

2ND GENERATION  
RETAIL/SERVICE OPPORTUNITIES  
±2,452 - 5,152 SF

GASLAMP DISTRICT  
480 FIFTH AVE

UNDER NEW OWNERSHIP /  
MANAGEMENT



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**UPG** URBAN  
PROPERTY  
GROUP est. 1989

## Gaslamp Quarter

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.



**200+**

Retailers & Restaurants



**7**

Major Entertainment Venues



**100**

16.9 Blocks with nearly 100 Historic Buildings

*Everything you need is walking distance. Don't miss this opportunity in the heart of Gaslamp Quarter.*



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## Property Highlights

### Address

480 5th Avenue, San Diego CA, 92101. Corner of 5th Avenue & J Street

### Size

±2,452 - 5,152 SF - 2nd generation retail/service

### Position

Situated on the ground floor below the Gaslamp City Square condominium with 223 units

### Ceiling Heights

±16-18ft

### Location

Across from the Horton Grand Hotel, The Pendry, the Horton Grand Theatre and the Gaslamp Museum

### Near By

Close proximity to the San Diego Convention Center, the new San Diego Children's Park and Petco Park

## Located in the Heart of Gaslamp

ANNUAL VISITORS

+30M

TOURISM SPENDING

+14B

PARKING STRUCTURES W/  
IN 4 BLOCKS,  
SPACES AVAILABLE

+5K





# Downtown's Most Vibrant Corridor & 3 Blocks from the Historic Gaslamp Sign

### Size

±57,000 SF of retail/restaurant space in the historic Gaslamp Quarter

### Type

Mixed-use development with 223 condominium units

### Parking

Large public parking garage on property with parking count of 550 and 250 designated commercial. 7 public parking structures and multiple surface lots within 4 blocks

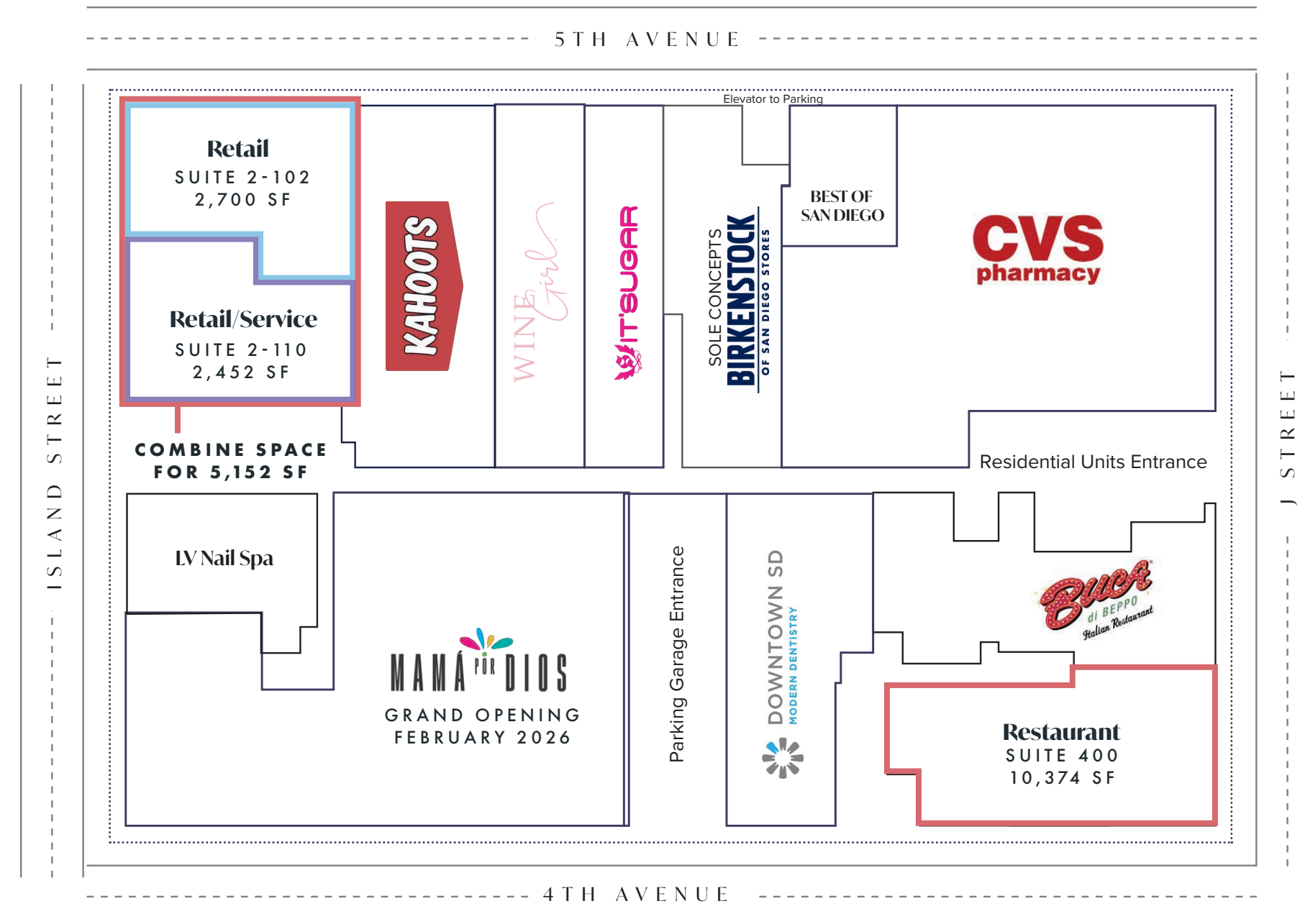
### Adjacent

The Pendry Hotel by Montage with 317 rooms

### Area Tenants

Water Grill, Morton's Steakhouse, Nobu, Fleming's, Lou & Mickey's, Nova, Lionfish, Lumi, Huntress and more

