



**GASLAMP CORNER RESTAURANT**  
**± 2,853 SF**  
**TYPE 47 LIQUOR LICENSE AVAILABLE**

**4TH AVE**  
San Diego, CA 92101

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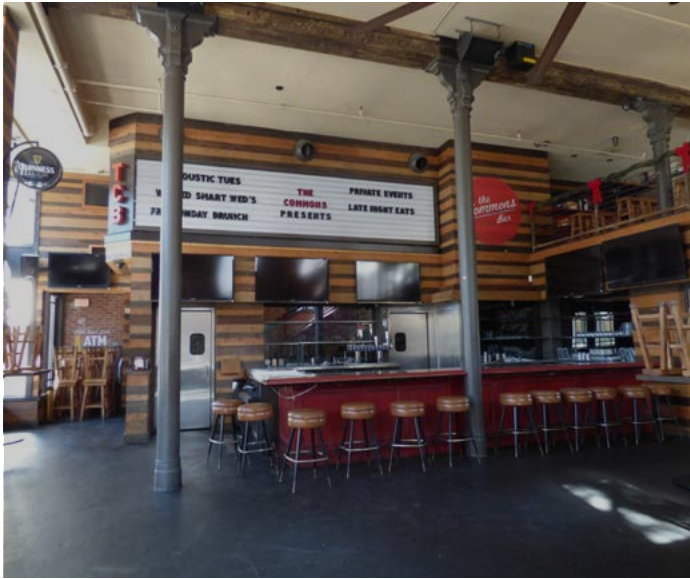
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**UPT**  
SAN DIEGO  
est. 1989



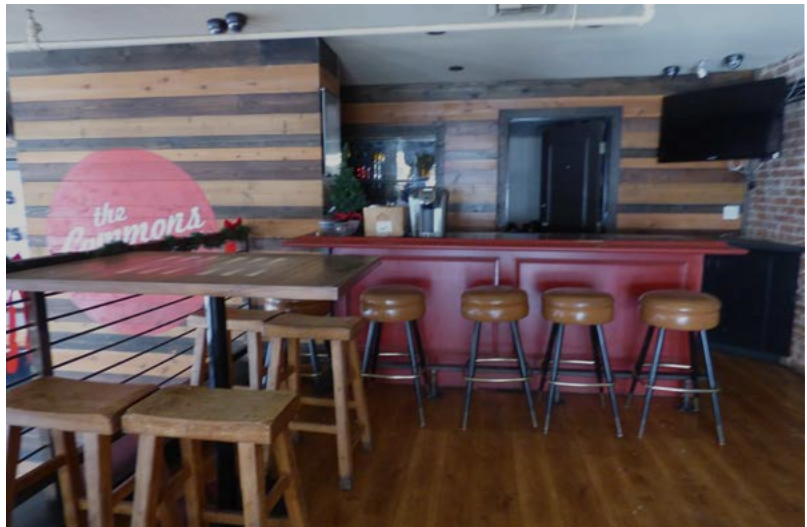


HIGHLIGHTS



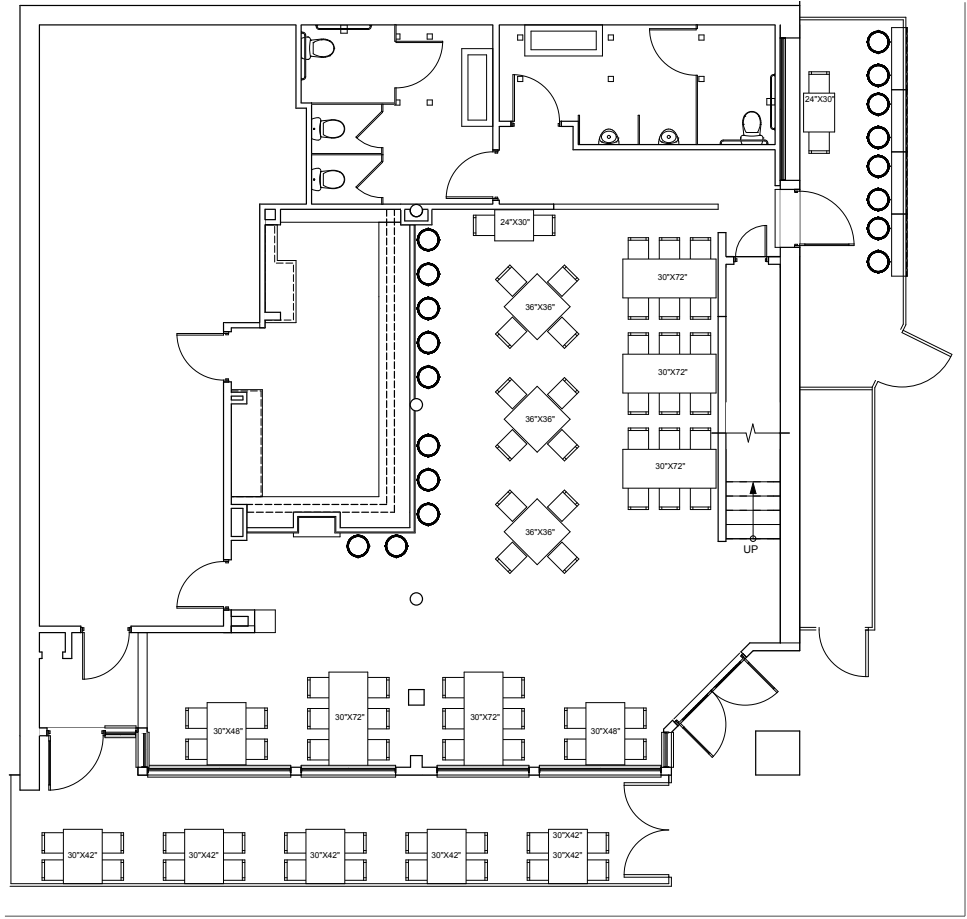
- › Highly coveted corner Gaslamp location at Fourth Ave & E St
- › Space delivered with FF&E
- › Former restaurant and bar space
- › Directly across the street from Balboa Theatre & Horton Plaza
- › Steps to Petco Park, Hotels, San Diego Convention Center, Office, Residential and many more...
- › Adjacent to Westfield Horton Plaza & over 2,800 parking spaces
- › Tall ceilings, dedicated patio space, slide-up windows
- › Mezzanine area with dedicated bar, great for private events

