

401-421 E ST

FOURTH & E

SAN DIEGO, CA 92101



FOR SALE

Gaslamp Quarter Investment/ Owner-User Opportunity

Urban Property Group is pleased to present **401-21 E St**, a premier investment/owner-user opportunity in the heart of San Diego's historic Gaslamp Quarter. Positioned on a high-visibility, high-traffic block, the property is just steps from Petco Park, the Convention Center, Balboa Theatre, and the \$1B Campus at Horton redevelopment. Surrounded by some of Downtown's most popular restaurants, retailers, and entertainment venues, this property sits in one of the city's most active and continuously growing corridors—offering long-term potential in a proven destination.

Address	401-21 E St, San Diego, CA 92101
Total Building SF	±23,080 SF
Land SF	±9,893 SF
Building Type	Mixed-Use
Liquor License	Type 48 for Star Bar & Vacant Restaurant
Residential Units	29
APN	533-576-01
Net Income	Contact Broker
Asking Price	Contact Broker

IN THE HEART OF THE
GASLAMP QUARTER

WHERE THE ACTION NEVER STOPS!



The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an "as-is" basis. It is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase or lease.

PRIME GASLAMP LOCATION

Situated in one of San Diego's most dynamic and heavily trafficked corridors

UNMATCHED EXPOSURE

Benefit from over 40 million annual visitors drawn by the Gaslamp Quarter's mix of nightlife, tourism, and adjacent business district activity

OWNER-USER POTENTIAL

Opportunity to enhance the highly profitable Star "Dive" Bar experience by expanding into adjacent space utilizing the rare 48 Liquor License which does not require food sales

VALUE-ADD POTENTIAL

Opportunity to enhance property appeal through strategic upgrades, repositioning, or curating a high-performing tenant mix in a highly sought-after corridor

