



**500-502 4TH AVE.  
+  
324 ISLAND ST.**

**RETAIL + OFFICE  
FOR LEASE OR SALE**

Gaslamp | San Diego | 92101

STROMCOMMERCIAL.COM | (619)243-1244

# INFORMATION

## Specifications:

- ± 13,000 SF (rba)
- ±11,000 SF of land
- ±2,000 SF of office
- ±11,000 SF of retail

## Lease:

Rate: \$4.50 PSF + NNN  
nnn estimate: \$0.63 PSF

## Sale:

\$11,995,000.00



## Property Information:

This legacy asset located in the heart of the Gaslamp Quarter has been a variety of nightlife venues for the past 26 years. The latest significant remodel was performed just 8 years ago (existing floor plan on page 4). This 11,000 square foot ground-level retail space has a maximum occupancy of over 900 patrons and contains valuable fixtures perfect for a nightclub tenant/operator. Some items include: 2 large walk-in coolers, 2 industrial ice machines, Funktion-One sound system, custom lighting installation by SJ Lighting, 3 separate bar areas totaling 9 wells and a full kitchen. The 2,000 square foot second floor office space has functioning HVAC and includes a reception desk, conference room area, 4 private offices, a variety of open concept workstations, a kitchenette area, full bathroom, green room, as well as a dressing room.

Additional interior photos available upon request. Only serious prospective tenants/buyers shall be given access to the property for the purpose of a private tour. Please contact Matt Mellos for further information regarding this property, and any questions regarding the Liquor License at this property.

