



# 474 Broadway

DOWNTOWN  
SAN DIEGO, CA 92101

RESTAURANT / BAR / RETAIL  
OPPORTUNITY



next wave  
COMMERCIAL



## FIXTURIZED RESTAURANT

### 474 Broadway

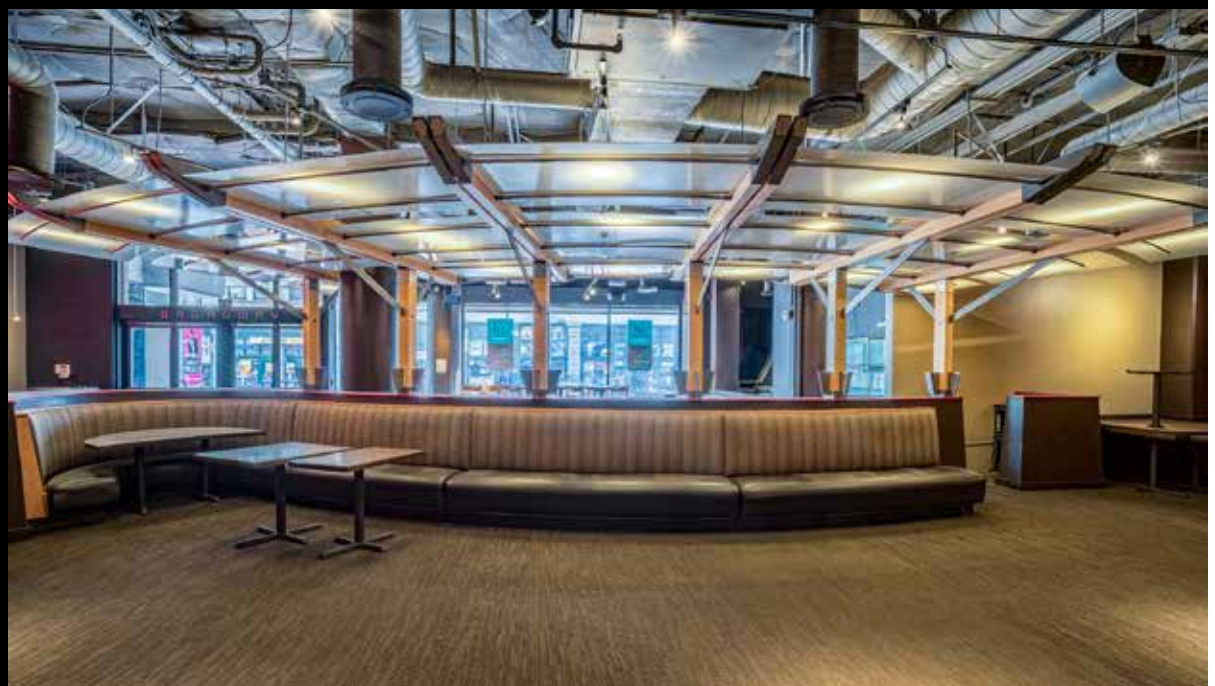
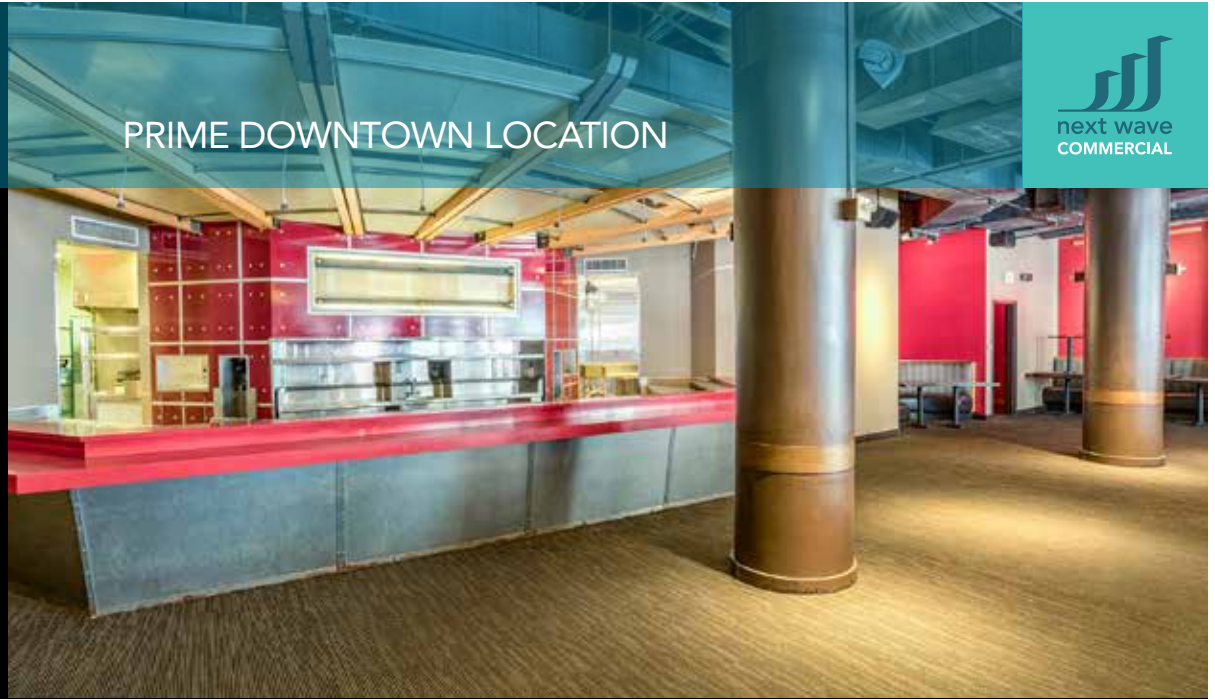
An excellent, second generation restaurant lease opportunity with high visibility signage viewable from two of the most high profile intersections in the downtown market. Draw from the 11 Million square feet of office tenants downtown for lunch and happy hour.