## Site Plan



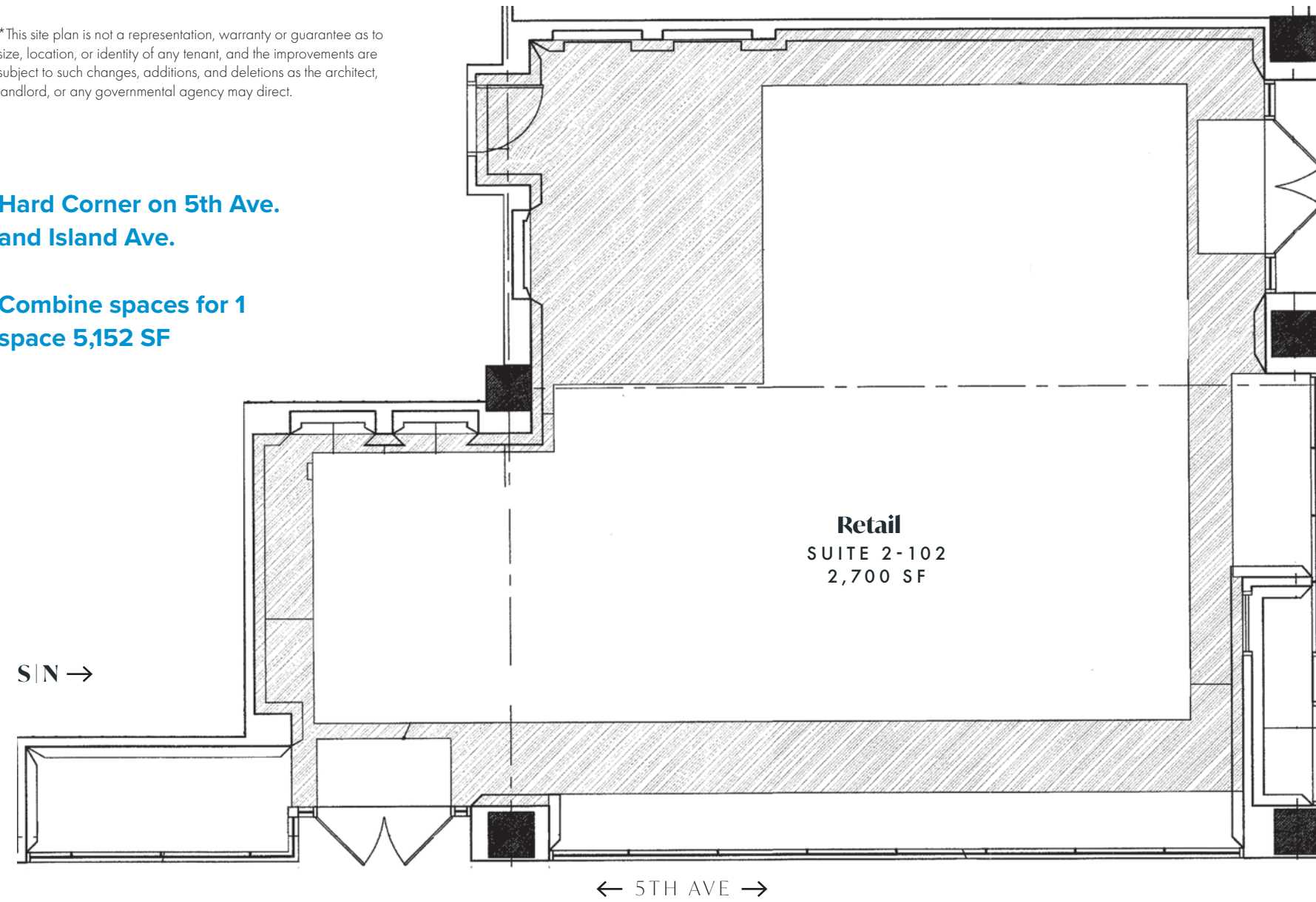
# Gaslamp Square Retail/Service Space

Suite 2-110 & 2-102  
±2,452 - 5,152 SF Retail/Service Space  
Available Now

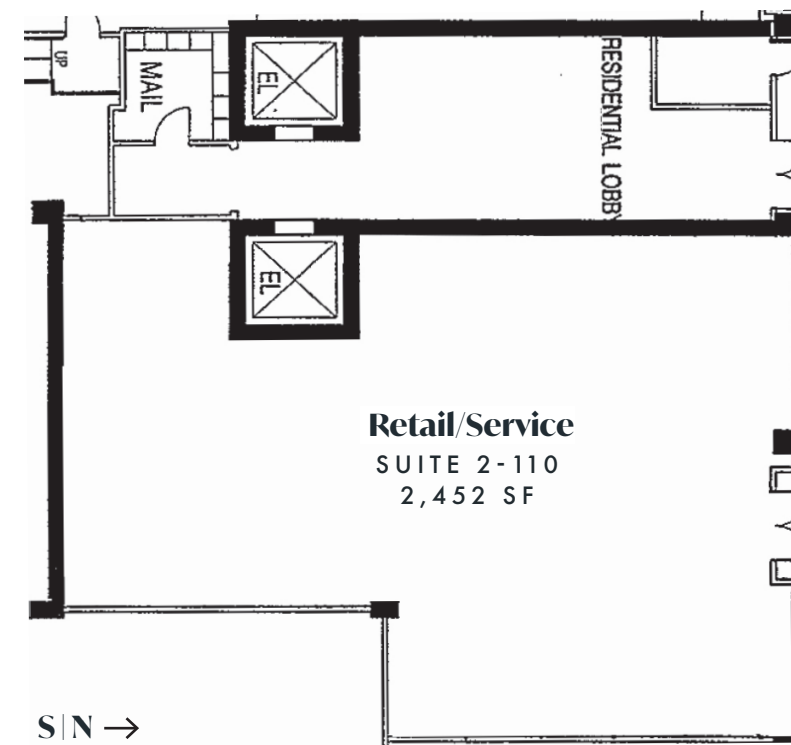
\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Hard Corner on 5th Ave.  
and Island Ave.

Combine spaces for 1  
space 5,152 SF



← ISLAND AVE →



Inline fronting  
Island Ave.

← ISLAND AVE →



FOR LEASE

# Gaslamp Square Neighborhood Highlights



## Walkability

Close proximity to the Convention Center, Petco Park and Seaport Village

Walking distance from the trolley line, with 40 million annual passengers, and the California Coaster/Amtrak line

