



**URBAN
PROPERTY
GROUP** est.
1989

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570 K ST

Hard Corner of Sixth Ave. & K St.

5,604 SF 2ND. GEN. RESTAURANT SPACE FOR LEASE

**30% Rent
Reduction,
Motivated
Landlord!**



RIGHT OUTSIDE...

THE BALLPARK BUZZ

Located just steps from Petco Park, this rare restaurant opportunity sits in the heart of Downtown San Diego's Historic Gaslamp District, capturing steady daily foot traffic and surging game-day crowds. The space is ideal for food, beverage, or grab-and-go concepts looking to plug directly into the ballpark energy.

IN 2025, THE PADRES DREW 3,437,201 FANS AT PETCO PARK OVER 80 GAMES. PADRESMISSION.COM

FOR LEASE
ONE BLOCK FROM
PETCO PARK

Property Highlights: Turn-Key Restaurant Opportunity



Hard corner 6th Avenue & K Street

Type 47 liquor license available for purchase

San Diego's highest volume restaurants are Downtown



Steps to Petco Park and San Diego Convention Center with a combined +3 million annual attendees

Surrounded by growing Downtown office, residential, and hotel markets



Immediate proximity to Seaport Village, the Embarcadero, East Village, and the Market



The Property: Site Details



ADDRESS
570 K Street,
SD, CA 92101



SIZE
5,604 SF



TYPE
2nd Gen. Restaurant /
Bar + Patio

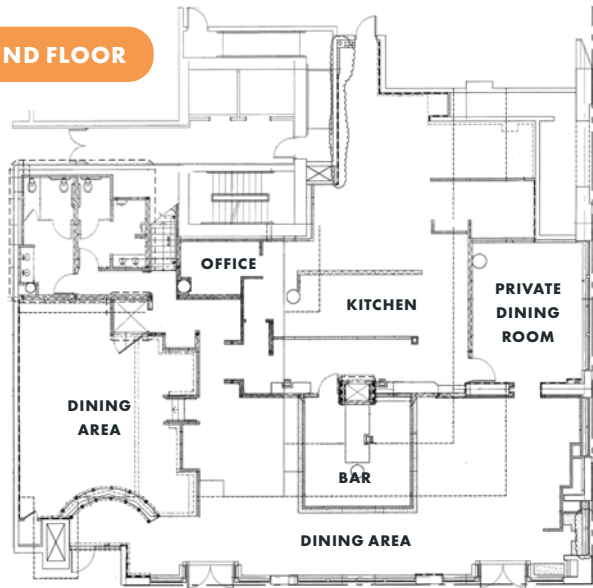


TIMING
Available Now

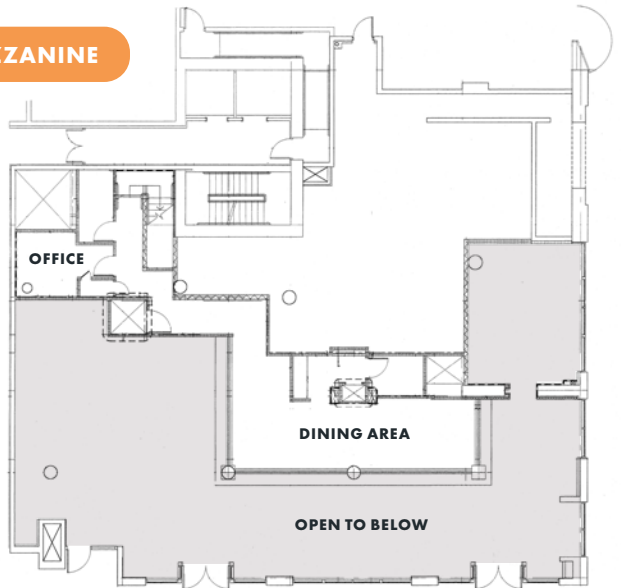


LEASE RATE
Contact for Details

GROUND FLOOR



MEZZANINE



K STREET

6TH AVENUE



RIGHT OUTSIDE...

