

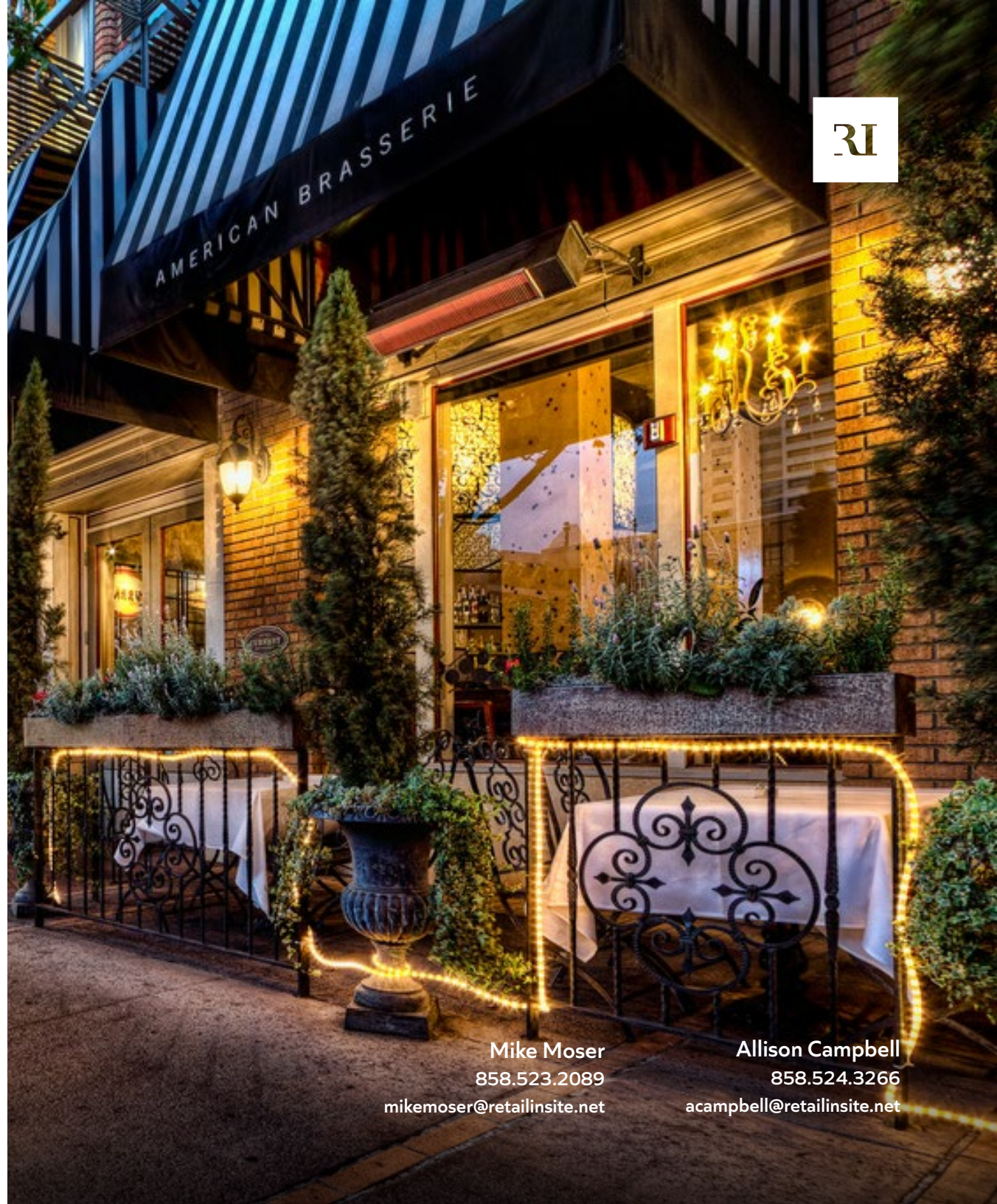
*Flagship Restuarant For Lease
Located At The Entrance Of
The Sofia Hotel In Downtown
San Diego*



the sofia
HOTEL

140 W BROADWAY, SAN DIEGO, CA 92101

2ND GENERATION RESTAURANT
2,860 SF PLUS 364 SF PATIO
EXISTING TYPE 47 ABC LICENSE



Mike Moser
858.523.2089
mikemoser@retailinsite.net

Allison Campbell
858.524.3266
acampbell@retailinsite.net



L o c a t e d i n

Downtown San Diego

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.





