

FOR LEASE

Premiere Corner Restaurant in Gaslamp

904 FIFTH AVENUE
SAN DIEGO, CA 92101



LOCATION
MATTERS 

The Space

/ Tri-Level Restaurant Space

- » Comprised of ground floor, mezzanine, and basement
- » 12,764 SF total, with the ground floor and basement at 4,882 SF each plus a 3,000 SF mezzanine
- » Prominent bar
- » Surrounding sidewalk patio

/ Standout Corner Location

at the intersection of Fifth Avenue and E Street offering prime visibility in the heart of San Diego, and within close proximity to popular hotels, entertainment venues, and nightlife

/ Renovated Restaurant Interior

outfitted with an elevator, central bar with two story wine tower, private dining rooms, two kitchens with abundant walk-ins for cold and dry storage

/ Elegant Design

with large windows for natural light exposure, grand staircase, high ceilings, accordion doors opening to a patio on Fifth Avenue, and 19th century exterior details

/ Located in Vibrant Gaslamp

a hotspot for both locals and tourists, undergoing a monumental reinvention of Fifth Avenue into eight distinctive plazas linked together becoming Gaslamp Promenade

/ Next to The Campus at Horton

fka as Horton Plaza, currently under redevelopment to bring 1 million SF of office and retail space, benefiting surrounding business with additional foot traffic and nearby parking structures

/ Historical Building

with ties to San Diego's roots dating back to the 1880's as the former location of the First National Bank of San Diego, Coronado Beach Company, and Far East Trading Company



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LOCATION
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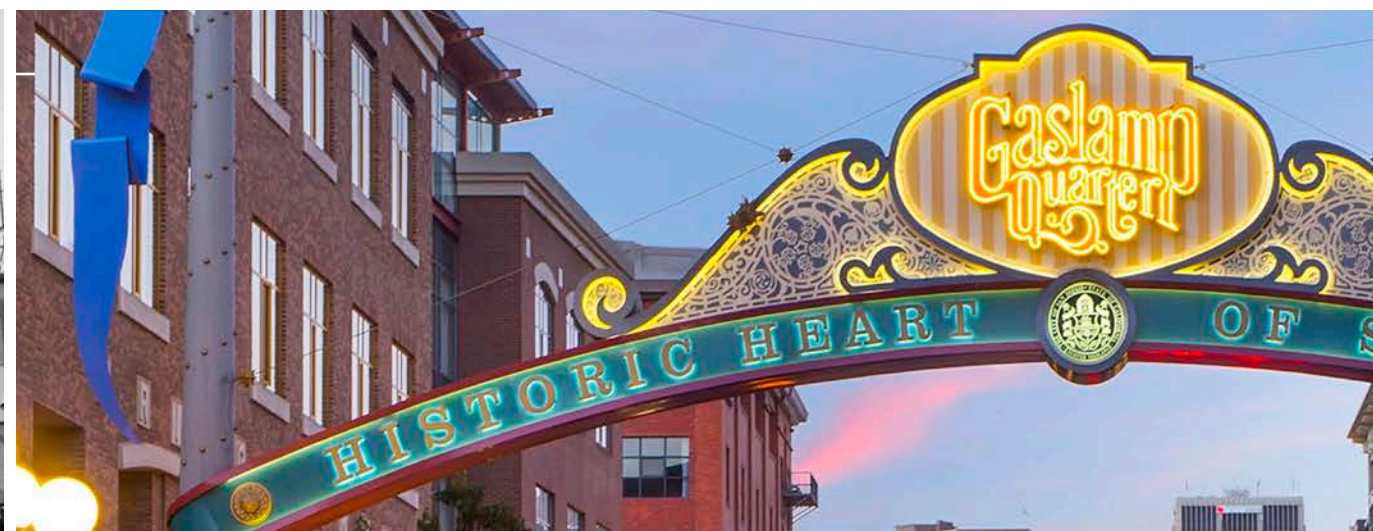




