

FOR LEASE

Downtown 2nd Generation Restaurant Space

411 BROADWAY, SAN DIEGO, CA 92101

LOCATION
MATTERS



The Space

/ **Corner location with exceptional visibility** at the intersection of Broadway and 4th Ave, right in the heart of Downtown San Diego.

/ **Fully fixtured restaurant space**, including all equipment for a seamless transition to operations.

/ **Over \$2 million in modern restaurant improvements**, featuring an open ceiling, industrial design, exposed steel, and original brick for a stylish, contemporary look.

/ **Large patio with approximately 800 square feet** of outdoor seating on 4th Ave, with operable windows that connect to the interior dining space.

/ **High foot traffic at the main artery** into the Gaslamp District, providing a constant flow of potential customers.

/ **Directly across from The Campus at Horton**, an ambitious mixed-use development currently underway, which will feature tech offices, retail, dining, and entertainment, set to become a major hub for activity and foot traffic in the area.

/ **Potential availability of a Type 47 liquor license**, making this an even more attractive opportunity for restaurateurs.



FOR *LEASE*

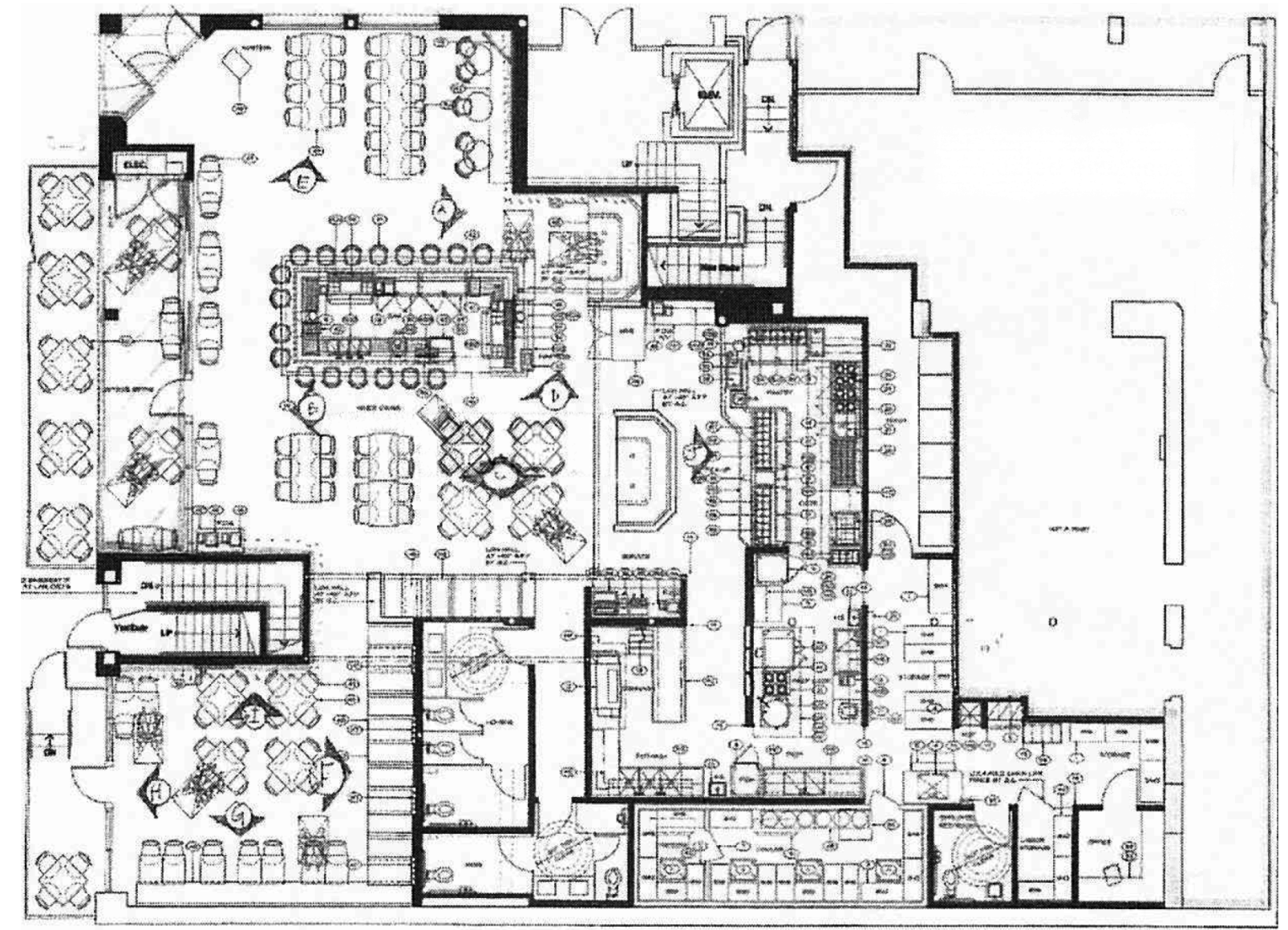
MIKE SPILKY
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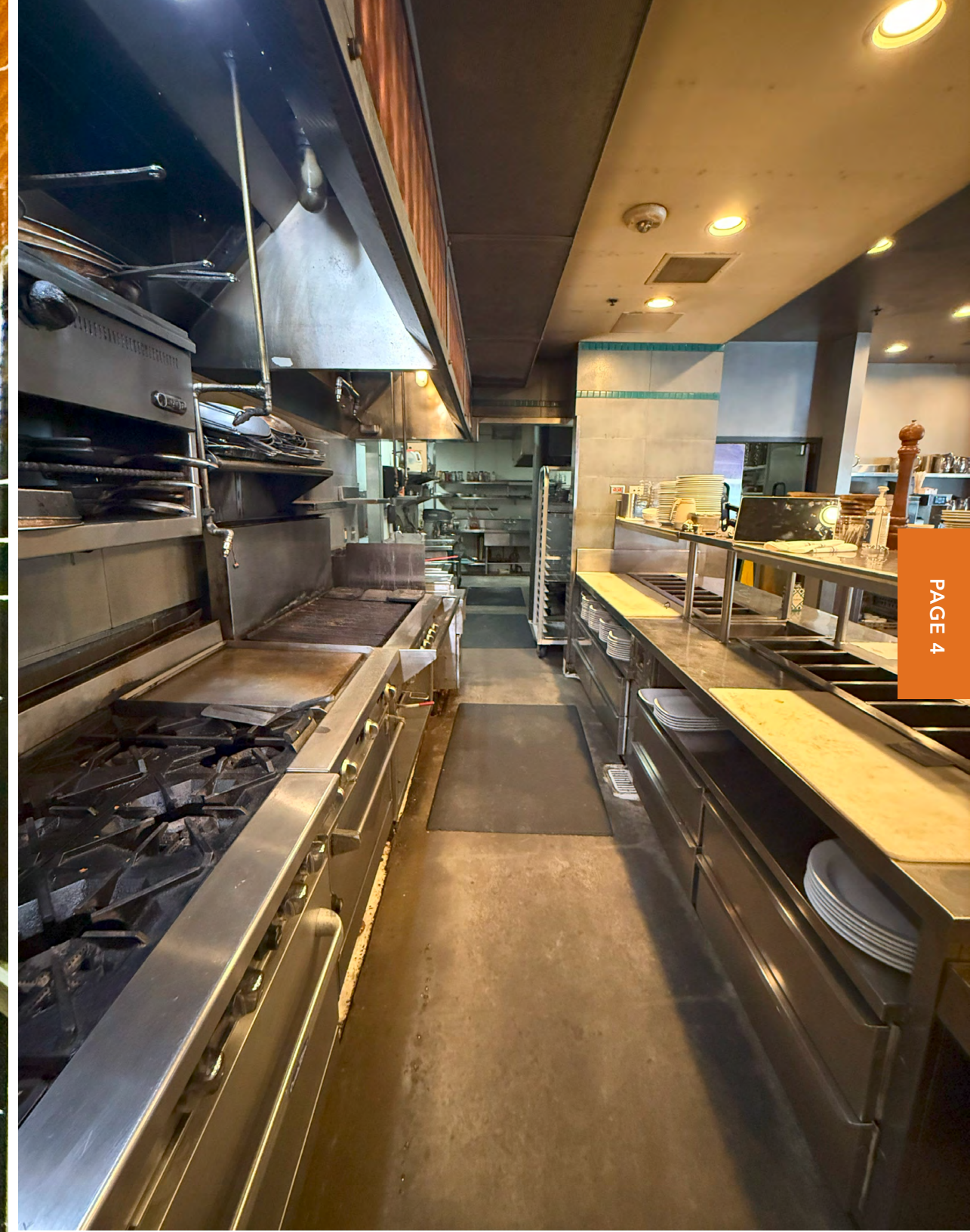
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**LOCATION
MATTERS** 



