



CONCEPTUAL RENDERING

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933-939 FIFTH AVE // SAN DIEGO, CALIFORNIA



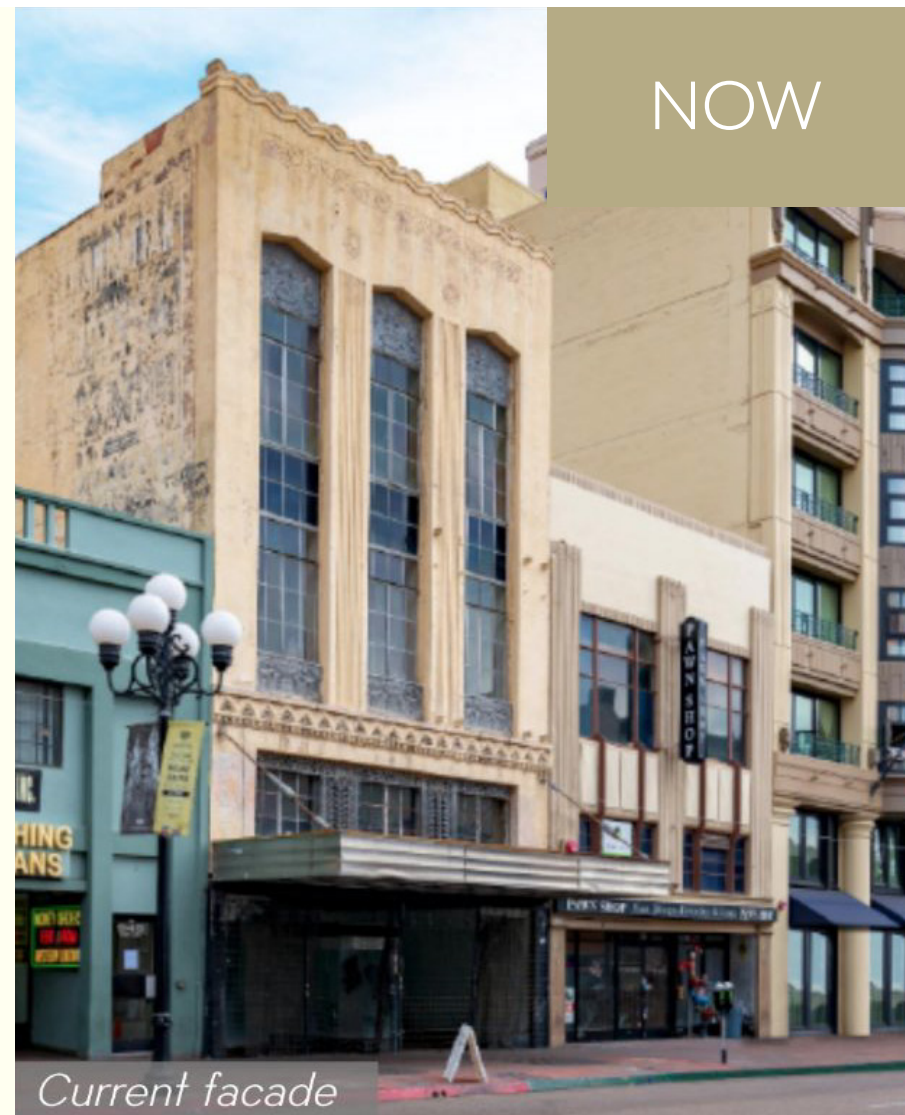
# About The Dalton

## GASLAMP DISTRICT / SAN DIEGO

Located in the heart of Downtown San Diego, adjacent to both the San Diego Convention Center and Petco Park, The Gaslamp Quarter is a core component of the downtown landscape. Home to both historic landmarks like the Spreckles Theatre and cutting-edge projects like the adaptive reuse redevelopment of Campus at Horton, Gaslamp Quarter is an exemplary location offering a diverse array of culture, art, entertainment, lifestyle, and dining experiences. Well-known for its vibrant nightlife, the Quarter hosts some of Downtown's most exciting clubs, bars, and cocktail lounges.