Just blocks from the new Children's Museum with over 200,000 annual visitors, and the Children's Park which includes a dog park, play area and open green space

Located in one of the most sought after entertainment and retail corridors in Southern California

*Daily errands do not require a car and can be accomplished by foot or on a bike.*



Walkable

**98**  
Walk Score



Bikeable

**90**  
Bike Score

## Nearby Attractions

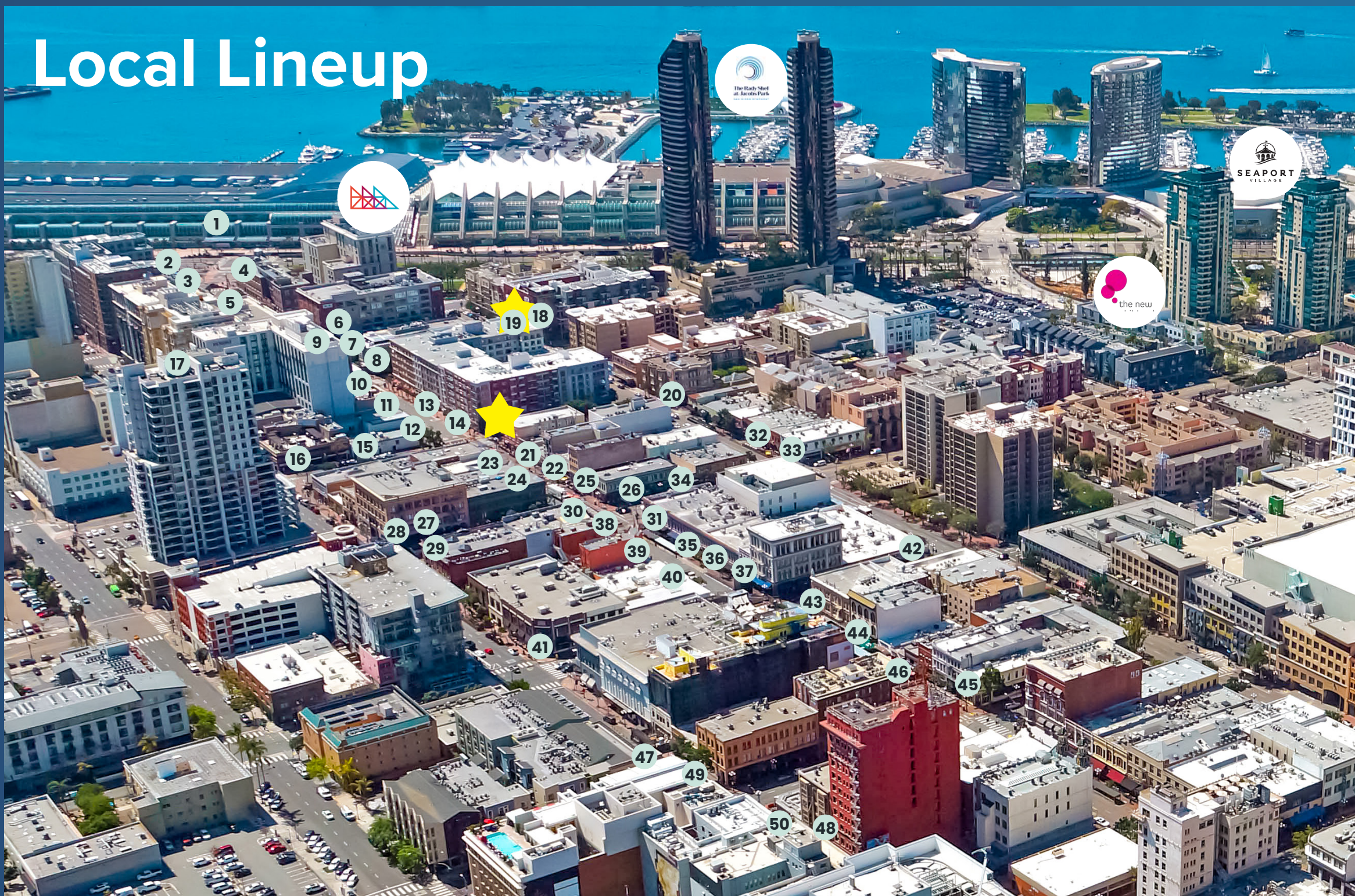
- Historic Gaslamp Quarter
- Embarcadero/Broadway Pier
- Balboa Theatre
- House of Blues
- San Diego Civic Center
- Seaport Village
- Waterfront Park
- USS Midway
- Rady Shell