Unique
4,500 SF
Restaurant
Space

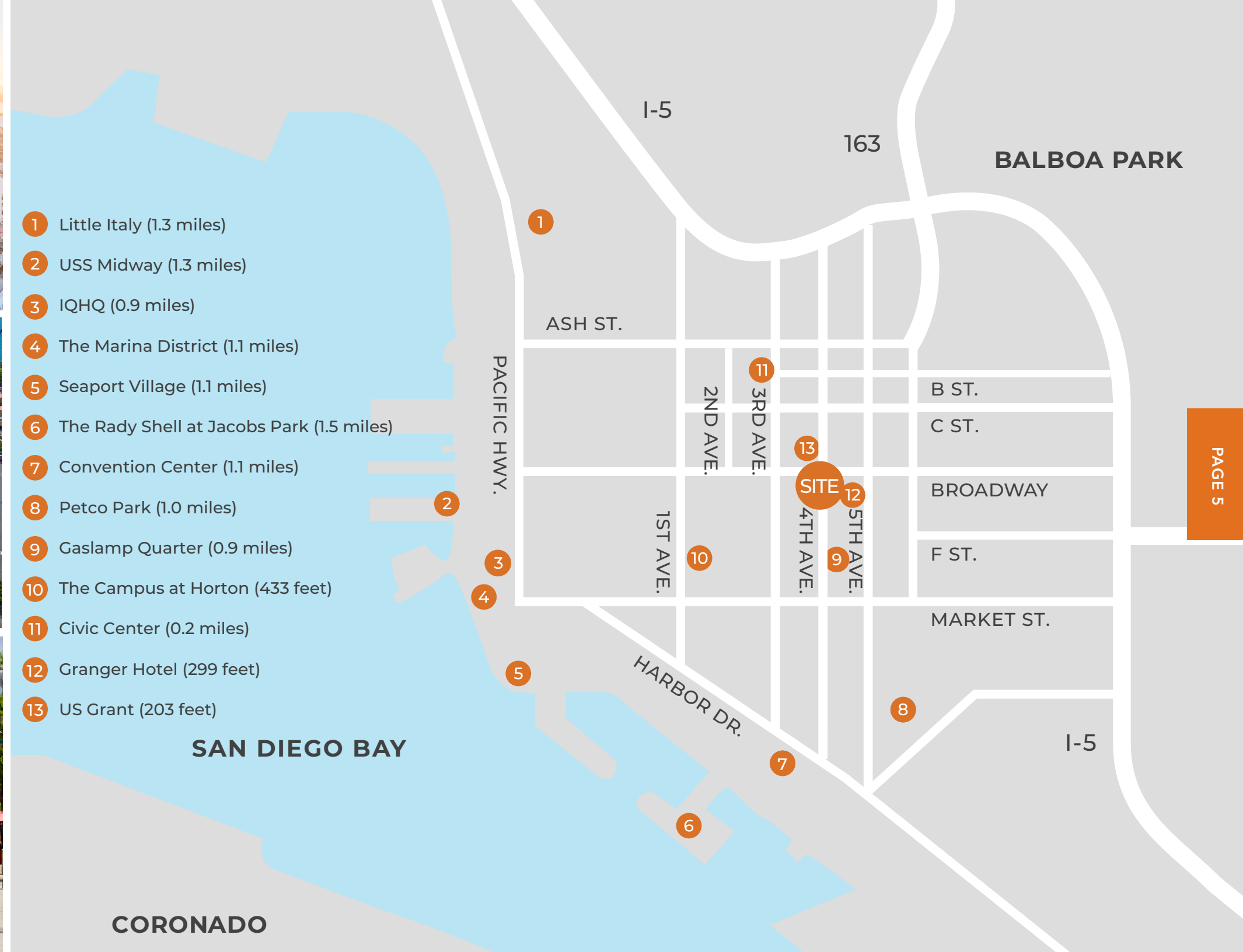




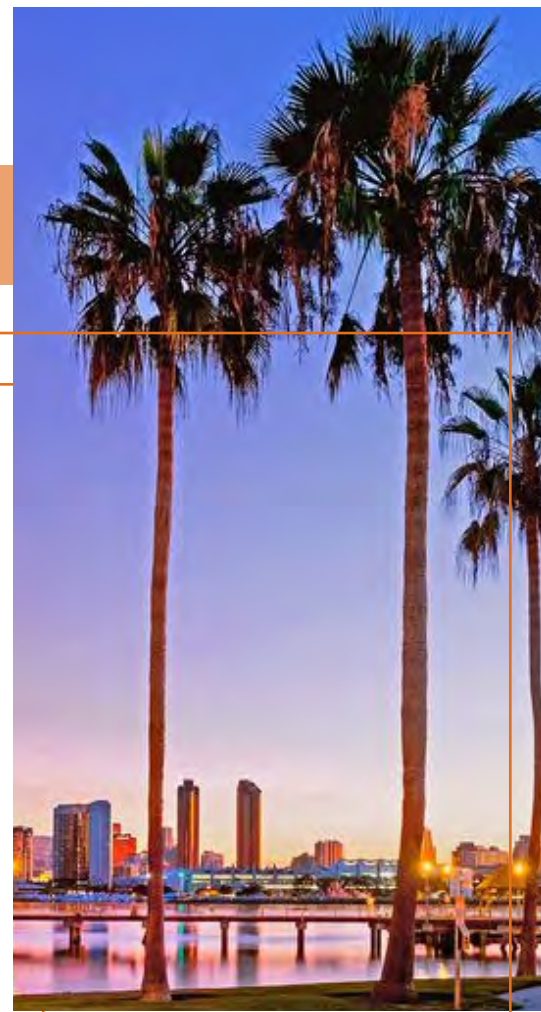
Explore the Neighborhood



- 1 Little Italy (1.3 miles)
- 2 USS Midway (1.3 miles)
- 3 IQHQ (0.9 miles)
- 4 The Marina District (1.1 miles)
- 5 Seaport Village (1.1 miles)
- 6 The Rady Shell at Jacobs Park (1.5 miles)
- 7 Convention Center (1.1 miles)
- 8 Petco Park (1.0 miles)
- 9 Gaslamp Quarter (0.9 miles)
- 10 The Campus at Horton (433 feet)
- 11 Civic Center (0.2 miles)
- 12 Granger Hotel (299 feet)
- 13 US Grant (203 feet)



