

TURN-KEY RESTAURANT OPPORTUNITY

+/- 2,173 SF-8,717 SF AVAILABLE ON TWO LEVELS

SAN DIEGO'S GASLAMP QUARTER
5TH AVE & F STREET





NO LONGER A HOTEL.

THIS MIXED USE
PROPERTY INCLUDES:

- TWO LEASING OPTIONS AVAILABLE:
 - 1- FORMER RESTAURANT BAR SPACE
(GROUND FLOOR & BASEMENT)
APX 8,717 SQUARE FEET
 - 2- GROUND FLOOR RETAIL SPACE
APX 2,173 SQUARE FEET
- 18 QUALITY RESIDENTIAL APARTMENTS
- NEW RESTAURANT OPENING IN ADJACENT SPACE; **TACOS EL GORDO.**





A
STORIED
STREET
IS READY
FOR THE
NEXT
CHAPTER

HIGHLIGHTS

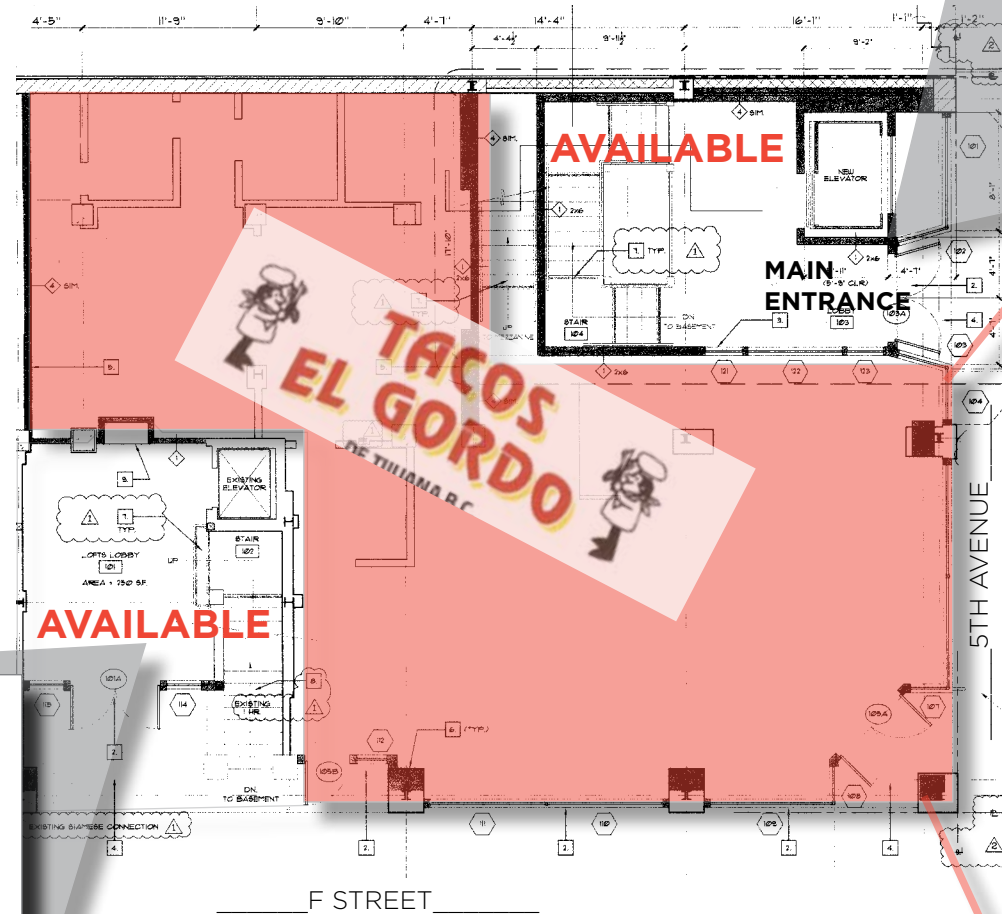
- ICONIC Gaslamp Location
- Once in a Life-time RARE Opportunity
- Ability to capture robust traffic of San Diego's premier urban street
- Incorporate the historical elegance into your retail success today
- Turn-Key Restaurant Space, Fully Fixturized Kitchen & Bar
- FF&E & Type 47 Liquor License available for Transfer
- Suitable for retail, bar/lounge & food uses
- Ownership is open to Demising options
- All apartment units above will be upgraded

Surrounding area includes:



SPACE DETAILS

STREET LEVEL:



About TACOS EL GORDO:

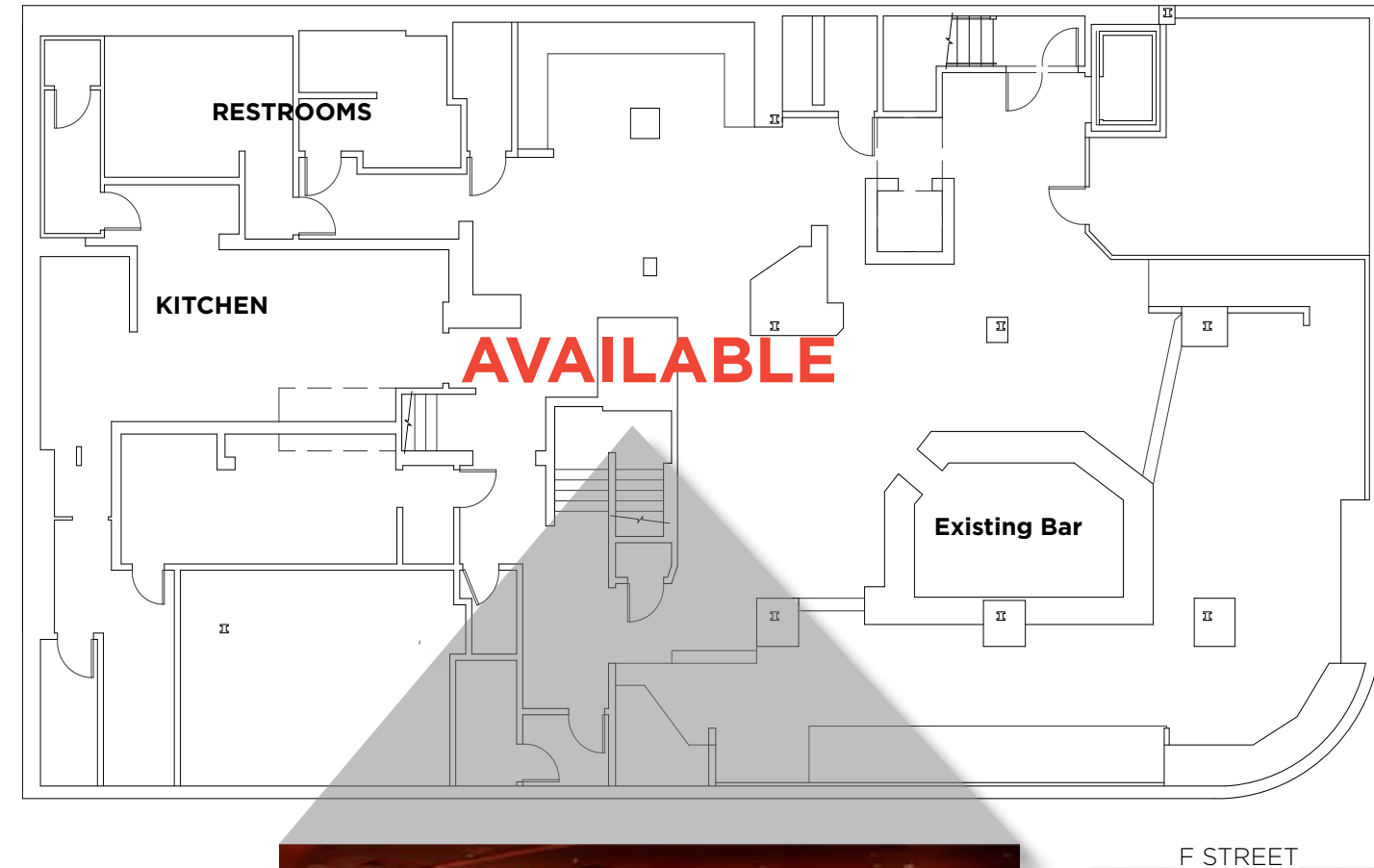
- Family owned restaurant, in the food industry for over 40 years
- Opened their first location in 1972.
- Rated BEST TACO SHOP in the US by YELP
- Recognized for authentic Tijuana style Tacos, customers are known to travel and wait in long lines to eat at Tacos El Gordo.
- 5 current locations throughout San Diego & Las Vegas.

