



TURN-KEY SECOND GENERATION RESTAURANT **FOR LEASE**

719 – 723 8th Avenue, San Diego, CA 92101

THE OFFERING

- This is a rare opportunity to take over a fully permitted and built-out 2nd Gen restaurant, offered with furniture, fixtures, and equipment in place and ready to begin operating.
- Located on a hard corner of 8th Avenue G Street, the main arterial to Highway 94, the location has excellent walk-ability pedestrian traffic to and from Gaslamp (two blocks west), Petco Park (3 blocks south) 10 minutes to the Convention Center.
- A recently permitted full kitchen (2025) with walk-in refrigerator and ample dishwashing station serves two distinct rooms which offer multiple options for intimate or large group dining.
- A fully secured, private courtyard adjoins the restaurant and kitchen, ideal for expanded concepts involving outdoor restaurant seating. The courtyard serves as a connecting hub for the property's two buildings, 12 guest rooms and the commercial retail spaces.
- This restaurant is nestled within The Artifact Inn, a beautifully restored boutique property and with this comes built-in daily guest demand and open opportunities to partner with The Inn's owners for private dining and events.
- Lease includes all furniture, fixtures, equipment, and existing leasehold improvements. A list of all FF&E can be made available.



AT-A-GLANCE



Address: 719 – 723 8th Avenue, San Diego 92101
Premises: 2,100SF Interior + Option to Courtyard for additional 500+SF
Offering: Permitted and upgraded kitchen (2025); FF&E included as shown
Price and Lease Terms: Call Agent

PREMISES



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THE NEIGHBORHOOD



THE ARTIFACT INN

Recently remodeled and restored, The Artifact Inn offers guests and visitors a reimagined historic stay, with guest amenities of a modern boutique inn.

The newly renovated buildings and grounds feature updated electrical, all-new heating and air, new plumbing, rebuilt stairways and access points, improved insulation and finishes, and modernized kitchens and baths.

For the restaurant, the Inn's guests provide reliable daily revenue for morning coffee, late-night desserts, and room service. Strategic partnership opportunities for direct delivery expand cross-promotional opportunities.

The beautiful courtyard is ideal for *al fresco* dining and private events. The Inn's prime location near Petco Park, Gaslamp Quarter, and the Convention Center positions the restaurant to capitalize on game-day, trade-show, and year-around foot traffic.

The Artifact Inn is an ideal backdrop and setting for innovative, hospitality-oriented restaurant groups to establish a unique offering in downtown San Diego.



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SAN DIEGO ♦ CALIFORNIA
boutique inn & hospitality



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