## PROPERTY HIGHLIGHTS

- Two buildings consisting of a boutique hotel and a commercial space
- Parking options
- Situated in the core of downtown San Diego
- Restaurant space is housed in a historically significant building offering multiple dining and lounge areas





# The History.



933 & 939



939



933

## 939: THE DALTON BUILDING

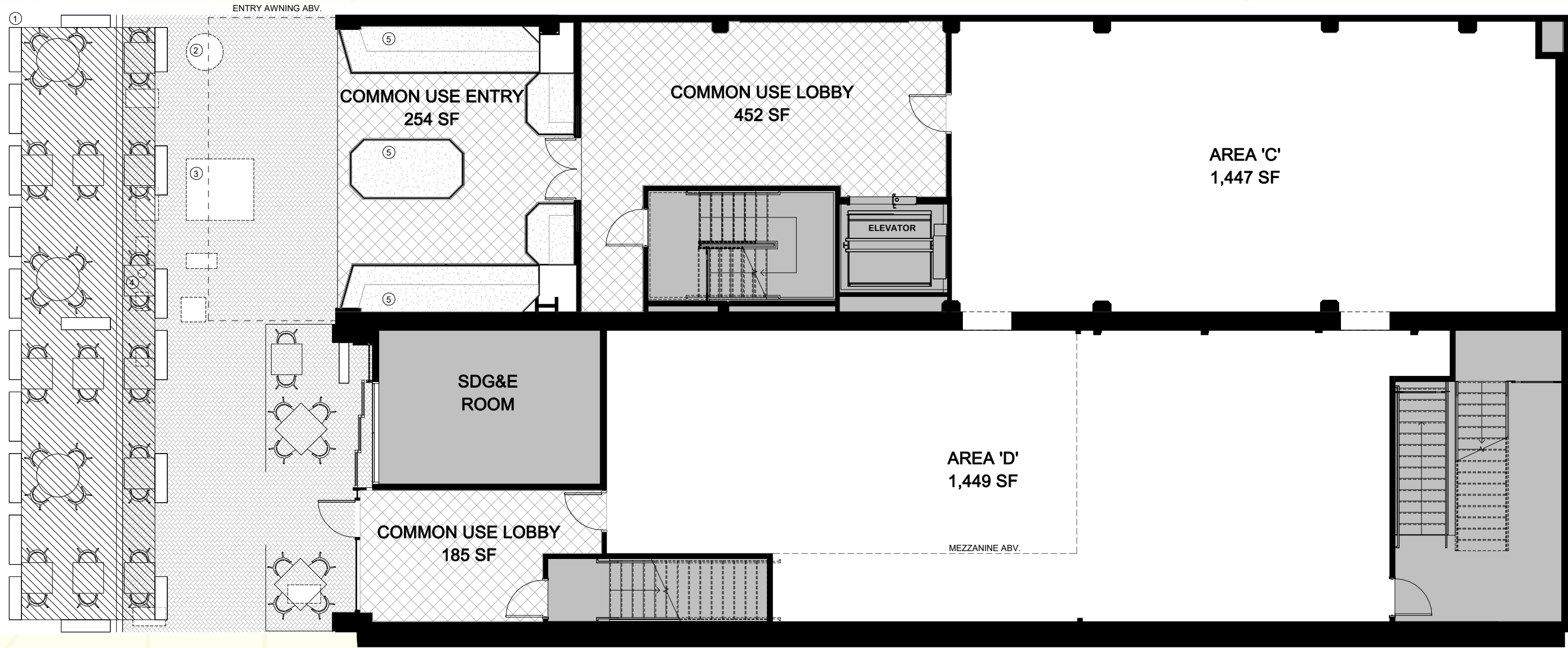
This historic landmark was built in 1911 in what was once known as San Diego's Stingaree District. From 1913 to 1928, it housed the Manhattan Restaurant and Manhattan Hotel, the latter known as a "House of Ill-Repute," and during prohibition, basement served as a speakeasy. This area

## 933: THE HOWARD BUILDING

This stunning piece of architecture was built in 1877. It was home to a Whitney's & Co. location and was also known as the Flagg Brothers Building.