1 BLOCK FROM THE HEART OF GASLAMP

As the West Coast's premier entertainment district, guests can immerse themselves in the rich Victorian architecture and history, dine with world-renowned chefs, and dance the night away at nationally-recognized nightlife venues. Tucked tightly into 16 ½ blocks, the Gaslamp Quarter is a walkable urban playground located in Downtown San Diego adjacent to the Convention Center, Petco Park, and the Horton Plaza re-development.



Downtown: by the Numbers and Facts

Easy access to public transportation.

Located in an urban core.

Large employers have offices in Downtown allowing employees to walk, bike, take public transportation, or drive only a few minutes to work.

Hotel and sales tax revenues from the San Diego Convention Center - +\$30 Million, which support the core City services such as road repair and public safety.

Direct attendee spending as a result from the San Diego Convention Center at restaurants, hotels, attractions and more - +\$800 Million



OFFICE

363,700 SF

Under Review

1.8M SF

Under Construction



RETAIL

80,150 SF

Under Review

562,600 SF

Under Construction



HOUSING

+31,689¹

Existing

+3,044² SF

Under Construction



RESIDENTS IN DOWNTOWN

37,000



POPULATION OF SAN DIEGO COUNTY

3.3 M



ANNUAL VISITORS TO SAN DIEGO

35.1 M



CONVENTION CENTER ECONOMIC IMPACT 2023

\$1.4 B



SAN DIEGO PADRE'S ATTENDANCE 2025

+3.4 M FANS



HOTEL ROOMS

15,894

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

1 Based on 2021 SANDAG population and housing estimates + recently completed projects. 2 Based on permit applications submitted on or before 6/30/2023

LOCAL LINEUP

Downtown San Diego buzzes with **dynamic retail and diverse dining.**



	1 MILE	2 MILE	3 MILE
Population (2024)	53,611	103,257	186,886
Project Population (2029)	54,355	103,949	187,298
Total Daytime Employment	67,013	111,986	218,064
Total Households	28,914	49,635	84,195
Avg. Household Income	\$107,148	\$106,371	\$108,709
Total Consumer Spending	\$868 M	\$1.5 B	\$2.7 B

- 1 San Diego Convention Center

2 NoBu

3 Hard Rock Hotel

4 Lou & Mickey's

5 Cafe Sevilla

6 Happy Does Bar

7 Lumi

8 Huntress

9 Pendry Hotel

10 Provisional Kitchen

11 Lionfish

12 Zama

13 Wine Girl

14 Sketchers

15 Taco Centro

16 Nova SD

17 Breakfast Republic

18 Achilles Coffee

19 Buca di Beppo

20 Salt & Whiskey

21 Tacos El Franc

22 Insomnia Cookies

23 Rustic Root

24 Taka

25 Prohibition Lounge

26 Cali Cream

27 Spill The BEans

28 Smokin' Gun

29 SideBar
- 30 AKA Asian Modern Fusion

31 Barley Mash

32 La Puerta

33 Tiger Cafe

34 Price Street Pizza

35 Fat Tuesday

36 American Junkie

37 Greystone Prime

38 The Melt

39 Ghirardelli Ice Cream

40 Museum of Illusions

41 Fogo de Chao

42 Good Night John Boy

43 Whiskey Girl

44 Osteria Panevino

45 The Topsy Crow

46 Tacos El Gordo

47 Coin-Op

48 American Comedy Club

49 STK

50 Room 56

51 Vin de Syrah

52 The Melting Pot

53 The Balboa Theater

54 Grander Hotel

55 Parq

56 Isanbul Doner Kebab

57 Grant Grill

58 Dunnkin' Donut

★
FOR LEASE

60,000 SF of
play, passion, and
Padres pride

KEY FEATURES

Tony Gwynn Terrace

Elevated viewing deck and picnic space honoring Padres legend Tony Gwynn

Playground

Expanded all-ages playground featuring the world's tallest climbable baseball bat (35+ feet)

Off-Leash Dog Park

Dedicated, fenced area that allows dogs to play freely, providing a pet-friendly environment for visitors

Ball Field

Upgraded field for casual baseball or softball games, encouraging community sports activities

Pickle Ball Courts

Temporary courts available for pickleball enthusiasts

Public Access

Open to the public during non-event hours, allowing community members to enjoy its amenities freely

\$20M GLOW-UP!

