

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



SAN DIEGO GASLAMP DISTRICT: PREMIER LEASING OPPORTUNITY IN THE HEART OF DOWNTOWN SAN DIEGO

THE BROKER'S BUILDING FOR LEASE

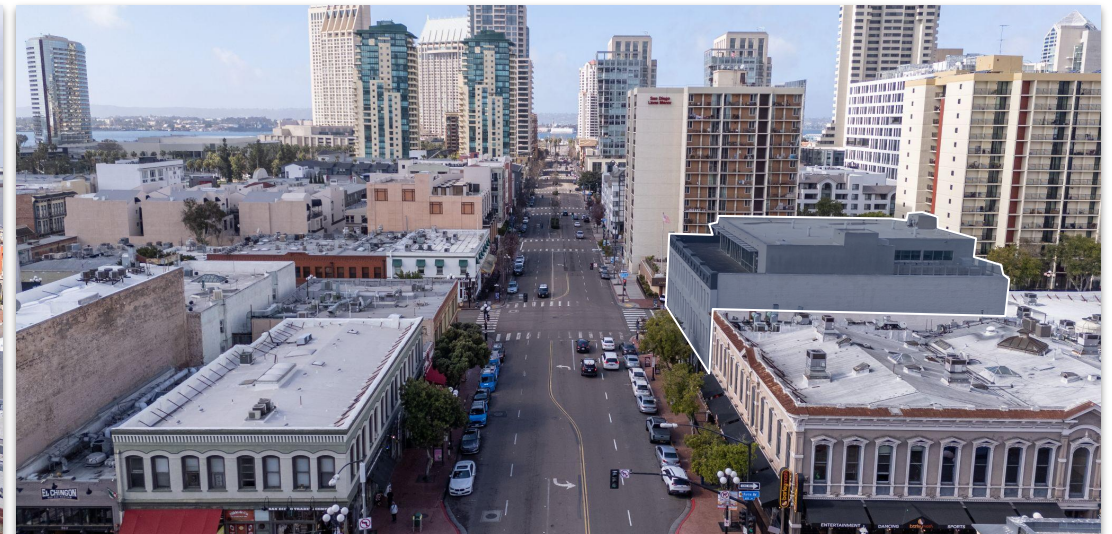
422 MARKET ST, SAN DIEGO, CA 92101

LEASING BROCHURE

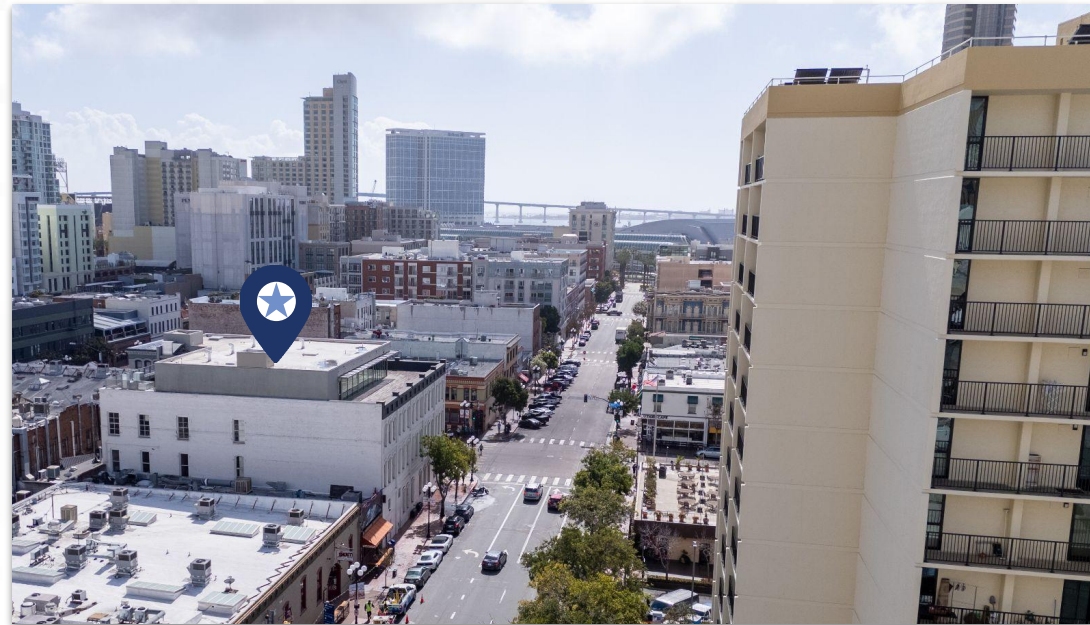