# Site Plan.

FIRST LEVEL: 2,896 SF

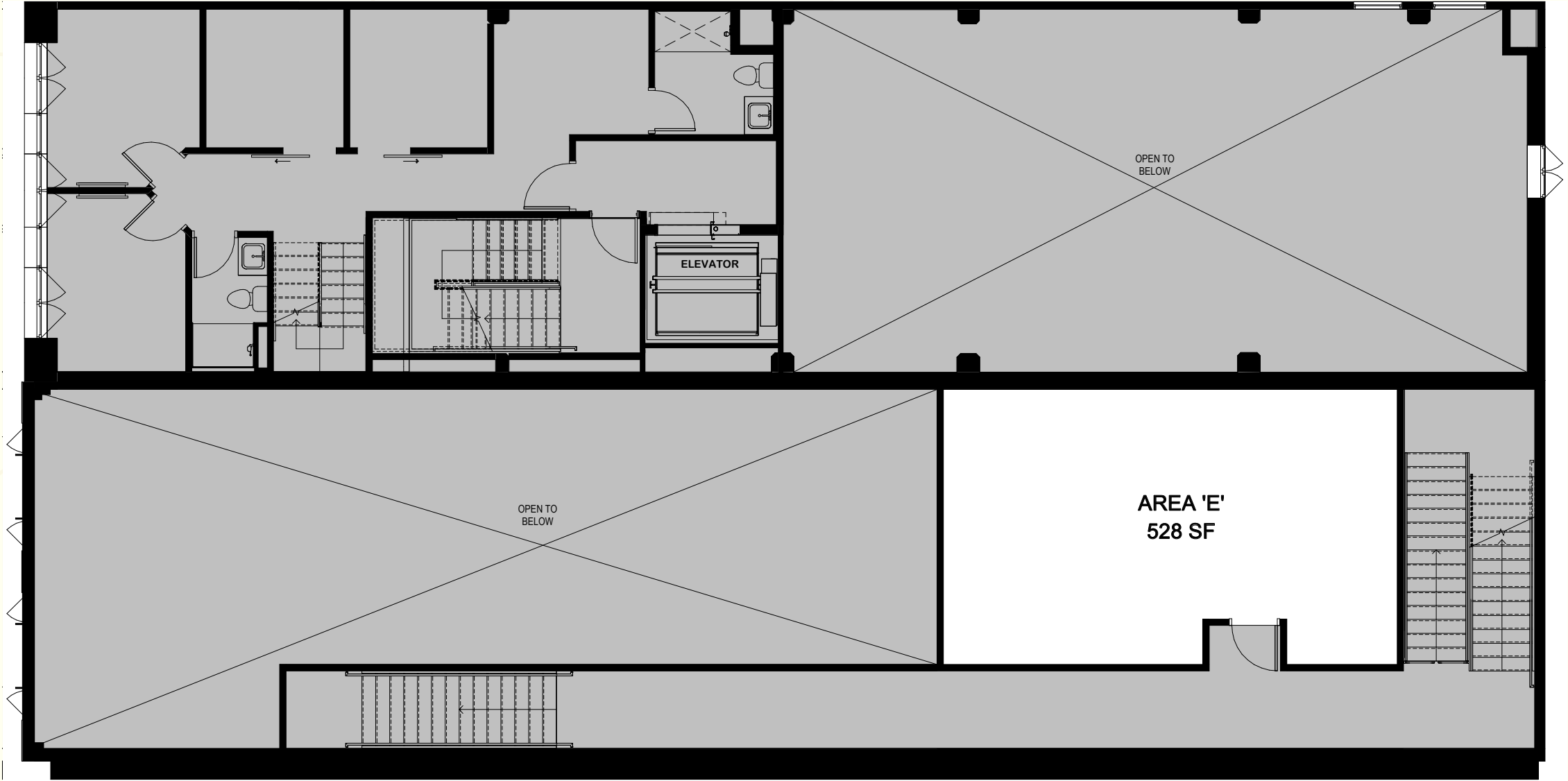


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Site Plan.