Explore the Neighborhood



1



7



2



8



3



9



4



10



5



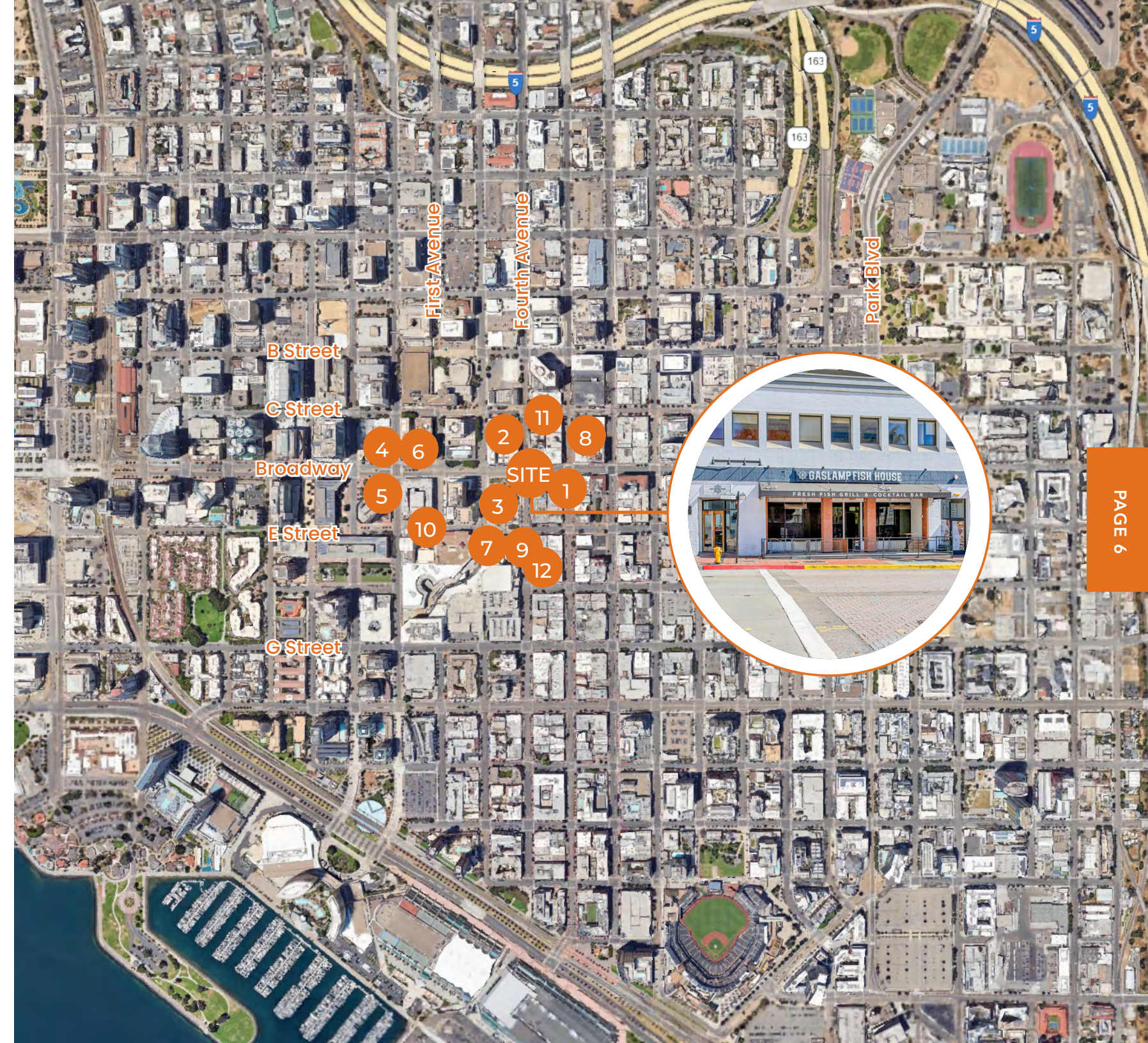