FOOD AND BEVERAGE HOTSPOT

Over \$248M in annual F&B spending occurs within a 1-mile radius

PROXIMITY TO MAJOR ATTRACTIONS

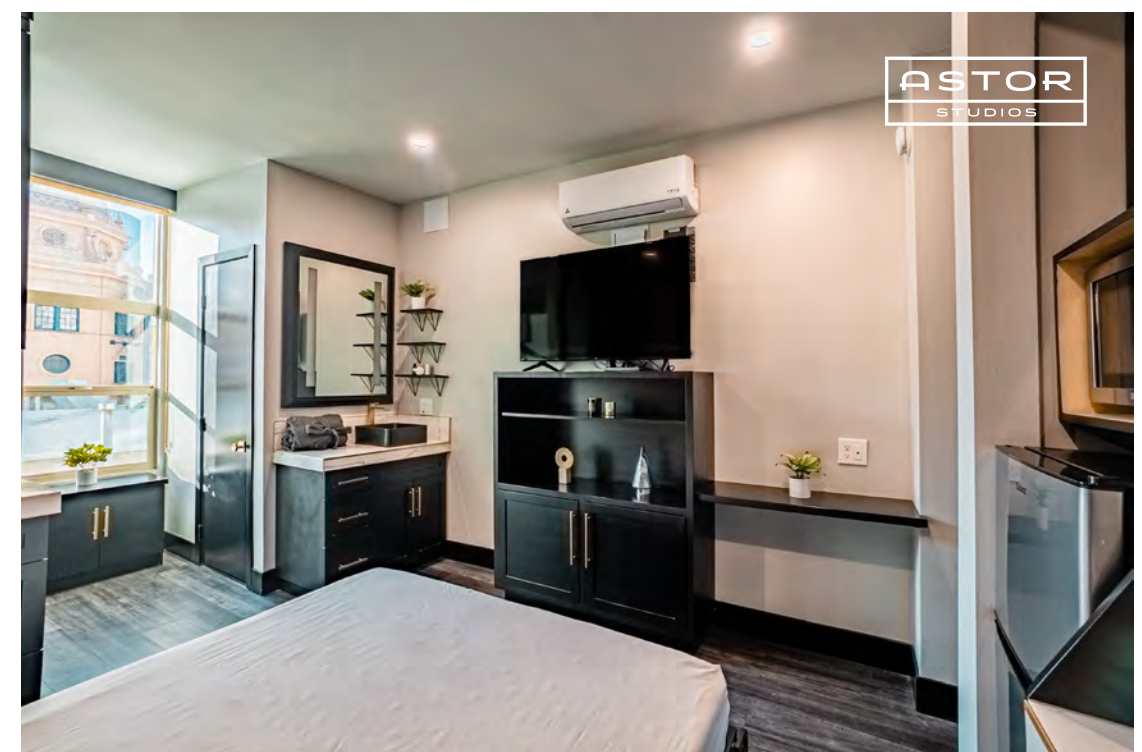
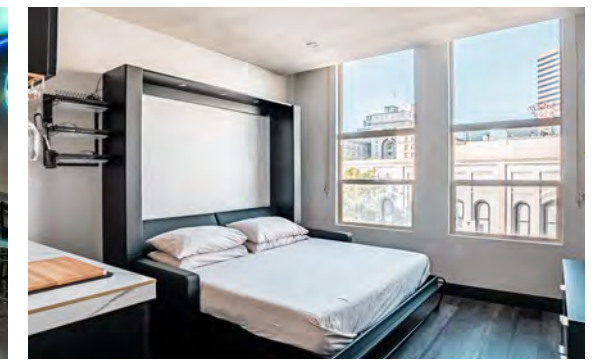
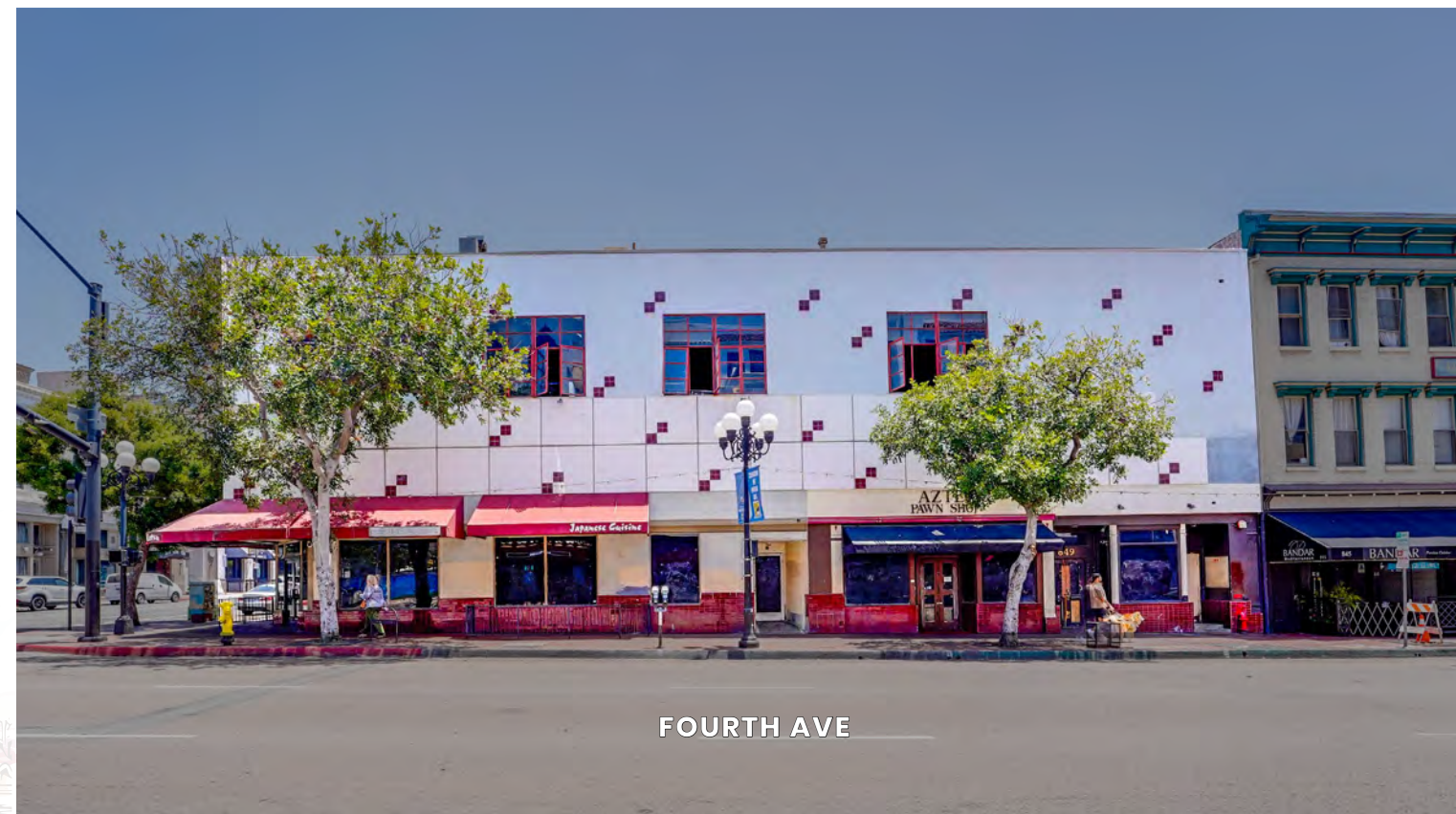
Just steps from San Diego's premier attractions—Petco Park, the Convention Center, and the iconic Balboa Theatre, the region's largest and most visited performing arts venue, welcoming over 500,000 annual visitors