## Gaslamp Events

- Taste of Gaslamp
- Gaslamp Mardi Gras
- Poinsettia Bowl
- San Diego ShamRock
- San Diego Half Marathon
- Toast of Gaslamp
- San Diego Monster Bash
- San Diego International Film Festival
- San Diego Comic Con International
- Gaslamp Holiday Pet Parade

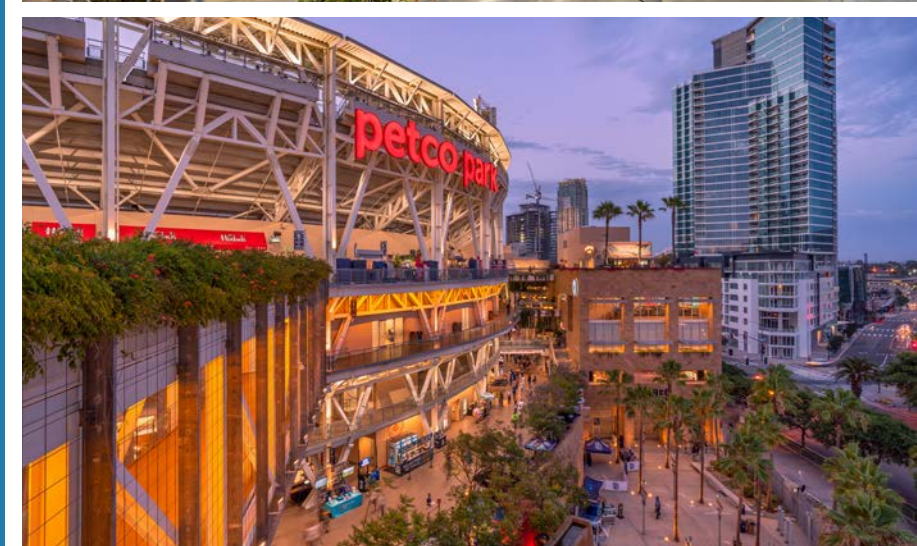


# Local Lineup



Downtown San Diego buzzes with **dynamic retail and diverse dining.**

- |                               |                            |
|-------------------------------|----------------------------|
| 1 San Diego Convention Center | 26 Cali Cream              |
| 2 NoBu                        | 27 Spill The Beans         |
| 3 Hard Rock Hotel             | 28 Smokin' Gun             |
| 4 Lou & Mickey's              | 29 SideBar                 |
| 5 Cafe Sevilla                | 30 AKA Asian Modern Fusion |
| 6 Happy Does Bar              | 31 Barley Mash             |
| 7 Lumi                        | 32 La Puerta               |
| 8 Huntress                    | 33 Tiger Cafe              |
| 9 Pendry Hotel                | 34 Price Street Pizza      |
| 10 Provisional Kitchen        | 35 Fat Tuesday             |
| 11 Lionfish                   | 36 American Junkie         |
| 12 Zama                       | 37 Greystone Prime         |
| 13 Wine Girl                  | 38 The Melt                |
| 14 Sketchers                  | 39 Ghirardelli Ice Cream   |
| 15 Taco Centro                | 40 Museum of Illusions     |
| 16 Nova SD                    | 41 Fogo de Chao            |
| 17 Breakfast Republic         | 42 Good Night John Boy     |
| 18 Achilles Coffee            | 43 Whiskey Girl            |
| 19 Buca di Beppo              | 44 Osteria Panevino        |
| 20 Salt & Whiskey             | 45 The Tipsy Crow          |
| 21 Tacos El Franc             | 46 Tacos El Gordo          |
| 22 Insomnia Cookies           | 47 Coin-Op                 |
| 23 Rustic Root                | 48 American Comedy Club    |
| 24 Taka                       | 49 STK                     |
| 25 Prohibition Lounge         | 50 Room 56                 |



