

# For Lease

640 C Street  
San Diego, CA 92101



*Downtown Retail/Creative Office Space*  
**± 20,000 SF Available**

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# Executive Summary

## Property Highlights

- Potential Retail Storefront, Creative Office, Bar/Nightclub, and More
- Excellent Signage Opportunity
- Restroom and Elevator
- Multiple Points of Ingress and Egress
- Original Stone and Marble Exterior
- Multi-Tenant or Single-Tenant
- Open Floor Plates

## Location Highlights

- Prime Urban Location on a Corner Lot
- Heart of Downtown Financial District
- Within Walking Distance to Gaslamp Quarter and Petco Park
- Convenient Access to the I-5, I-8, 163, and 94 Freeways
- Walk Score of 96

## For Lease

Lease Rate/Mo:	\$40,000/mo. + NNN
Lease Rate/SF:	\$2.00/sf + (NNN)
Available SF:	± 20,000 SF
Term:	Negotiable
Lot Size:	± 5,254 SF

Commonly known as the Hamilton Building, 640 C Street is a retail property with approximately 20,000 rentable square feet. The property is well located in Downtown San Diego in the heart of the Financial District within walking distance to the Gaslamp Quarter and Petco Park. The 5th Ave trolley stop is conveniently located less than 300 feet away.

Built in 1928 by architect Frank Phillip Allen, the Hamilton Building was originally constructed for Hamilton's Fine Foods Supermarket. Since its inception in 1928, the building still keeps its original stone and marble exterior but has undergone extensive renovations in recent years. Upgrades include: full seismic retrofit, new roof, new elevator, new stairwells, fire sprinklers, HVAC, glass windows, restrooms, electrical, and plumbing. This property offers a unique opportunity for a savvy investor or an owner-user.



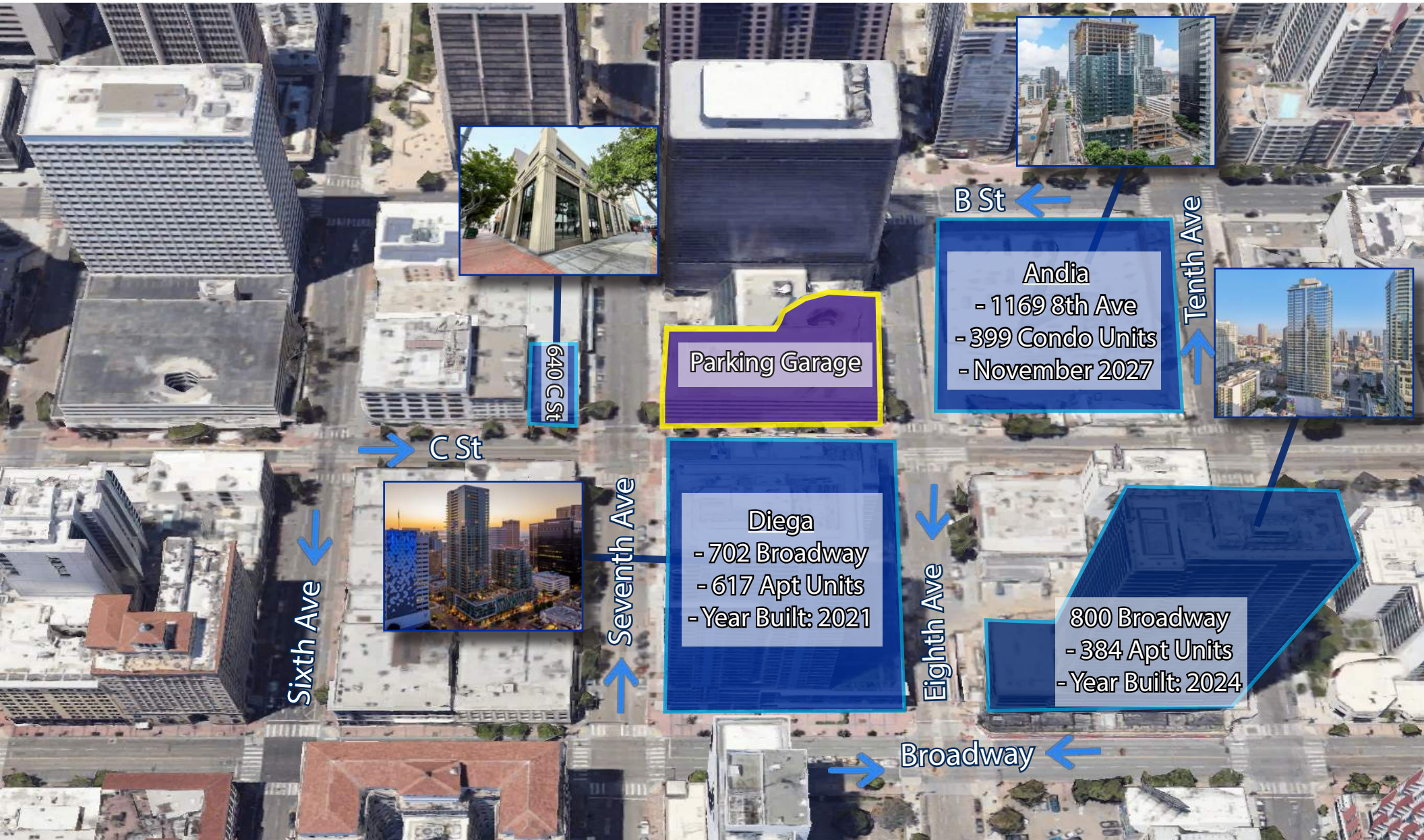
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# Rent Roll