SURROUNDED BY TOP RETAILERS

Neighboring hotspots include Gaslamp Tavern, Mimoza, Coin-Op Game Room, The Topsy Crow, Melting Pot, and more

CENTRALLY LOCATED

Walkable to countless dining, entertainment, and cultural venues in San Diego's urban core



Existing

Proposed

LIFE HAPPENS *HERE*

Downtown San Diego is where the city comes alive. With a buzzing population of young professionals, creatives, entrepreneurs, and urban explorers, this is where San Diego works, lives, and plays. Picture rooftop brunches, Padres game nights, and daily walks along the bay—all part of the lifestyle here.

12,654

Existing Units

7,405

Existing Rooms

1,069

Units Under Construction

494

Rooms Under Construction

3,966

Units Proposed

1,325

Rooms Proposed

**Within 0.5 mi. of site*



1,190 Rooms

1,628 Rooms

201 Units

511 Rooms

264 Units

306 Rooms

168 Units

221 Units

387 Units

443 Units

387 Units

192 Units

180 Units

387 Units

181 Units

401-421 E ST
FOURTH & E
SAN DIEGO, CA 92101

850 Units

431 Units

402 Units

222 Rooms

159 Rooms

387 Units

270 Rooms

617 Units

245 Rooms

282 Units

389 Units

GAME *CHANGERS*

Downtown San Diego is experiencing a wave of transformative development, with major projects like the Campus at Horton, Gallagher Square renovations, and Seaport San Diego set to bring thousands of jobs, vibrant public spaces, and billions in annual economic impact.



CAMPUS AT HORTON



GALLAGHER SQUARE



SEAPORT VILLAGE



TAILGATE PARK



SD Int'l Airport
24M Annual Passengers

Balboa Park
4.7M Annual Visitors

401-421 E ST
FOURTH & E
SAN DIEGO, CA 92101

Petco Park
3.3M Annual Visitors

Tailgate Park
50,000 SF Retail, 1.3 Acre Park,
1.4M SF Office

Gallagher Square
\$20M in Renovations

Port of San Diego
30,000 Annual Passengers

Campus at Horton
1M SF Under Construction

Children's Park
\$9M in Renovations

Seaport Village
70 Acres, \$3.5 Billion, 13 Eateries

Convention Center
663,000 Annual Visitors

TENANT *MIX*

- | | |
|------------------------------|----------------------------|
| 1 Time Out Sports Tavern | 26 Swing Social |
| 2 The Gold Reserve | 27 Romanissimo Cucina |
| 3 Parq Nightclub | 28 Gaslampighter |
| 4 Istanbul Doner Kebab | 29 AKA San Diego |
| 5 Crab Hut | 30 The Melt |
| 6 Leave of Absence | 31 Ghiradelli |
| 7 The Local | 32 Barleymash |
| 8 The Grant Grill | 33 American Junkie |
| 9 Corner Bakery | 34 The Butcher's Cut |
| 10 Athena's Market Tarverna | 35 Whiskey Girl |
| 11 Vitality Tap | 36 Osteria Panevino |
| 12 AFC Sushi | 37 The Topsy Crow |
| 13 Skybound Coffee + Dessert | 38 Trailer Park After Dark |
| 14 Lani Coffee | 39 Melting Pot |
| 15 Tiger Cafe | 40 Gaslamp Tavern |
| 16 Freddy's Chophouse | 41 Onyx Room |
| 17 Blarney Stone Pub | 42 Patrick's Gaslamp Pub |
| 18 Prohibition Lounge | 43 The Topsy Crow |
| 19 Cali Cream | 44 The Waves Taco Club |
| 20 Happy Does Bar | 45 Senior Taquero |
| 21 Lumi Sushi | 46 The Rooftop by STK |
| 22 Provisional Kitchen | 47 Coin Op Game Room |
| 23 Lionfish | 48 Chiefy Cafe |
| 24 Sugar Bears | 49 Fogo de Chao |
| 25 Gaslamp BBQ | 50 San Remo Pizzeria |