# Downtown by the Numbers and Facts



## OFFICE

363,700 SF  
Under Review  
1.8M SF  
Under Construction



## RETAIL

80,150 SF  
Under Review  
562,600 SF  
Under Construction



## HOUSING

+31,689<sup>1</sup>  
Existing  
+3,044<sup>2</sup> SF  
Under Construction



## RESIDENTS IN DOWNTOWN

37,000



## POPULATION OF SAN DIEGO COUNTY

3.3 M



## ANNUAL VISITORS TO SAN DIEGO

35.1 M



## CONVENTION CENTER ECONOMIC IMPACT 2023

\$1.4 B



## SAN DIEGO PADRE'S ATTENDANCE 2025

+3.4 M FANS



## HOTEL ROOMS

15,894

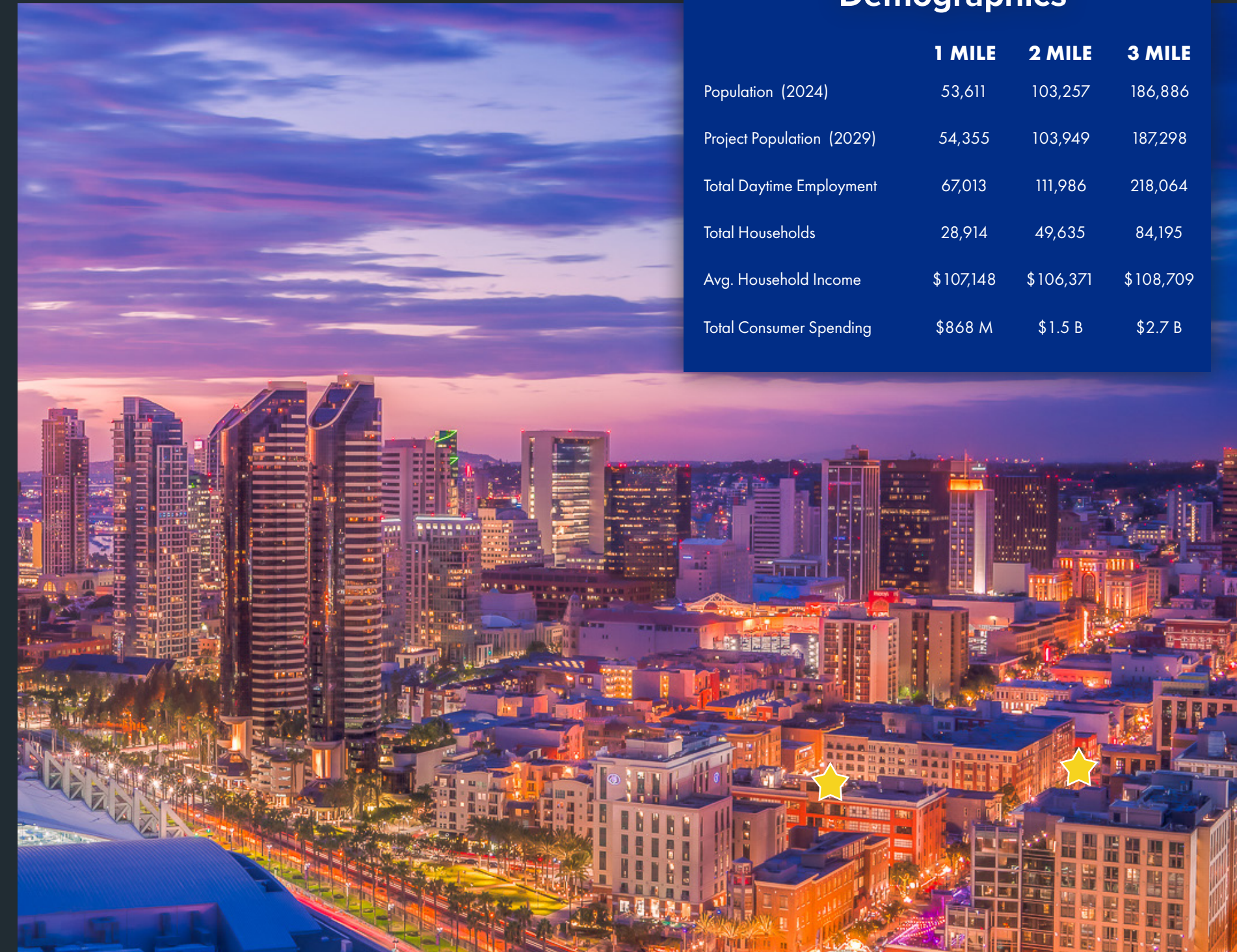
\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