Suite	Tenant	Square Feet	% Of Property	Asking Rent Per Square Foot
Basement	Vacant	7,000	35.00%	\$2.00 + NNN
1st Floor	Vacant	5,000	25.00%	\$2.00 + NNN
2nd Floor	Vacant	3,000	15.00%	\$2.00 + NNN
3rd Floor	Vacant	5,000	25.00%	\$2.00 + NNN
Totals		20,000	100%	\$40,000 + NNN

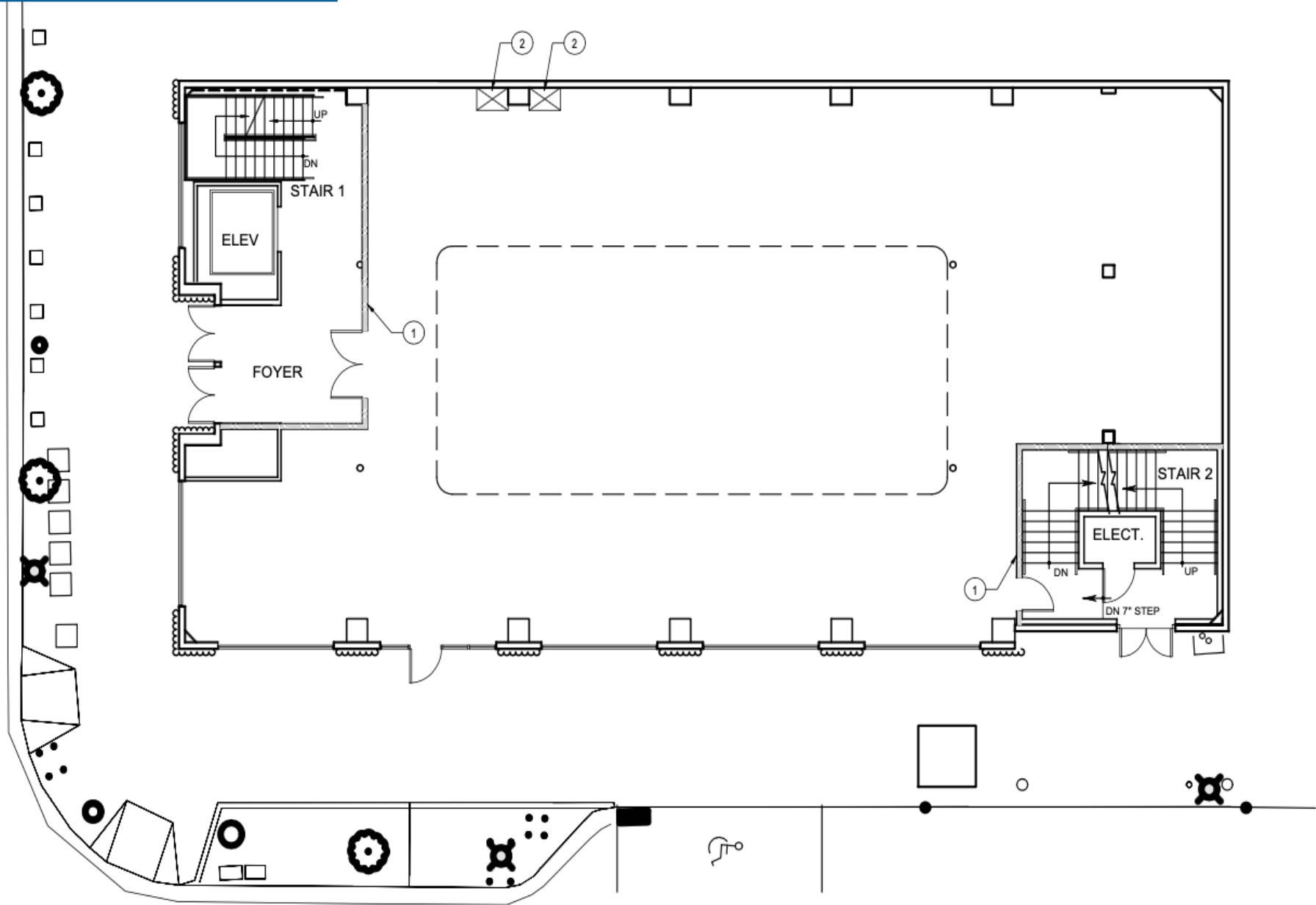
# Map Overview



# 1st Floor ± 5,000 SF



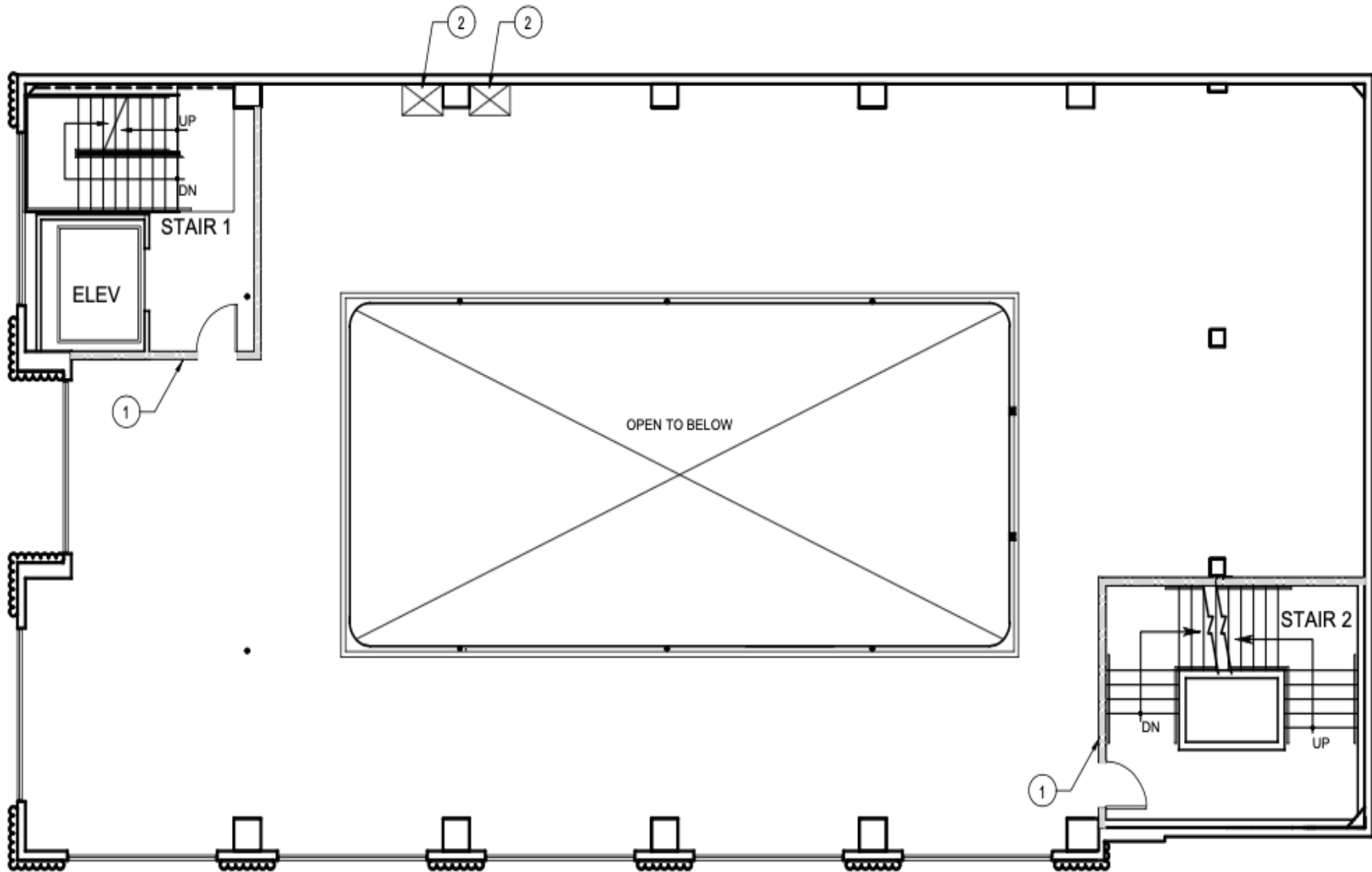
# 1st Floor ± 5,000 SF



# 2nd Floor Mezzanine ± 3,000 SF



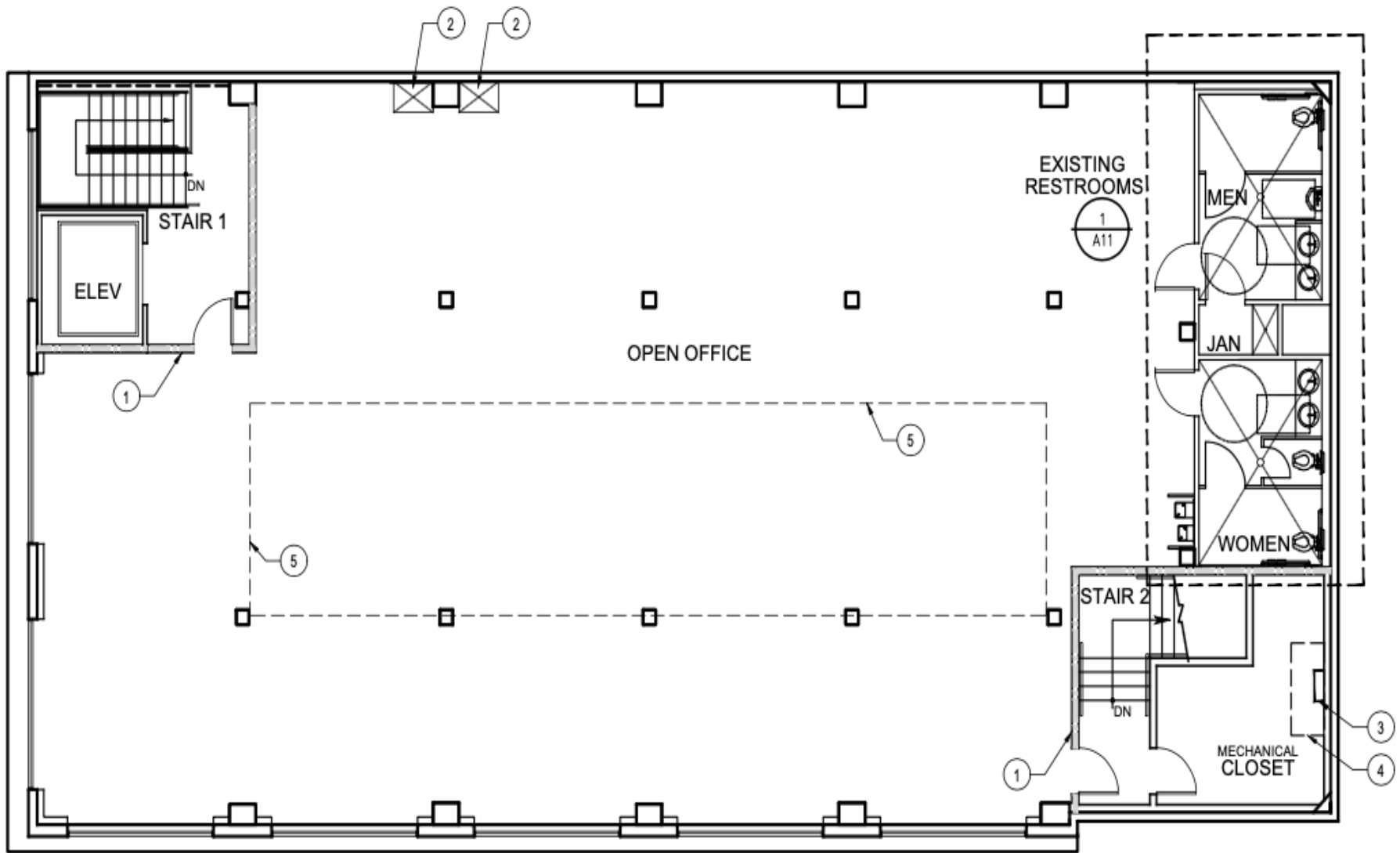