401-421 E ST
FOURTH & E
 SAN DIEGO, CA 92101

THE
HEART & SOUL
 OF DOWNTOWN SAN DIEGO



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.



	1 MILE	2 MILE	3 MILE
Population (2024)	50,449	97,927	170,135
Project Population (2029)	51,167	98,673	170,679
Total Daytime Employment	69,961	107,211	178,187
Total Households	28,463	47,860	80,454
Avg. Household Income	\$109,353	\$108,935	\$109,836
Total Consumer Spending	\$830M	\$1.5B	\$2.5B

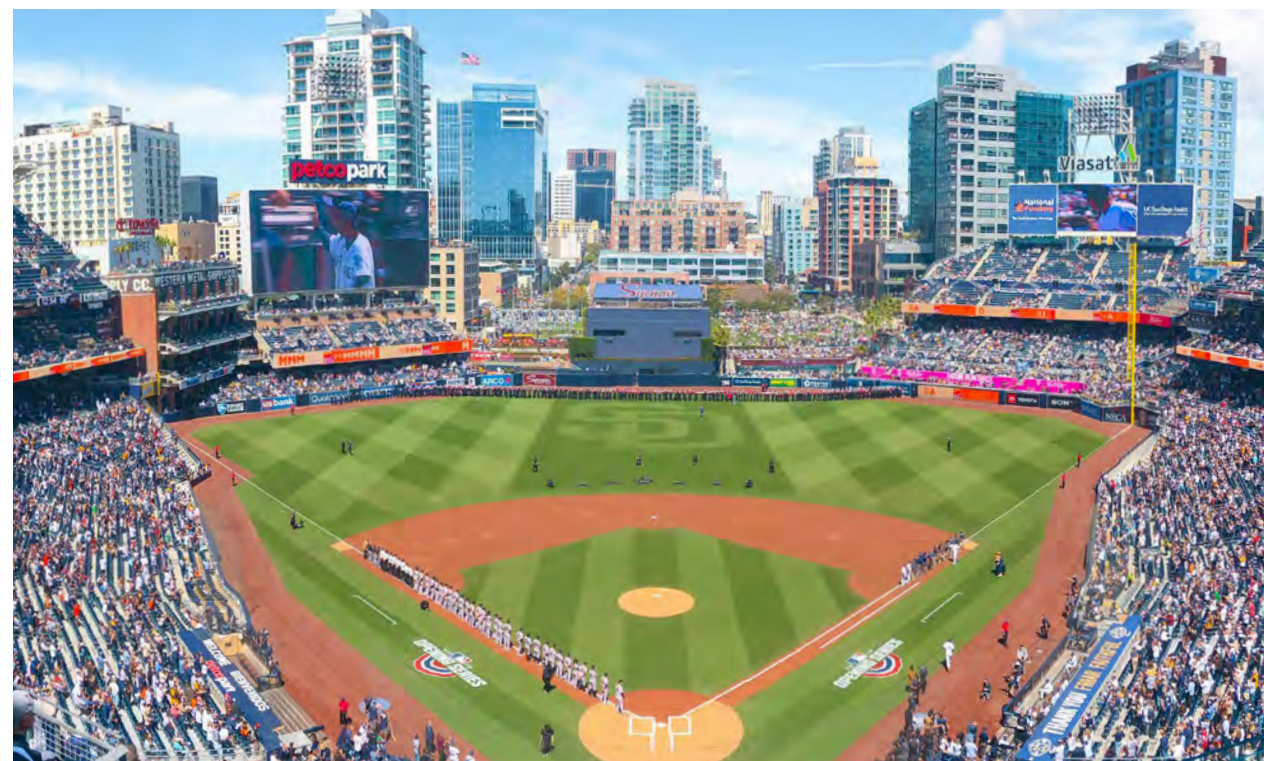


DOWNTOWN *SAN DIEGO*

Downtown San Diego has evolved into a vibrant, 24-hour urban hub through decades of strategic redevelopment and over \$14 billion in public and private investment. It now features a dynamic mix of residential, commercial, and entertainment spaces in a nationally recognized waterfront city.