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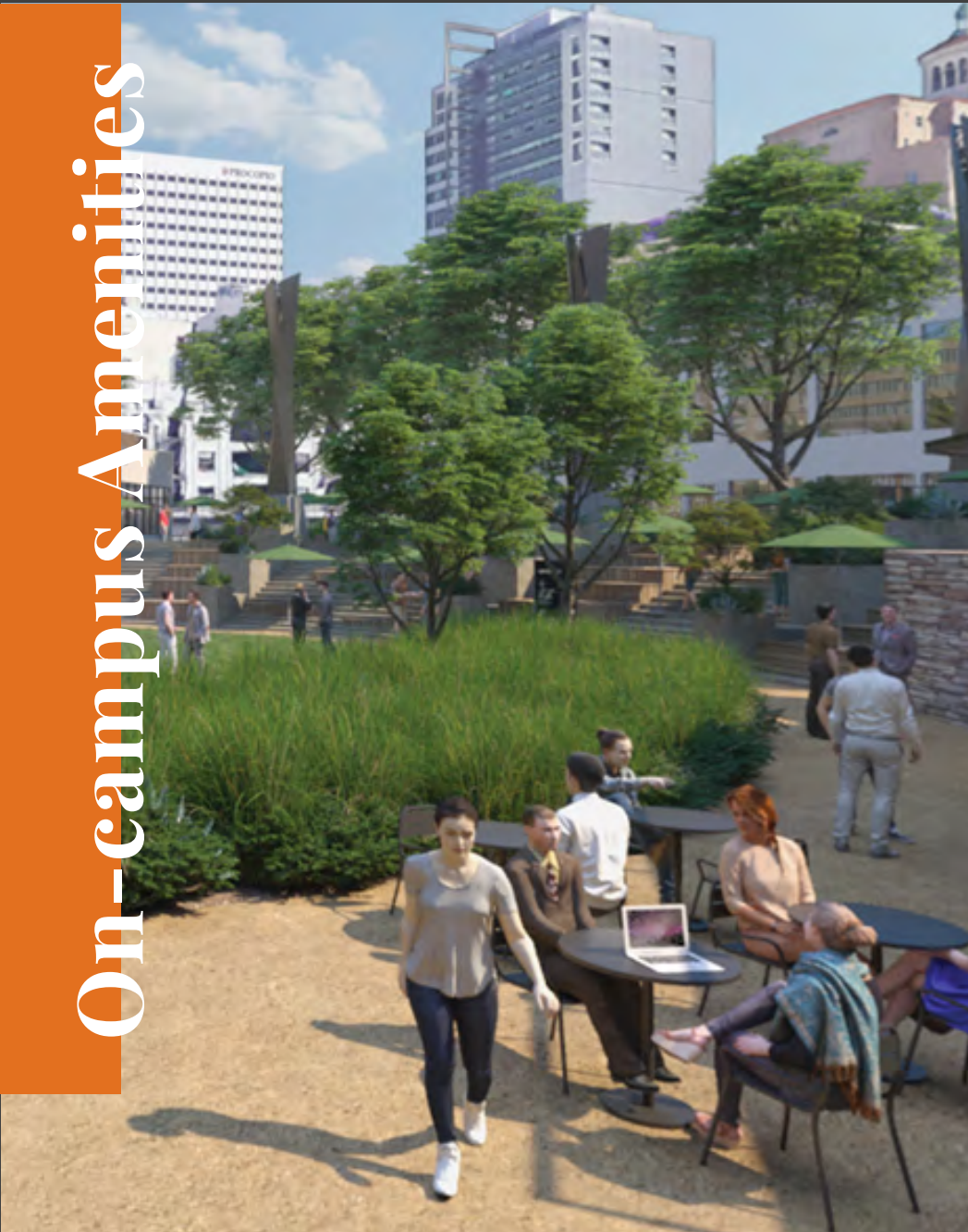


