

GASLAMP THEATRE

701 5TH AVE, DOWNTOWN
SAN DIEGO, CA

FOR SALE
[VIEW TOUR HERE](#)



RI RETAIL INSITE

GASLAMP THEATRE

701 5TH AVE, SAN DIEGO, CA

Flagship location available for sale on NW corner of 5th & Market with ceilings ranging from 40' to 62' and over 120' frontage along 5th Ave

1st Floor: +/-26,068 SF

2nd Floor: +/- 24,085 SF

Rooftop: +/-3,000 SF

Total Area: +/- 53,153 SF



WATERFRONT PARK

CRUISE SHIP TERMINAL

U.S.S. MIDWAY

RaDD

SEAPORT VILLAGE

CAMPUS AT HORTON PLAZA

GASLAMP QUARTER

CONVENTION CENTER
1.7M ANNUAL VISITORS
7 MIN WALK

PETCO PARK
2.1M ANNUAL VISITORS
6 MIN WALK

RADY SHELL AMPHITHEATER

163

BALBOA PARK

INTERSTATE
5

S
I
T
E

5TH AVENUE

DOWNTOWN
SAN DIEGO

RI

WELCOME TO GASLAMP QUARTER

Located in the heart of historic Gaslamp Quarter, Gaslamp Theatre is designed to be as dynamic as the people who walk through the neighborhood every day; Gaslamp Quarter has evolved into more than an entertainment destination, it is a place with heart and soul where the history of the neighborhood is embraced.