“San Diego is becoming *California’s Coolest City.*”

TRAVEL+
LEISURE



2ND
Largest City in CA

35M
Annual Visitors to San Diego

\$10B
Visitor Spending

4 MAJOR VENUES

- Petco Park
- San Diego Convention Center
- Balboa Theater
- Horton Grand Theater

16.5 BLOCKS

Downtown San Diego is the West Coast's premier entertainment district

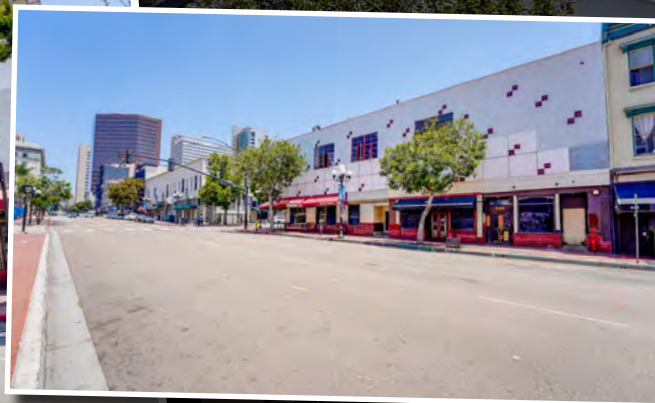
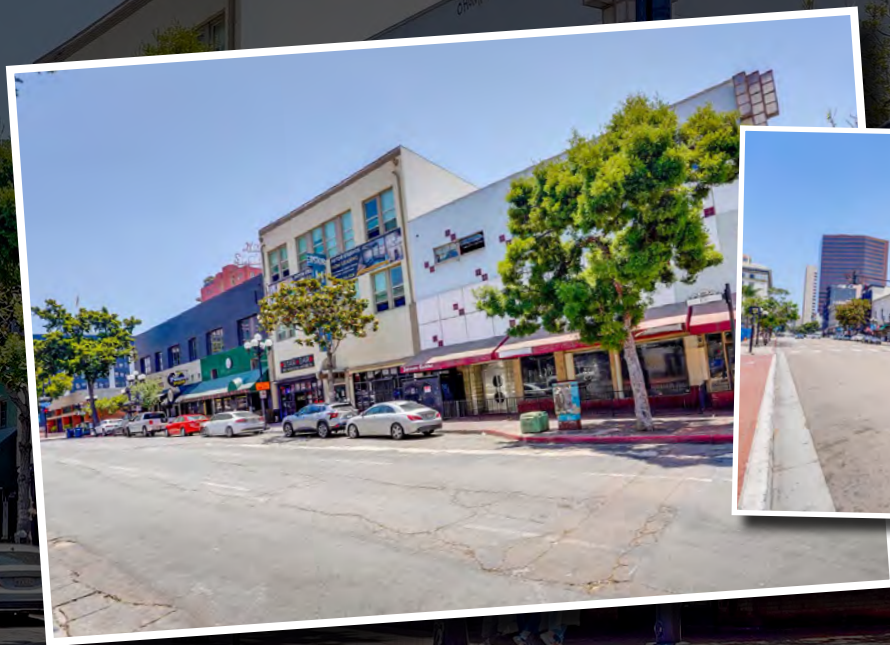
65K DAILY PRESENCE

San Diego's thriving urban center attracts both residents and visitors

401-421 E ST

FOURTH & E

SAN DIEGO, CA 92101



ASTOR
STUDIOS

STAR ★ BAR
★ SAN DIEGO | SINCE 1974 ★

Bill Shrader

bill@upgsocal.com

Lic No. 01033317

Serena Patterson

serena@upgsocal.com

Lic No. 01721040