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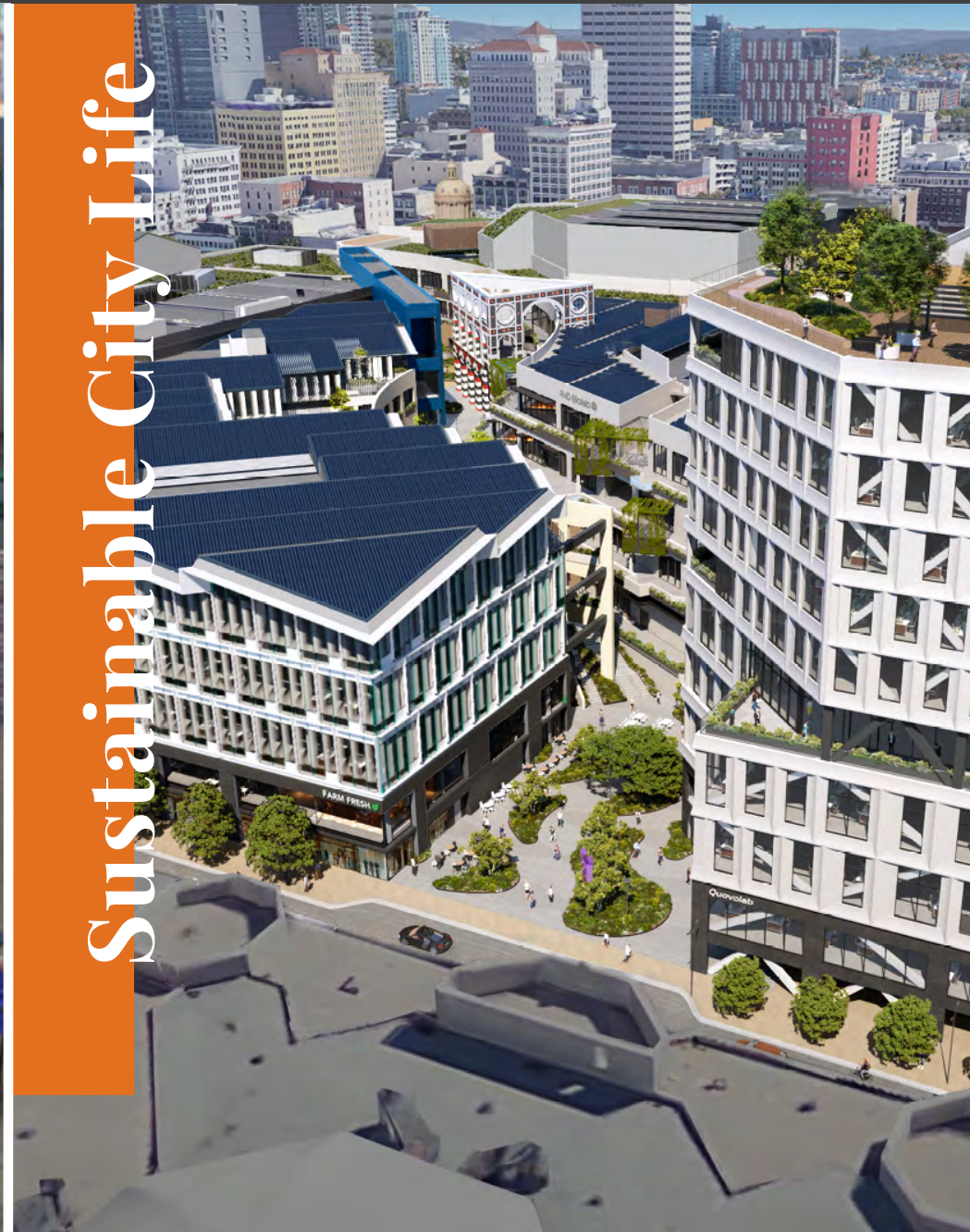