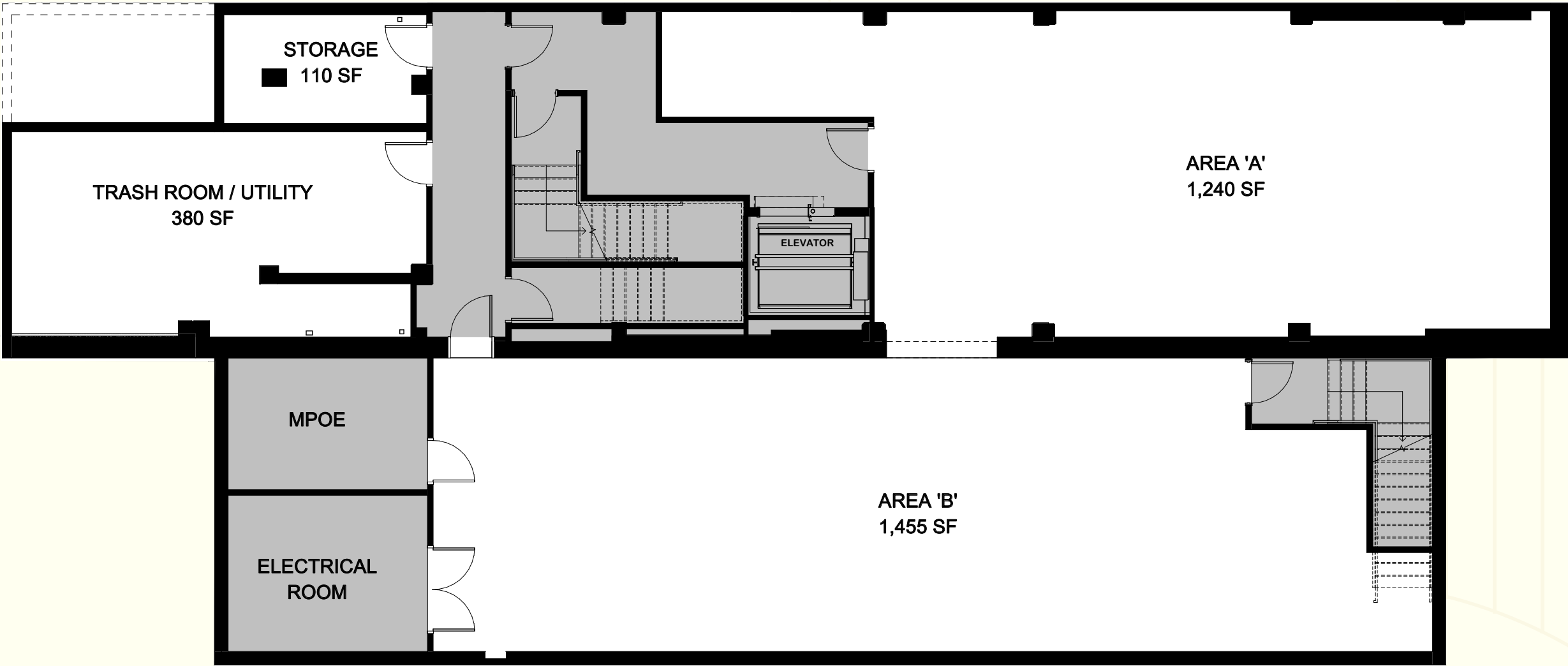
SECOND LEVEL: 528 SF





# Site Plan.

BASEMENT LEVEL: 3,185 SF





# Lobby Concept.



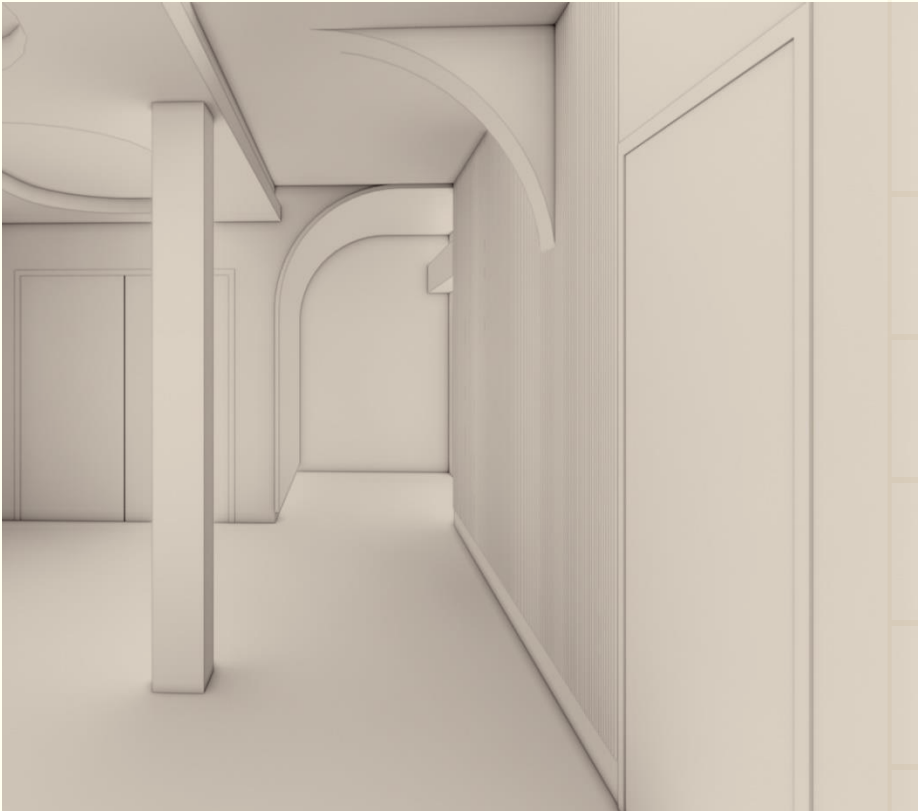
\*Conceptual Designs Only



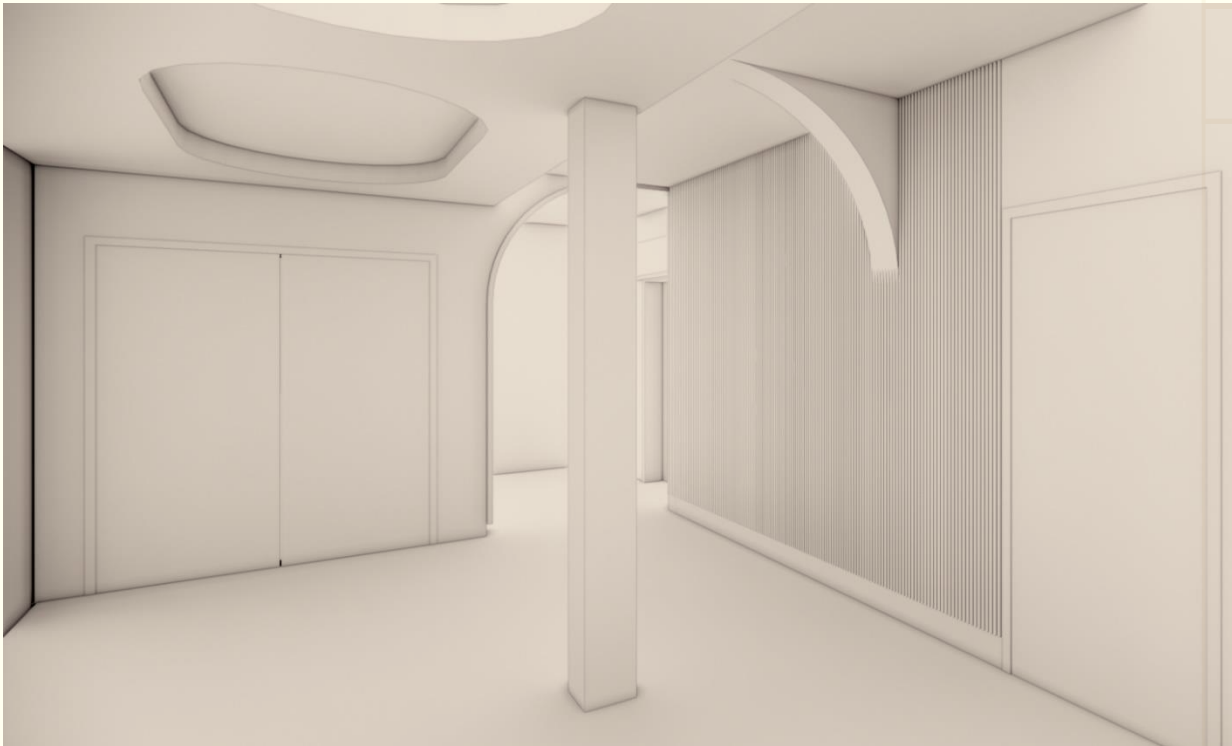


# Lobby Materials.

\*Conceptual Designs Only



RENDER VIEW - 1



RENDER VIEW - 2



WALLCOVERING



