



# Newly Built Gaslamp Bar/Restaurant For Sale

Confidential - Please do not disturb employees or customers

310 5<sup>th</sup> Avenue, San Diego, CA 92101



NEWLY BUILT GASLAMP BAR/RESTAURANT

## The Opportunity

- A rare opportunity to acquire a fully built-out, high quality bar/restaurant asset in the heart of the Gaslamp; offering immediate operational capability with millions in recent capital improvements already in place.
- Phenomenal south facing corner location, capturing the abundant foot traffic heading one block north from convention center, and three blocks west of Petco Park.
- Open floor plan that includes two bars, redesigned kitchen that supports a wide range of concepts, ample outdoor seating, and excess storage space.
- Recently completed a full overhaul of the premises with all brand new infrastructure and high end finishes that are well above typical 2<sup>nd</sup> generation restaurant conversions within this submarket.
- Sale includes all furniture, fixtures, equipment, leasehold improvements, and ABC Type 47 License.

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# Details



Address - 310 5<sup>th</sup> Ave, San Diego, CA 92101  
Size - 8,694 SF + Patio (Approx. 6,000 SF ground floor with 2,694 SF of office/storage)  
Term - Expires 4/30/2034 + (1) 5-year option  
Rent - Contact Broker  
ABC License - Type 47 (Full Liquor)  
Asking Price - \$875,000

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# Premises



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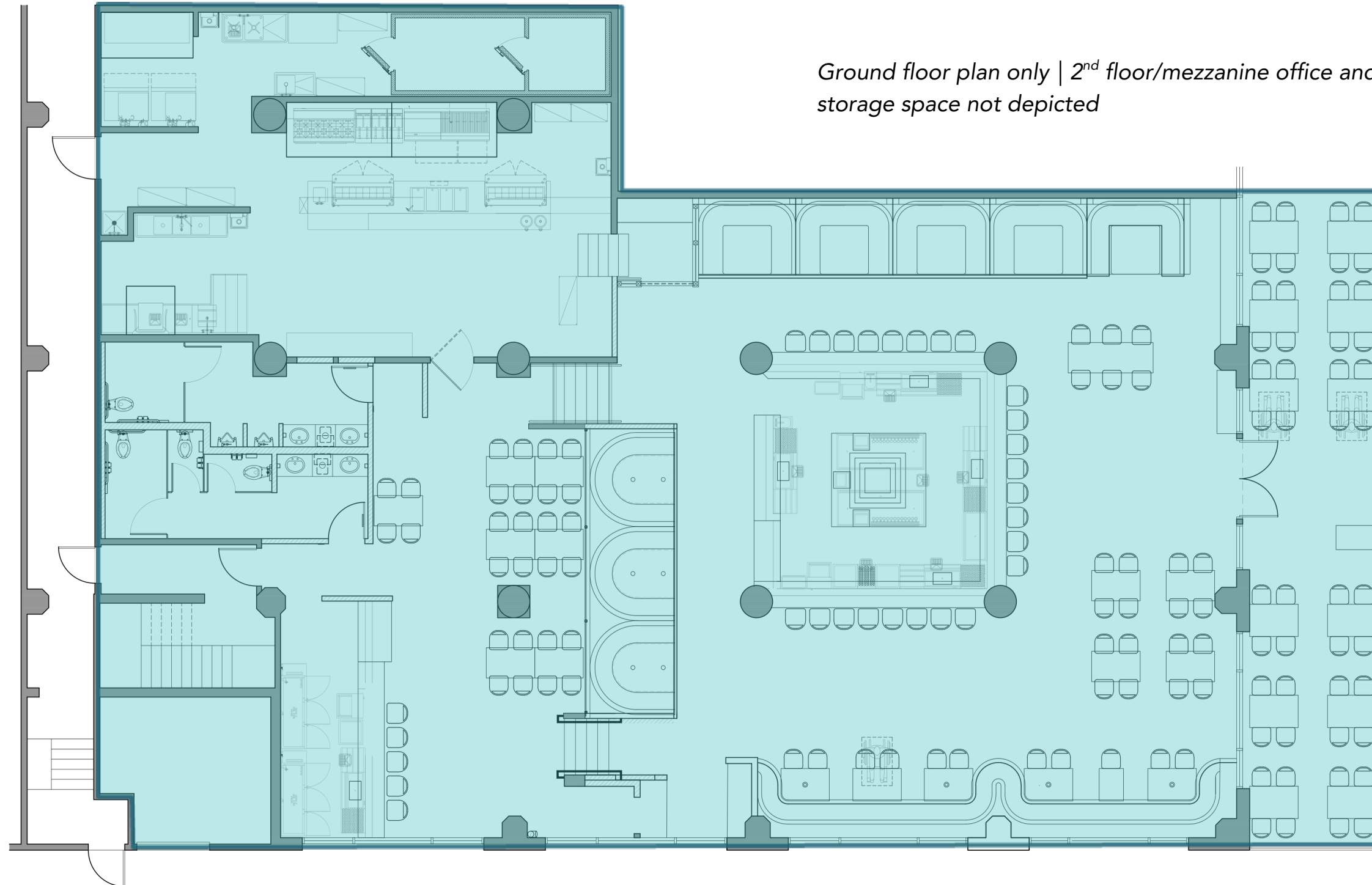