DETAILS



Property	901 4th Ave, San Diego, CA 92101
Available Space	2,281 SF Ground Floor + 572 SF Mezzanine
Asking Rent	\$3.95 PSF, NNN Ground Floor + NNN only on mezzanine
Parking	Street with ample structured parking nearby
Liquor License	Type 47 Liquor License Available
Timing	Available Now

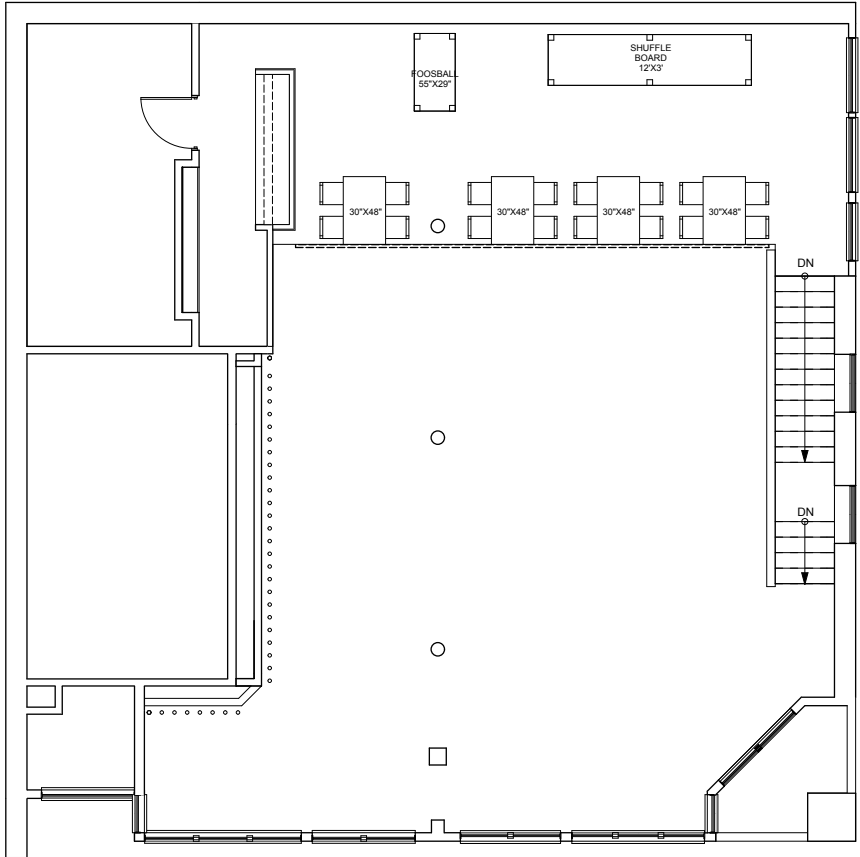
GROUND FLOOR



4th Avenue

E Street

MEZZANINE







901 FOURTH AVENUE REPRESENTS  
A **RARE TURNKEY OPPORTUNITY**  
TO LEASE A HARD CORNER  
DOWNTOWN RESTAURANT SPACE  
IN THE GASLAMP DISTRICT.  
FANTASTIC CENTRAL LOCATION,  
LOCATED AT NE CORNER OF 4TH  
AVENUE AND E STREET.



LOCATED IN THE HEART OF  
DOWNTOWN SAN DIEGO.

The West Coast’s premier entertainment district. At 16.5 blocks it is a walkable urban playground.

The neighborhood is listed on the National Register of Historic Places, and the 94 structures identified as historically or architecturally significant now house more than 100 restaurants and nightclubs, movie theaters, stores, offices, galleries and lofts. Yearly events including Mardi Gras, Taste of Gaslamp and ShamROCK draw thousands of visitors to experience the vibrant and unique atmosphere.

	1 Mile	3 Miles	5 Miles
Population (2017)	39,946	182,869	477,356
Project Population (2022)	44,238	191,428	495,575
Project Pop. Growth (2017-2022)	10.7%	4.7%	3.8%
Total Daytime Population	97,833	269,420	565,025
Total Households	21,467	76,512	176,275
Avg. Household Size	1.6	2.1	2.5
Avg. Household Income	\$89,903	\$89,614	\$80,991
Median Household Income	\$58,567	\$59,219	\$55,046



31,000  
Residential Units



4  
Major Entertainment Venues  
PETCO Park | SD Convention Center  
The Balboa Theatre | The Horton Grand Theatre



100  
Retail & Restaurants



Daytime  
Population  
64,718



Businesses  
3,723



Total Office SF  
10,997,805



Residential  
Population  
37,095



Visitors to  
San Diego  
32,300,000



Hotel Rooms  
16,962

MORE THAN 10 MILLION VISITORS ARE DRAWN EACH  
YEAR TO EXPERIENCE THE VIBRANT AND UNIQUE  
ATMOSPHERE OF THE GASLAMP.



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**UPT**  
SAN DIEGO  
est. 1983

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