

Gaslamp Theatre

701 5TH AVE, SAN DIEGO, CA

Create Experiences Here



MULTI-TENANT OPPORTUNITIES



Gaslamp Theatre

Multi-tenant experiential opportunities for lease at the highly visible NW corner of 5th St and G St with expansive frontage along 5th Avenue and dramatic ceiling heights up to 62 feet.

1st Floor: 5 suites

- 001: ±1,200 SF
- 002: ±2,900 SF
- 003: ±9,300 SF
- 004: ±2,800 SF
- 005: ±2,800 SF

2nd Floor:
+/- 24,085 SF

Rooftop:
+/-3,000 SF

LITTLE ITALY

BALBOA PARK

163

INTERSTATE
5

WATERFRONT PARK

CRUISE SHIP TERMINAL

U.S.S. MIDWAY

RaDD

CAMPUS AT HORTON PLAZA

Gaslamp
Theatre

SEAPORT VILLAGE

5TH AVENUE

GASLAMP QUARTER

CONVENTION CENTER
1.7M ANNUAL VISITORS
7 MIN WALK

PETCO PARK
2.1M ANNUAL VISITORS
6 MIN WALK

RADY SHELL AMPHITHEATER

Downtown San Diego



Welcome To Gaslamp Quarter

Located in the heart of historic Gaslamp Quarter, Gaslamp Theatre is designed to be as dynamic as the people who walk through the neighborhood every day; Gaslamp Quarter has evolved into more than an entertainment destination, it is a place with heart and soul where the history of the neighborhood is embraced.