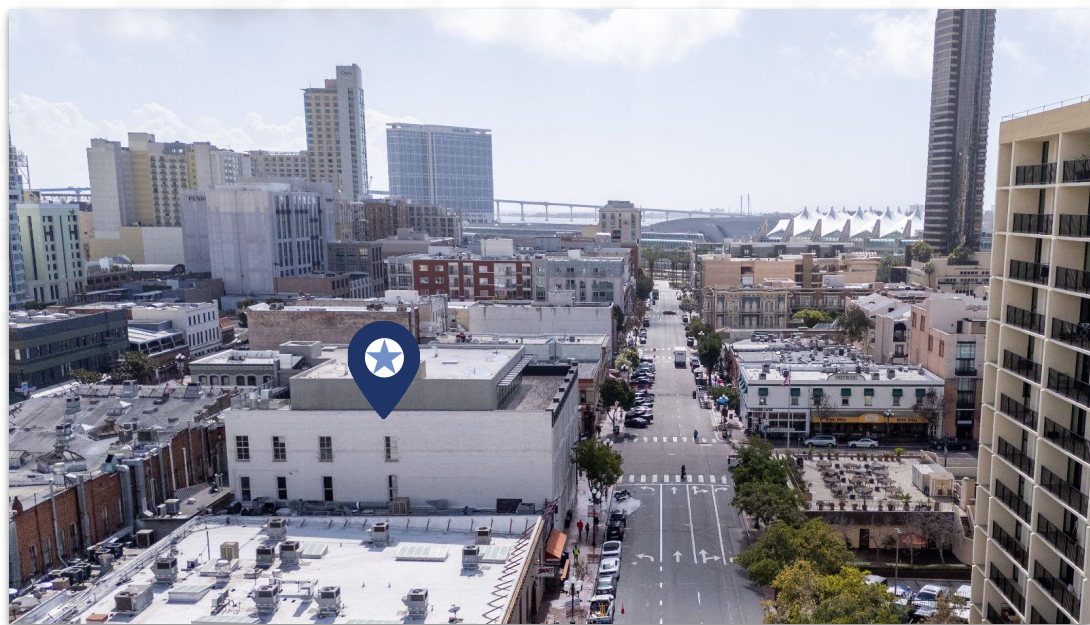
LEASE DETAILS

AVAILABLE LEASING SPACES/JOIN SUCCESSFUL WNDR MUSEUM

- Level 2: 9,330 SF, ceiling height of 12' 8",
- Level 3: 9,456 SF, ceiling height of 12' 5 ½"
- Level 4 (Rooftop): 7923 SF, ceiling height 11' 2"
- Total Available: 26,709 RSF
- Asking Rent- \$3.75 NNN
- Contact for Sale Price



