



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# LOCATION HIGHLIGHTS

- Located in the affluent **Marina District**
- Steps to Seaport Village, Gaslamp District, San Diego Convention center, and Petco Park
- The Gaslamp is **San Diego's number one tourist destination** and attracts 20 million visitors per year.
- **Easy Access** to 5, 94, and 163 Freeways
- **Area tenants** include Breakfast Republic, STK, Coin-Op, TCL Chinese Theatre, Sugar Factory, Fogo de Chao, Neighborhood, Searsucker, and Urban Outfitters.
- **40,000 total population** of Downtown San Diego
- **82,000 jobs** located downtown
- Right below 875 G Street Apartments
- **Space is an end cap** adjacent to 8th and G Parking Lot
- Grease Trap



**SECOND GEN  
RESTAURANT SPACE**



**RENT - \$42 PSF + \$855  
(\$0.74 NNN)**



**NO HOOD**

## DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2023 Projection	51,941	208,149	532,944
2018 Estimate	49,081	198,473	510,296
Growth 2018 - 2023	5.83%	4.88%	4.44%

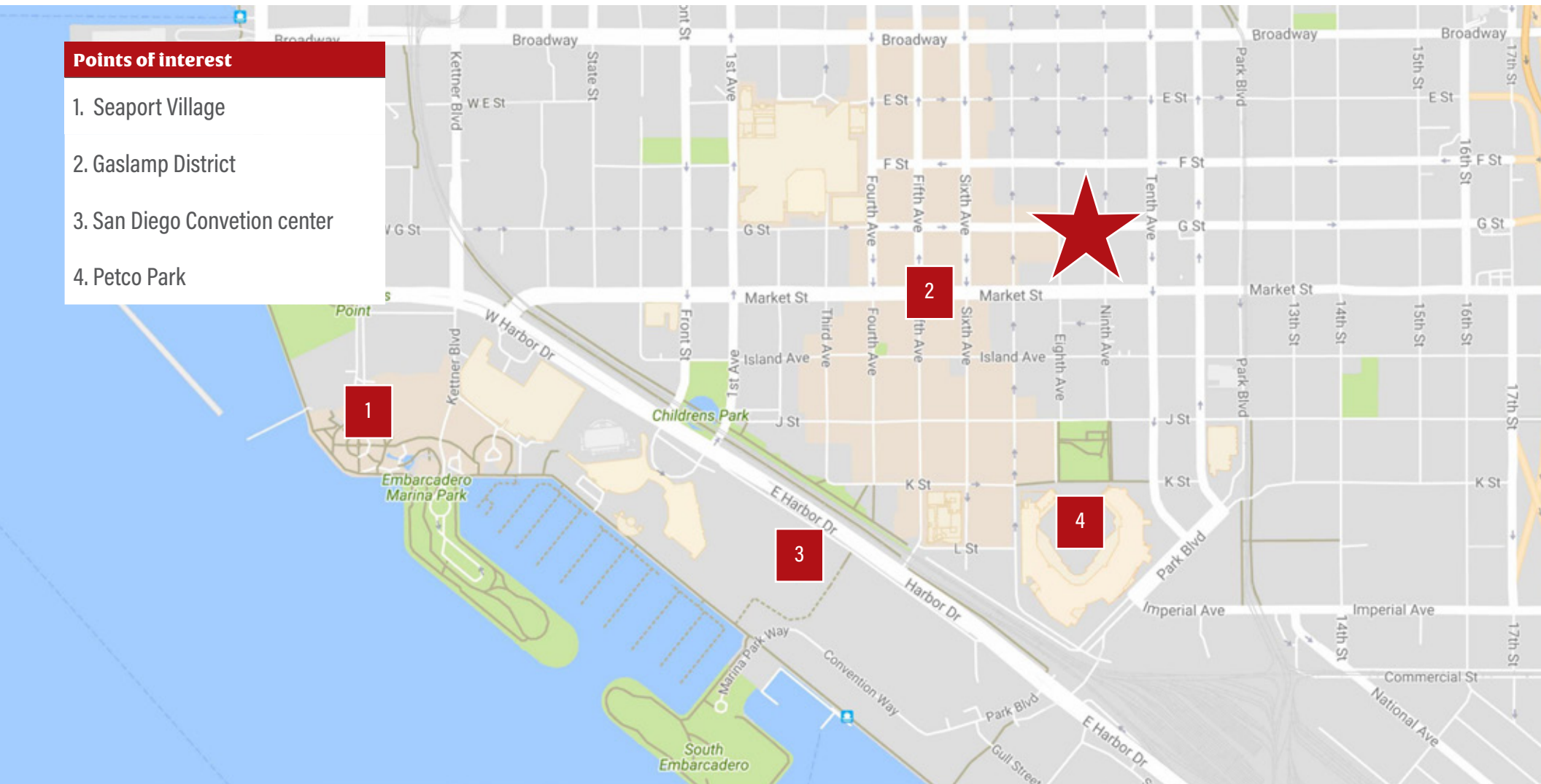
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2023 Projection	27,401	90,484	200,844
2018 Estimate	25,604	85,537	190,528
Growth 2018 - 2023	7.02%	5.78%	5.41%

INCOME	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$91,317	\$96,490	\$87,736

### Points of interest

1. Seaport Village
2. Gaslamp District
3. San Diego Convention center
4. Petco Park





# AREA OVERVIEW

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## GASLAMP QUARTER

The Gaslamp Quarter is a district of San Diego, California. It is a 16½ block historical neighborhood in Downtown San Diego, and is the site of several entertainment and nightlife venues, as well as scheduled events and festivals, including Mardi Gras in the Gaslamp, Street Scene Music Festival, Taste of Gaslamp and ShamROCK, a St. Patrick's Day event. Petco Park, home of the San Diego Padres is located one block away in downtown San Diego's East Village.

## SAN DIEGO, CA

San Diego is known for its culture, attractions and beautiful beaches. With an average temperature of 70 degrees' year-round, this city is a prime location for living so it's no surprise that San Diego is the second largest city in California and eighth largest in the United States.

Tourism is a huge part of San Diego's economy. The city hosts close to 34 million visitors each year who in total spend nearly \$9.9 billion. At the end of 2015, tourism broke records in hotel stays and visitor spending with a 1.2% overall visitation growth. Of the 34.3 million total visitors, about half (17.2 million) stay overnight in a hotel or a private home.

Multifamily has been a struggle in the San Diego area as luxury apartments have become a competition of amenities. More amenities mean higher rent, but San Diego residents are willing to pay for these. Some new and innovative amenities include dog spas, outdoor kitchens and video walls.

There are 63 projects under construction including a dual-hotel building and a condo tower. This past year alone, 1,248 apartment units were completed with another 8,106 in the works for the future.





SECOND GEN.  
RESTAURANT AVAILABLE

871 G St

SAN DIEGO CA

TOKYO

This Leasing Package contains select information pertaining to the business and affairs of the property located at 871 G St, San Diego, CA ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

## EXCLUSIVE LEASING AGENTS



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