TRAFFIC DRIVERS | DOWNTOWN SAN DIEGO

80

2025 Sold Out Home Games

3.31M

Padres Home Game Attendance

12,375

Downtown San Diego Hotel Rooms

12

Minutes to SD Int'l Airport

\$902.6M

Convention Center Direct Attendees Spending

792K+

Annual Ferry + Cruise Passengers

90

Convention Event Projected for FY26

1.7M

Annual Convention Center Visits



DOWNTOWN SAN DIEGO

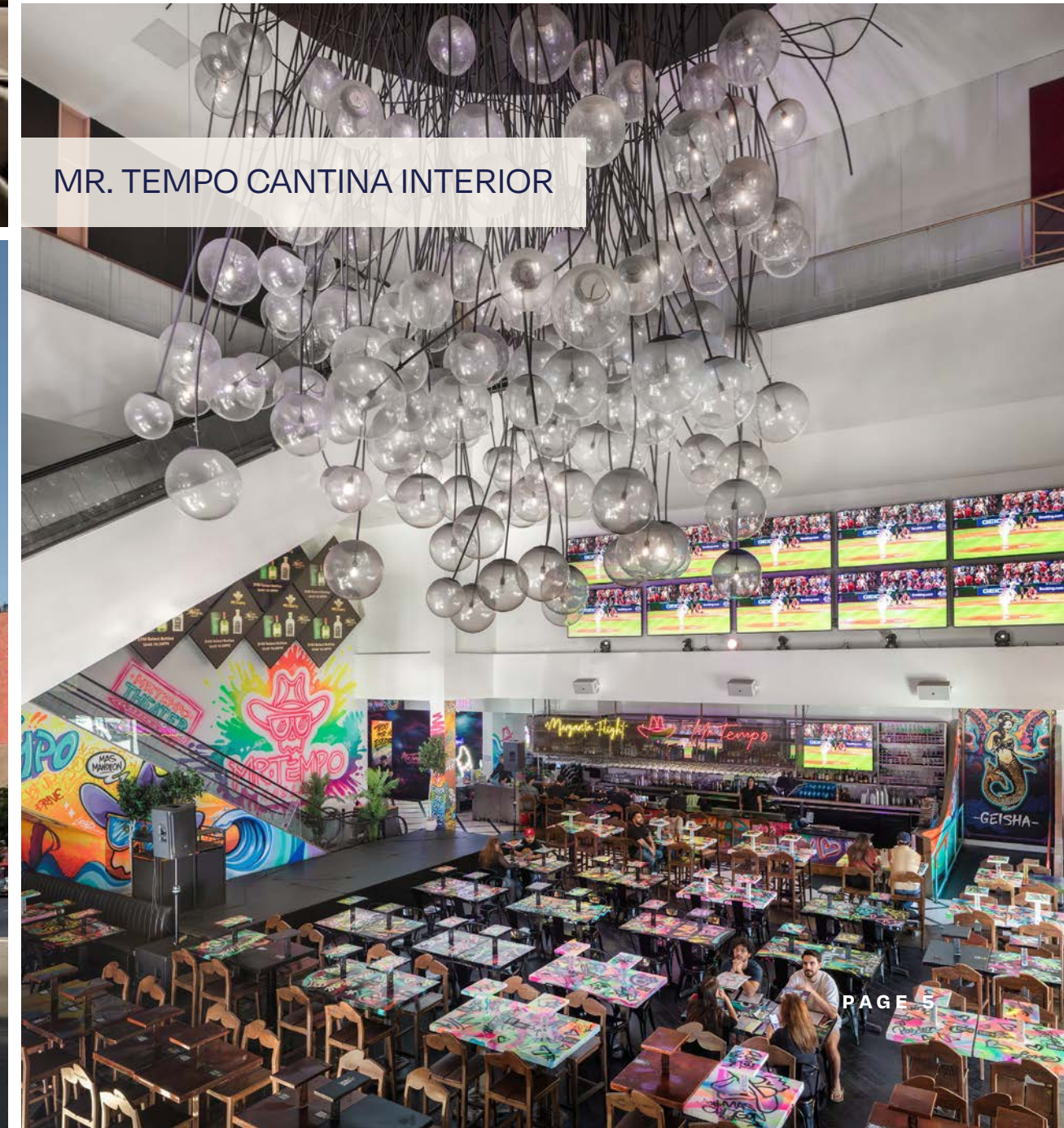
THEATRE BOX



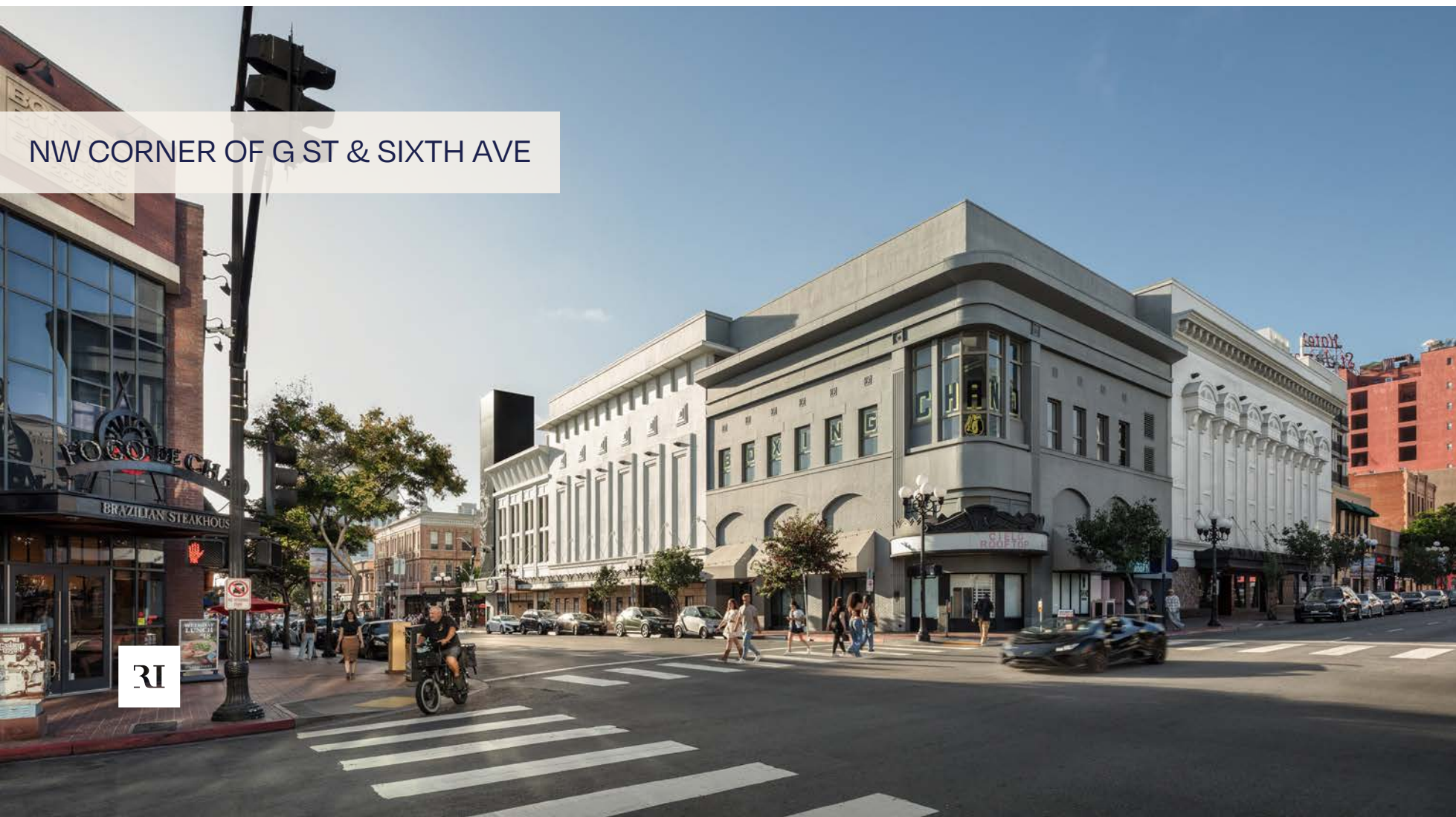