Gallagher Square **Gets a 20th Anniversary Makeover!**





Although it serves as a hub for over 4,000 businesses and a variety of tourist amenities, Downtown is also a place people call home.

Since 2000 the population has grown by 97%, with projections showing increasing numbers.



1.4 Miles

world-class museums,
gardens, attractions,
performances & the Zoo



**SEAPORT
VILLAGE**

0.6 Miles

waterfront shopping
and dining



15 Minute Walk

outdoor concerts
and events



7 Minute Walk

the San Diego
Convention Center and
home of ComicCon



8 Minute Walk

home of the
San Diego Padres



15 Minutes

and all freeway, visitors arrive
or depart from San Diego



11 Minutes

where you can go
get wild.



7 Miles

where you can make a
splash with sea life



Area Use Map



Hotels



Office



Multi-Family
Residential



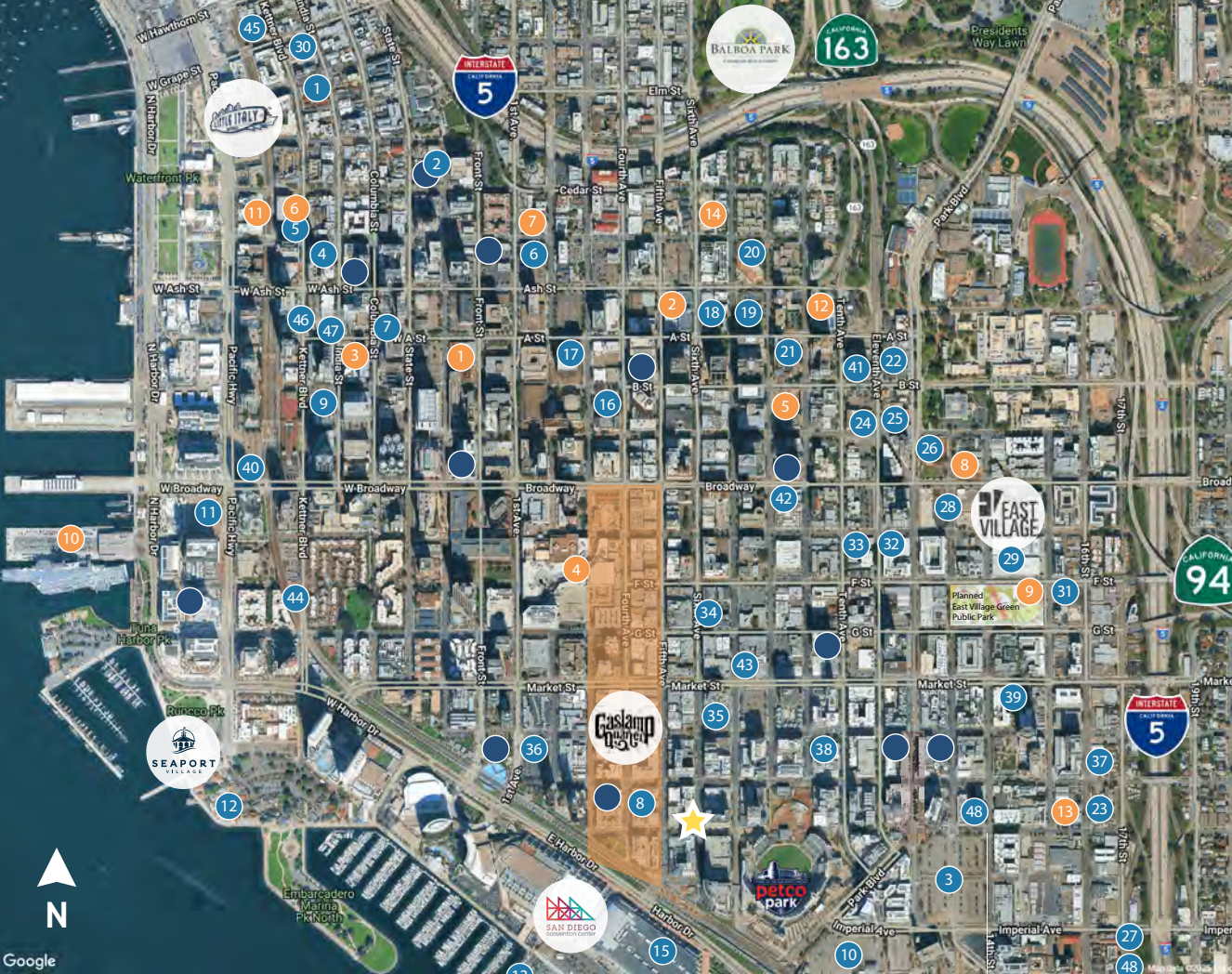
School
Non-Profit
Government



Under Construction
and/or
In Planning



N



Under Construction

Approx:
2,502 Residential Units
360,286 SF Retail
700,000 SF Office
502 hotel Rooms
East Village Green Acre Public Park
Freedom Park at Navy Pier

Pipeline

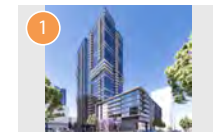
Approx:
2,081 Residential Units
93,209 SF Retail
59,800 SF Office
1,636 Hotel Rooms
Convention Center Expansion

Recently Completed

Approx:
1,894 Residential Units
203,700 SF Retail
1,121,100 SF Office
390 Hotel Rooms
66,000 SF UCSD Extension
IQHQ 1.7M SF BioTech / Retail

Downtown San Diego Development Pipeline Q4 2025

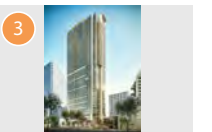
Under Construction



**Holland Partners;
The Torrey**
450 units; 49,500 sf retail



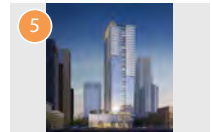
**Vandervel Hotels, LLC;
Tru/Home2 Hotel**
271 rooms



**Pinnacle International;
Columbia & A Tower**
220 units; 234 rooms



**Stockdale Capital Partners;
Campus at Horton**