AERIAL PHOTOS



THE BROKER'S BUILDING FOR LEASE
422 MARKET ST, SAN DIEGO, CA 92101

SECOND AND THIRD FLOOR SITE PLAN

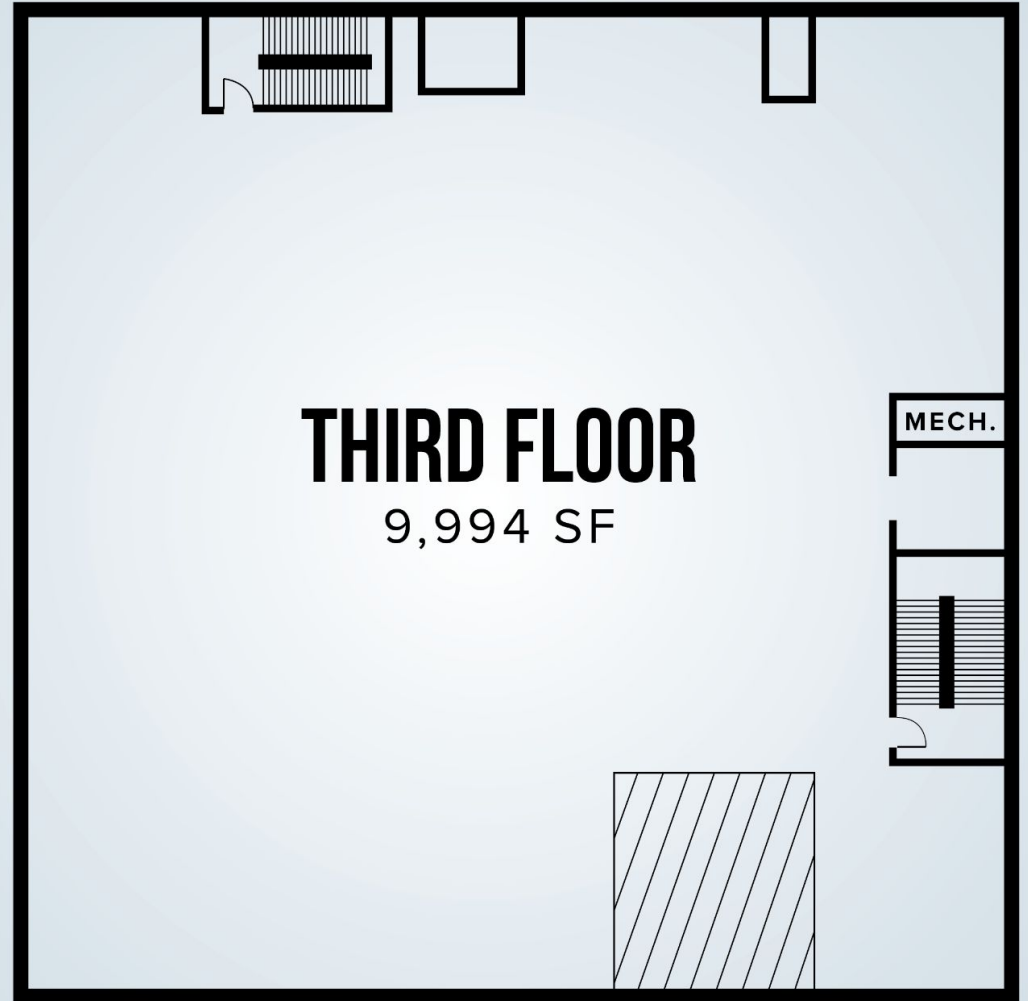
SECOND FLOOR

10,016 SF

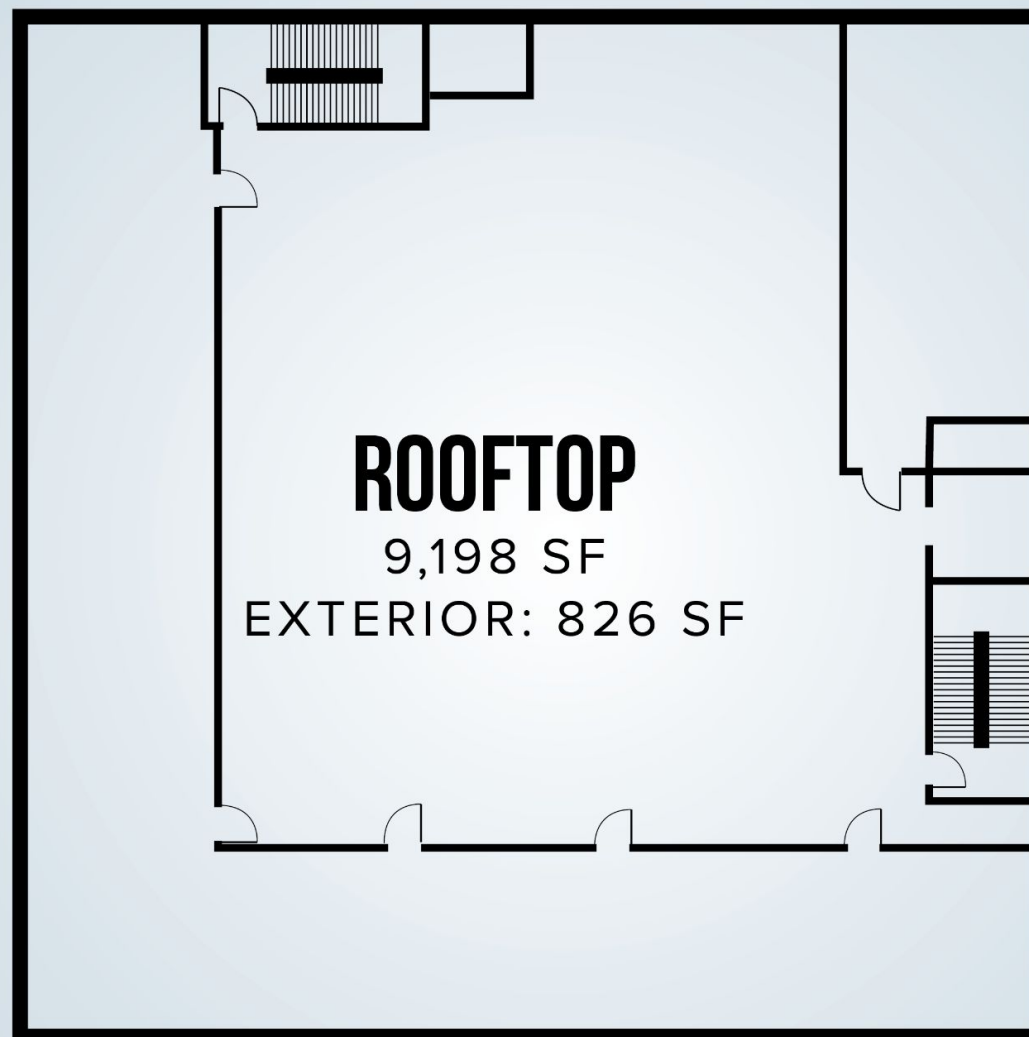


THIRD FLOOR

9,994 SF



ROOFTOP SITE PLAN



PROPERTY HIGHLIGHTS

EXPERIENCE THE HEART OF SAN DIEGO

- **Historic Architecture:** Built in 1889, featuring original exposed brick walls and dramatic interior spaces.
- **Spacious Layouts:** High ceilings ranging from 11'2" to 16'7", offering open, airy workspaces.
- **Premium Infrastructure:** Newly installed HVAC VRF system, fiber-optic internet, electrical, and plumbing ensure modern efficiency.
- **Exclusive Rooftop Penthouse & Deck:** Spectacular views of Downtown San Diego and Petco Park, ideal for offices, events, or hospitality use.
- **Sidewalk Café Entitlement:** A rare opportunity for restaurants and cafés to extend their presence on Market Street.

EXPERIENCE THE HEART OF SAN DIEGO

- The Gaslamp Quarter is San Diego's premier shopping, dining, and entertainment destination. This historic and vibrant neighborhood is home to over 200 restaurants, bars, nightclubs, boutiques, and art galleries, making it the perfect location for businesses seeking visibility, foot traffic, and a dynamic urban atmosphere.

WHY LEASE IN THE GASLAMP DISTRICT?