GASLAMP THEATRE

Gaslamp Theatre

MR. TEMPO CANTINA INTERIOR



NW CORNER OF G ST & SIXTH AVE



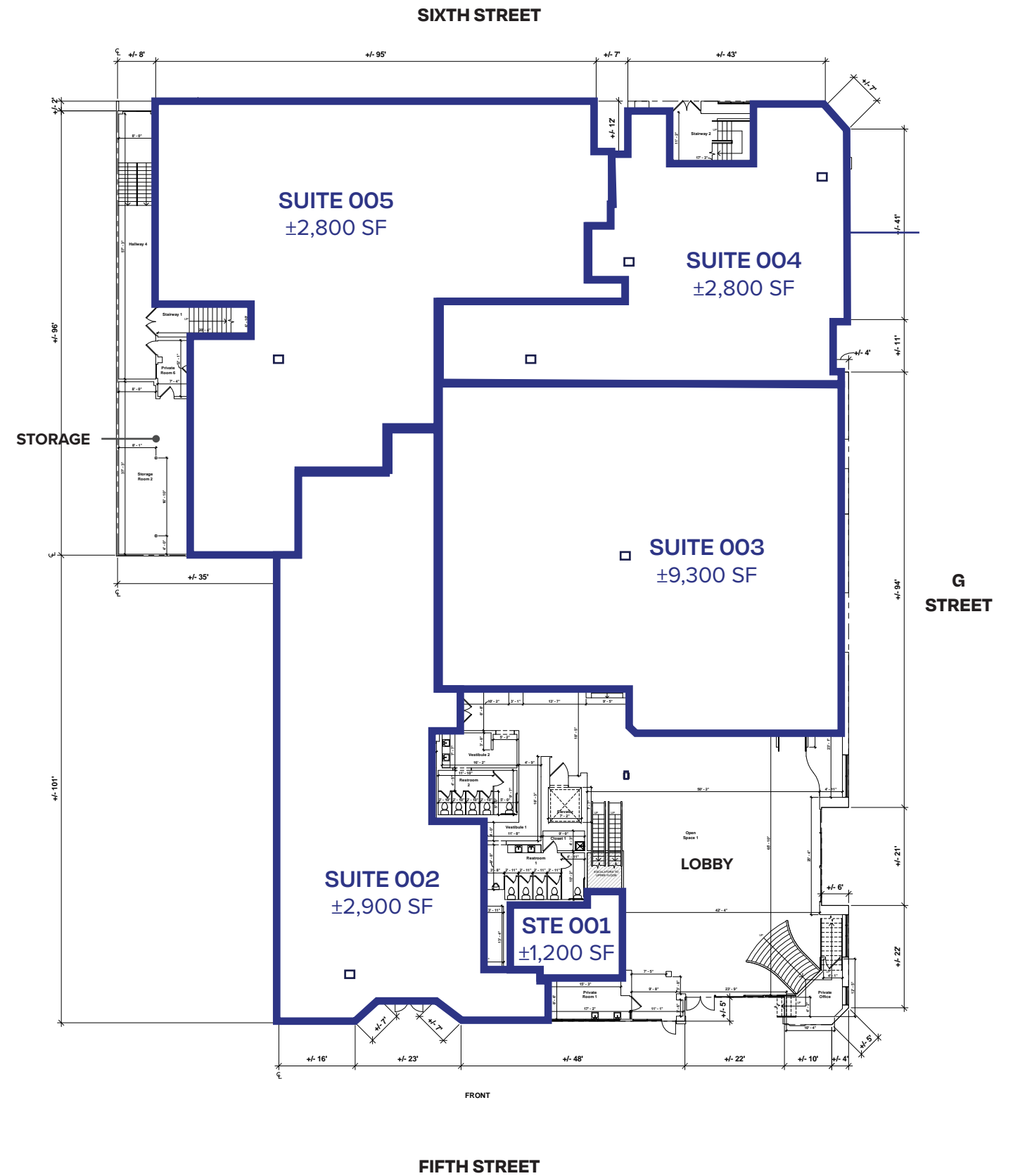
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Multi-Tenant Configuration

