

# Nightclub/Restaurant in Heart of Gaslamp

FOR LEASE



755 5th Ave., San Diego, CA 92101 / 5,000 SF + 1,393 SF Mezzanine + Large Basement + Patio

LOCATION  
MATTERS 

PRIME

# Gaslamp Location

- ◆ Incredible opportunity to secure a fully fixturized restaurant in the heart of Gaslamp
- ◆ Great **Type 47 Liquor License** w/ no conditions available in San Diego's entertainment district - prior nightclub for 25 years
- ◆ Ideal open floor plan with large windows, high ceiling, large mezzanine and tons of light
- ◆ Like-new fixtures, with recent remodel in the past 2 years
- ◆ Lots of frontage right on 5th Ave - Gaslamp's main drag
- ◆ Tons of new development nearby, with 147-room AC Hotels by Marriott coming soon directly next door
- ◆ Take advantage of upcoming Horton Plaza remodel into tech campus & Convention Center doubling in size
- ◆ Join renowned neighbors such as Petco Park, Searsucker, Vin De Syrah, Lion Fish, Nobu & more



SEE ADDITIONAL PHOTOS →

## Renowned Neighbors





**BE A PART OF SAN DIEGO'S GASLAMP QUARTER**

755 5TH AVE., SAN DIEGO, CA 92101

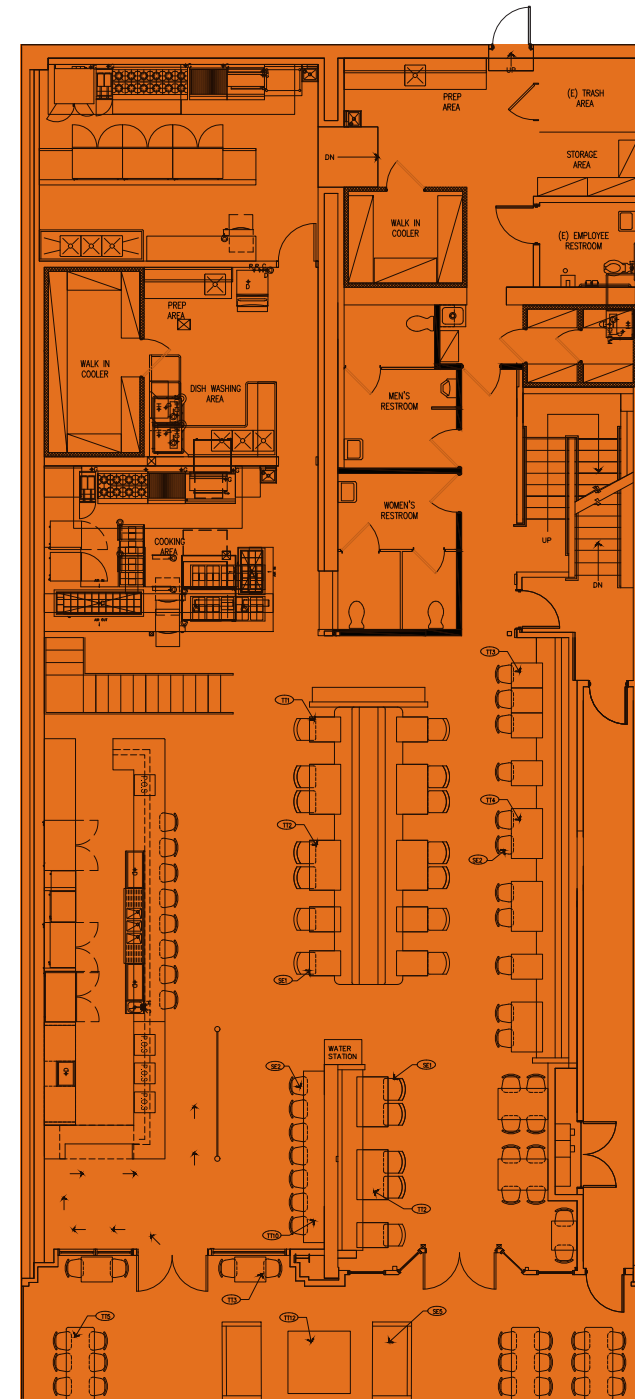


# Floor Plan

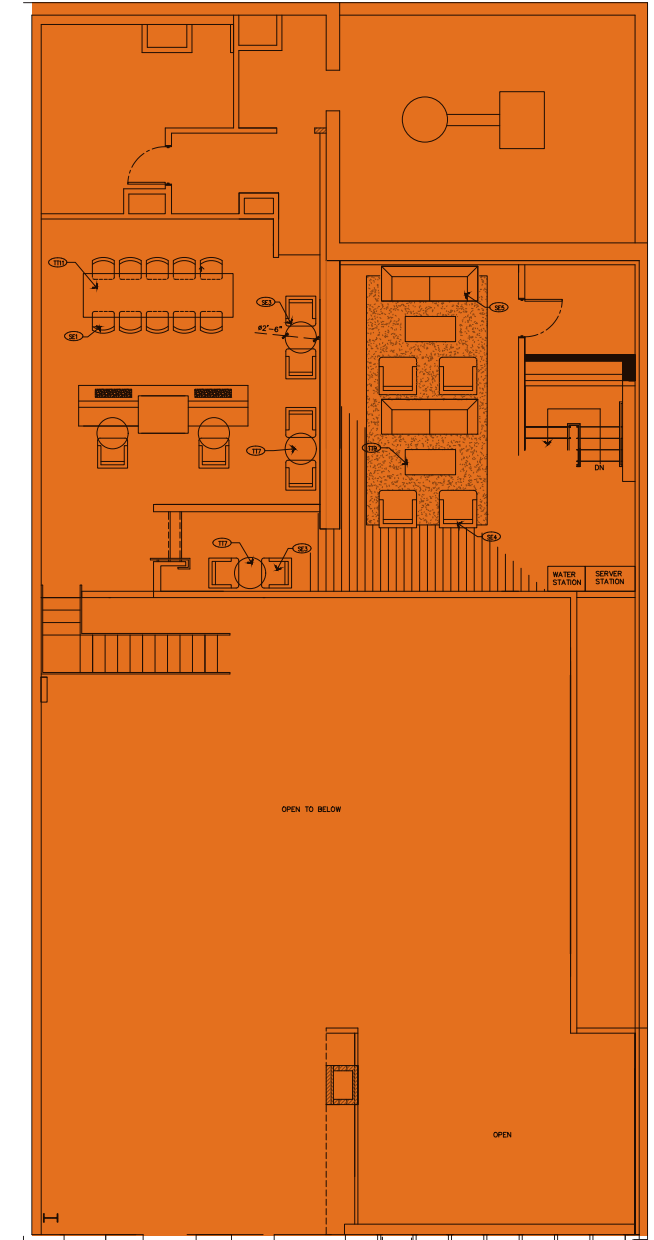


755 5th Ave., San Diego, CA 92101

Ground Floor



Mezzanine



← 5th Ave →

01



02



03



04



05



06



07



08



09



10



11



12



13



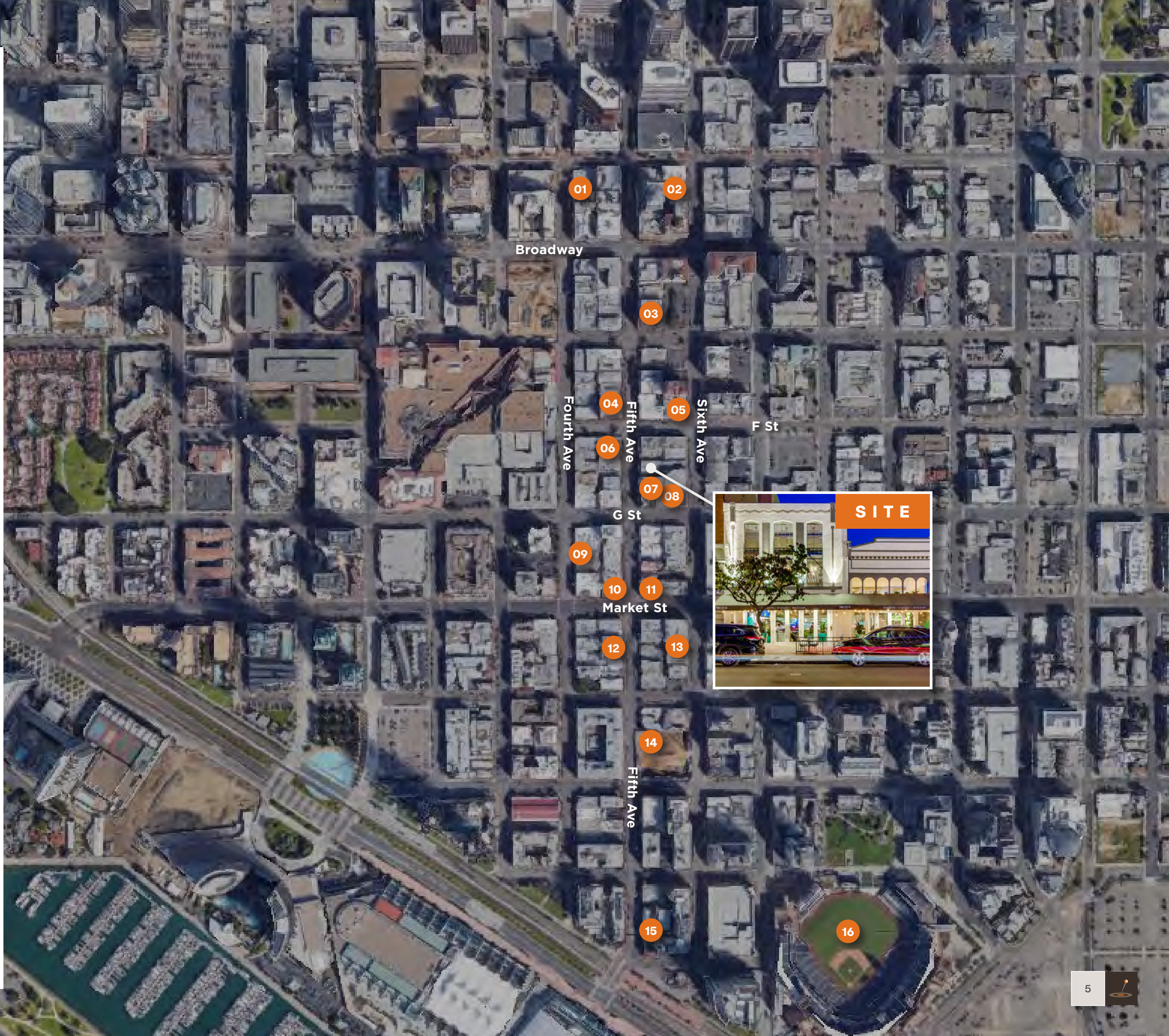
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# Goings On in Gaslamp

