

FOR LEASE

Gaslamp Bar & Restaurant Space



7,180 SF / 789 6th Avenue, San Diego, CA 92101





▶ SEE VIDEO TOUR

- ✓ Fully fixtured space
- ✓ DJ Booth
- ✓ Located in the Heart of Gaslamp with over 10 million visitors annually
- ✓ Two bars including large horseshoe bar
- ✓ Rare conversion with little to no key money
- ✓ Prominent corner space with high visibility
- ✓ Across the street from ultra modern luxury boutique hotel, Andaz
- ✓ Neighbors with F6ix, Double Deuce, Encore, Maloney's, Analog, Fogo de Chao, and Buca di Beppo

* Please do not disturb employees



Michael Spilky
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RENT

Call

SIZE

7,180 sq. ft.

ABC

Type 47 with **Entertainment**



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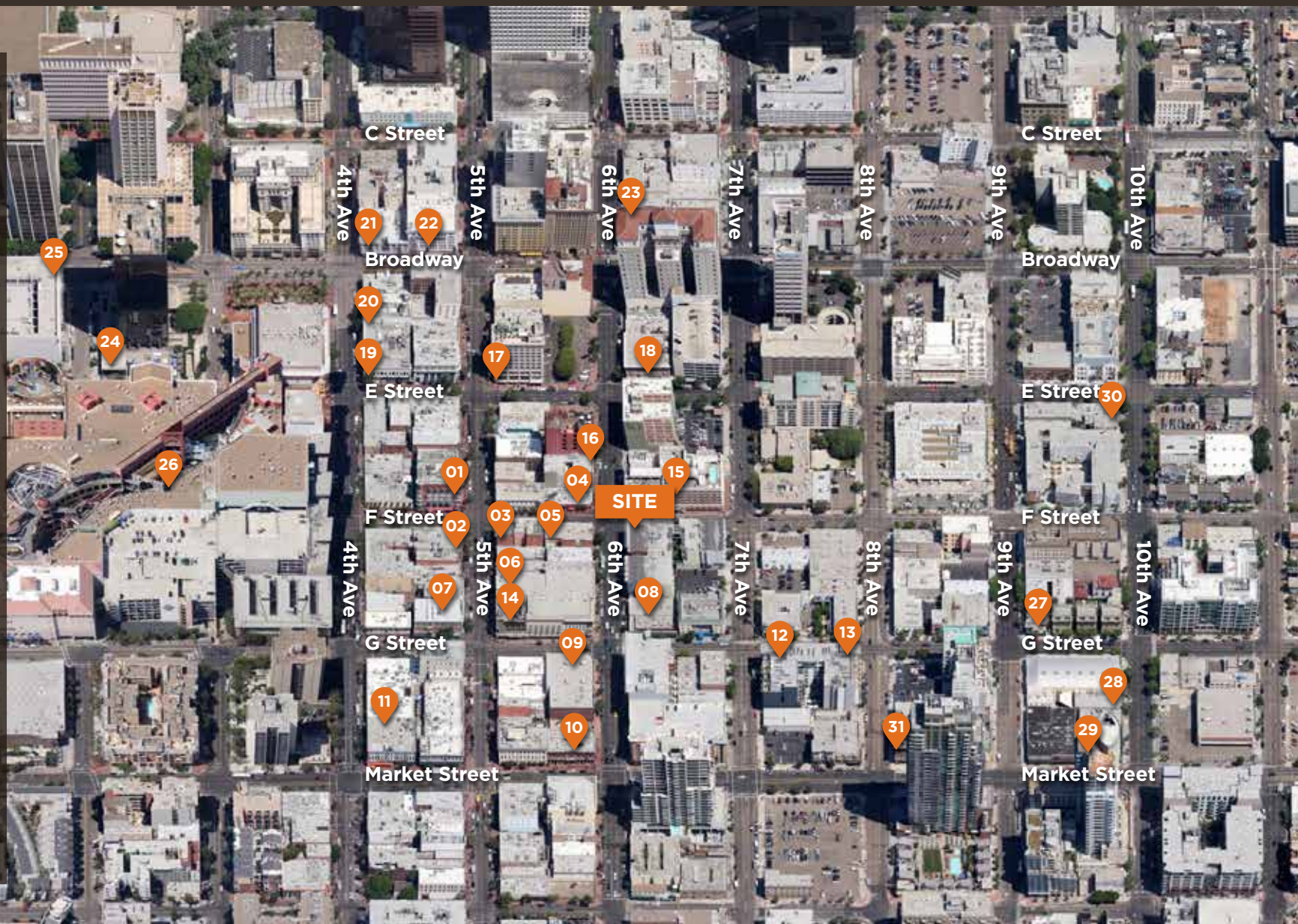
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- 01. The Keating Hotel
- 02. The Tipsy Crow
- 03. Maloney's Tavern
- 04. Double Deuce
- 05. Encore
- 06. McFadden's
- 07. Whiskey Girl
- 08. Buca Di Beppo
- 09. Fogo de Chao
- 10. Sidebar
- 11. The Shout House
- 12. Zanzibar
- 13. Neighborhood
- 14. Searsucker
- 15. Andaz Hotel
- 16. Brian's 24
- 17. Vin de Syrah
- 18. Magnolia Tap & Kitchen
- 19. The Commons
- 20. Rei Do Gado
- 21. Yard House
- 22. RA Sushi Bar
- 23. Beer Co.
- 24. Panera Bread
- 25. Sushi Deli
- 26. Horton Plaza
- 27. Cafe Chloe
- 28. Cowboy Star
- 29. East Village Tavern & Bowl
- 30. Pokez
- 31. Bootlegger