- **Prime Location:** Centrally located in San Diego's bustling downtown, steps away from major landmarks and attractions.
- **Vibrant Atmosphere:** A lively urban setting that attracts both locals and tourists year-round.
- **High Foot Traffic:** Surrounded by top-tier restaurants, entertainment venues, and shopping destinations.
- **Close to Major Attractions:** Petco Park, the San Diego Convention Center, Seaport Village, and Horton Plaza are just minutes away.
- **Walkability & Transit:** A Walk Score of 98 and excellent access to public transportation.

SURROUNDING AREA



SAN DIEGO INTERNATIONAL AIRPORT



PIAZZA DELLA FAMIGLIA



BRIC SHOPPING CENTER

CAMPUS AT HORTON PLAZA

MAKERS QUARTER

SUBJECT PROPERTY

± 229,000 VPD

94 ± 140,000 VPD

IQHG/RADD

GASLAMP QUARTER

SEAPORT VILLAGE



NORTH ISLAND NAVAL AIR STATION

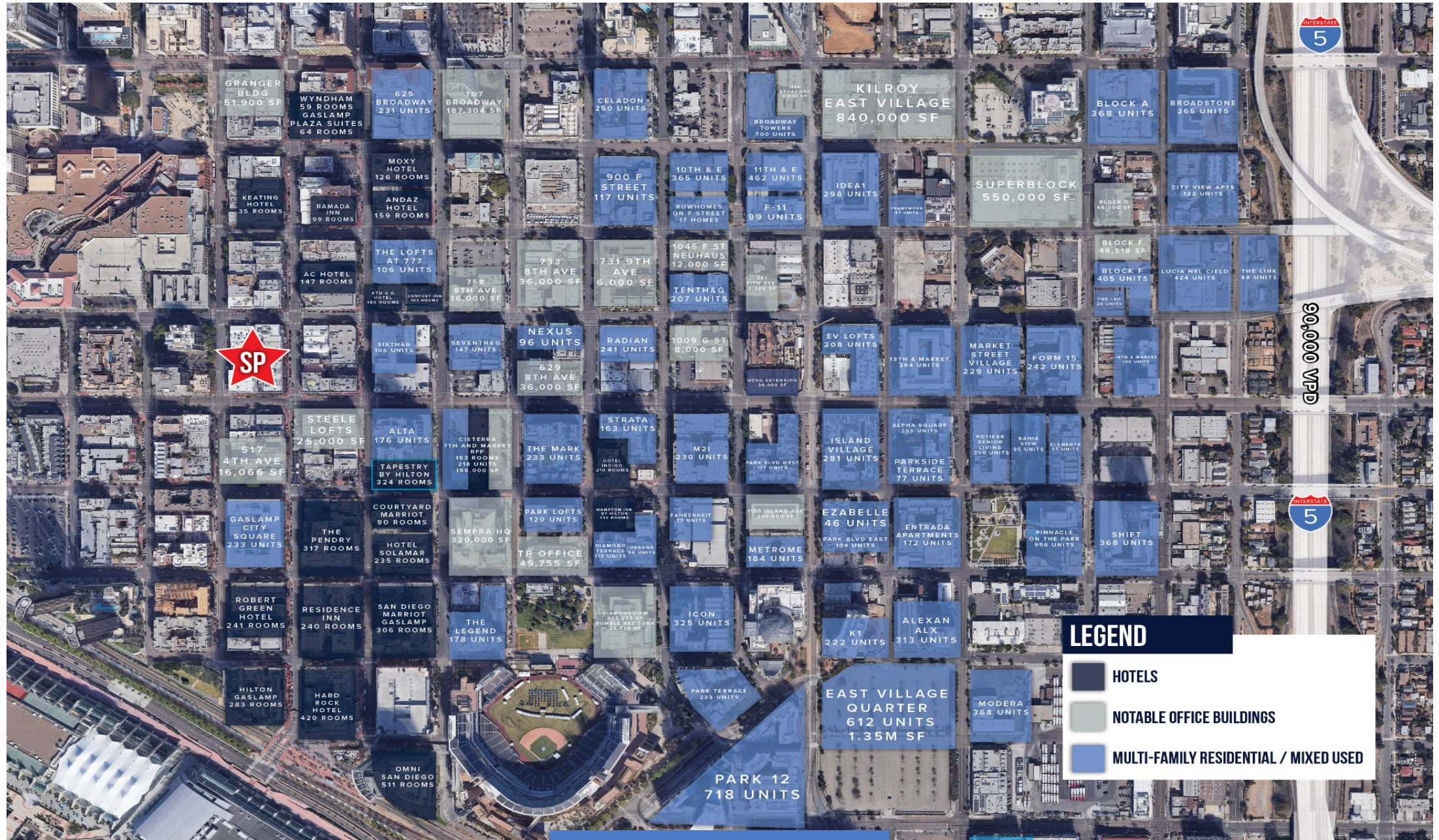


PARK 12 APARTMENTS



THE BROKER'S BUILDING FOR LEASE
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SURROUNDING AREA