NOW

SECOND GENERATION RESTAURANT

*2,860 SF PLUS 364 SF PATIO, WALK-IN COOLER/DRY STORAGE
WITH EXISTING TYPE 47 ABC LICENSE*



the sofia
HOTEL

Home to the historic Sofia Hotel, this 2,860 square foot, former restaurant is located along Broadway between Front Street & First Avenue, across from Spreckels Theater east of new mixed-used development West, and Horton Campus to the southwest. The Site features an outdoor patio, and existing type 47 ABC License.

The Neighborhood

RESTAURANTS



ENTERTAINMENT



RESIDENTIAL TOWERS

- | | |
|-----------------------|-----------------------|
| 1. Harbor Club | 5. Columbia Place |
| 2. Pacific Gate | 6. Savina |
| 3. Electra | 7. City Front Terrace |
| 4. Grande North/South | 8. West |



The Location

SITE DETAILS

• RESTAURANT

2,860 SF

• PATIO

364 SF

• EXISTING TYPE 47 ABC LICENSE



THE WESTGATE
HOTEL

THE US GRANT
HOTEL

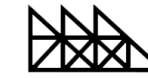
THE LYCEUM
THEATERS

SPRECKELS
THEATRE

ABOUT THE LOCATION



Located at the **211-ROOM** Sofia Hotel



800,000 ANNUAL VISITORS to the San Diego Convention Center



OVER 2.1 MILLION PEOPLE visit the Petco Park annually



LOCATED 0.7 MILES from the Convention Center and **0.9 MILES** from Petco Park



Public on-site parking with **100 STALLS**



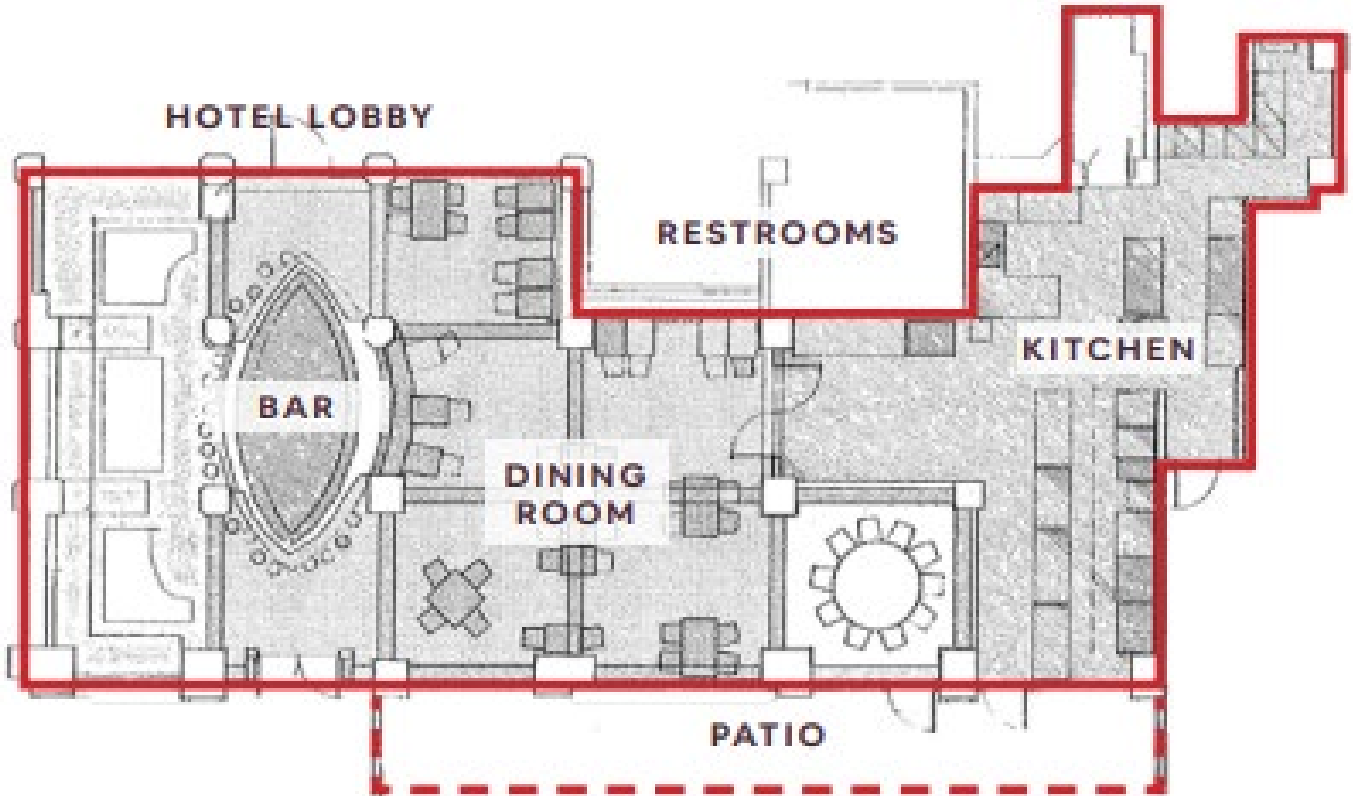
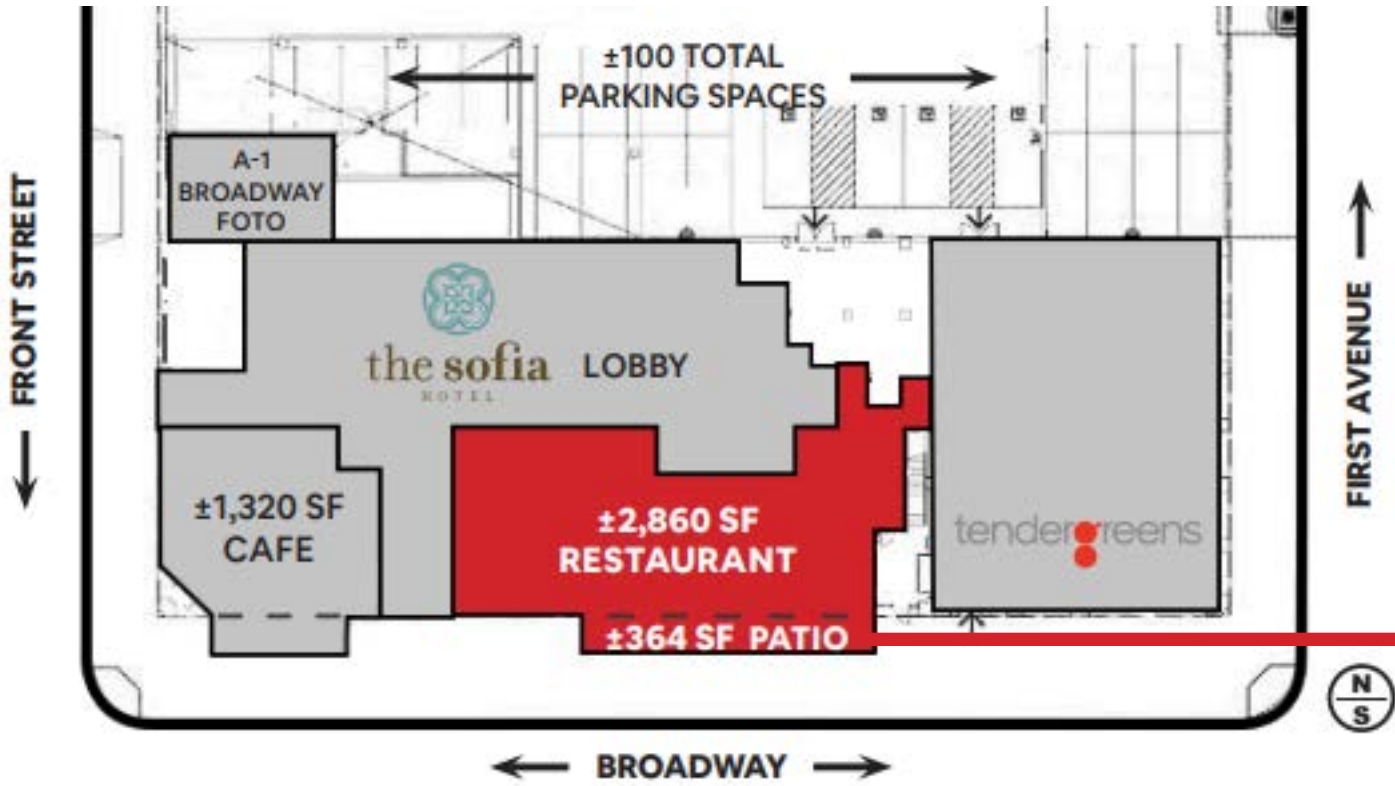
169,307 DAYTIME EMPLOYMENT within 10 minutes of site

