP THEATRE

701 5TH AVE, DOWNTOWN  
SAN DIEGO, CA

FOR SALE  
VIEW TOUR HERE





# GASLAMP THEATRE

701 5TH AVE, SAN DIEGO, CA

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Flagship location available for sale on NW corner of 5th & Market with ceilings ranging from 40' to 62' and over 120' frontage along 5th Ave

1st Floor: +/-26,068 SF

2nd Floor: +/- 24,085 SF

Rooftop: +/-3,000 SF

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Total Area: +/- 53,153 SF



163

BALBOA PARK

INTERSTATE  
5

WATERFRONT PARK

CRUISE SHIP TERMINAL

U.S.S. MIDWAY

RaDD

CAMPUS AT HORTON PLAZA

S  
I  
T  
E

SEAPORT VILLAGE

GASLAMP QUARTER

CONVENTION CENTER  
1.7M ANNUAL VISITORS  
7 MIN WALK

PETCO PARK  
2.1M ANNUAL VISITORS  
6 MIN WALK

RADY SHELL AMPHITHEATER

DOWNTOWN  
SAN DIEGO

RI

# WELCOME TO GASLAMP QUARTER

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Located in the heart of historic Gaslamp Quarter, Gaslamp Theatre is designed to be as dynamic as the people who walk through the neighborhood every day; Gaslamp Quarter has evolved into more than an entertainment destination, it is a place with heart and soul where the history of the neighborhood is embraced.