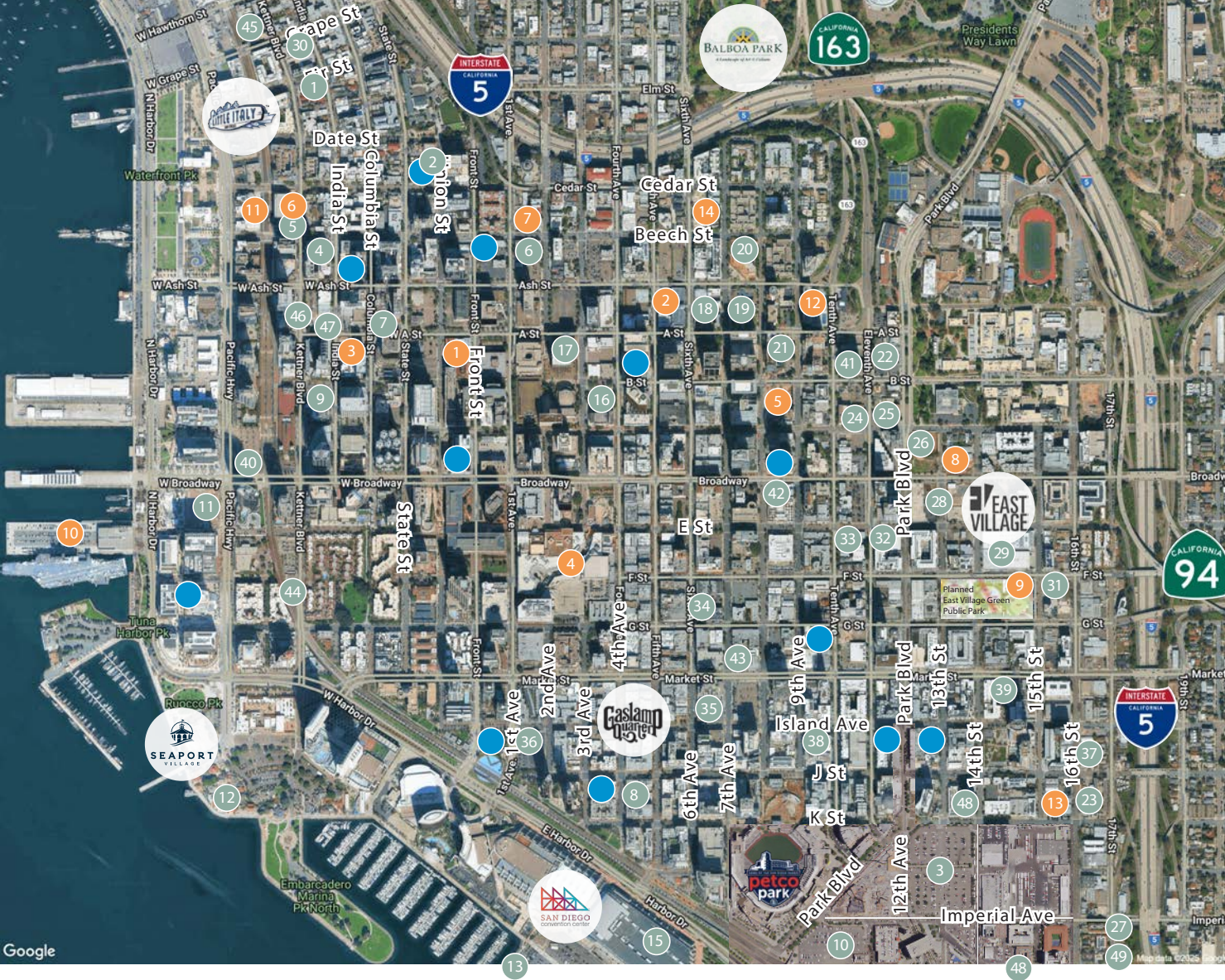
<sup>1</sup> Based on 2021 SANDAG population and housing estimates + recently completed projects.

<sup>2</sup> Based on permit applications submitted on or before 6/30/2023

## Demographics

|                           | 1 MILE    | 2 MILE    | 3 MILE    |
|---------------------------|-----------|-----------|-----------|
| Population (2024)         | 53,611    | 103,257   | 186,886   |
| Project Population (2029) | 54,355    | 103,949   | 187,298   |
| Total Daytime Employment  | 67,013    | 111,986   | 218,064   |
| Total Households          | 28,914    | 49,635    | 84,195    |
| Avg. Household Income     | \$107,148 | \$106,371 | \$108,709 |
| Total Consumer Spending   | \$868 M   | \$1.5 B   | \$2.7 B   |







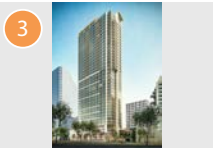

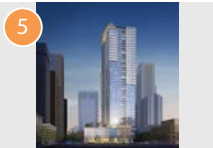





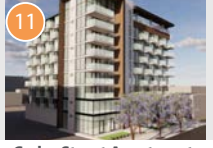



### Downtown San Diego Development Pipeline Q4 2025

- Under Construction** Approx:
- 2,502 Residential Units
  - 360,286 SF Retail
  - 700,000 SF Office
  - 502 hotel Rooms
  - East Village Green Acre Public Park
  - Freedom Park at Navy Pier






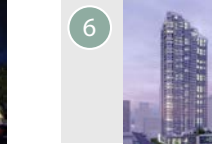
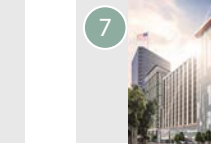
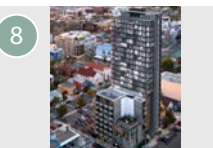


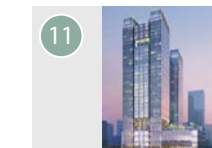

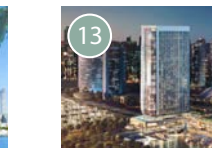
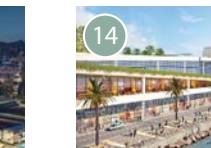