FRONT ST | 10,708 ADT

BROADWAY
18,978 ADT

Site Plan

140 W BROADWAY,
SAN DIEGO, CA 92101

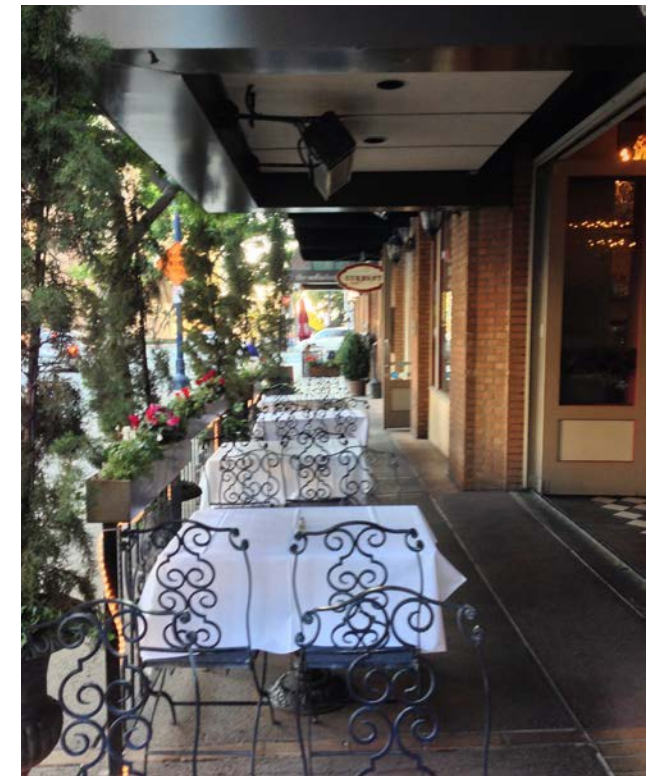


- ±2,860 SF ground-floor, 2nd-generation restaurant
- ±364 SF outdoor patio
- ±513 SF walk-in cooler and dry storage in basement
- ±90 SF wine cellar

