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Location Matters Leases Former Gaslamp Fish House to Dubai-Based Saya Brasserie

San Diego, CA – January 21, 2026 – Location Matters is proud to announce the successful leasing of a **4,500-square-foot restaurant space at 411 Broadway in Downtown San Diego**, formerly home to Gaslamp Fish House, to **Saya Brasserie**, a Dubai-based café and dining concept making its first U.S. debut in San Diego.

Founded in Dubai, Saya Brasserie began as a local concept and has since grown to **five locations**, blending American-inspired breakfasts, hearty lunches and dinners, specialty coffee, and sweets within a contemporary café setting. The brand is widely known for its stylish, Instagram-friendly atmosphere, featuring vibrant, floral-forward décor, pink-toned design elements, and visually engaging spaces throughout the restaurant.

Saya Brasserie's interiors are visually striking and experiential, with plush seating, floral accents, and themed décor, making it a popular destination for brunch with friends, casual coffee dates, and social-media-driven dining experiences. Saya Brasserie's Downtown debut is expected to add a new layer of excitement and visual flair to the area, giving San Diegans something truly unique to experience.

Location Matters' Mike Spilky represented the Landlord, while **Hannah Sierpina represented the Tenant** in the transaction. The lease reflects Location Matters' continued success in curating strong, destination-worthy restaurant concepts that elevate the quality and diversity of San Diego's restaurant scene.

About Location Matters

Location Matters is a San Diego based commercial real estate brokerage focused on retail properties, with a very specialized restaurant leasing and sales team.

The staff at Location Matters is made up of highly skilled commercial real estate professionals with knowledge and experience in the retail real estate, finance, and restaurant industries. The Location Matters Southern California corporate office is based in San Diego, CA, which currently services San Diego, Orange, Riverside, San Bernardino, Los Angeles, and Ventura counties.

Links:

For more information about Mike Spilky, visit <https://locationmatters.com/agents/michael-spilky/>

For more information about Hannah Sierpina, visit <https://locationmatters.com/agents/hannah-sierpina/>

For more information about Location Matters, visit www.locationmatters.com