Featuring *The Campus at Horton*

On-campus Amenities



Sustainable City Life



1 Million SF Campus



San Diego's innovation hub for science, technology, arts, entertainment and education.

Located in the heart of downtown and currently under development, *The Campus at Horton* is surrounded by the city's most vibrant and influential districts. Once completed, this prime location will boast an abundance of on-campus amenities, as well as easy access to a diverse array of bars and eateries, entertainment venues, cultural spots, and transportation options.

FEATURED TENANTS



The Demographics

1 MILE

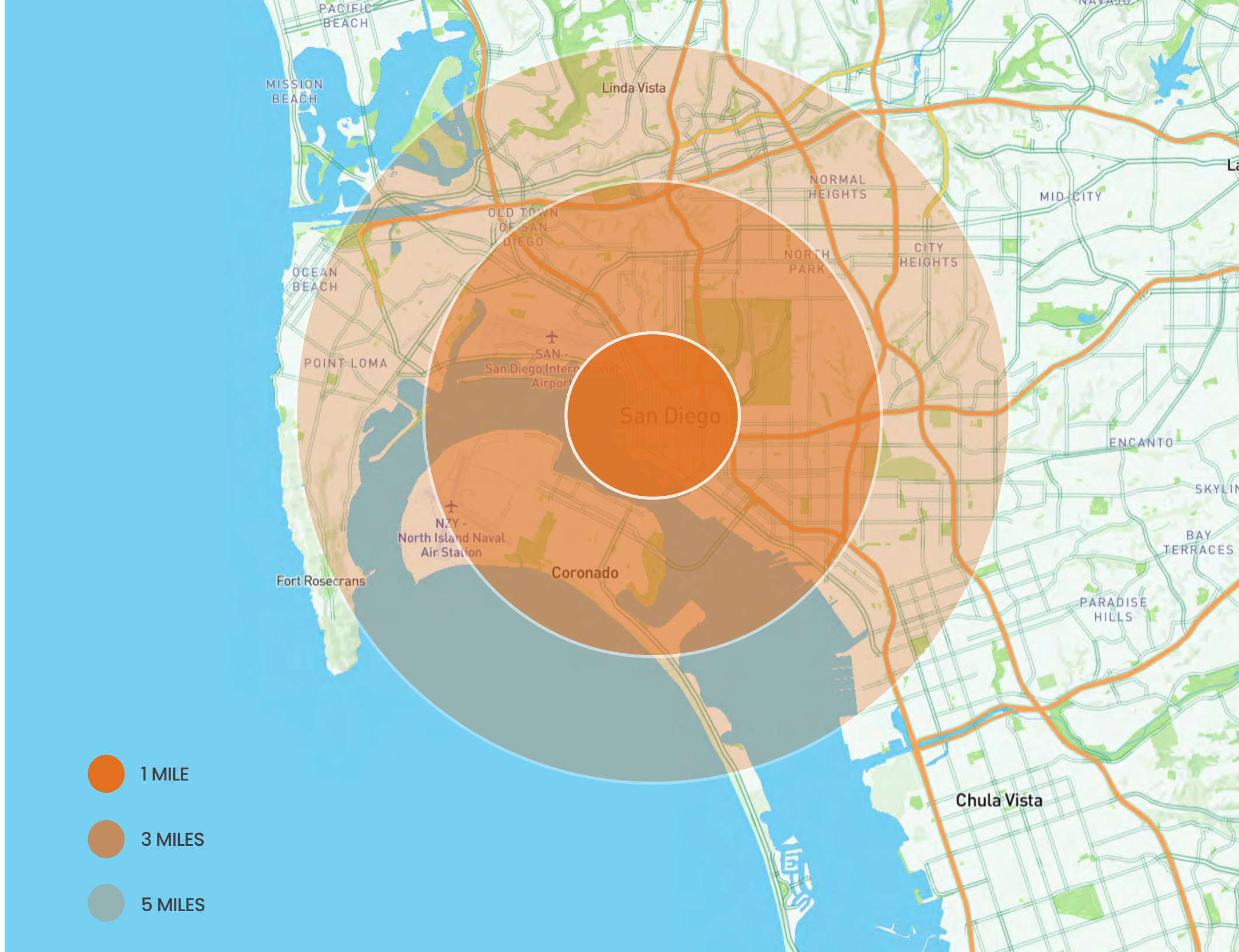
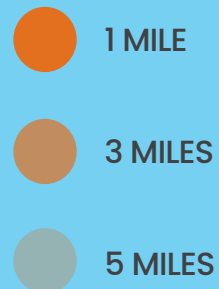
Daytime Population	97,928
Population	54,778
Average HH Income	\$130,162

3 MILES

Daytime Population	320,072
Population	187,319
Average HH Income	\$150,254

5 MILES

Daytime Population	594,585
Population	468,385
Average HH Income	\$139,258



Experience the vibrant heart of Southern California with a visit to **Downtown San Diego**! This urban oasis offers sun-soaked parks, historic landmarks, world-class dining, and entertainment. Wander the Gaslamp Quarter with its Victorian architecture and nightlife, or enjoy stunning views at Seaport Village. Whether you're a foodie, art lover, or adventurer, Downtown San Diego promises unforgettable memories. Discover the magic and make every moment count!



Leasing Inquiries:



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