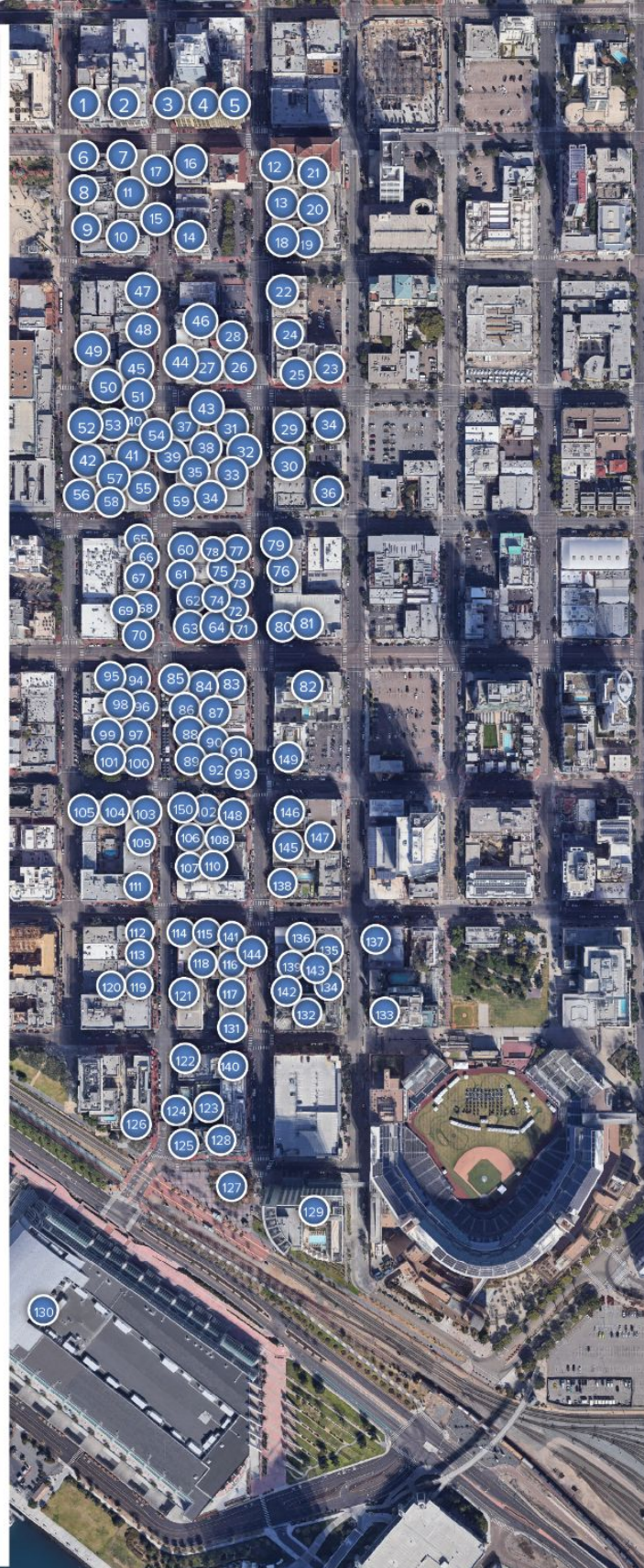
LEGEND

- HOTELS
- NOTABLE OFFICE BUILDINGS
- MULTI-FAMILY RESIDENTIAL / MIXED USED

THE BROKER'S BUILDING FOR LEASE
 422 MARKET ST, SAN DIEGO, CA 92101

GASLAMP QUARTER

- 1 CVS PHARMACY
- 2 T-MOBILE
- 3 7-ELEVEN
- 4 CRAB HUT
- 5 COURTYARD BY MARRIOT
- 6 GASLAMP FISH HOUSE
- 7 SEÑOR TAQUERO
- 8 REI DO GADO BRAZILLIAN STEAKHOUSE & SEAFOOD
- 9 BLOOM NIGHTCLUB
- 10 7-ELEVEN
- 11 THE WAVES TACO CLUB
- 12 PARQ NIGHTCLUB
- 13 HUSTLER HOLLYWOOD
- 14 THE MELTING POT
- 15 FULL MOON SD
- 16 GREAT WALL EXPRESS
- 17 5TH AVE NEW YORK PIZZA
- 18 PETRA GRILL
- 19 SERRANO'S STREET TACOS & BARS
- 20 ENGAGEMENT CORNER
- 21 VANTAGGIO SUITES GASLAMP
- 22 SAN DIEGO JEWELERS EXCHANGE
- 23 ANDAZ HOTEL
- 24 MOXY DOWNTOWN GASLAMP HOTEL
- 25 STK STEAKHOUSE
- 26 THE DOUBLE DEUCE
- 27 F6IX
- 28 AMERICAN COMEDY CO. SAN DIEGO
- 29 COIN-OP
- 30 CHIEFY CAFE
- 31 HUB MARKET AND DELI
- 32 CHEFS SD
- 33 PUSHKIN RESTAURANT & BAR