• Floor 1 Suites

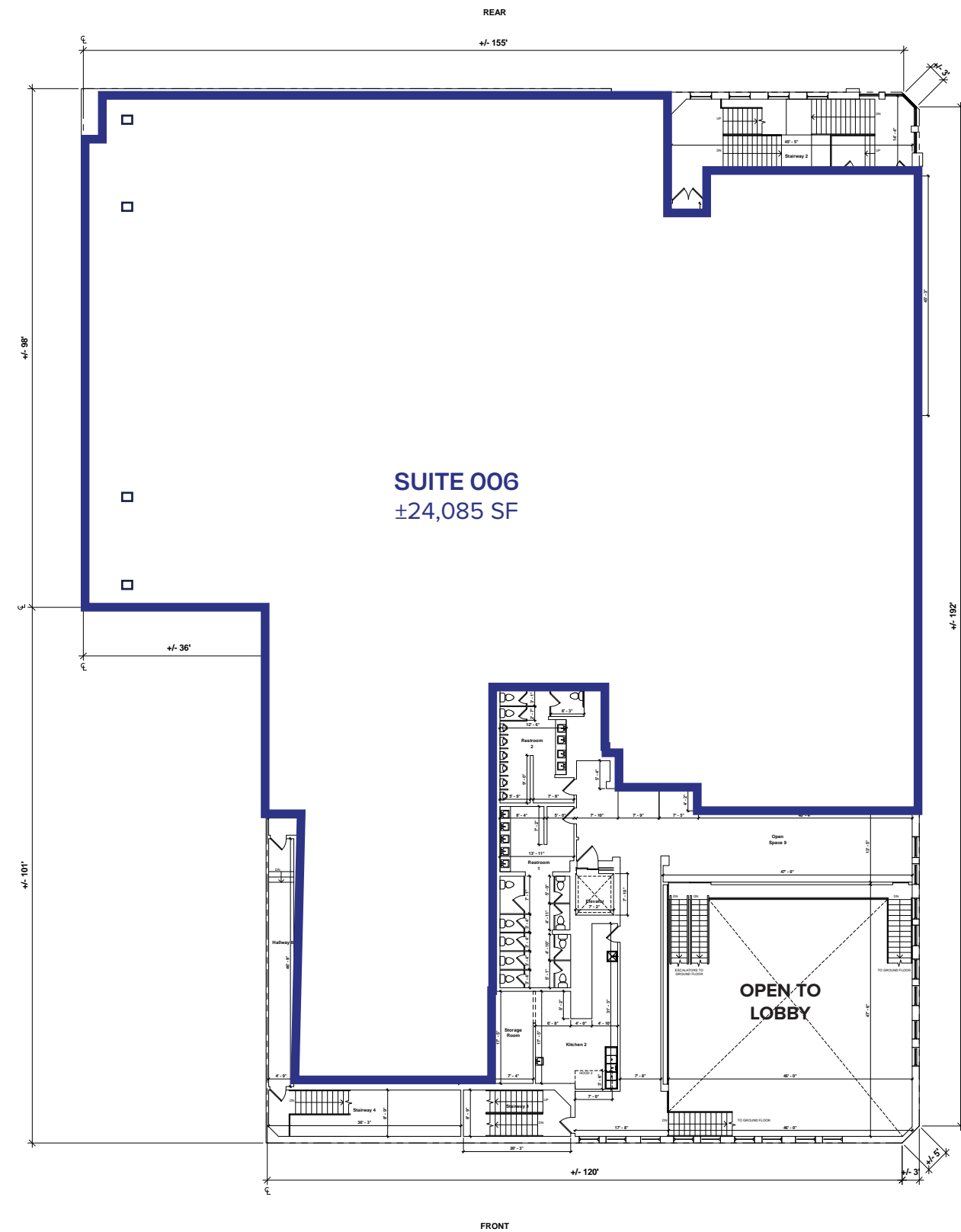
- Suite 001: ±1,200 SF (existing bar area)
- Suite 002: ±2,900 SF
- Suite 003: ±9,300 SF (full kitchen & 2 bar areas)
- Suite 004: ±2,800 SF
- Suite 005: ±2,800 SF (existing bar area)