## TRAFFIC DRIVERS DOWNTOWN SAN DIEGO

**80**

2025 Sold Out Home Games

**3.31M**

Padres Home Game Attendance

**12,375**

Downtown San Diego Hotel Rooms

**12**

Minutes to SD Int'l Airport

**\$902.6M**

Convention Center Direct Attendees  
Spending

**792K+**

Annual Ferry + Cruise Passengers

**90**

Convention Event Projected for FY26

**1.7M**

Annual Convention Center Visits

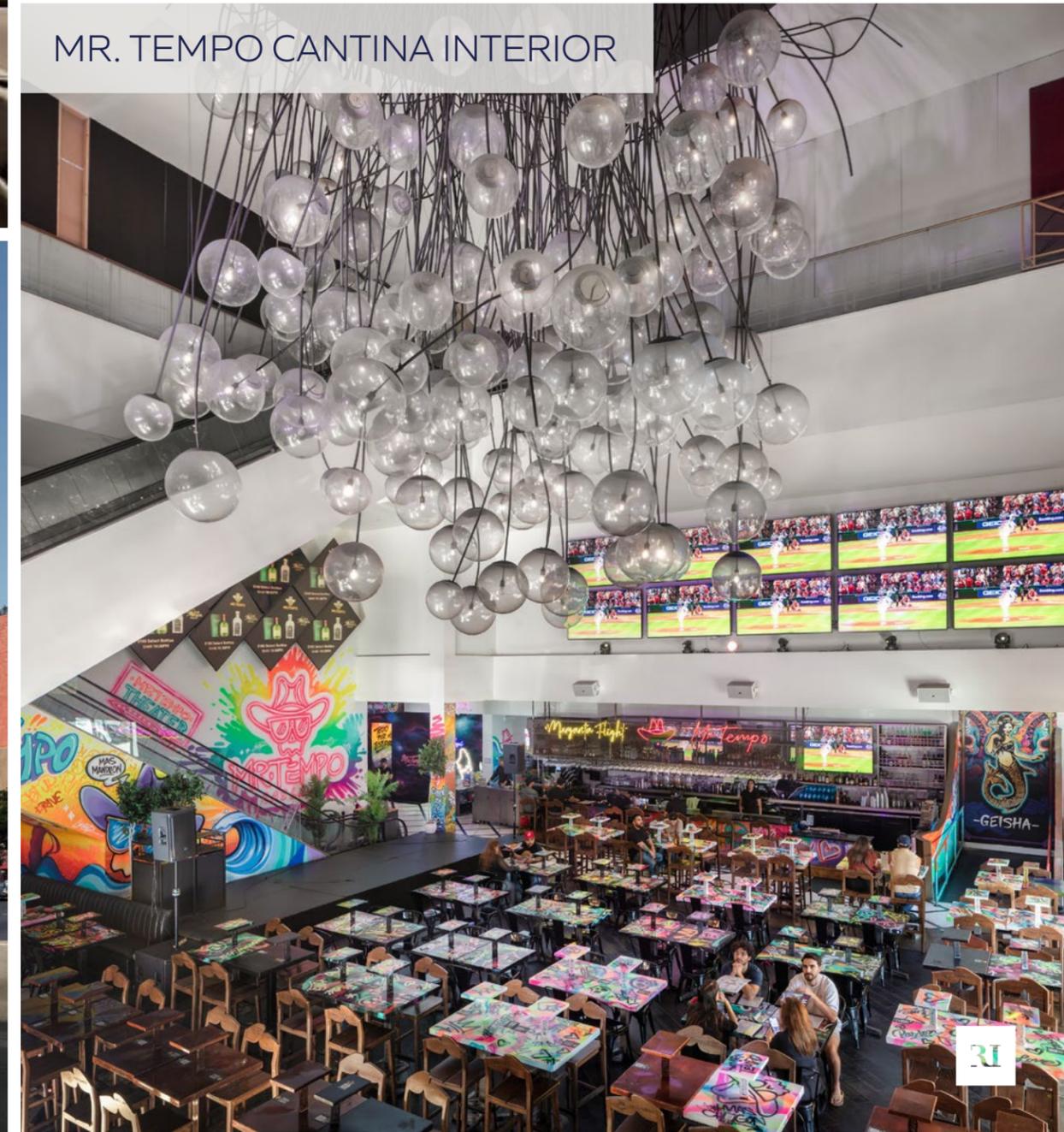


THEATRE BOX



# GASLAMP THEATRE

MR. TEMPO CANTINA INTERIOR



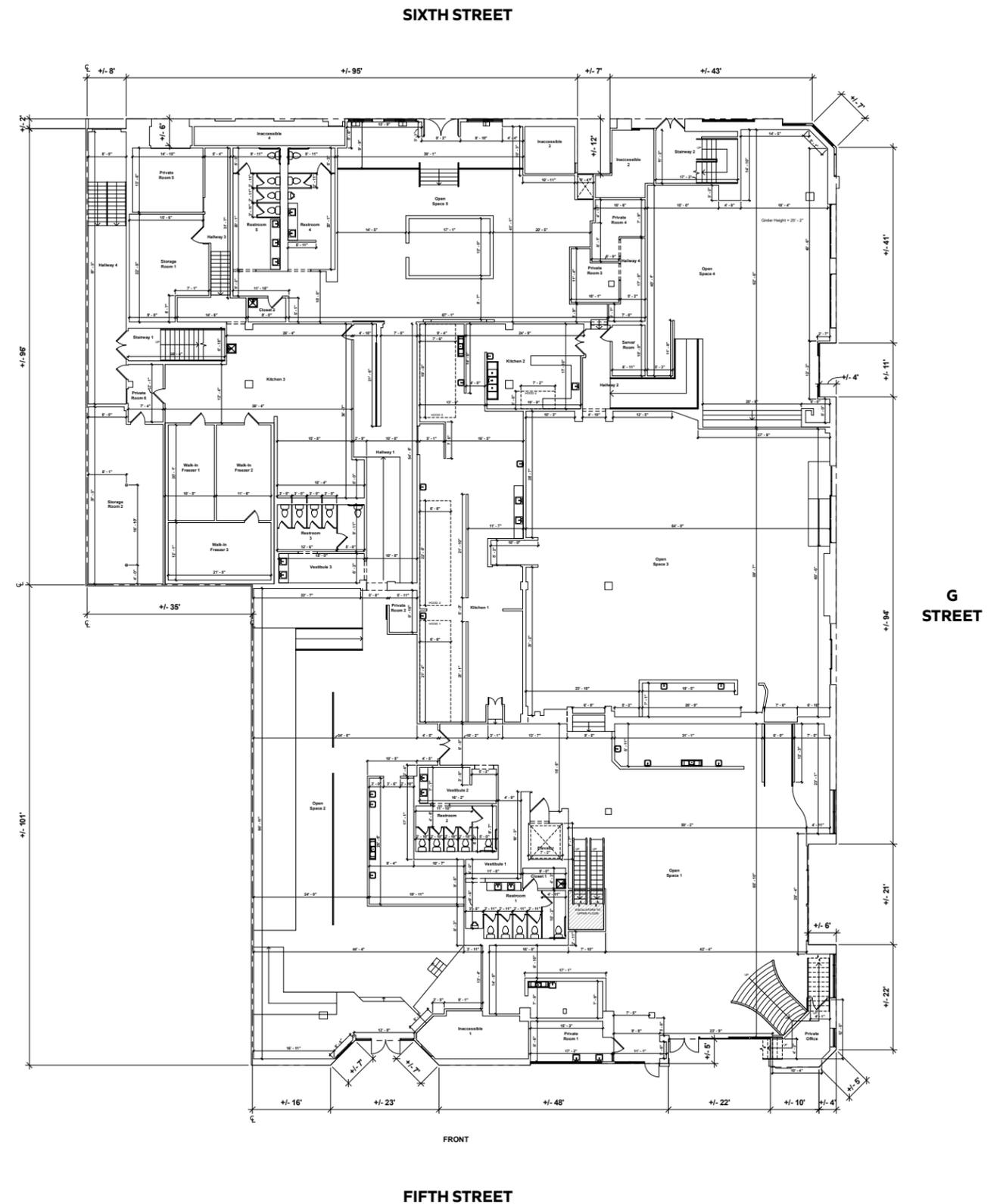
NW CORNER OF G ST & SIXTH AVE



# HOW A FLAGSHIP VENUE LIVES HERE

## BUILDING FEATURES

- **Entries/Egress:** Main entry at 5th & Market corner; secondary entry on 5th; dual egress along Market
- **Existing infrastructure that compresses schedule risk:** Escalators (2), kitchen multiple restroom banks already in place; existing restaurant FOH/BOH zones remain
- **Stage, Screens and Configuration:** First floor ceiling height up to 40' and 26,068 SF at street level; second floor ceiling height up to 24' and 24,085 SF; with existing rooftop bar that is 3,000 SF; view building plans and cad files here [>>Building Plans & Cad Files](#)
- **Virtual Building Tour:** [>>View Here](#)



# DOWNTOWN SAN DEIGO HOTELS • OFFICE • TOURISM

## HOTELS

- 4,576 hotel rooms
- 1,043 hotel rooms under construction
- 17.6M overnight visitors per year
- Notable nearby hotels:



## OFFICE HEADQUARTERS

- 6.4M square feet
- 2.14M square feet under construction
- 81K jobs in downtown San Diego
- Notable nearby headquarters and corporate offices:



## TOURISM

- Notable tourist destinations within a 15-minute drive time:



SAN DIEGO COUNTY ADMINISTRATION BUILDING



ESET HEADQUARTERS



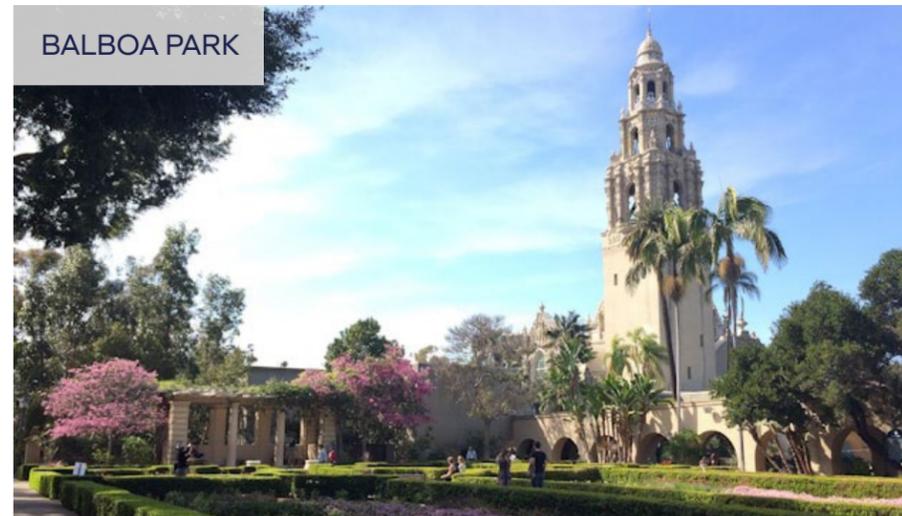
OMNI HOTEL



THE US GRANT HOTEL



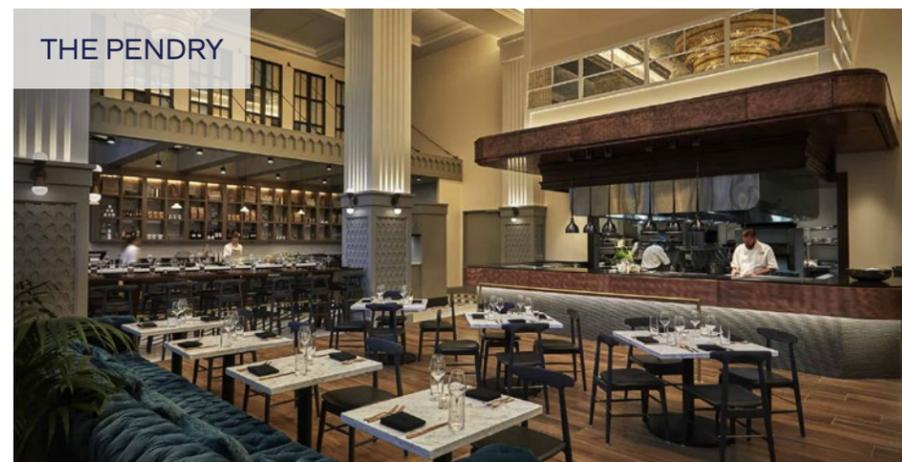
BALBOA PARK



SEAWORLD



THE PENDRY



SAN DIEGO ZOO





LITTLE ITALY

CORTEZ

CIVIC CORE

SAN DIEGO CITY COLLEGE

COLUMBIA

PORTSIDE PIER  
Brigantine  
MIGUEL'S  
KETCH BREWING

WATERFRONT PARK

IRONSIDE  
lofty COFFEE CO.  
QUEENSTOWN

MUSIC BOX

RUTH'S CHRIS STEAK HOUSE

STONE BEETING  
UNION STATION SANTA FE DEPOT

Unified Port of San Diego  
Cruise Ship Terminal

SPRINGHILL SUITES  
Residence Inn  
The Fisco's

WESTIN HOTELS & RESORTS

SPRECKELS THEATRE

HORTON REDEVELOPMENT

Rei do Gado

VIN DE SYRAH

WOODS BLOOM

Desmond

After Gaze

JAPANESE BBQ Gyu-Kaku

Double Deuce

MAKER'S QUARTERS

THE PORT PAVILION

USS Midway

RaDD  
A DISTRICT BY IQHQ

FISH MARKET

EMBASSY SUITES BY HILTON

THE HEADQUARTERS AT SEAPORT DISTRICT

Market St

W. Harbor Drive

Marriott

The Lippy Crow

MIMOZA

AC HOTELS MARRIOTT

CAFE21

ONYX NIGHTCLUB

STK STEAKHOUSE  
Room56

ANDAZ SAN DIEGO  
moxy HOTELS

FUTURE EAST VILLAGE GREEN PARK

GASLAMP

FOGO DE CHAO

MUSEUM OF ILLUSIONS SAN DIEGO

EAST VILLAGE

HOTEL INDIGO

barley | beer  