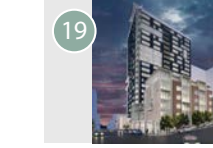
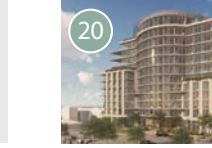
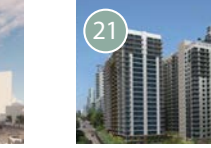



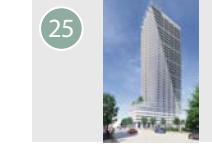
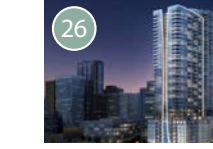





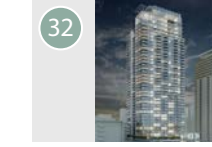
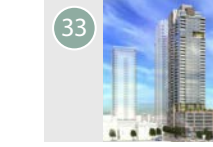
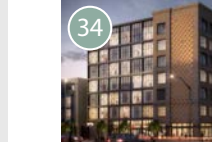
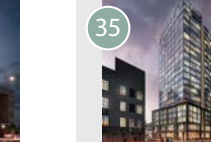
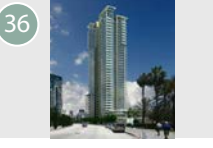
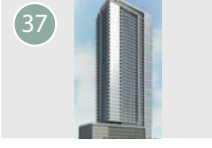
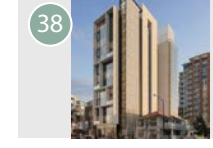
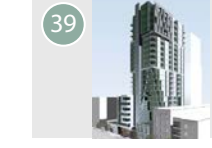
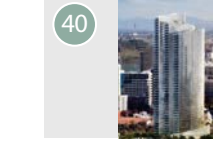
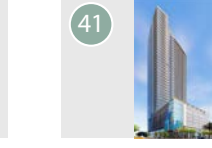
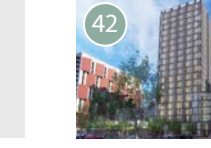




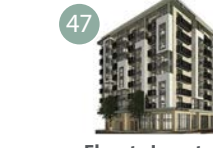
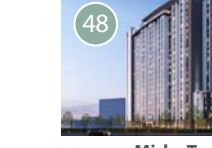
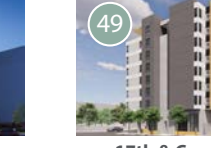
- Pipeline** Approx:
- 2,081 Residential Units
  - 93,209 SF Retail
  - 59,800 SF Office
  - 1,636 Hotel Rooms
  - Convention Center Expansion

- Recently Completed** Approx:
- 1,894 Residential Units
  - 203,700 SF Retail
  - 1,121,100 SF Office
  - 390 Hotel Rooms
  - 66,000 SF UCSD Extension
  - IQHQ 1.7M SF BioTech / Retail

### Under Construction

|  |  |
|--|--|
|  <p><b>Holland Partners; The Torrey</b><br/>450 units; 49,500 sf retail</p>  |  <p><b>Vandervel Hotels, LLC; Tru/Home2 Hotel</b><br/>271 rooms</p>  |
|  <p><b>Pinnacle International; Columbia &amp; A Tower</b><br/>220 units; 234 rooms</p>  |  <p><b>Stockdale Capital Partners; Campus at Horton</b><br/>300,000 sf retail; 700,000 sf office<br/>Est. Completion: Q1 2025</p>                                   |
|  <p><b>Bosa; 8th &amp; B</b><br/>398 units; 9,400 sf retail; 5-acre public park</p>   |  <p><b>Holland Partners; Kettner Crossing Phase 1</b><br/>64 units</p>  |
|  <p><b>Greystar; Ancora 1st &amp; Beech</b><br/>227 units</p>   |  <p><b>Harrington Heights; 13th &amp; Broadway</b><br/>273 units; 1,600 sf retail</p>   |
|  <p><b>East Village Green Public Park</b><br/>4.1-acre public park; children's playground; dog park; community center; public green space; 180-space underground parking</p> |  <p><b>Freedom Park at Navy Pier</b><br/>10-acre park; nature garden, memorials and monuments, play structures, seating and shading, and interpretive signage.</p> |
|  <p><b>Cedar Street Apartments</b><br/>138 units</p>  |  <p><b>Jacaranda on 9th Apartments</b><br/>88 units</p>   |
|  <p><b>Riaz Capital</b><br/>259 units</p>   |  <p><b>Kindred BRIDGE Housing</b><br/>126 units; 4,186 sq. ft. retail</p>   |