Unparalleled Corner Location in *Gaslamp*



Historic Past Meets Future Promenade



*The Future of
Fifth Avenue*

8 Plazas from L Street to Broadway with
an 80-foot wide pedestrian promenade



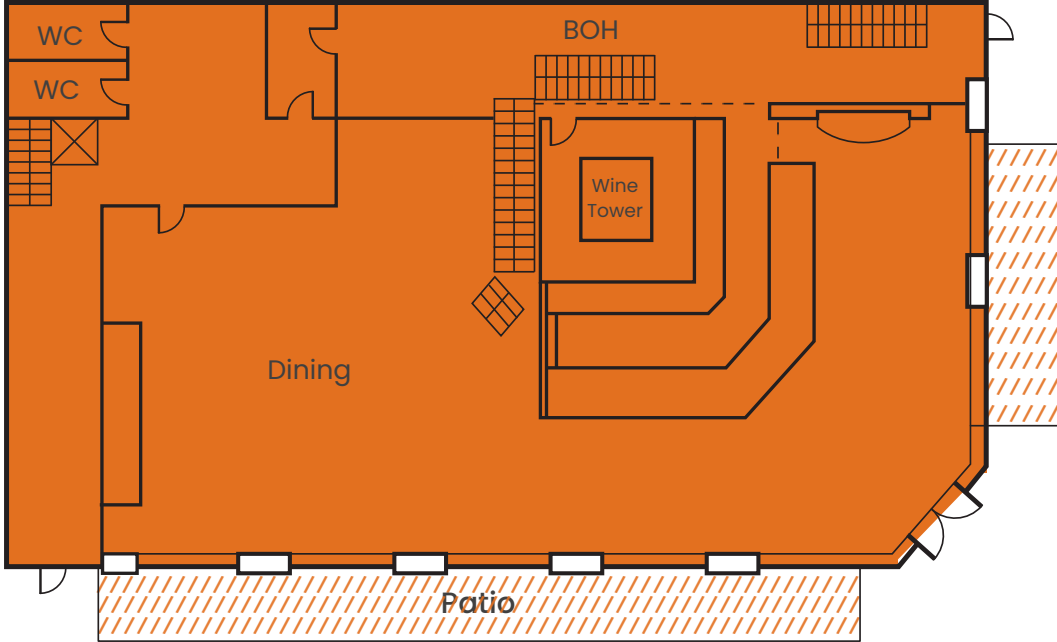
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Floor Plan

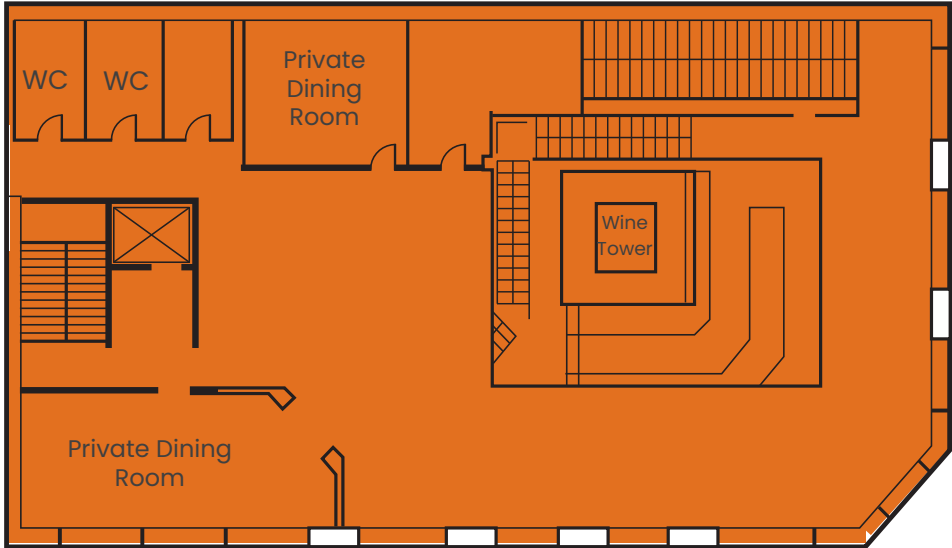


Basement is built with walk-in cooler, walk-in freezer, secondary kitchen, offices, storage and equipment rooms