FAT TUESDAY

COURTYARD MARRIOTT

MARGARITAVILLE Hotel

SAN DIEGO CENTRAL LIBRARY

THE PENDRY

Marriott

TAILGATE PARK

Hilton

Hard Rock

petco park

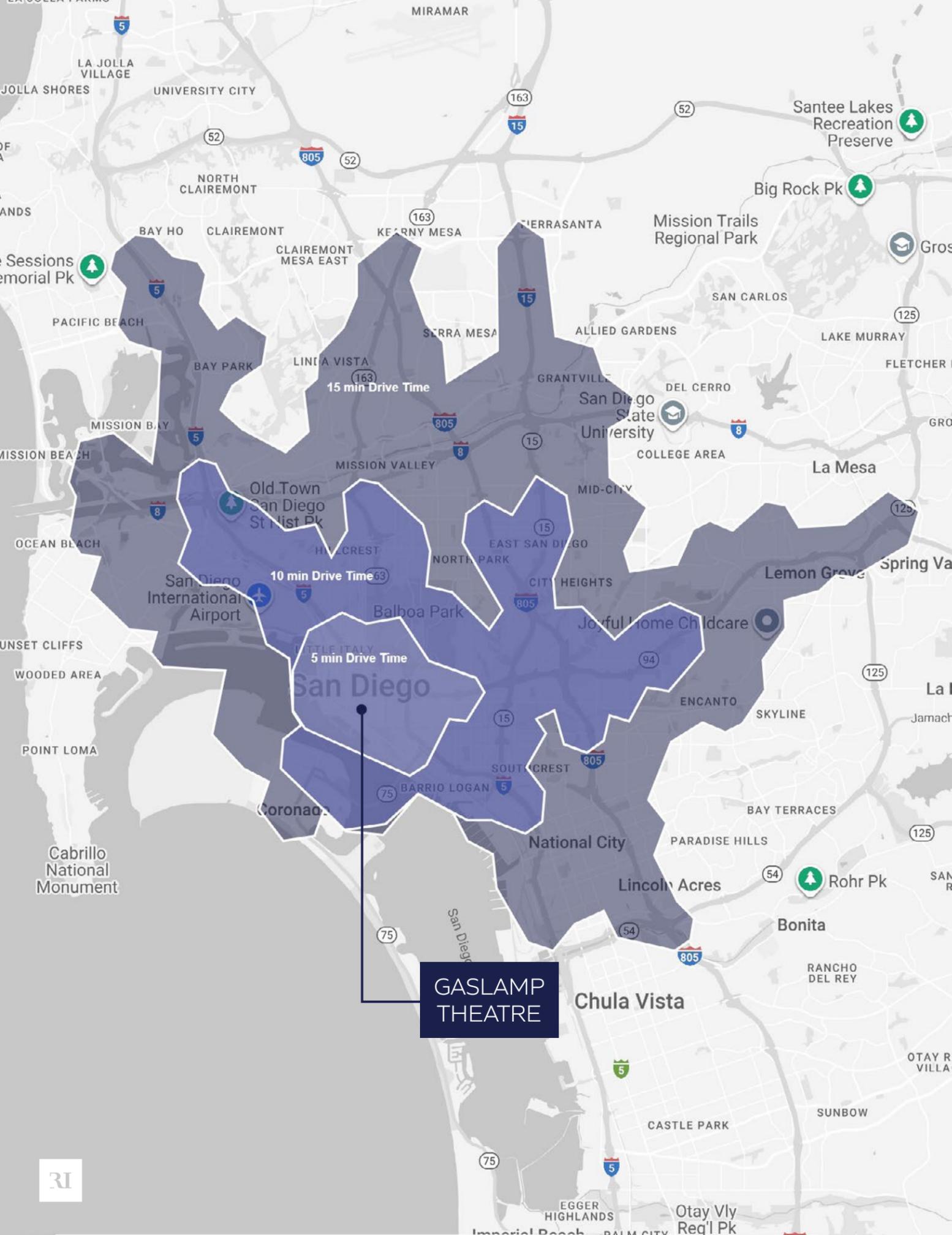
OMNI HOTELS

TRADE AREA HIGHLIGHTS

MARINA

The Rady Shell at Jacobs Park

FIFTH AVE FERRY LANDING



**GASLAMP  
THEATRE**

# AREA DEMOGRAPHICS

// DOWNTOWN SAN DIEGO, CA

	5 MINUTES	10 MINUTES	15 MINUTES
<b>Total Population</b>	79,761	248,356	627,242
<b>Projected Population (2030)</b>	86,242	258,117	640,394
<b>Total Businesses</b>	7,977	16,532	34,119
<b>Company Headquarter Businesses</b>	230	420	874
<b>Total Employees</b>	77,380	146,705	308,968
<b>Average Household Income</b>	\$128,137	\$127,273	\$125,528
<b>Median Household Income</b>	\$104,429	\$99,641	\$100,573
<b>Total Households</b>	41,886	109,819	255,350
<b>Median Age</b>	38.0	36.3	35.5
<b>% of Population with BA Degree or Higher</b>	50.2%	45.1%	42.2%

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

# GASLAMP THEATRE

**ALLISON CAMPBELL**

858.524.3266

acampbell@retailinsite.net

Lic. 02072308

**RI** RETAILINSITE

RETAILINSITE | Lic. #01206760 | [www.retailinsite.net](http://www.retailinsite.net)

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