### Pipeline

|   |   |   |  |  |   |  |
|---|---|---|--|--|---|--|
|  <p><b>Liberty National; Columbia &amp; Hawthorne</b><br/>22 rooms; 33 units; 4,000 sf retail</p> |  <p><b>Liberty National; State &amp; Grape</b><br/>56 rooms; 92 units</p>                     |  <p><b>Tishman Speyer &amp; Padres; East Village Quarter</b><br/>1,800 units; 50,000 sf retail</p>          |  <p><b>Forge Land Company; India &amp; Beech</b><br/>337 units; 2,500 sf retail</p>          |  <p><b>Essex; Citiplace Front &amp; Ash</b><br/>147 units</p>                                  |  <p><b>Liberty National; First &amp; Beech</b><br/>433 units</p>                      |  <p><b>TR Legacy Holdings; 499 West Ash</b><br/>336 units; 284 rooms; 25,000 sf retail; 10,000 sf office</p> |
|  <p><b>Jman Tower LLC; Air Rights Twoer</b><br/>81 units</p>                                     |  <p><b>Crown Invest LLC; Two America Plaza</b><br/>51 units; 300 rooms; 11,700 sf retail</p> |  <p><b>JMI; The Landing</b><br/>793 units; 120,000 sf retail; 683,000 sf office</p>                        |  <p><b>Manchester Financial Group; Manchester Hotel</b><br/>1,161 rooms; 1.9-acre plaza</p> |  <p><b>1HWY1; Seaport San Diego</b><br/>2,058 rooms; 242,000 sf retail; 145,000 sf office</p> |  <p><b>Robert Green Company; 5th Avenue Landing</b><br/>1,396 rooms</p>              |  <p><b>Convention Center; Phase 3 Exp.</b><br/>Exhibit halls, meeting rooms, ballrooms, rooftop park</p>    |
|  <p><b>Robert Green Company; 4th &amp; J Hotel</b><br/>240 rooms; 24,000 sf retail</p>           |  <p><b>Lida Group Holdings, Inc; The Theatre House</b><br/>301 rooms; 59,800 sf office</p>   |  <p><b>Floit Properties, Inc.</b><br/>183 units; 4,182 sf retail</p>                                       |  <p><b>Ghods Builders; 6th &amp; A</b><br/>389 units; 7,000 sf retail</p>                   |  <p><b>XJD; 7th &amp; A</b><br/>281 units; 9,000 sf retail</p>                                |  <p><b>JSD2, LLC; 777 Beech</b><br/>104 units</p>                                    |  <p><b>Wood Partners; The Rey Phase II</b><br/>459 units</p>  |
|  <p><b>Pinnacle International; Pacific Heights</b><br/>492 units; 6,500 sf retail</p>            |  <p><b>Fabric Investments; Creativo</b><br/>13 units; 1,000 sf retail; 2,000 sf office</p>   |  <p><b>Liberty National; 1060 C Street</b><br/>72 units; 1,150 sf retail</p>                               |  <p><b>Pinnacle International; Park &amp; C</b><br/>444 units; 10,933 sf retail</p>         |  <p><b>Liberty National; Park and Broadway</b><br/>352 units; 4,200 sf retail</p>             |  <p><b>1707 Imperial; Zonevest LLC</b><br/>113 units</p>                             |  <p><b>Kilroy Realty; Kilroy East Village</b><br/>840,000 sf office with retail</p>                         |
|  <p><b>Navarra Properties; SuperBlock</b><br/>4,905 sf retail; 550,000 sf office</p>            |  <p><b>SD Mega Block LLC; Lucia nel Cielo</b><br/>424 units; 3,000 sf retail</p>            |  <p><b>Foulger-Pratt; Block F</b><br/>405 units; 19,000 sf retail; 48,518 sf office</p>                   |  <p><b>Pinnacle International; 11th &amp; E</b><br/>462 units; 6,000 sf retail</p>         |  <p><b>Capexco Funds; 10th &amp; E</b><br/>365 units; 2,600 sf retail</p>                    |  <p><b>J Street Hospitality; Motto by Hilton</b><br/>180 rooms; 2,500 sf retail</p> |  <p><b>J Street Hospitality; Tapestry &amp; Homewood Suites by Hilton</b><br/>324 rooms</p>                |
|  <p><b>Bosa; First &amp; Island Condos</b><br/>211 units; 22,400 sf retail</p>                 |  <p><b>Cast Development; The Fellow</b><br/>129 units; 1,000 sf retail</p>                 |  <p><b>J Street Hospitality; Hampton Inn by Hilton</b><br/>132 rooms</p>                                 |  <p><b>Bahia View Condominiums; Bahia View</b><br/>95 units; 6,600 sf retail</p>          |  <p><b>Bosa; Pacific &amp; Broadway - Parcel 1</b><br/>306 units; 15,000 sf retail</p>      |  <p><b>Liberty National; 10th &amp; B</b><br/>542 units; 4,200 sf retail</p>       |  <p><b>Reef Point Hospitality LLC; Broadway Suites</b><br/>317 rooms</p>                                  |
|  <p><b>San Diego Gaslamp Properties LLC; Citizen M Hotel</b><br/>302 rooms</p>                 |  <p><b>Rodney Masri; 639 Kettner</b><br/>750 sf retail</p>                                 |  <p><b>KR 2045 Pacific Highway LLC; 2045 Pacific Highway</b><br/>12,000 sf retail; 275,000 sf office</p> |  <p><b>IP Investments LLC; Cedar Street Apartments</b><br/>134 units</p>                  |  <p><b>Elevate Investments</b><br/>233 rooms; 1,700 sf retail</p>                           |  <p><b>Mirka Tower</b><br/>318 units</p>   |  <p><b>17th &amp; Commercial</b><br/>109 units</p>  |



**URBAN  
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GROUP**  
est. 1989

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