TRAFFIC DRIVERS DOWNTOWN SAN DIEGO

80

2025 Sold Out Home Games

3.31M

Padres Home Game Attendance

12,375

Downtown San Diego Hotel Rooms

12

Minutes to SD Int'l Airport

\$902.6M

Convention Center Direct Attendees
Spending

792K+

Annual Ferry + Cruise Passengers

90

Convention Event Projected for FY26

1.7M

Annual Convention Center Visits



THEATRE BOX



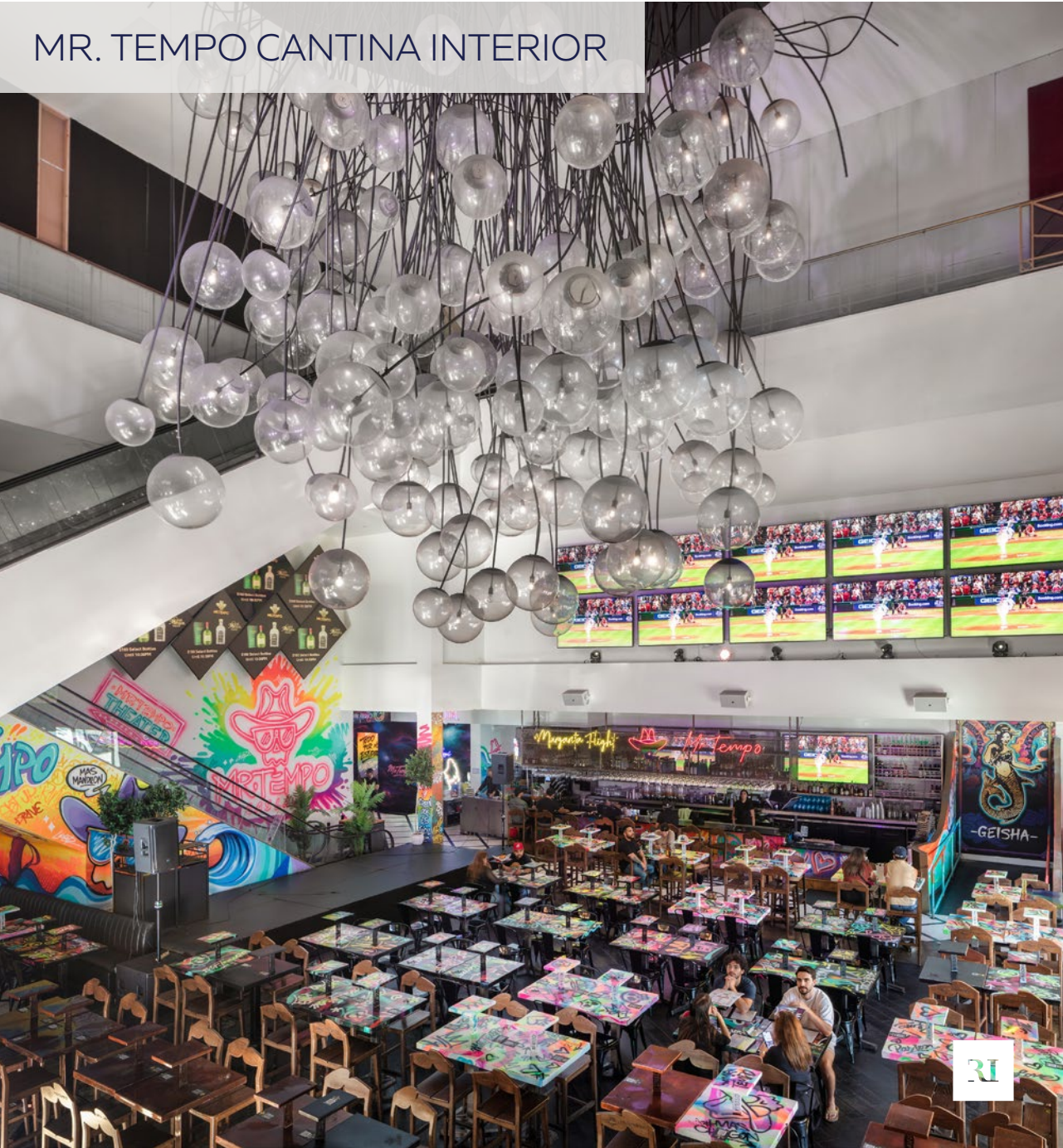
GASLAMP
THEATRE



NW CORNER OF G ST & SIXTH AVE



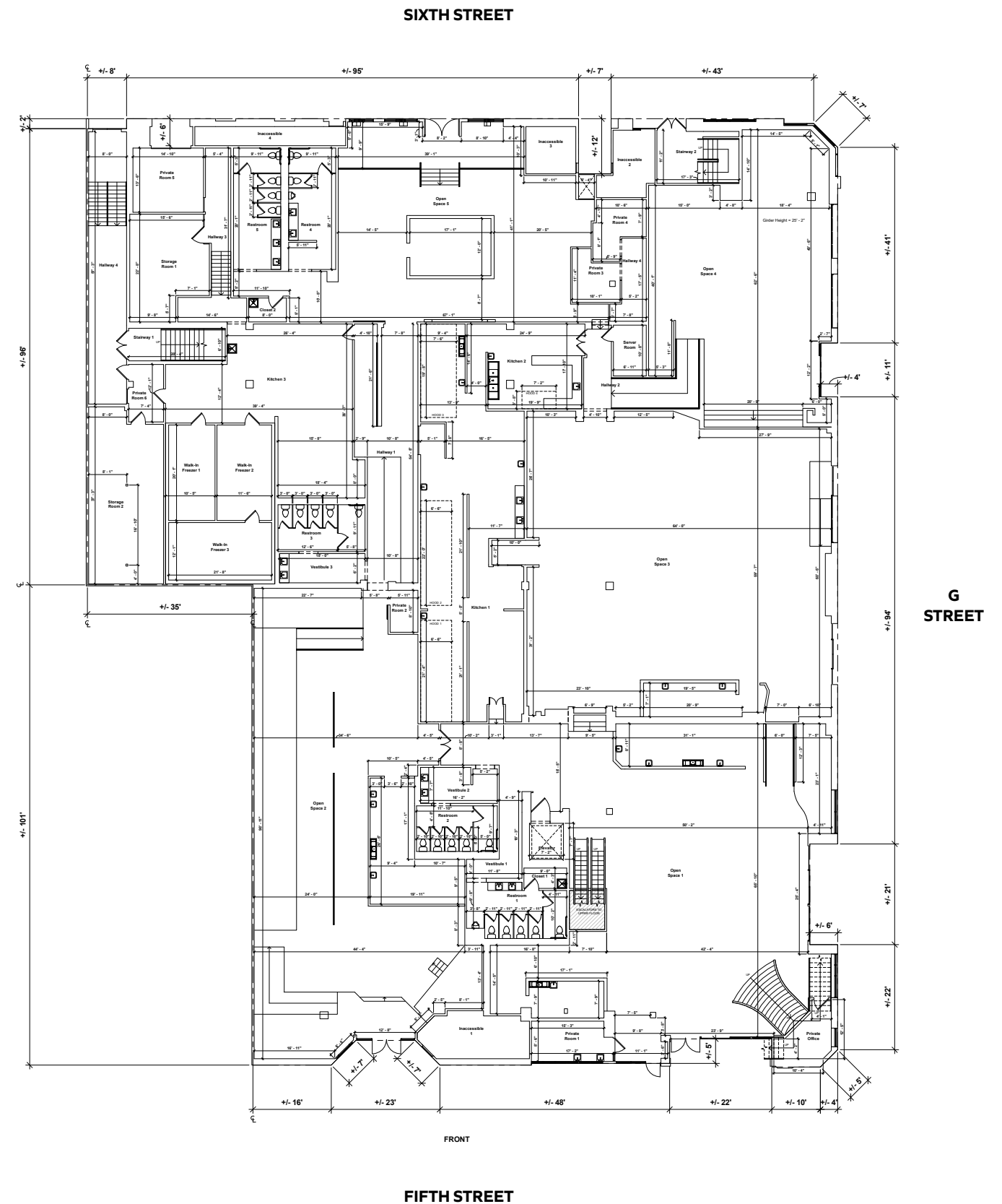
MR. TEMPO CANTINA INTERIOR



HOW A FLAGSHIP VENUE LIVES HERE

BUILDING FEATURES

- **Entries/Egress:** Main entry at 5th & Market corner; secondary entry on 5th; dual egress along Market
- **Existing infrastructure that compresses schedule risk:** Escalators (2), kitchen multiple restroom banks already in place; existing restaurant FOH/BOH zones remain
- **Stage, Screens and Configuration:** First floor ceiling height up to 40' and 26,068 SF at street level; second floor ceiling height up to 24' and 24,085 SF; with existing rooftop bar that is 3,000 SF; view building plans and cad files here [>>Building Plans & Cad Files](#)
- **Virtual Building Tour:** [>>View Here](#)



DOWNTOWN SAN DEIGO HOTELS • OFFICE • TOURISM

HOTELS

- 4,576 hotel rooms
- 1,043 hotel rooms under construction
- 17.6M overnight visitors per year
- Notable nearby hotels:



OFFICE HEADQUARTERS

- 6.4M square feet
- 2.14M square feet under construction
- 81K jobs in downtown San Diego
- Notable nearby headquarters and corporate offices:



TOURISM

- Notable tourist destinations within a 15-minute drive time:



SAN DIEGO COUNTY ADMINISTRATION BUILDING



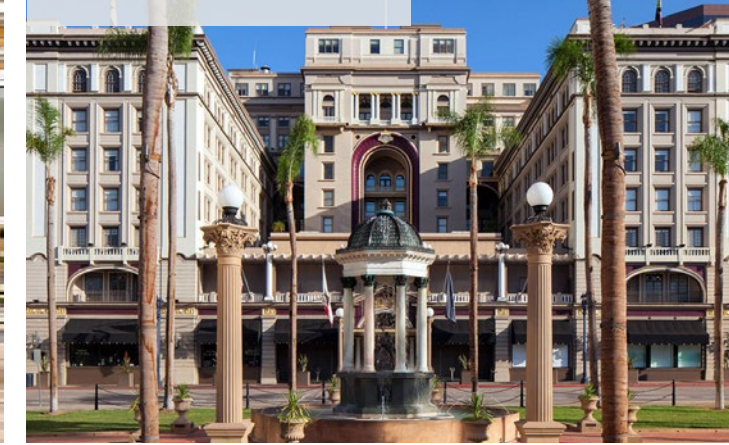
ESET HEADQUARTERS



OMNI HOTEL



THE US GRANT HOTEL



BALBOA PARK



SEAWORLD



THE PENDRY



SAN DIEGO ZOO





TRADE AREA HIGHLIGHTS

MARINA

COLUMBIA

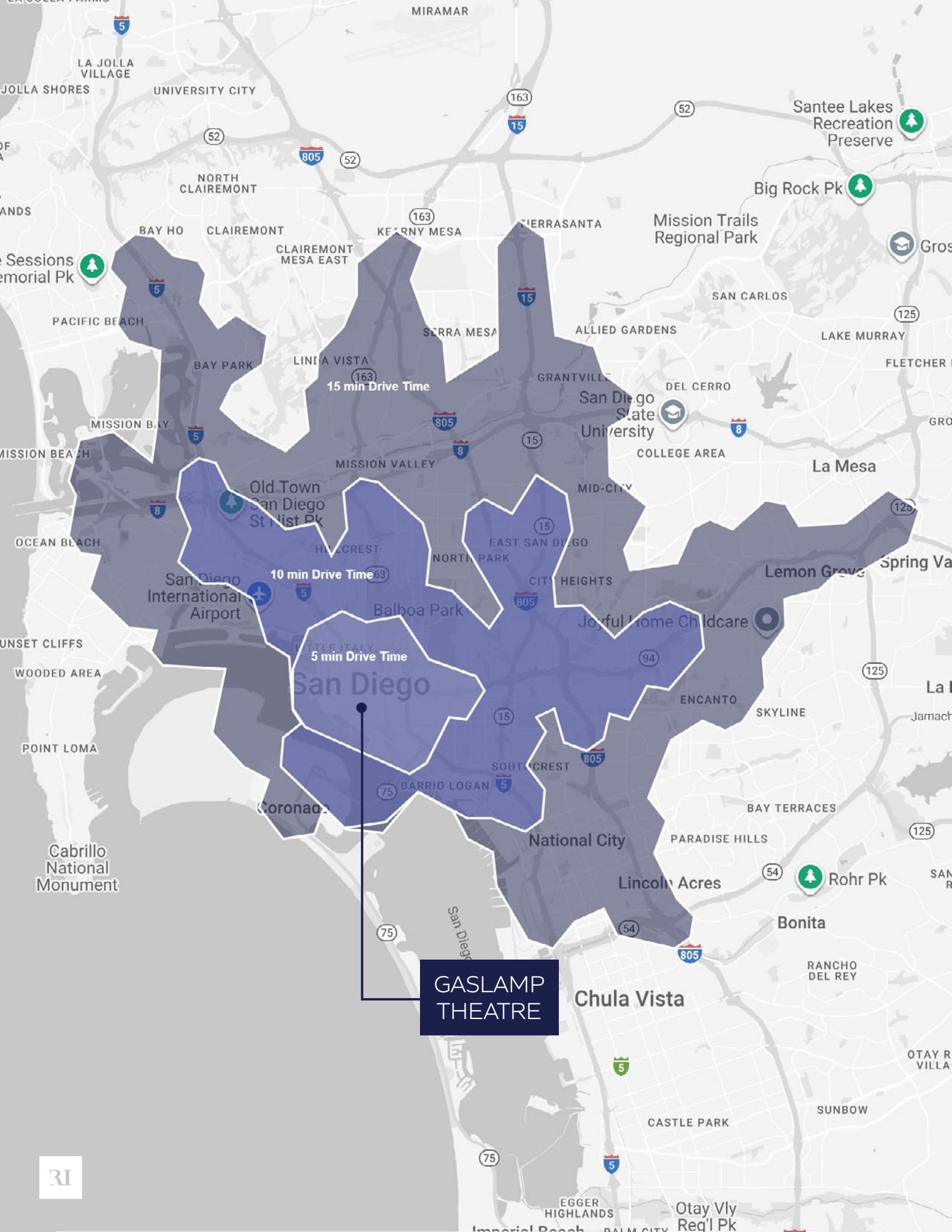
LITTLE ITALY

CORTEZ

CIVIC CORE

GASLAMP

EAST VILLAGE



AREA DEMOGRAPHICS

// DOWNTOWN SAN DIEGO, CA

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	79,761	248,356	627,242
Projected Population (2030)	86,242	258,117	640,394
Total Businesses	7,977	16,532	34,119
Company Headquarter Businesses	230	420	874
Total Employees	77,380	146,705	308,968
Average Household Income	\$128,137	\$127,273	\$125,528
Median Household Income	\$104,429	\$99,641	\$100,573
Total Households	41,886	109,819	255,350
Median Age	38.0	36.3	35.5
% of Population with BA Degree or Higher	50.2%	45.1%	42.2%

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

GASLAMP THEATRE

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