300,000 sf retail; 700,000 sf office
Est. Completion: Q1 2025



Bosa; 8th & B
398 units; 9,400 sf retail;
.5-acre public park



**Holland Partners;
Kettner Crossing Phase 1**
64 units



**Greystar; Ancora
1st & Beech**
227 units



**Harrington Heights;
13th & Broadway**
273 units; 1,600 sf retail



East Village Green Public Park
4.1-acre public park; children's playground;
dog park; community center; public green
space; 180-space underground parking



Freedom Park at Navy Pier
10-acre park; nature garden, memorials
and monuments, play structures, seating
and shading, and interpretive signage.



Cedar Street Apartments
138 units



**Jacaranda on 9th
Apartments**
88 units



Riaz Capital
259 units



**Kindred
BRIDGE Housing**
126 units; 4,186 sq. ft. retail

Pipeline



**Liberty National;
Columbia & Hawthorne**
22 rooms; 33 units; 4,000 sf retail



**Liberty National;
State & Grape**
56 rooms; 92 units



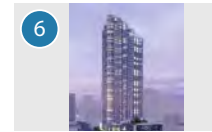
**Tishman Speyer & Padres;
East Village Quarter**
1,800 units; 50,000 sf retail



**Forge Land Company;
India & Beech**
337 units; 2,500 sf retail



Essex; Citiplace Front & Ash
147 units



**Liberty National
First & Beech**
433 units



TR Legacy Holdings; 499 West Ash
336 units; 284 rooms; 25,000
sf retail; 10,000 sf office



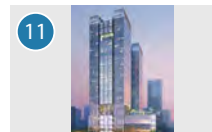
**Jman Tower LLC;
Air Rights Tower**
81 units



**Crown Invest LLC;
Two America Plaza**
51 units; 300 rooms; 11,700 sf retail



JMI; The Landing
793 units; 120,000 sf retail;
683,000 sf office



**Manchester Financial
Group; Manchester Hotel**
1,161 rooms; 1.9-acre plaza



1HWY1; Seaport San Diego
2,058 rooms; 242,000 sf retail;
145,000 sf office



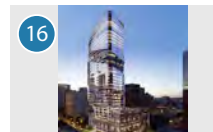
**Robert Green Company;
5th Avenue Landing**
1,396 rooms



