



551 J St.

GASLAMP DISTRICT
SAN DIEGO, CA 92101

RESTAURANT / BAR
OPPORTUNITY



FIXTURIZED RESTAURANT

551 J St.

A rare, corner restaurant opportunity for lease direct with the owner. 6th and J - the intersection of the two Gaslamp streets with the most momentum. You are in good company below the Residence Inn (240 rooms), with the Pendry Hotel (317 rooms coming soon), Hotel Solamar (235 rooms), and the newly opened Water Grill across the street.

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overview

GASLAMP CORNER LOCATION



551 J St.

Size: 3,148sf

Rate: \$4.50 NNN Capacity: 150

Could divide into 2 concepts, sit-down or bar plus take-out area.

High Ceilings

Huge sidewalk patio

Separate delivery entrance

IMPROVEMENTS IN PLACE

6 new glass roll up doors / windows

Giant beer cooler + separate walk-in cooler

Two separate hoods

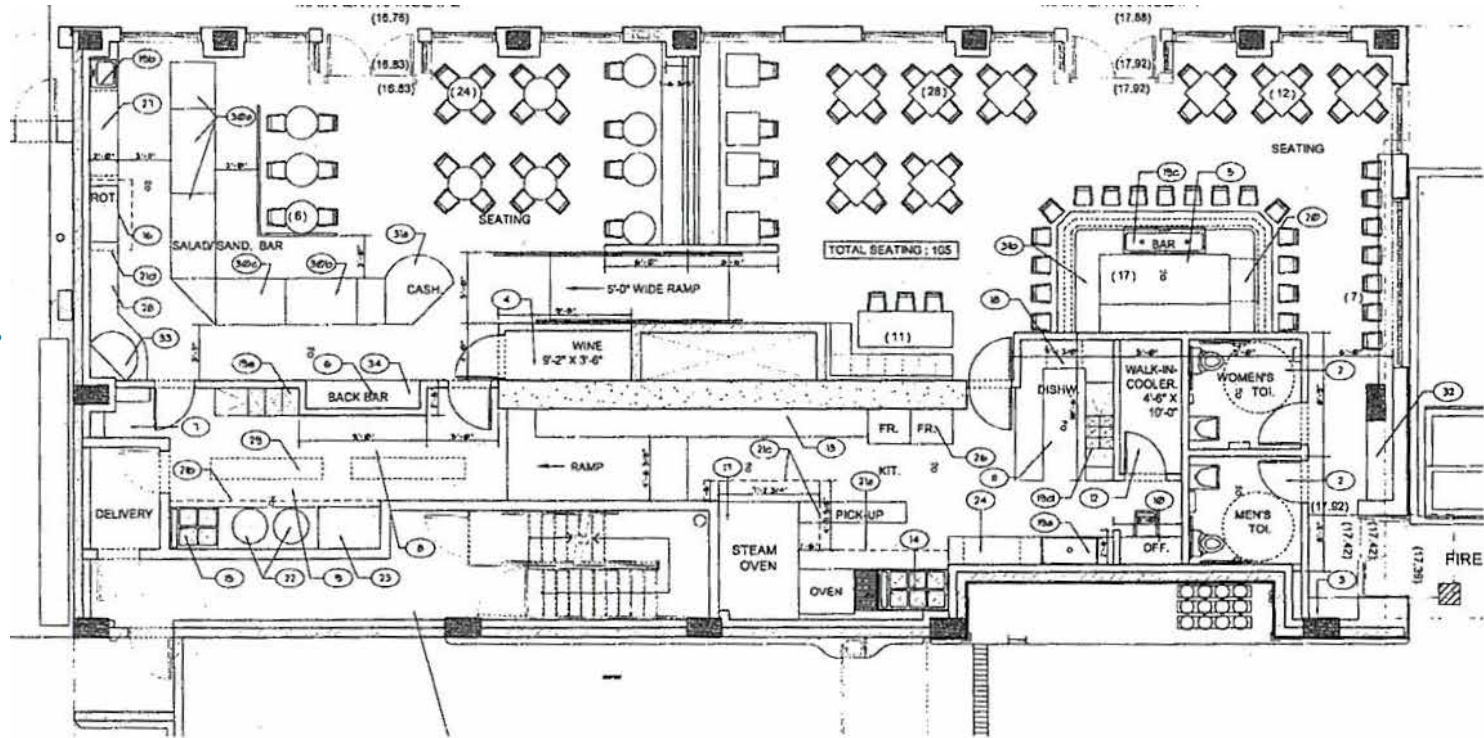
Grease Trap

details



551 J St.

6th Ave.