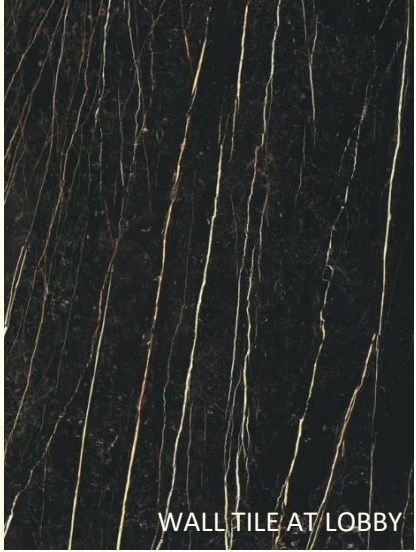
MIRROR TILE



TAMBOUR PANELS



WALLCOVERING



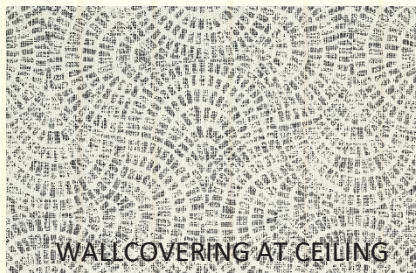
WALL TILE AT LOBBY



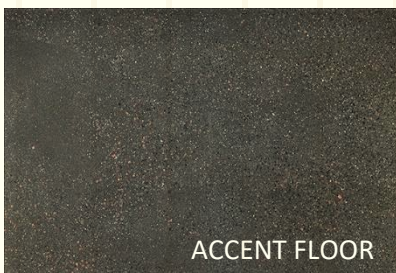
FLOOR



WALLCOVERING



WALLCOVERING AT CEILING



ACCENT FLOOR



CEILING COLOR



PLASTER COLOR

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Design  
Inspiration.

\*Conceptual Designs Only





# Corridors.



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# Neighborhood Aerial.





Trade Area  
Aerial.

COLUMBIA

LITTLE  
ITALY

CORTEZ

CIVIC  
CORE

SAN DIEGO CITY COLLEGE

SITE

MAKER'S  
QUARTERS

FUTURE EAST  
VILLAGE GREEN  
PARK

EAST  
VILLAGE

MARINA





Meet the  
Neighbors.

