



634 Broadway

SAN DIEGO, CA 92101



RARE TURNKEY RESTAURANT OPPORTUNITY IN THE HEART OF DOWNTOWN SAN DIEGO

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PROPERTY OVERVIEW

634 BROADWAY, DOWNTOWN SAN DIEGO, 92101

Size:	Rent:	Lease:	ABC License:
±3,000 SF	Negotiable	Negotiable	Type 47

SEE FULL EQUIPMENT LIST

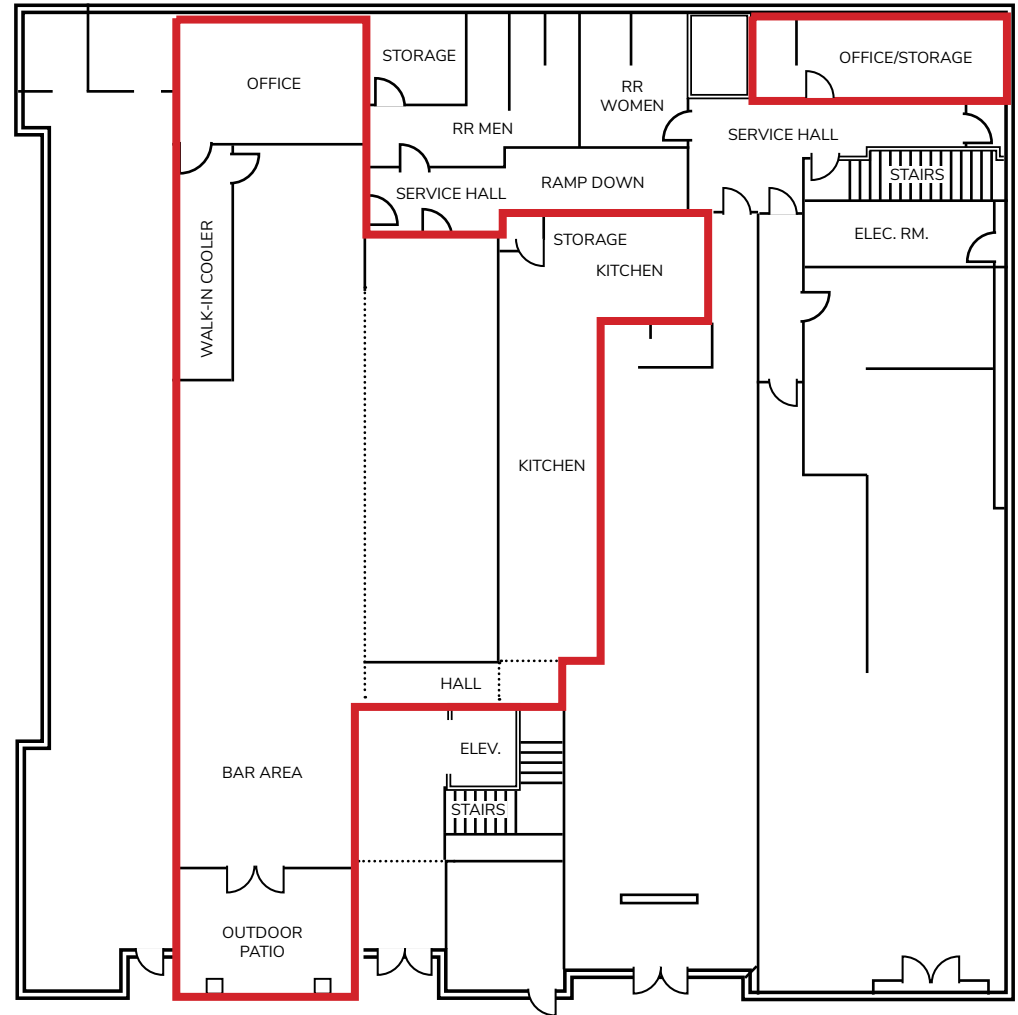
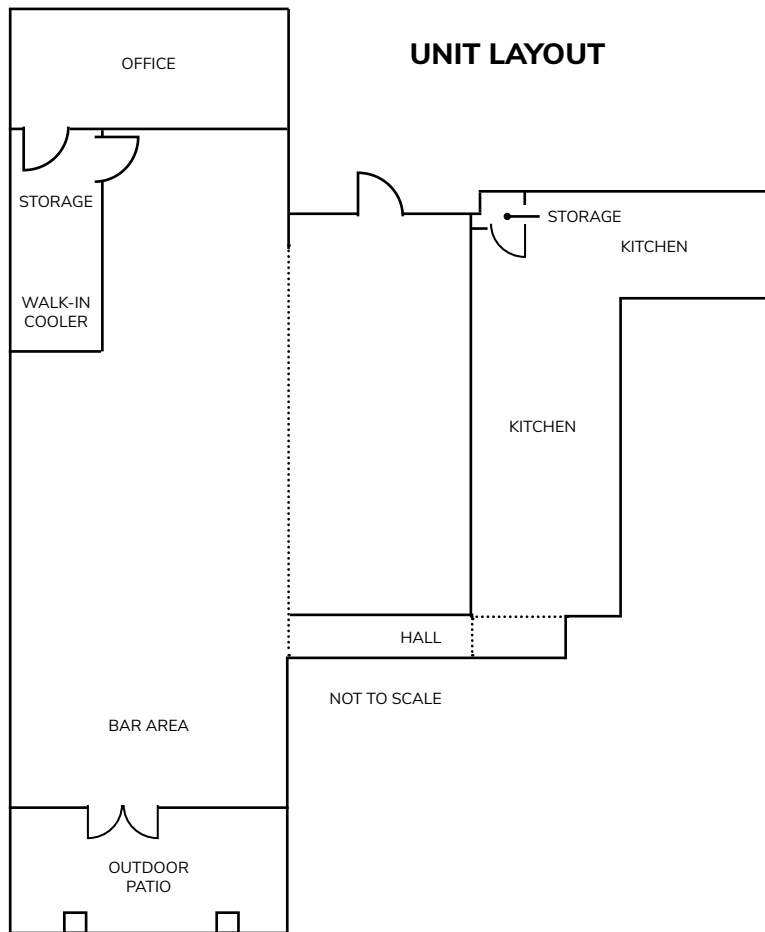
- APPROX 3000 SF 2ND GENERATION RESTAURANT AND BAR
- ABC TYPE 47 LICENSE
- 14FT TYPE 1 HOOD SYSTEM
- GREASE INTERCEPTOR
- LARGE WALK-IN COOLER
- BONUS OFFICE/STORAGE
- NEW LEASE TERM (NEGOTIABLE)