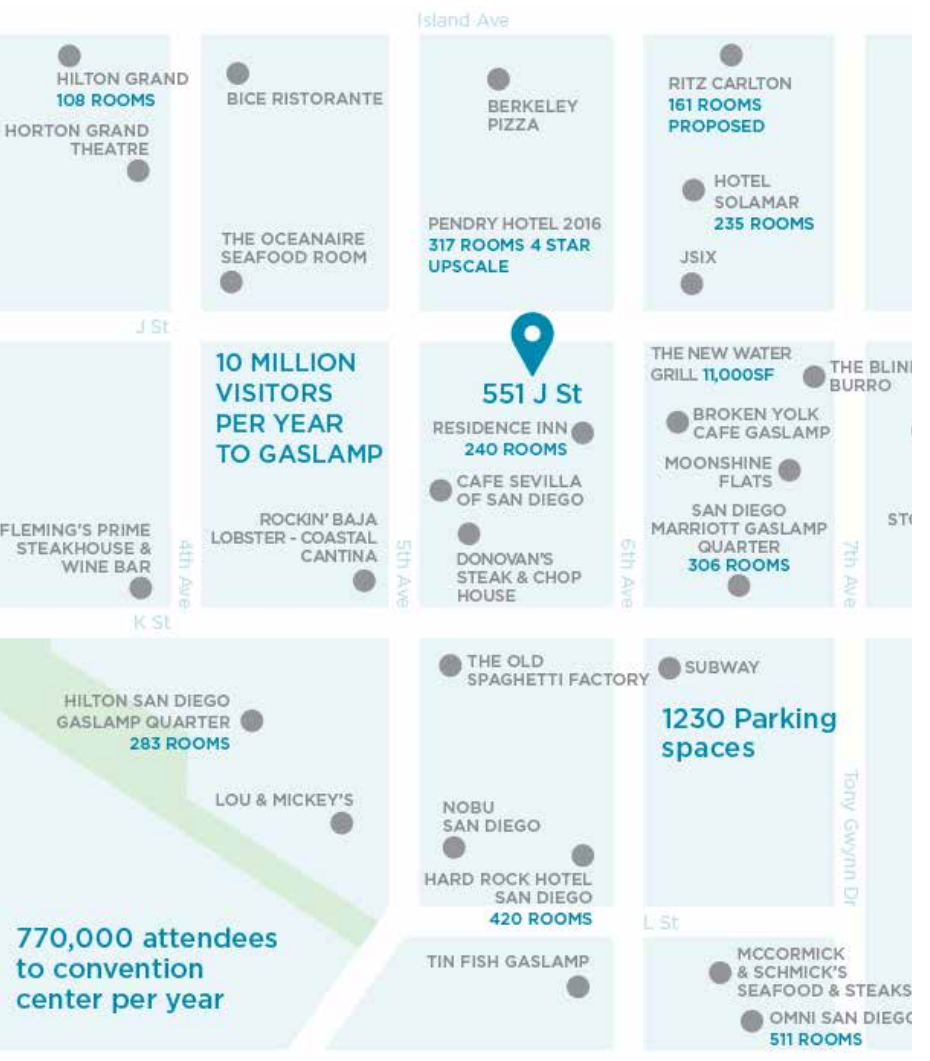


J St.

Ground Floor

Original (recent modifications have been made)

site



area

551 J St.

Tap into incredible foot traffic in San Diego's most famous district for restaurants and entertainment:

THE GASLAMP QUARTER

- +/- 10 million annual visitors.
- Daytime population of 97,000 within a 1 mile radius
- Approximately 17,000 hotel rooms servicing the Gaslamp Trade Area
- 2.5 Blocks from the Convention Center with 775,000 attendees per year

SURROUNDING ATTRACTIONS

- The World Famous San Diego Zoo +/- 6 million annual visitors
- Seaport Village +/- 4.5 million annual visitors
- Balboa Park / Hillcrest
- Petco Park +/- 2.5 million annual spectators
+/- 6 million annual visitors

location





contact

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