**Ground Floor
4,882 SF**



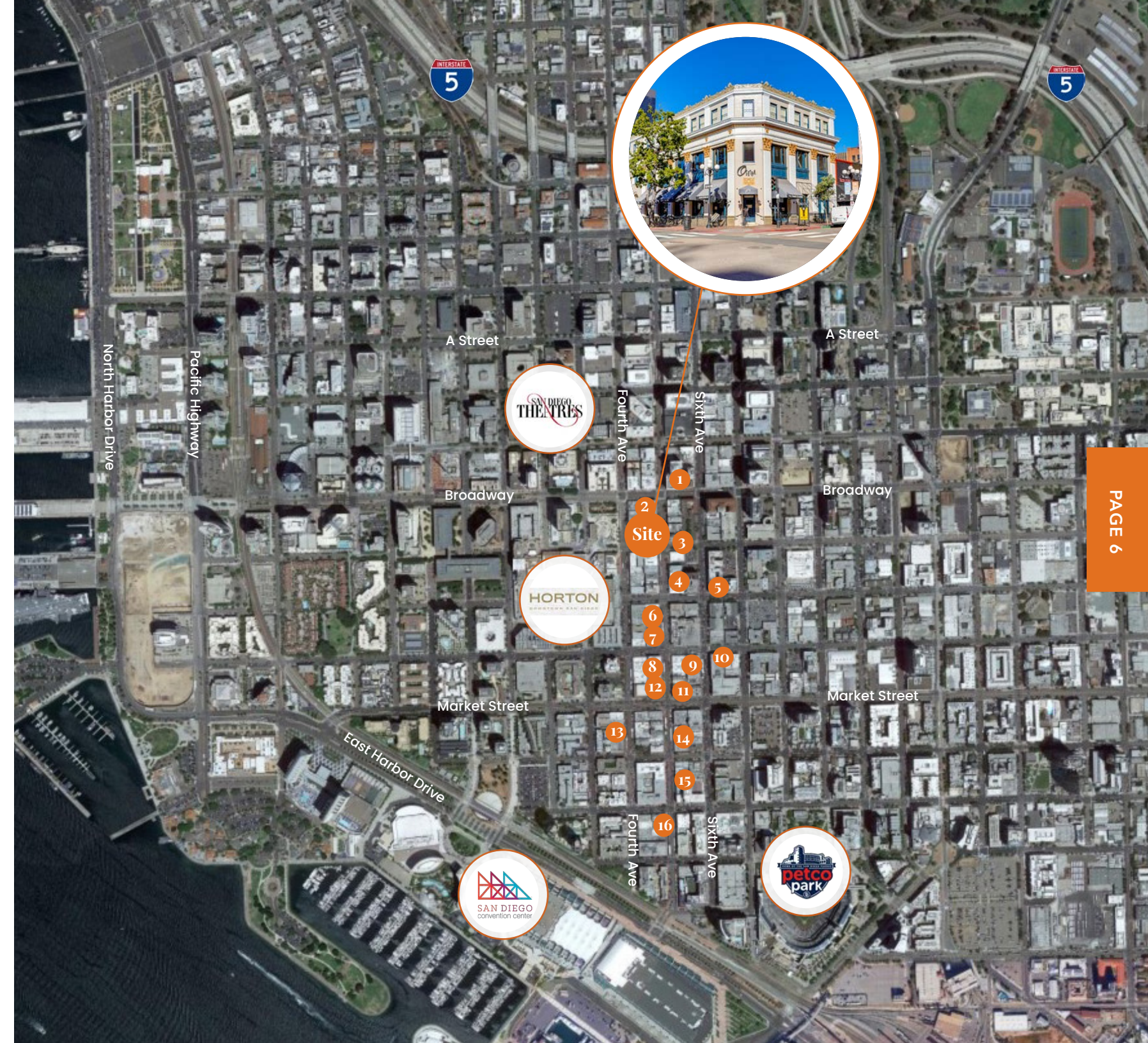
**Mezzanine
3,000 SF**



The Neighborhood



- | | | | |
|---|---|----|--------------------------------------|
| 1 | HOUSE OF BLUES | 9 | FOGO DE CHÃO |
| 2 | Full Moon | 10 | FIG TREE CAFE
a california eatery |
| 3 | VIN DE SYRAH
ESTABLISHED 1982
WINE & CULINARY | 11 | LAVO |
| 4 | Trailer Park
AFTER DARK | 12 | barley mash |
| 5 | STK