Asking Price: Contact Broker

PLEASE DO NOT DISTURB TENANT, OWNER, EMPLOYEES, OR PATRONS

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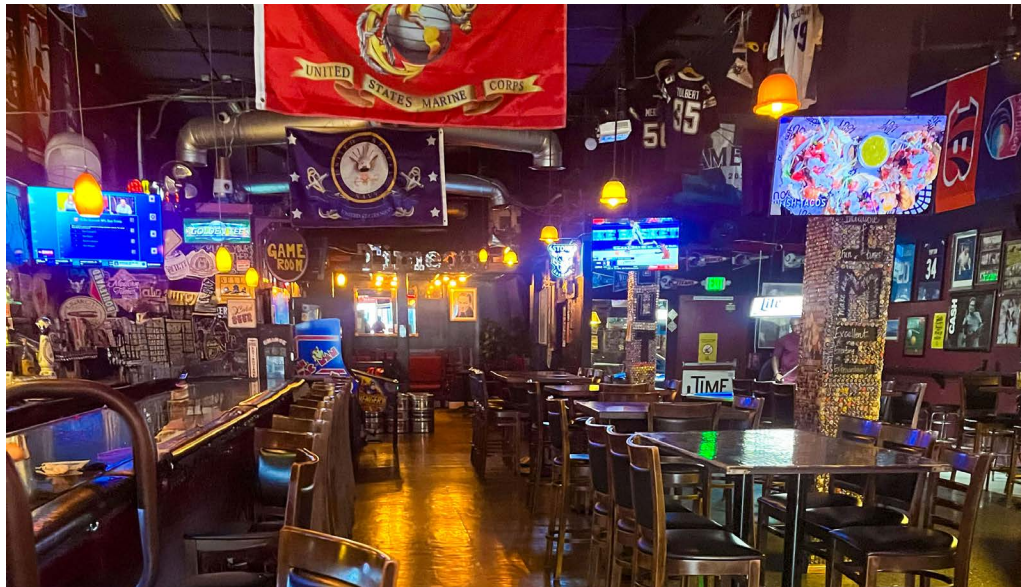
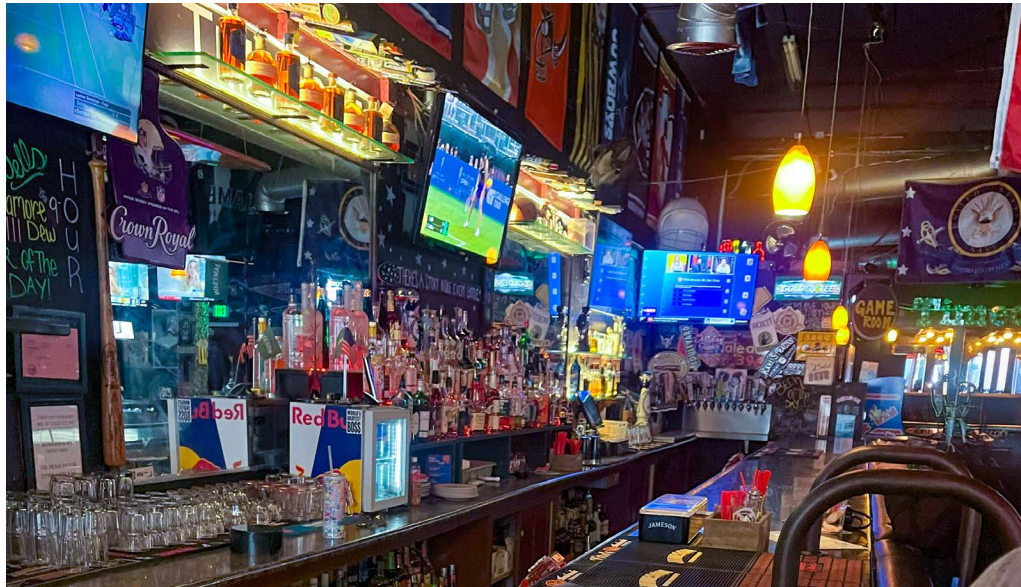
FLOOR PLANS