MATTHEW MELLOS | LIC#01891221

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CONTACT

# GROUND LEVEL RETAIL



**MAIN BAR**



**DANCE FLOOR**



**GENERAL ADMISSION & WAITING AREA**



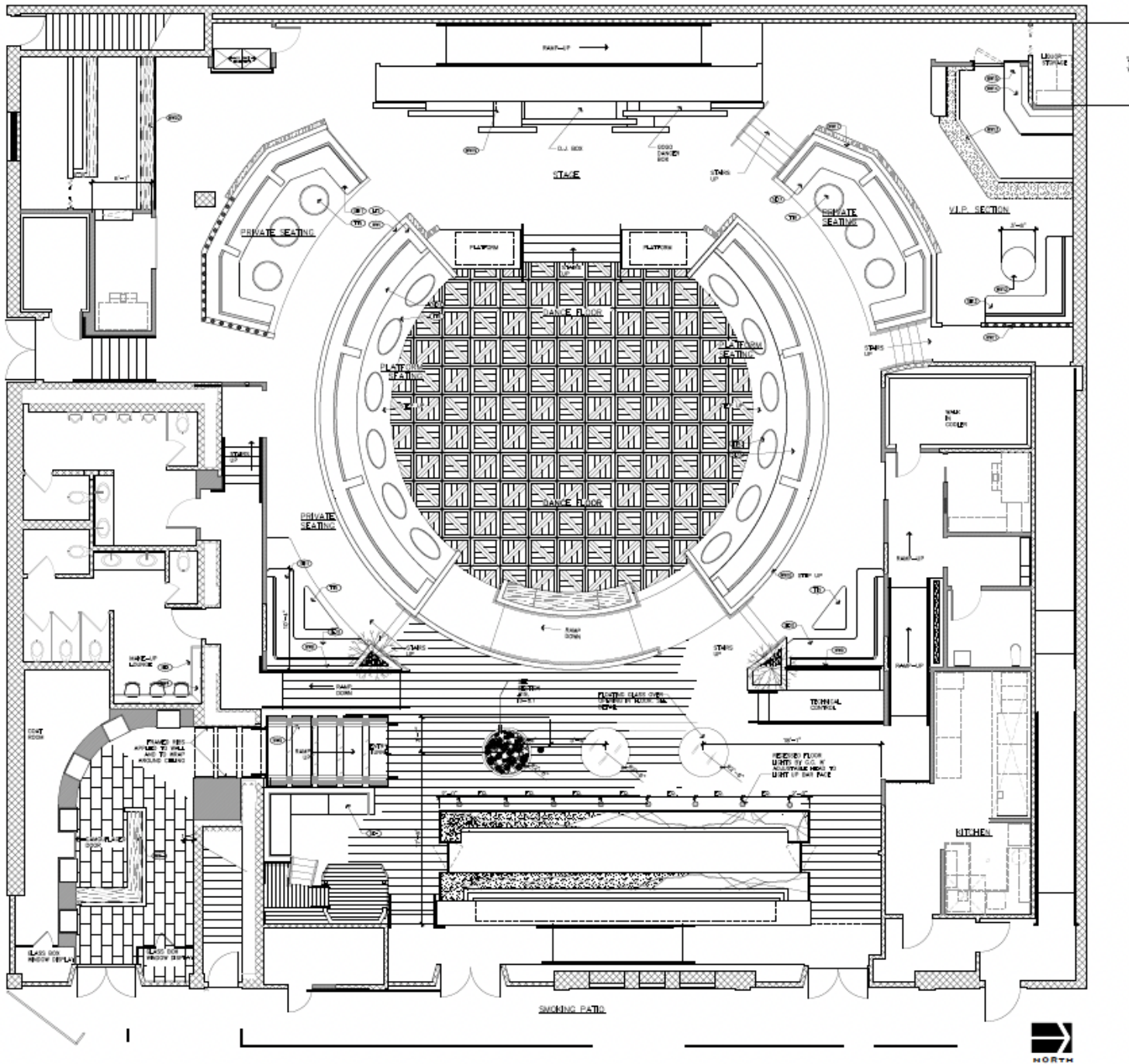
**VIP BAR**

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# EXISTING FLOOR PLAN

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# SECOND LEVEL OFFICE



**OPEN CONCEPT OFFICE AREA**



**RECEPTION**



**CONFERENCE AREA/KITCHENETTE**



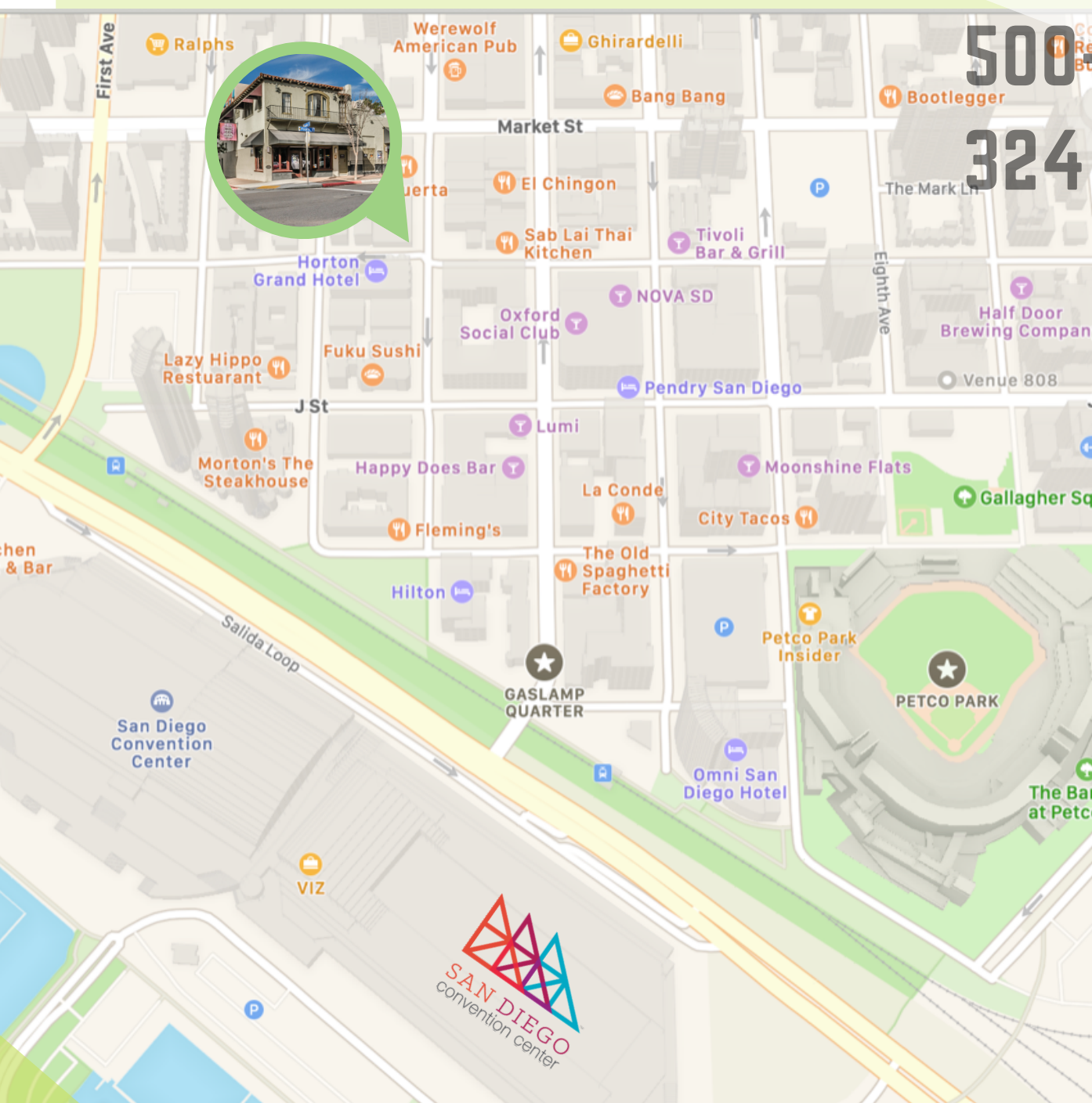
**EMPLOYEE DRESSING ROOM**

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# 500-502 4TH AVE 324 ISLAND ST



## LOCATION

1 block from 5th Avenue, 4 blocks from Trolley Stop, 6 blocks from Petco Park, surrounded by multi-family, luxury-hotels, and The Convention Center.

### WALK SCORE OF 97

LOCATED IN THE HEART OF OF THE GASLAMP DISTRICT, HOME OF THE FINEST RESTAURANTS, SHOPS AND VENUES IN THE CITY. THE GASLAMP IS A TOP TOURIST DESTINATION IN SOUTHERN CALIFORNIA.

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