SAN DIEGO | 13 | La Puerta |
| 6 | The Topsy Crow | 14 | RUSTIC ROOT |
| 7 | PANEVINO
TUSCAN FOOD THEMES | 15 | LIONFISH
MODERN COASTAL CUISINE |
| 8 | GREYSTONE
prime steakhouse & seafood | 16 | LŪMi
by AKIRA BACK |



The Demographics

1 MILE

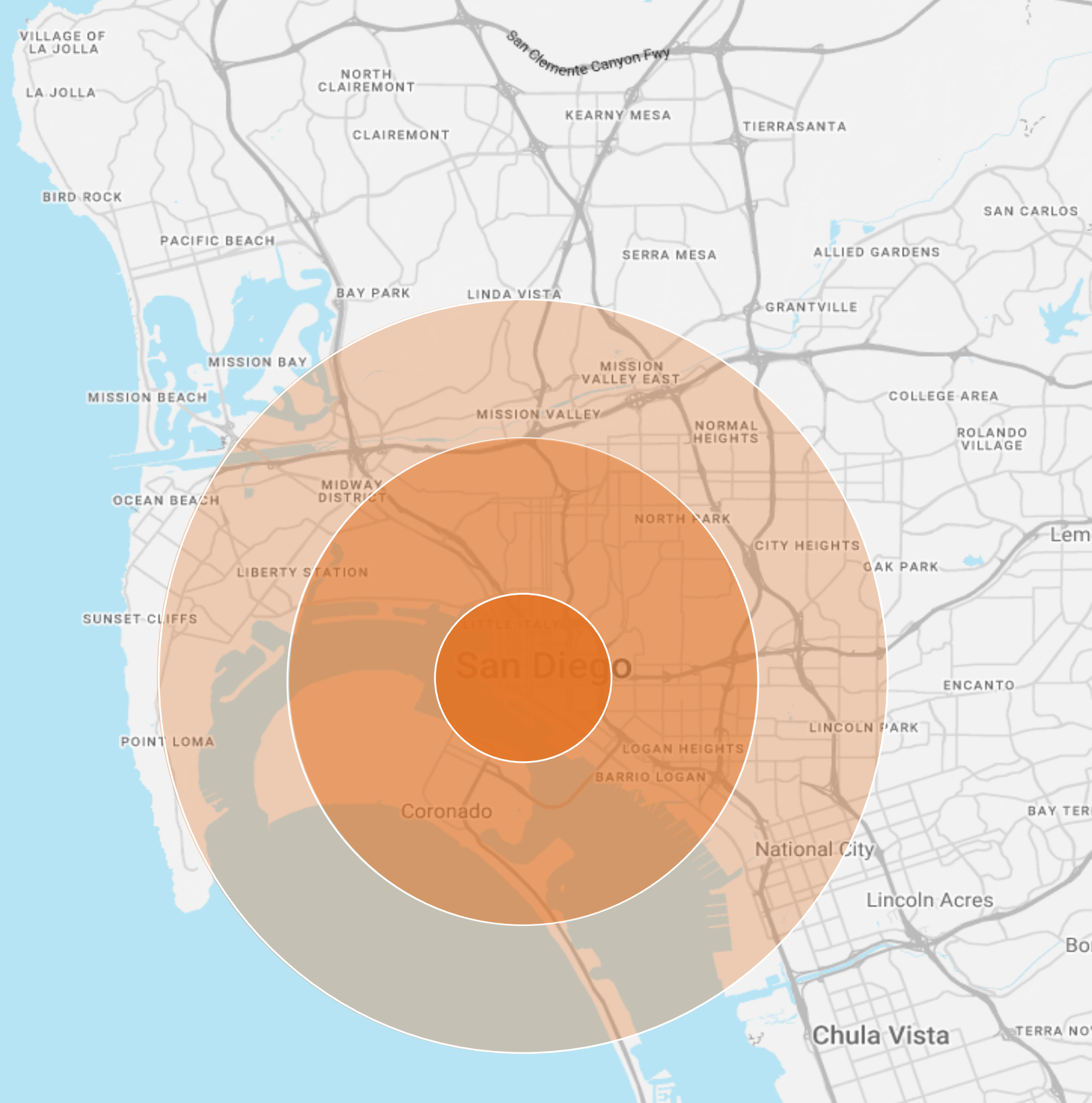
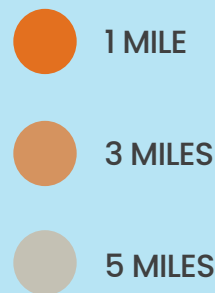
Daytime Population	67,537
Population	48,569
Average HH Income	\$104,499