Convention Center; Phase 3 Exp.
Exhibit halls, meeting rooms,
ballrooms, rooftop park



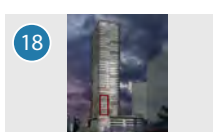
**Robert Green Company;
4th & J Hotel**
240 rooms; 24,000 sf retail



**Lida Group Holdings, Inc;
The Theatre House**
301 rooms; 59,800 sf office



Floit Properties, Inc.
183 units; 4,182 sf retail



**Ghods Builders;
6th & A**
389 units; 7,000 sf retail



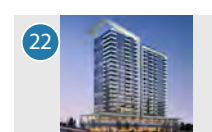
XJD; 7th & A
281 units; 9,000 sf retail



JSD2, LLC; 777 Beech
104 units



**Wood Partners;
The Rey Phase II**
459 units



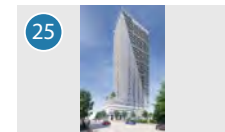
**Pinnacle International;
Pacific Heights**
492 units; 6,500 sf retail



Fabric Investments; Creativo
13 units; 1,000 sf retail;
2,000 sf office



**Liberty National;
1060 C Street**
72 units; 1,150 sf retail



**Pinnacle International;
Park & C**
444 units; 10,933 sf retail



**Liberty National;
Park and Broadway**
352 units; 4,200 sf retail



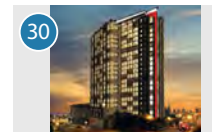
**1707 Imperial;
Zonevest LLC**
113 units



**Kilroy Realty;
Kilroy East Village**
840,000 sf office with retail



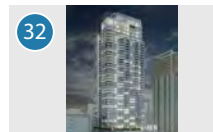
Navarra Properties; SuperBlock
4,905 sf retail; 550,000 sf office



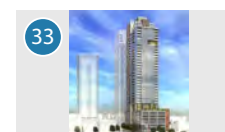
**SD Mega Block LLC;
Lucia nel Cielo**
424 units; 3,000 sf retail



Foulger-Pratt; Block F
405 units; 19,000 sf retail;
48,518 sf office



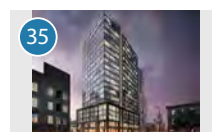
**Pinnacle International;
11th & E**
462 units; 6,000 sf retail



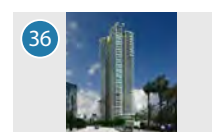
Capexco Funds; 10th & E
365 units; 2,600 sf retail



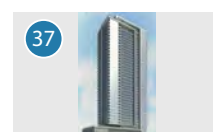
**J Street Hospitality; Motto
by Hilton**
180 rooms; 2,500 sf retail



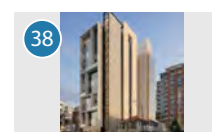
**J Street Hospitality;
Tapestry & Homewood
Suites by Hilton**
324 rooms



Bosa; First & Island Condos
211 units; 22,400 sf retail



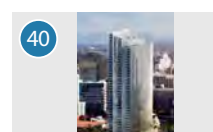
**Cast Development;
The Fellow**
129 units; 1,000 sf retail



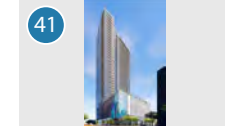
**J Street Hospitality;
Hampton Inn by Hilton**
132 rooms



**Bahia View Condominiums;
Bahia View**
95 units; 6,600 sf retail



**Bosa; Pacific & Broadway -
Parcel 1**
306 units; 15,000 sf retail



**Liberty National;
10th & B**
542 units; 4,200 sf retail



**Reef Point Hospitality LLC;
Broadway Suites**
317 rooms



**San Diego Gaslamp Properties
LLC; Citizen M Hotel**
302 rooms



Rodney Masri; 639 Kettner
750 sf retail



**KR 2045 Pacific Highway LLC;
2045 Pacific Highway**
12,000 sf retail; 275,000 sf office



**IP Investments LLC; Cedar
Street Apartments**
134 units



Elevate Investments
233 rooms; 1,700 sf retail



17th & Commercial
109 units



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