## HISTORY

What was once known notoriously as a “red light” district with streets lined with sailors, bars and brothels, has now transformed into the popular Gaslamp Quarter filled with San Diego’s top restaurants, hotels, cocktail bars & more.

## SAN DIEGO CONVENTION CENTER

San Diego’s world-class bayside convention center is situated at the entrance to the Gaslamp Quarter making it the ideal location for convention goes to vacation while still at work. The convention center proudly brings in over 860,000 people to San Diego every year.



## COMIC-CON

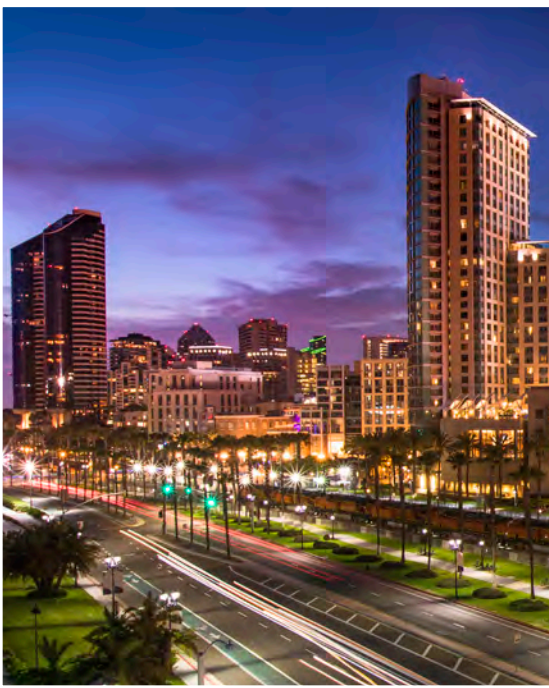
Since the 1970's Downtown San Diego has been the proud home to the world famous, Comic-Con International. With over 130,000 people in attendance, the streets of Gaslamp are jam-packed with fans dressed as their favorite comic book characters.