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	1 mile	2 miles	3 miles
Population			
2000 Population	23,530	79,165	167,523
2010 Population	37,470	90,740	177,832
2013 Population	39,500	93,521	181,634
2018 Population	42,499	98,617	189,918
2000-2010 Annual Rate	4.76%	1.37%	0.60%
2010-2013 Annual Rate	1.64%	0.93%	0.65%
2013-2018 Annual Rate	1.47%	1.07%	0.90%
2013 Male Population	59.1%	56.3%	56.1%
2013 Female Population	40.9%	43.7%	43.9%
2013 Median Age	37.4	34.3	33.9

In the identified area, the current year population is 181,634. In 2010, the Census count in the area was 177,832. The rate of change since 2010 was 0.65% annually. The five-year projection for the population in the area is 189,918 representing a change of 0.90% annually from 2013 to 2018. Currently, the population is 56.1% male and 43.9% female.

Median Age

The median age in this area is 33.9, compared to U.S. median age of 37.3.

Race and Ethnicity

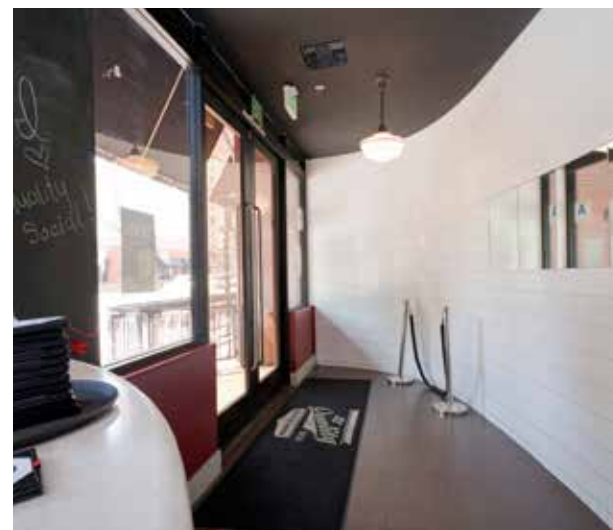
2013 White Alone	65.9%	63.0%	64.2%
2013 Black Alone	10.0%	8.1%	7.5%
2013 American Indian/Alaska Native Alone	1.0%	0.9%	0.9%
2013 Asian Alone	7.4%	5.0%	4.8%
2013 Pacific Islander Alone	0.3%	0.3%	0.3%
2013 Other Race	10.7%	18.1%	17.6%
2013 Two or More Races	4.8%	4.6%	4.7%
2013 Hispanic Origin (Any Race)	26.4%	38.7%	37.4%

Persons of Hispanic origin represent 37.4% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 77.7 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	11,306	29,245	64,085
2010 Households	19,998	38,593	73,134
2013 Total Households	21,288	40,234	75,249
2018 Total Households	23,203	43,052	79,578
2000-2010 Annual Rate	5.87%	2.81%	1.33%
2010-2013 Annual Rate	1.94%	1.29%	0.88%
2013-2018 Annual Rate	1.74%	1.36%	1.12%
2013 Average Household Size	1.54	1.98	2.08

The household count in this area has changed from 73,134 in 2010 to 75,249 in the current year, a change of 0.88% annually. The five-year projection of households is 79,578, a change of 1.12% annually from the current year total. Average household size is currently 2.08, compared to 2.09 in the year 2010. The number of families in the current year is 29,127 in the specified area.



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	1 mile	2 miles	3 miles
Median Household Income			
2013 Median Household Income	\$38,907	\$42,741	\$45,583
2018 Median Household Income	\$45,360	\$48,561	\$51,519
2013-2018 Annual Rate	3.12%	2.59%	2.48%
Average Household Income			
2013 Average Household Income	\$63,894	\$66,199	\$69,128
2018 Average Household Income	\$75,013	\$77,282	\$80,440
2013-2018 Annual Rate	3.26%	3.14%	3.08%
Per Capita Income			
2013 Per Capita Income	\$37,881	\$31,783	\$31,721
2018 Per Capita Income	\$44,085	\$36,870	\$36,648
2013-2018 Annual Rate	3.08%	3.01%	2.93%

Households by Income

Current median household income is \$45,583 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$51,519 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$69,128 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$80,440 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$31,721 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$36,648 in five years, compared to \$32,073 for all U.S. households

Housing

2000 Total Housing Units	12,433	31,516	68,685
2000 Owner Occupied Housing Units	1,208	6,384	18,372
2000 Renter Occupied Housing Units	10,099	22,860	45,713
2000 Vacant Housing Units	1,126	2,272	4,600
2010 Total Housing Units	24,452	44,808	82,778
2010 Owner Occupied Housing Units	4,822	10,374	22,447
2010 Renter Occupied Housing Units	15,176	28,219	50,687
2010 Vacant Housing Units	4,454	6,215	9,644
2013 Total Housing Units	25,061	45,553	83,852
2013 Owner Occupied Housing Units	4,751	10,042	21,557
2013 Renter Occupied Housing Units	16,537	30,192	53,692
2013 Vacant Housing Units	3,773	5,319	8,603
2018 Total Housing Units	25,895	46,905	86,248
2018 Owner Occupied Housing Units	5,133	10,784	23,044
2018 Renter Occupied Housing Units	18,069	32,268	56,533
2018 Vacant Housing Units	2,692	3,853	6,670

Currently, 25.7% of the 83,852 housing units in the area are owner occupied; 64.0%, renter occupied; and 10.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 82,778 housing units in the area - 27.1% owner occupied, 61.2% renter occupied, and 11.7% vacant. The annual rate of change in housing units since 2010 is 0.57%. Median home value in the area is \$398,509, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 7.99% annually to \$585,269.



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