- Highly visible ground level spaces
- High ceilings
- Primary frontage on 5th Avenue, G Street, and 6th Street
- Ideal for experiential retail and flagship concepts
- Positioned within an established entertainment district attracting locals and visitors



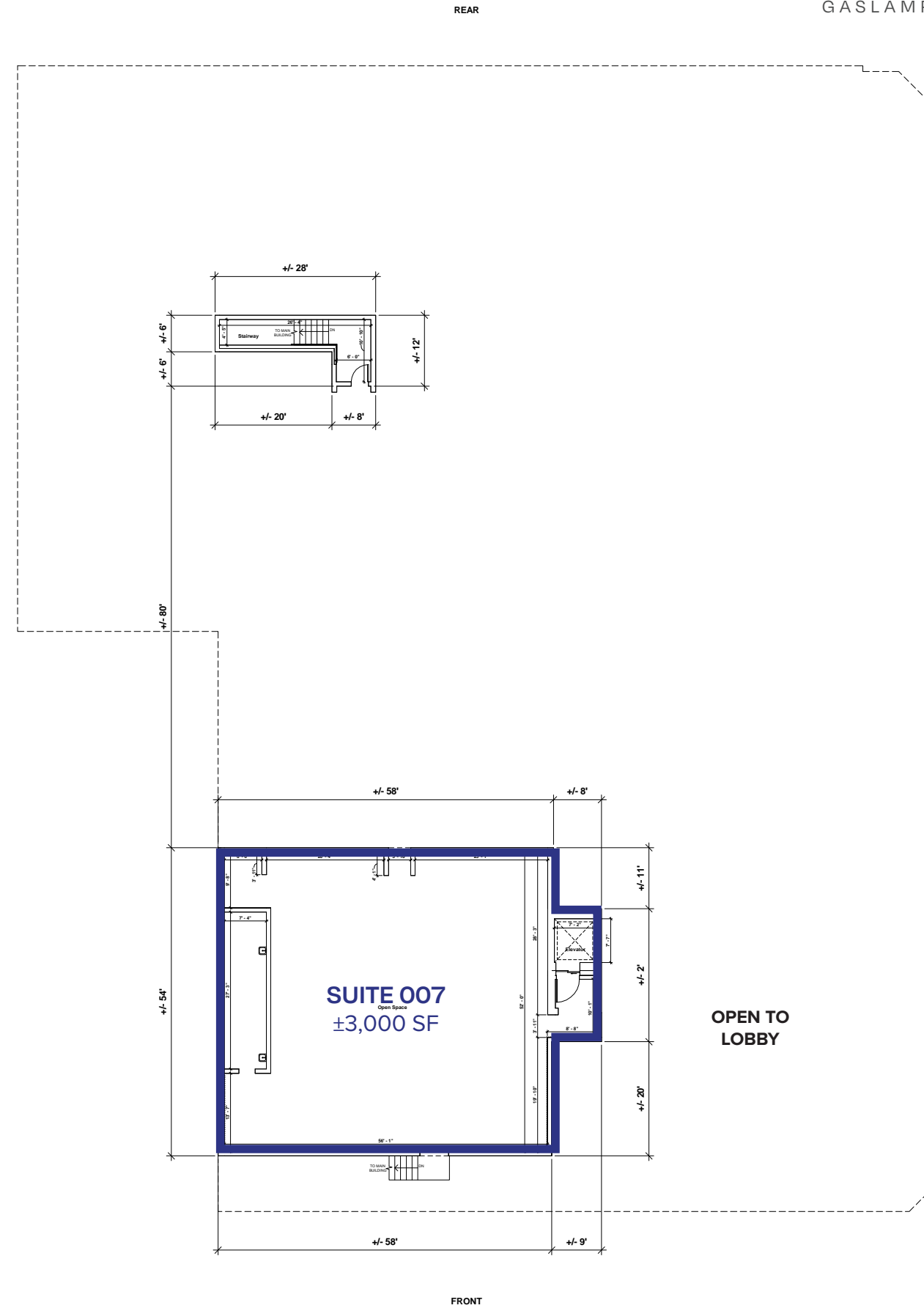
Second Floor Opportunity

- **Floor 2 Suite**
 - Suite 006: ±24,085 SF
- High ceilings
- Large format opportunity with a flexible floor plan



Rooftop Hospitality Opportunity

- **Rooftop Suite**
- ±3,000 SF (existing bar)
- Unique setting overlooking the Gaslamp Quarter