Tap into the Gaslamp energy after 7pm with 10 Million visitors annually. Few locations in San Diego can match this opportunity for both lunch and dinner traffic.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# overview

PRIME DOWNTOWN LOCATION



## 474 Broadway

**Size:** 4,676 – 5,574sf

**Rate:** \$2.25psf + NNN (\$.25)

**Date Available:** Immediate

### FEATURES

**Paid parking garage** within the complex

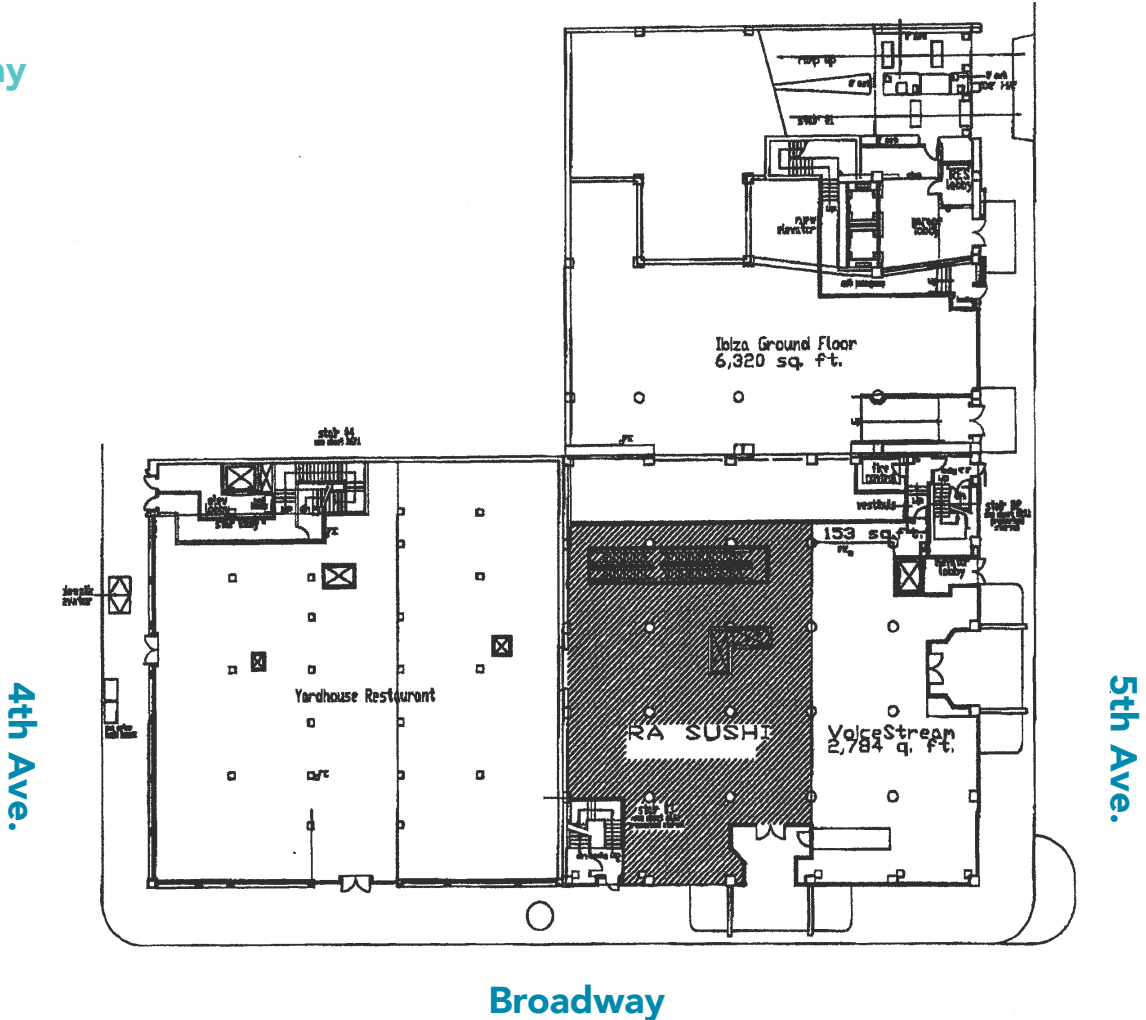
**Existing kitchen** & utility infrastructure should provide significant cost savings for a new tenant.