\$5B+

15min

IN DEVELOPMENT  
WITHIN 1 MILE

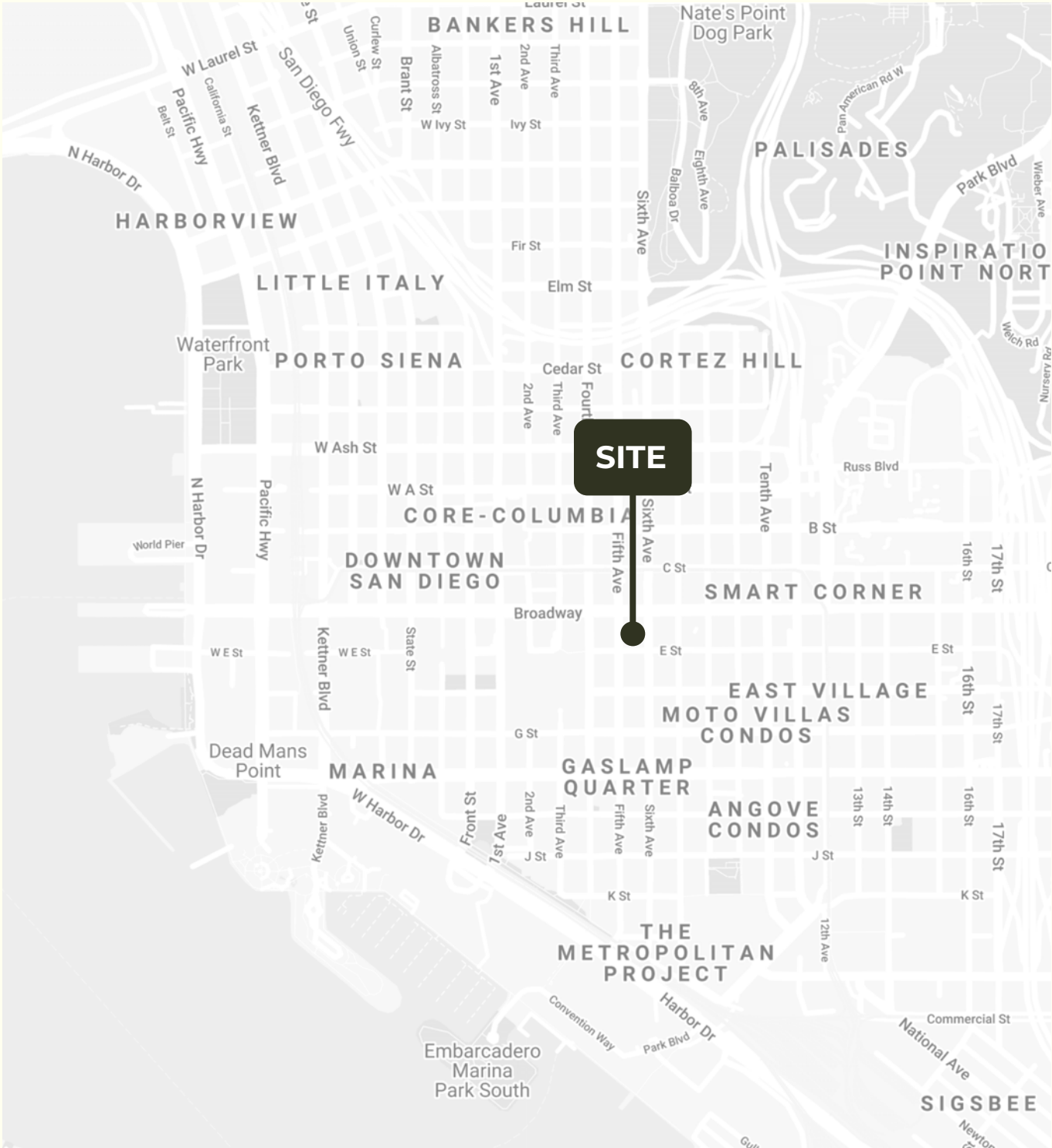
WALK TO  
PETCO PARK



SAN DIEGO / CALIFORNIA



# Area Demographics.



## SAN DIEGO / CALIFORNIA

### Population

Estimated Population	23,709
Forecasted Population (2027)	27,192

### Daytime Demos

Total Daytime Population	62,934
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### Median Household Income

Estimated Median Household Income	\$102,337
Median Disposable Income	\$80,539

### Avg Household Income

Estimated Average Household Income	\$142,559
Average Disposable Income	\$96,463



# THE DALTON

SAN DIEGO / CALIFORNIA



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