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct

DOWNTOWN SAN DIEGO

LITTLE ITALY

GASLAMP THEATRE



IRONSIDE

lofty

W Cedar St

QUEENSTOWN

Beech St

CORTEZ

PORTSIDE PIER

Brigantine

MIGUEL'S

KETCH BREWING



N. Harbor Drive

Pacific Hwy

Kettner Blvd

India St

Columbia St

State St

Ash St

MUSIC BOX

CIVIC CORE



A St

B St

San Diego Civic Theatre



GASLAMP FISH HOUSE



Desmond



SAN DIEGO CITY COLLEGE

COLUMBIA

Cruise Ship Terminal

SPRINGHILL SUITES

Residence Inn

STONE BREWING

UNION STATION SANTA FE DEPOT



WESTIN

THE US GRANT



Broadway

SPRECKELS THEATRE



Room56

ANDAZ

moxy

MAKER'S QUARTERS



RaDD A DISTRICT BY IQHQ

EMBASSY SUITES

HORTON REDEVELOPMENT

AC HOTELS



ONYX NIGHTCLUB

FUTURE EAST VILLAGE GREEN PARK



THE HEADQUARTERS AT SEAPORT DISTRICT

Market St



FOGO DE CHAO



FUTURE EAST VILLAGE GREEN PARK

Trade Area Highlights

GASLAMP

Site

EAST VILLAGE

GRAND HYATT



FAT TUESDAY

HOTEL INDIGO

SAN DIEGO CALIFORNIA SEAPORT VILLAGE

Marriott

PENDRY

Marriott

SAN DIEGO CENTRAL LIBRARY

MARINA



Hilton

Hard Rock

petco park

TAILGATE PARK



FIFTH AVE FERRY LANDING

OMNI HOTELS



SAN DIEGO COUNTY ADMINISTRATION BUILDING



ESET HEADQUARTERS



OMNI HOTEL



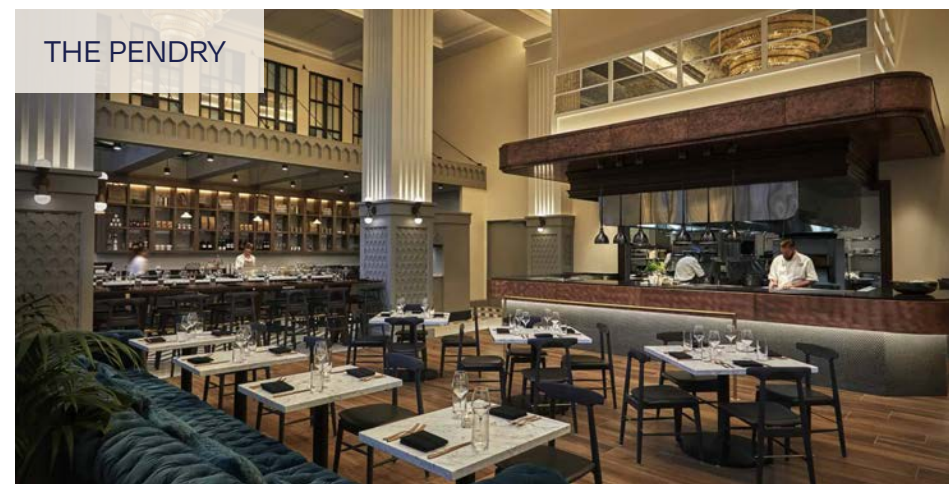
THE US GRANT HOTEL



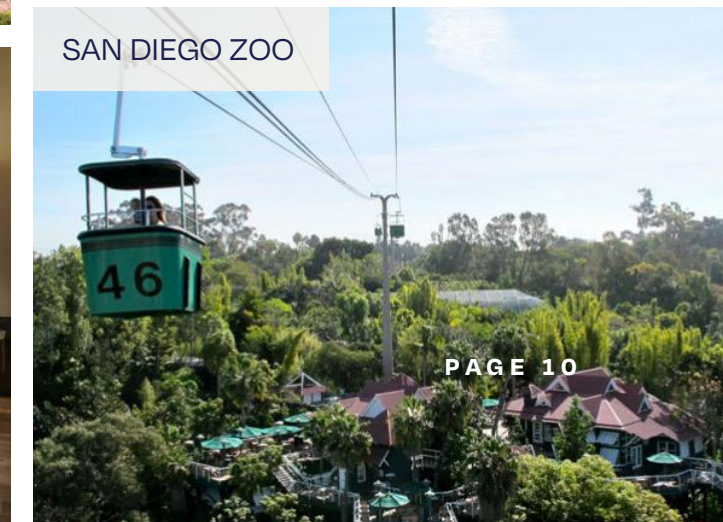
BALBOA PARK



SEAWORLD



THE PENDRY



SAN DIEGO ZOO

DOWNTOWN SAN DIEGO

DOWNTOWN SAN DEIGO Hotels • Office • Tourism

HOTELS

- 4,576 hotel rooms
- 1,043 hotel rooms under construction
- 17.6M overnight visitors per year
- Notable nearby hotels:



OFFICE HEADQUARTERS

- 6.4M square feet
- 2.14M square feet under construction
- 81K jobs in downtown San Diego
- Notable nearby headquarters and corporate offices:

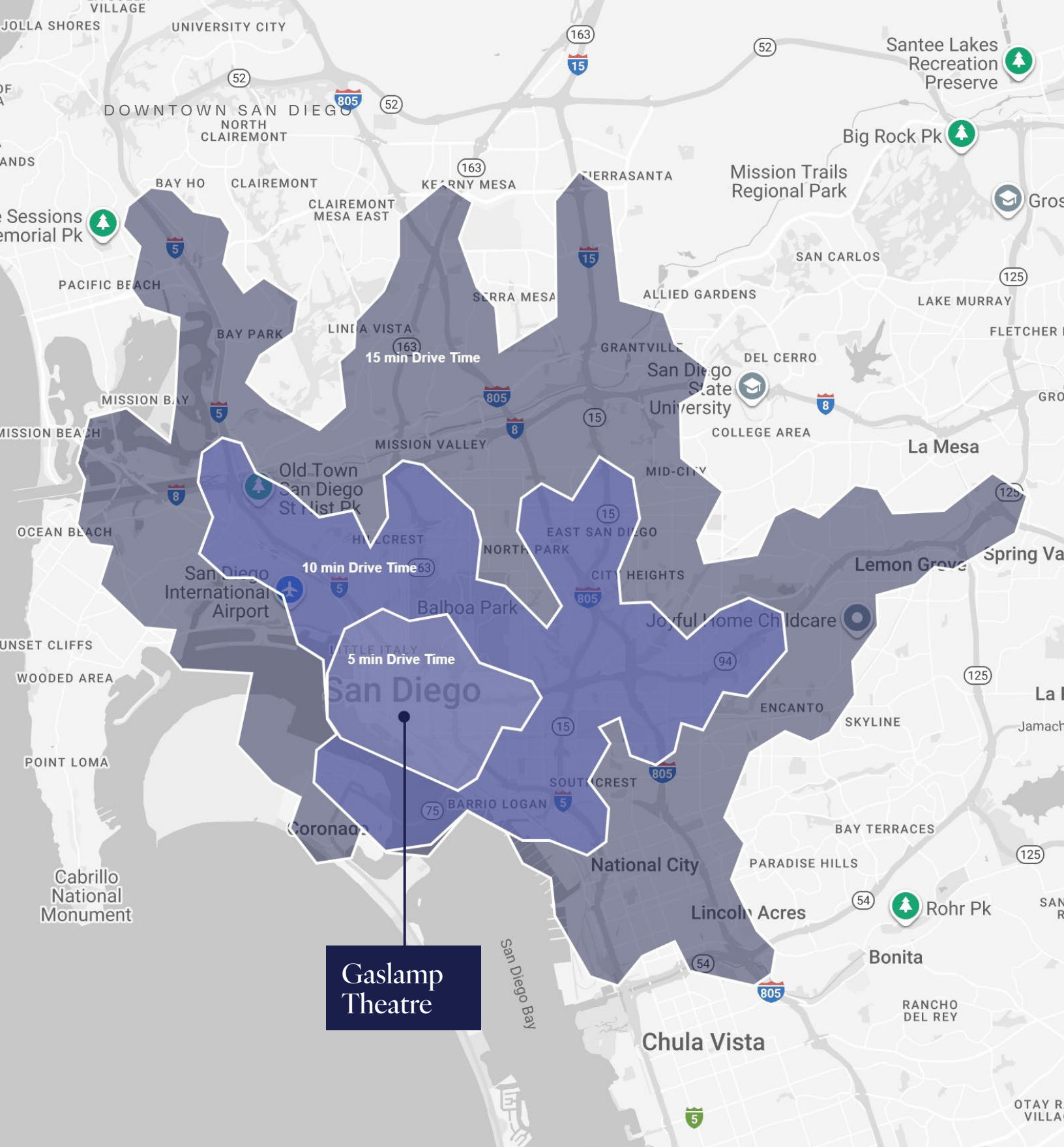


TOURISM

- Notable tourist destinations within a 15-minute drive time:



Area Demographics



	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	79,761	248,356	627,242
COMPANY HEADQUARTERS	230	420	874
EMPLOYEE POPULATION	77,380	146,705	308,968
AVG HOUSEHOLD INCOME	\$128,137	\$127,273	\$125,528
MED HOUSEHOLD INCOME	\$104,429	\$99,641	\$100,573
MEDIAN AGE	38.0	36.3	35.5
% OF POP. WITH BA DEGREE OR HIGHER	50.2%	45.1%	42.2%



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.

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ALLISON CAMPBELL

858.524.3266

acampbell@riretail.com

Lic. #02072308

RI RETAIL INSITE

RETAIL INSITE | Lic. #01206760 | www.riretail.com

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