NOT TO SCALE

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INTERIOR PICS



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KITCHEN PICS



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NEARBY NEW DEVELOPMENTS



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DOWNTOWN SAN DIEGO



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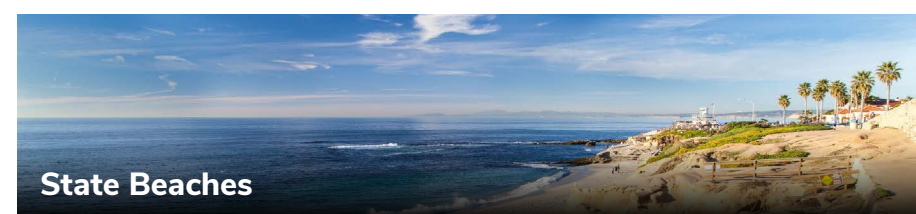
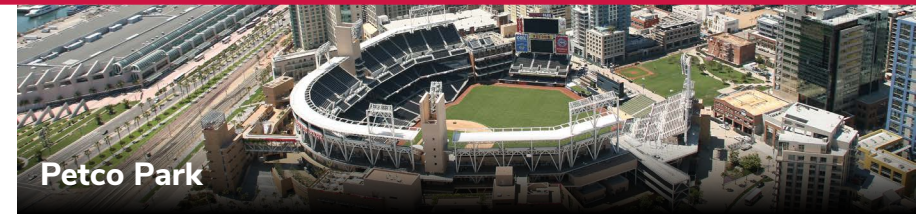
DOWNTOWN SAN DIEGO

Downtown San Diego is the vibrant core of a **highly resilient tourism economy that generated approximately 32 million visitors and \$22 billion in economic impact during fiscal year 2024**. Its mix of beachside leisure, conventions, and annual marquee events like Comic-Con (which delivers up to a 400% sales surge for local shops) underscores the area's importance to vendors and restaurants.

Major new initiatives like a **\$50 million funding increase by the Tourism Marketing District** aim to boost hotel stays and marketing efforts into 2026. Together, these tourism-driven dynamics make downtown San Diego a fulcrum of economic vitality, cultural attraction, and urban renewal.

Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population:	60,899	205,772	501,571
Households:	34,336	98,045	206,874
Avg HH Income:	\$133,285	\$140,166	\$128,877

Traffic Counts (Vehicles Per Day)	
Broadway	12,116
6th Ave	4,200
7th Ave	4,600



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