# 2nd Floor Mezzanine ± 3,000 SF



# 3rd Floor ± 5,000 SF



# 3rd Floor ± 5,000 SF



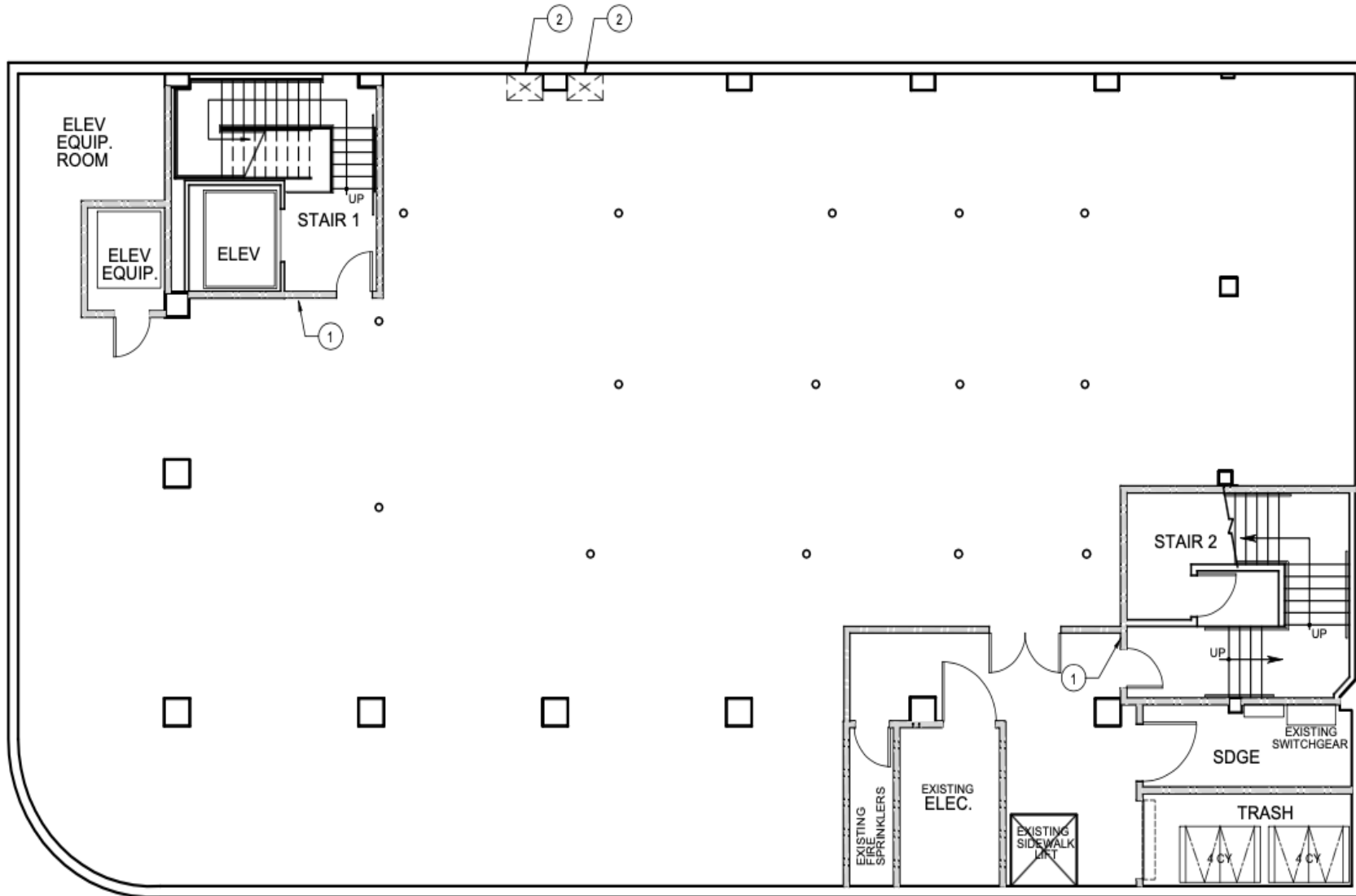
# Basement ± 7,000 SF



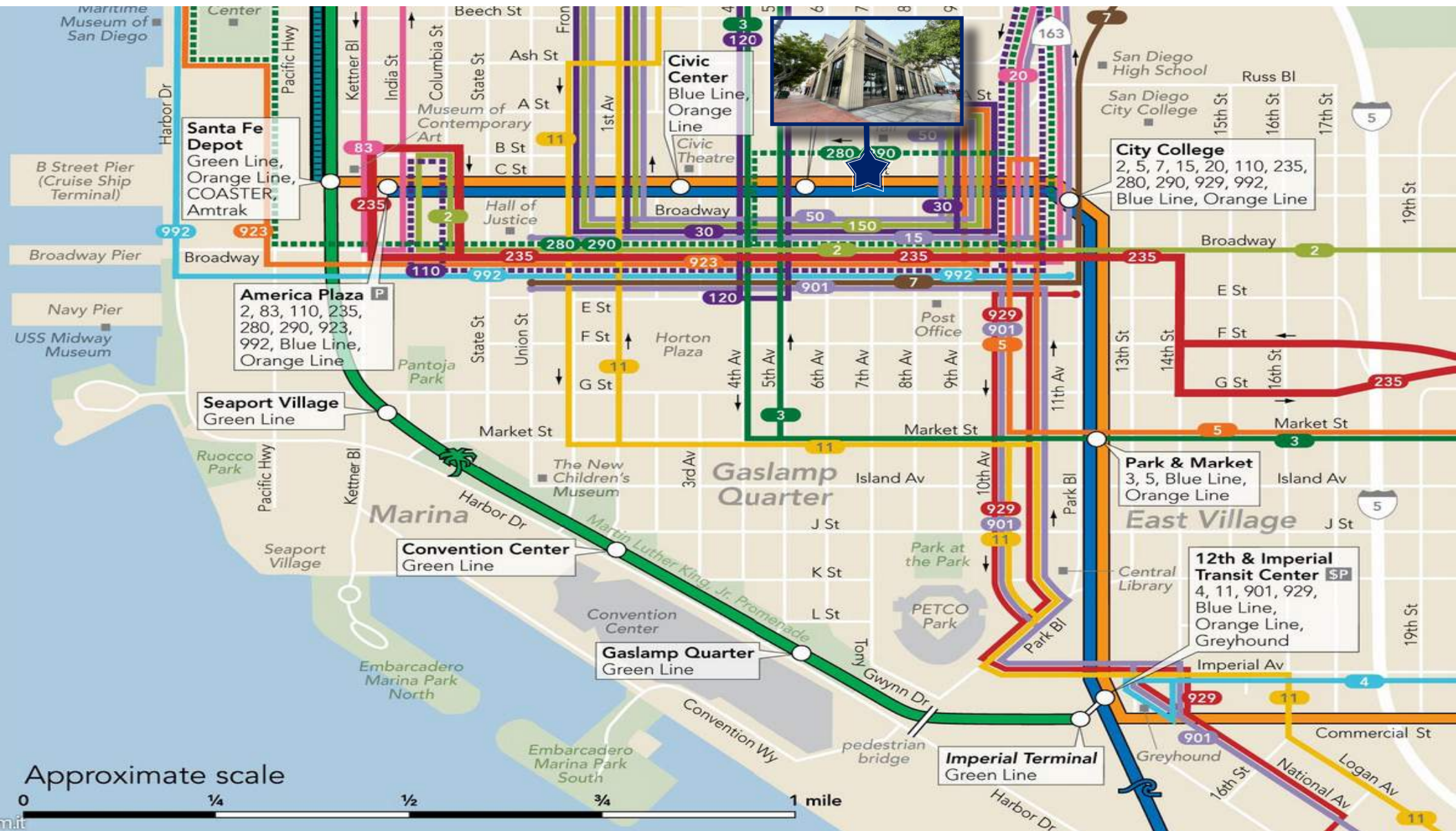
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# Basement ± 7,000 SF



# Transit Map



# Demographics

	1 Mile	3 Mile	5 Mile
2022 Total Population	51,172	201,312	498,187
2027 Population	52,698	203,335	500,907
Pop Growth 2022-2027	+2.98%	+1.00%	+0.55%
Average Age	42	39	38
2022 Total Households	27,530	87,527	189,034
HH Growth 2022-2027	+3.03%	+1.08%	+0.62%
Median Household Income	\$75,937	\$76,587	\$68,636
Avg Household Size	1.60	2.00	2.40
2022 Avg HH Vehicles	1.00	1.00	2.00
Median Home Value	\$720,641	\$758,638	\$659,459
Median Year Built	2001	1971	1969



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