

F O R L E A S E

4TH & C

DOWNTOWN
SAN DIEGO, CA

 RETAIL INSITE | HP INVESTORS 

A RESTAURANT/GHOST KITCHEN/COMMISSARY

Opportunity



PROPERTY Highlights



- \pm 1,025 sf available restaurant space for lease
- Located in Downtown, with a high daytime population, major attractions, and hotels, including US Grant, Convention Center, Petco Park, Westgate Hotel, and Kimpton Hotel.
- Located along trolley line at 4th and C with locally beloved neighboring brewery and restaurant The Local and Resident Brewing.
- This is a 2nd generation restaurant infrastructure in place as well as outdoor patio opportunity.

ABOUT



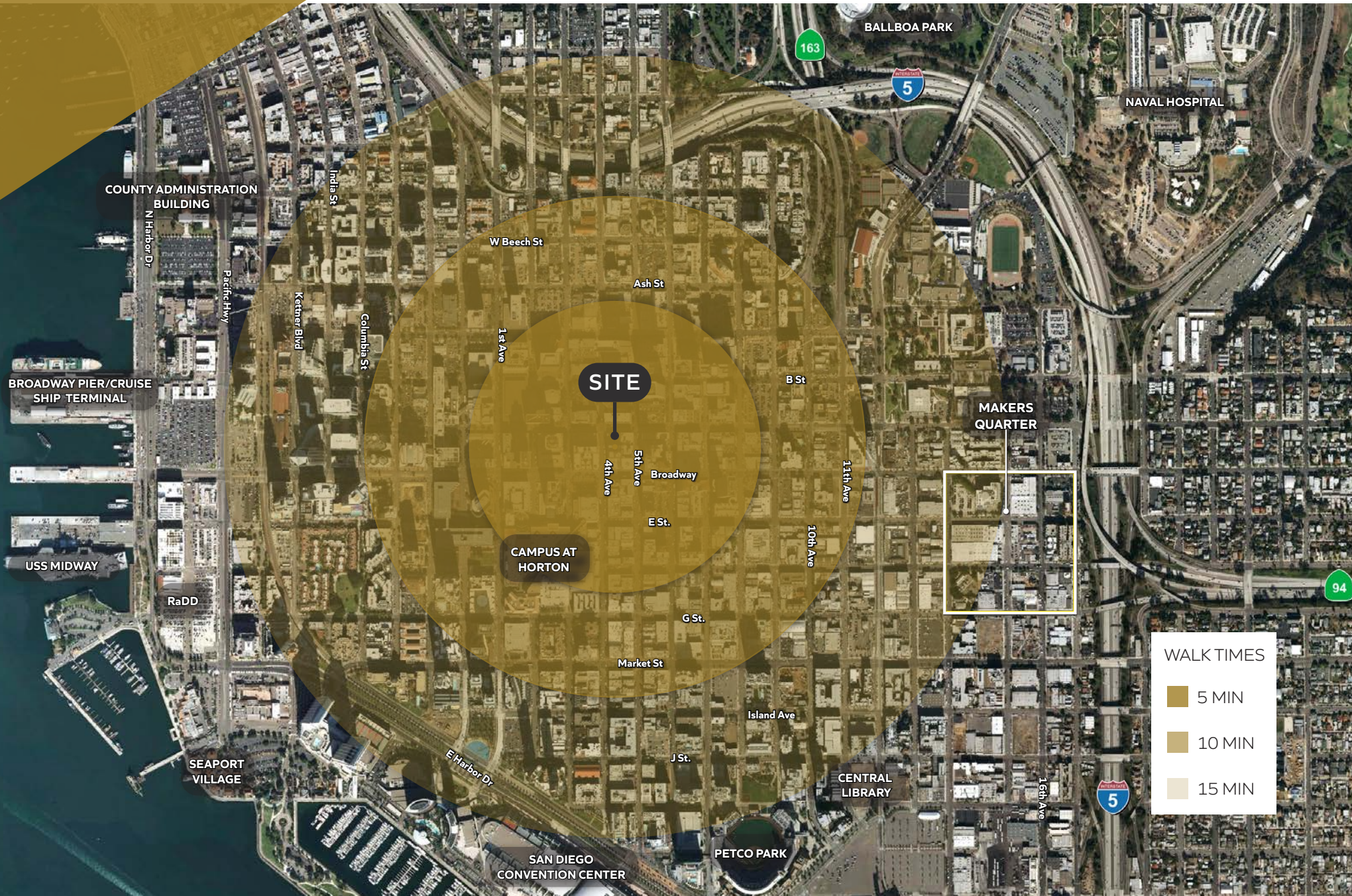
Downtown San Diego is at the heart of the city and has experienced significant growth over the last decade. Ideally situated between Balboa Park (the largest urban cultural park in the country) and the beautiful San Diego Bay, Downtown San Diego has experienced a renaissance following significant developments including the redevelopment of Horton Plaza, the resurgence of Little Italy, new developments including the Rady Shell Amphitheater, proximity to the Padre's Petco Park, and the expansion of San Diego Convention Center.

The San Diego Convention Center has become one of North America's leading convention facilities with approximately 100 annual events, an economic impact of \$1.1 billion, and more than 800,000 visitors annually



DOWNTOWN.





SAN DIEGO BAY

RADY SHELL
AMPHITHEATERFIFTH AVE
LANDINGFERRY
TERMINALSEAPORT
VILLAGEUSS
MIDWAYFERRY
TERMINAL

RaDD

LITTLE
ITALYPETCO
PARKCONVENTION
CENTERGASLAMP
DISTRICTHORTON
CAMPUS

SITE



NEIGHBORHOOD

Aerial

SITE Plan



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Demographics

407 C ST, SAN DIEGO, CA 92103

	1 MILE	3 MILES	5 MILES
DAYTIME POPULATION	91,591	282,001	507,950
POPULATION	47,975	196,580	507,076
AVERAGE HH INCOME	\$106,360	\$105,687	\$96,180

81,237
TOTAL JOBS
LOCATED
DOWNTOWN

\$10.4B
VISITOR
SPENDING
IN SAN DIEGO

34.9M
ANNUAL
VISITORS
TO SAN DIEGO

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FOR LEASE
restaurant
opportunity