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# Premises



# Floor Plan



*Ground floor plan only | 2<sup>nd</sup> floor/mezzanine office and storage space not depicted*



El Chingon  
The Field  
Tacos El Franc

Rustic Root  
Swing Social

Mama Por Dios

Horton Grand Hotel

Lionfish Margaritaville

Pendry Hotel

Arcade Monsters

Huntress Steakhouse

Sevilla Nightclub

Marriott Marquis

Lumi Sushi

Moonshine Flats

Gallagher Square

Fleming's  
Steakhouse

Subject Site

Union Kitchen

Marriott Gaslamp

Hilton Gaslamp

Spaghetti Factory

Water Grill

Hard Rock Hotel

Petco Park

Nobu

Omni Hotel

San Diego Convention Center

Rady Shell

Hilton  
San Diego Bayfront

Embarcadero South

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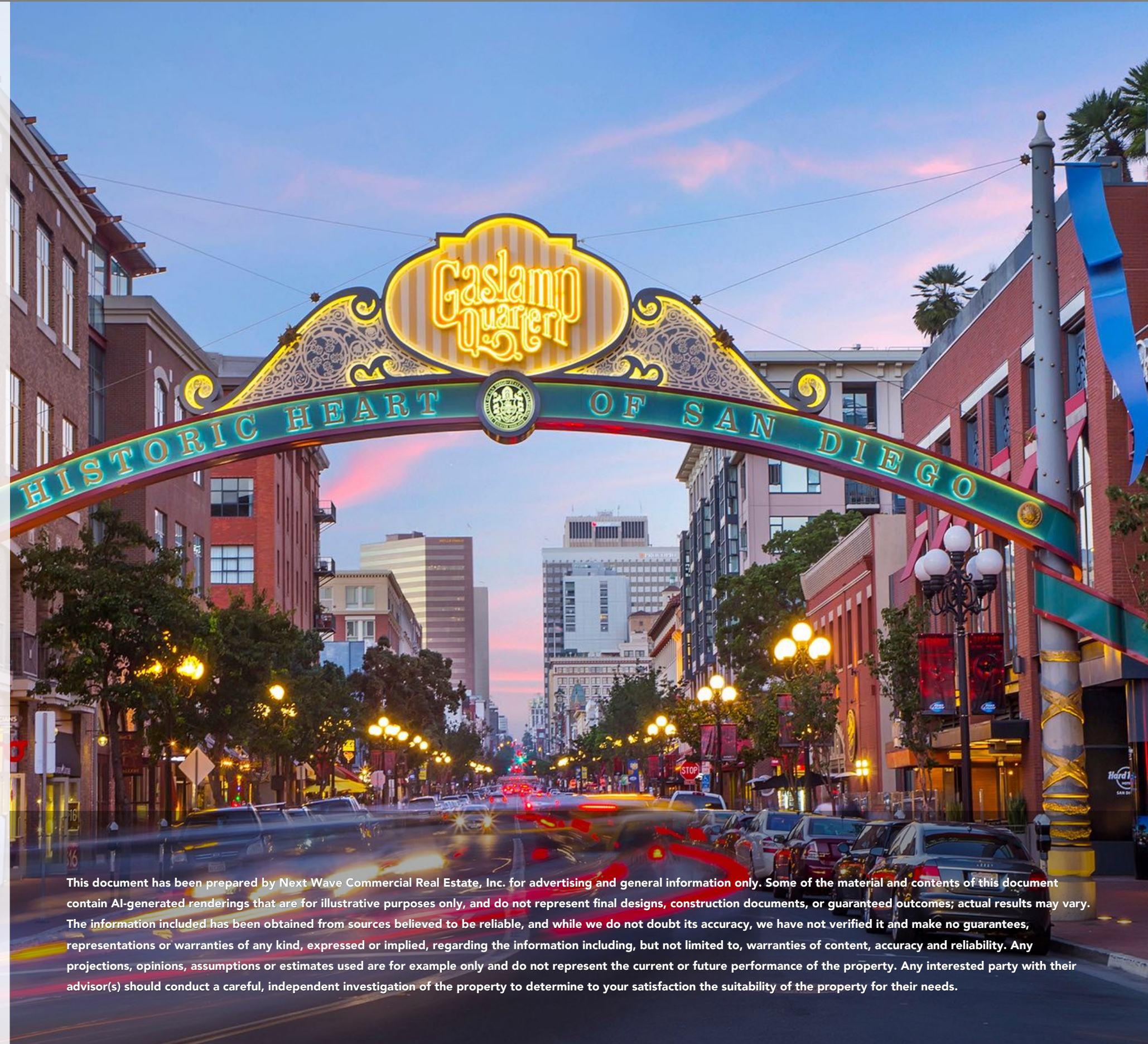
## The Neighborhood

Located in the heart of Downtown San Diego, the Gaslamp Quarter remains the region's most recognized destination for dining, nightlife, and entertainment. Spanning 16 historic blocks, the district blends iconic architecture with a dense concentration of restaurants, bars, hotels, and experiential retail, creating a highly activated urban environment that continues to attract both locals and visitors year-round. With over 11 million annual visitors, the Gaslamp consistently ranks among the highest foot-traffic corridors in Southern California, driven by its proximity to the San Diego Convention Center, Petco Park, and a critical mass of surrounding hotel inventory.

The submarket is uniquely positioned as a true day-to-night economy, with particularly strong performance in evening and weekend hours; aligning directly with restaurant and bar operators. Recent data shows continued growth in visitation, with non-resident visits exceeding 11.4 million annually and steady tourism levels reinforcing the district's role as a regional and national draw. Events, festivals, and curated programming; including food-centric activations and cultural events; further amplify demand and drive repeat visitation throughout the year.

The district also offers a dense, built-in customer base, supported by a growing residential population, nearby office users, and a constant influx of tourists. While broader market conditions have created more favorable leasing and acquisition dynamics in the near term, these shifts present a strategic entry point for operators to secure positions in one of Southern California's most supply-constrained and high-profile hospitality corridors.

Overall, the Gaslamp Quarter represents a rare convergence of scale, visibility, and demand density; making it one of the most compelling environments on the West Coast for restaurant and nightlife concepts seeking immediate relevance and long-term upside.



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