Location Photos



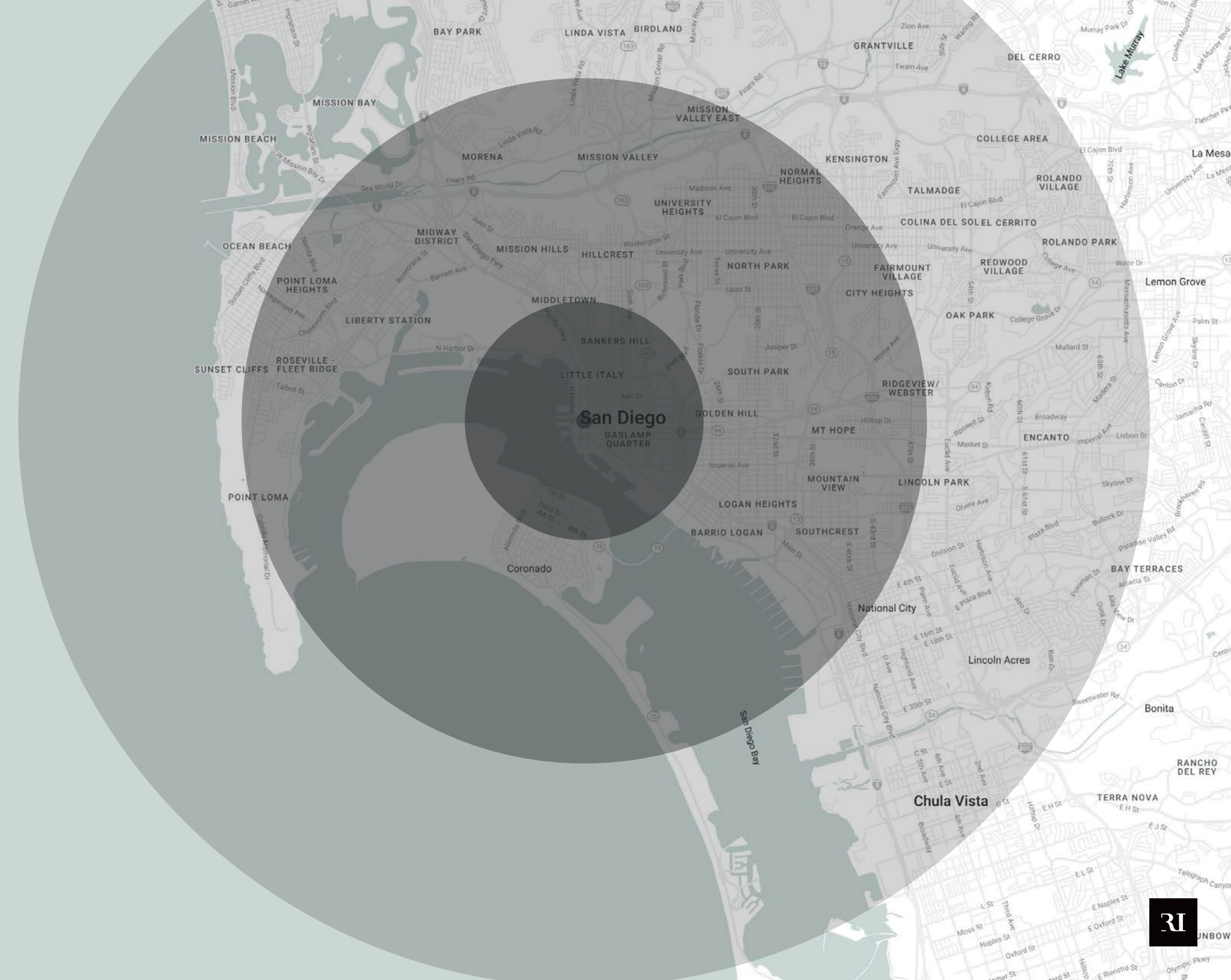
140 W BROADWAY,
SAN DIEGO,
CA 92101



140 W BROADWAY, SAN DIEGO, CALIFORNIA

2023 Demographics

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	43,765	260,865	844,057
Total Households	24,571	116,789	332,093
Average Household Income	\$125,443	\$112,487	\$109,399
Daytime Population	80,085	372,629	972,040
Median Age	39.8	35.6	34.8





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RETAIL INSITE

120 S Sierra Ave, Suite 110, Solana Beach, CA 92075
Lic #01206760

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.