## GASLAMP ARTISAN MARKET

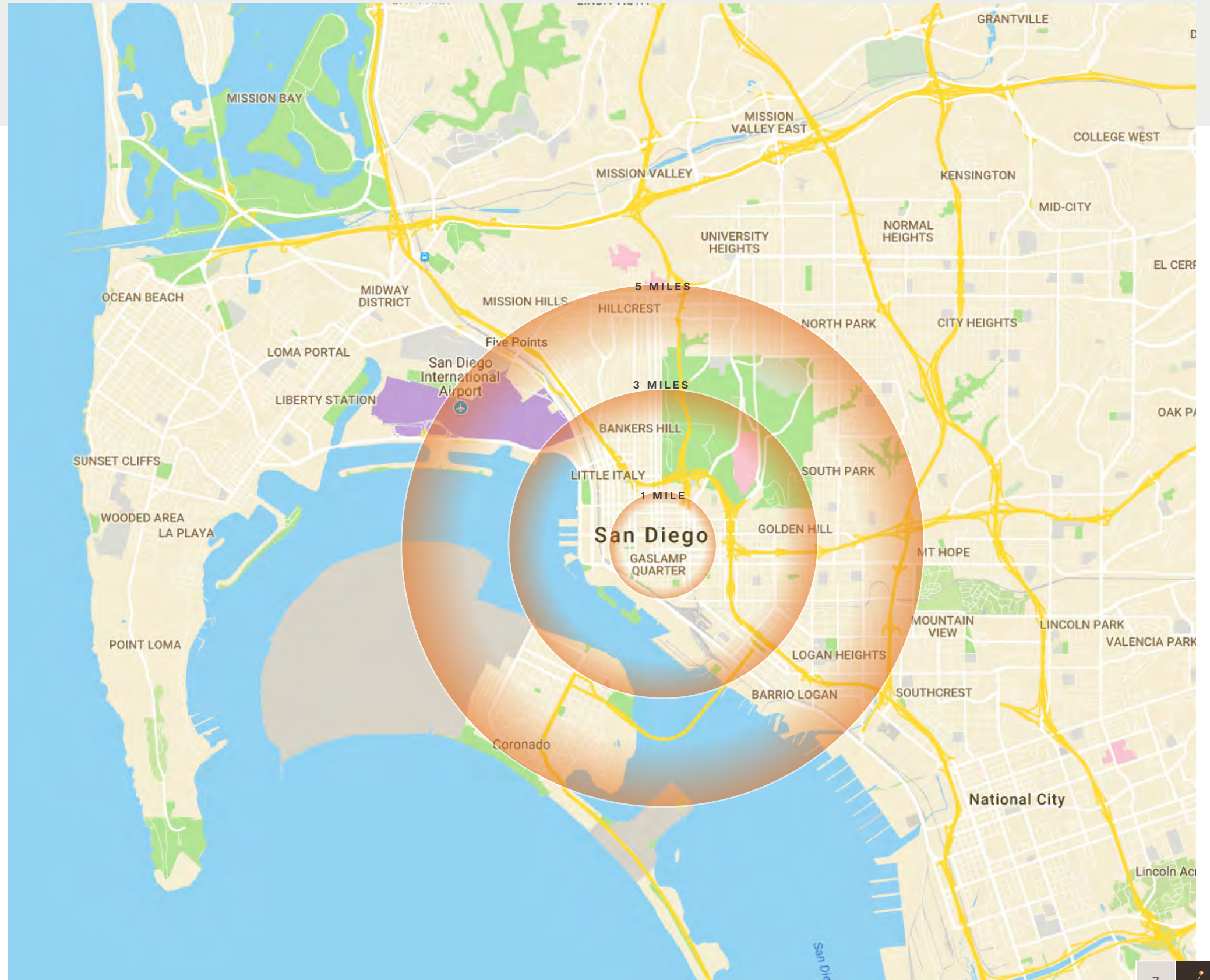
Every Sunday on Fifth Avenue and Market Street the Gaslamp Artisan Market is held for tourists and locals to enjoy. This market features a great mix of local crafters, retailers and artisans selling their homemade and unique local products.

## PETCO PARK

In the heart of Gaslamp is the spectacular Petco Park, home of the San Diego Padres. Nestled right in the center of Downtown, Petco Park gives breathtaking views of the city while being able to watch a ballgame from a beautiful, state-of-the-art stadium.



# Demographics



## 1 MILE

Daytime Population	68,157
Population	52,026
Average HH Income	\$88,151

## 3 MILES

Daytime Population	206,076
Population	189,358
Average HH Income	\$91,014

## 5 MILES

Daytime Population	342,708
Population	494,530
Average HH Income	\$81,680



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# Leasing Inquiries



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