3 MILES

Daytime Population	160,016
Population	190,892
Average HH Income	\$103,508

5 MILES

Daytime Population	347,443
Population	486,005
Average HH Income	\$94,087



Gaslamp Quarter is the lively historical heartbeat of downtown San Diego. Lined with 19th century buildings that have since been modernized with trendy restaurants, shops, and an abundance of nightlife. As the epicenter for entertainment, the 16 square-block district draws in crowds to experience the urban playground of San Diego.



What is Happening Around *Gaslamp*

Convention Center



Steps away from the Gaslamp Quarter archway is San Diego's award-winning venue. **Boasting a total of 2.6 million square feet, the facility overlooks the picturesque San Diego Bay and holds over 100 events annually.** The center provides a gathering space for meetings, conventions, trade shows, and exhibits, capable of hosting up to 125,000 attendees per event.

Petco Park



Since opening in 2004 Petco Park has become one of MLB's highly-praised stadiums as the home to the San Diego Padres. The park itself is a spectacle with breathtaking views of San Diego's skyline and outstanding amenities throughout the park. Outside of baseball, the stadium holds many concerts and events, from the festive Holiday Market, MonsterJam, The Links Golf Course, to private parties and fundraisers.

Artisan Market



The Gaslamp Artisan Market, also known as GLAM is held every Saturday and Sunday between 10 a.m. – 4 p.m. **Differentiating from a farmer's markets, GLAM is an outdoor market that is full of local crafters, retailers, and artisans selling their hand-crafted creations.** Tourists and locals can find a variety of unique treasures while meandering through historic Gaslamp or dining at a surrounding restaurant.

Comic-Con



Running for over 50 years, San Diego Comic-Con is the largest comic convention in the United States. Gaslamp completely transforms every July to commemorate the 4-day event, pulling in 130,000+ attendees. For fans not able to score a ticket to the convention, there is still plenty of fun things to do throughout the city. Spectators can enjoy interactive pop-ups, nightlife events, and extravagant display of cosplay costumes.

Leasing Inquiries:



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