SPACE AVAILABLE

Option 1: SEPARATE:
Apx. 2,173 SF total

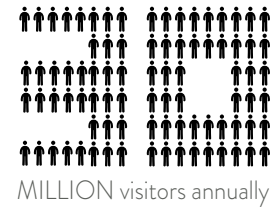
Option 2: COMBINED:
Apx. 8,717 total

BASEMENT LEVEL:



- Turn-Key Kitchen & Bar infrastructure in place
- +/- 2,173 SF on the ground floor for access and a bar
- Approximately +/-6,544 SF of basement bar & kitchen space
- An internal Elevator and Stairwells exist to connect from street level.
- Includes All FF&E & Liquor License Type 47 for transfer

AREA DETAILS



MILLION visitors annually

San Diego



LARGEST city in the U.S.
1.3 Million residents in the City Limits



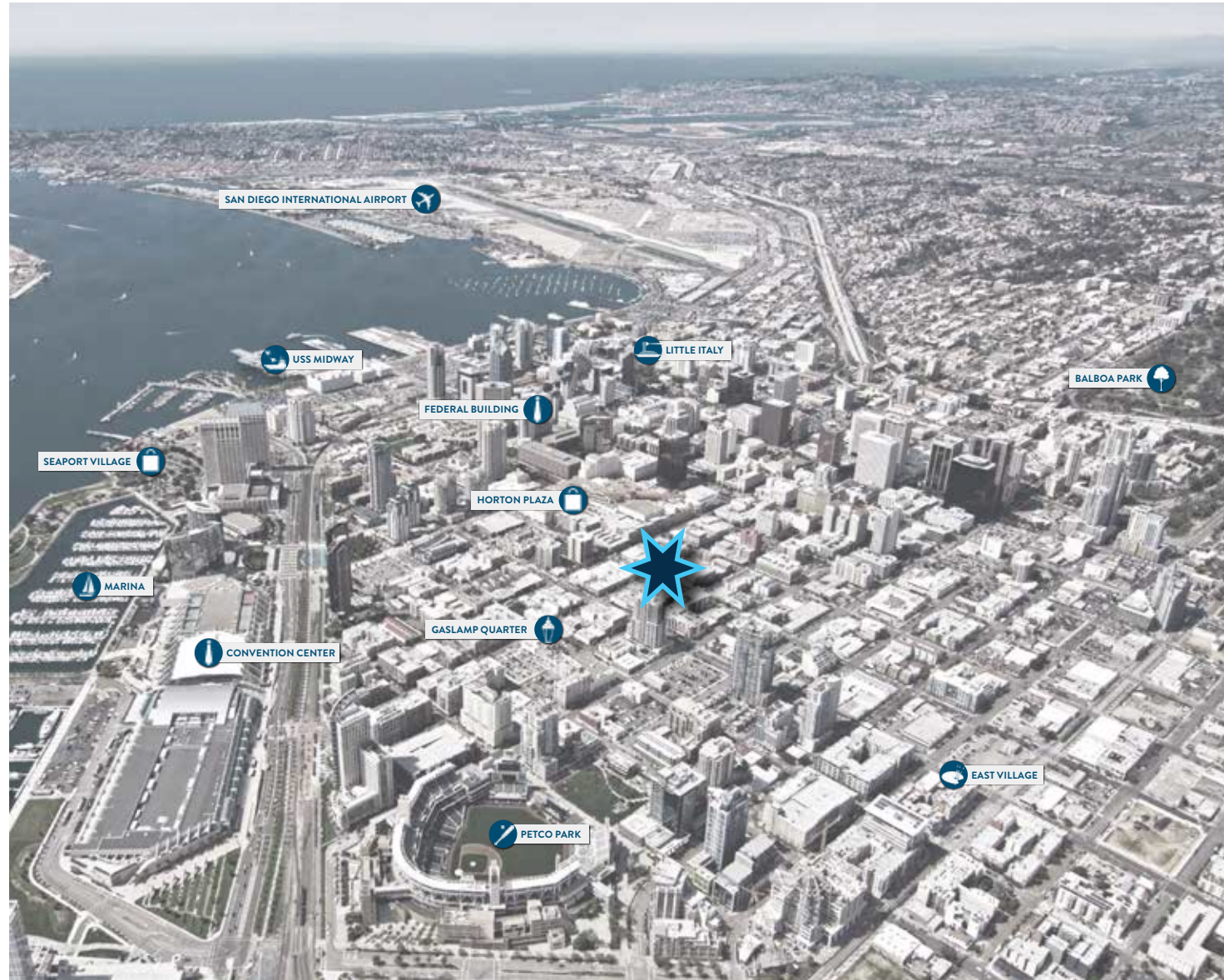
RESIDENTIAL growth
Downtown over 10 years