details

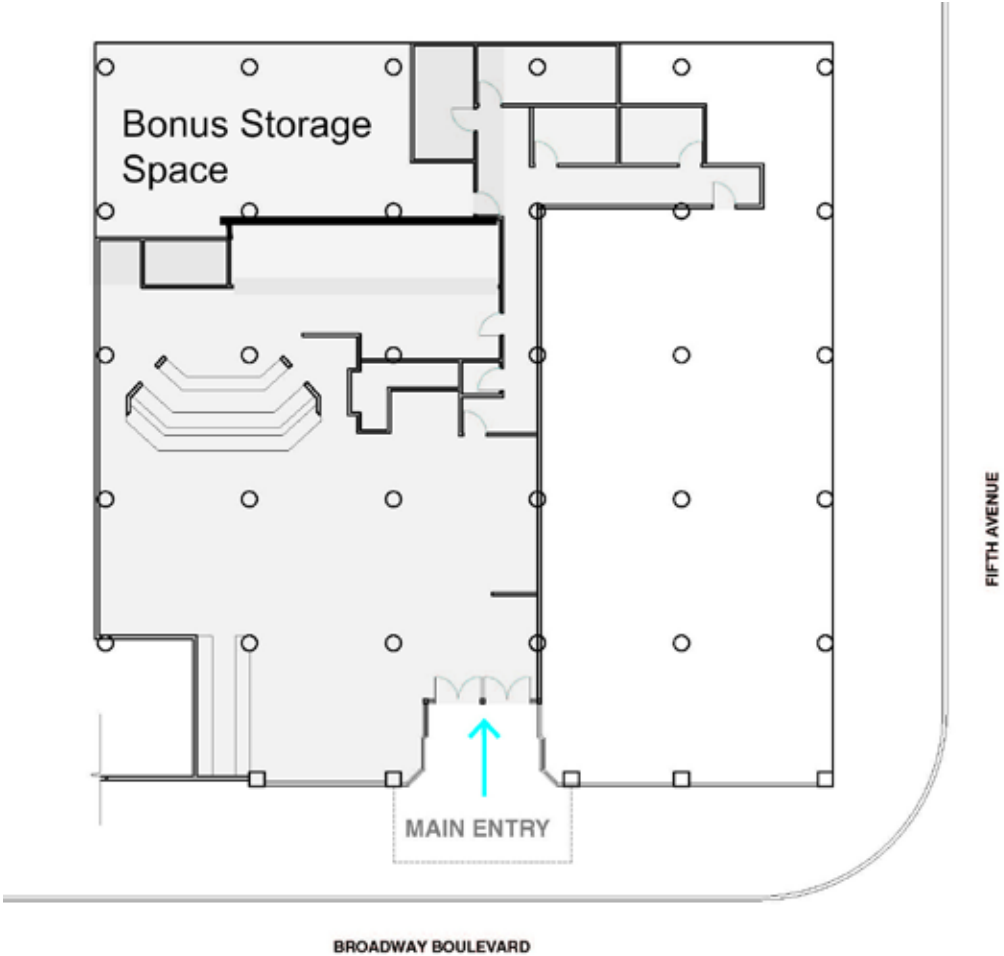


474 Broadway



site

474 Broadway



site



**area**

THE DOWNTOWN POPULATION HAS DOUBLED IN THE PAST 15 YEARS

DEVELOPMENT IS ENVISIONED TO ACCOMMODATE UP TO 2X GROWTH AGAIN BY 2030

BUSINESSES LOCATED DOWNTOWN > 4,000

HOTEL ROOMS LOCATED DOWNTOWN > 16,000

DAYTIME POPULATION > 85,000

474 Broadway



**contact**

**Nate Benedetto**  
nate@nextwavecommercial.com  
CA Lic. #02010077

**Cam Lacey**  
cam@nextwavecommercial.com  
CA Lic. #01955796

**619.326.4400**  
Next Wave Commercial  
1167 Morena Blvd.  
San Diego, CA 92110

This document has been prepared by Next Wave Commercial Real Estate, Inc. for advertising and general information only. The information included has been obtained from sources believed to be reliable, and while we do not doubt its accuracy, we have not verified it and make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Any interested party with their advisor(s) should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for their needs.



**next wave**  
**COMMERCIAL**