Downtown



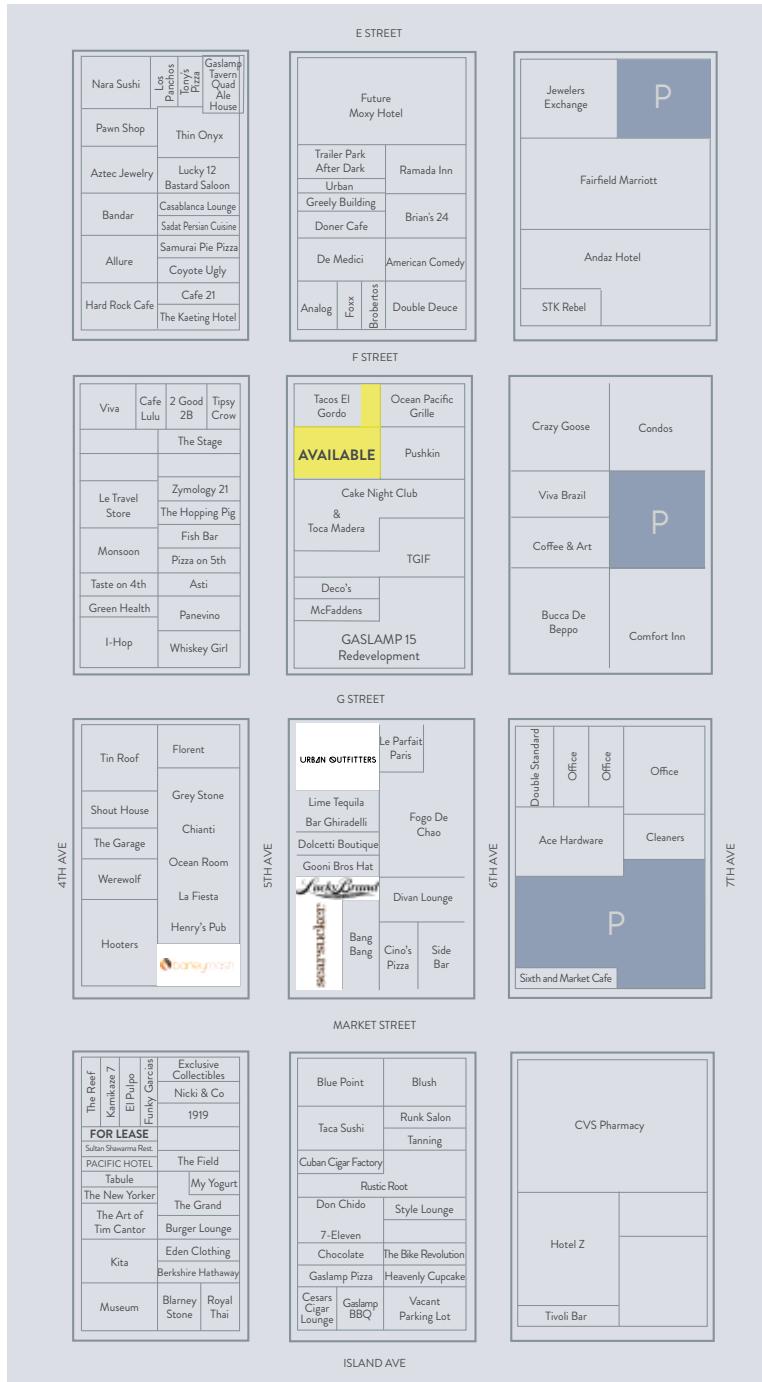
+500,000
SF of CONTIGUOUS
retail & restaurants
In the Gaslamp

Gaslamp
Quarter



THE GASLAMP QUARTER

- The Gaslamp Quarter is San Diego's number one tourist destination.
- The Gaslamp Quarter attracts approximately 20 Million visitors per year
- The Gaslamp Quarter, a 16.5 block neighborhood that houses more than 100 restaurants and nightclubs, movie theaters, retailers, offices, galleries and urban live/work lofts, provides a unique opportunity to open a store in the heart of San Diego's thriving Downtown.
- San Diego's Gaslamp Quarter has flourished into one of the most desirable urban neighborhoods on the West Coast.



DOWNTOWN AREA STATS

11,786
HOTEL ROOMS IN 2 MILE RADIUS

75,000
DAILY EMPLOYEES

NINE
RESIDENTIAL HIGH-RISE BUILDINGS CURRENTLY UNDER CONSTRUCTION

POPULATION	AVERAGE AGE	AVERAGE INCOME
40,874	42	\$70,000

11.2% of Households earn above \$150,000 Annually.

75 ANNUAL CONVENTIONS WERE HELD,
WITH AN ESTIMATED ATTENDANCE
OF MORE THAN **520,000** INDIVIDUALS
REPRESENTING APPROXIMATELY \$560
MILLION IN DIRECT SPENDING

\$85,000-\$150,000
ESTIMATED INCOMES NEEDED TO QUALIFY FOR
RESIDENTIAL APARTMENTS FOR THOSE MOVING
INTO DOWNTOWN SAN DIEGO.
[BASED ON 3 TIMES EARNINGS AND ASKING RENTAL RATES
OF NEW CONSTRUCTION]

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