- 34 WILD'N OUT
- 35 AC HOTEL BY MARRIOTT
- 36 COMFORT INN GASLAMP CONVENTION CENTER
- 37 WILLIAM PENN HOTEL
- 38 TACOS EL GORDO
- 39 KARINA'S CANTINA GASLAMP
- 40 THE TIPSY CROW
- 41 MYST LOUNGE
- 42 URBAN INDIA RESTAURANT & BAR
- 43 OMERTA
- 44 GYU-KAKU JAPANESE BBQ
- 45 CAFE 21 GASLAMP
- 46 INKA'S BAR AND GRILL
- 47 GASLAMP TAVERN
- 48 ONYX ROOM NIGHTCLUB
- 49 VYBZ KITCHEN & LOUNGE
- 50 CASABLANCA LOUNGE
- 51 SADAF RESTAURANT
- 52 MYST LOUNGE
- 53 URBAN INDIA RESTAURANT & BAR
- 54 METL BAR & RESTAURANT
- 55 PIZZA ON 5TH
- 56 ASTI RISTORANTE
- 57 OSTERIA PANEVINO
- 58 WHISKEY GIRL
- 59 THEATRE BOX
- 60 URBAN OUTFITTERS
- 61 VANS
- 62 GHIRARDELLI ICE CREAM & CHOCOLATE SHOP
- 63 LUCKY BRAND
- 64 THE MELT
- 65 TORO
- 66 GREYSTONE PRIME STEAKHOUSE & SEAFOOD
- 67 THE BUTCHER'S CUT
- 68 AMERICAN JUNKIE
- 69 HENRY'S PUB
- 70 BARLEYMASH



GASLAMP QUARTER

- 71 LAVO ITALIAN RESTAURANT
- 72 BANG BANG
- 73 SIDE BAR
- 74 STILLO
- 75 MINA LOUNGE
- 76 ACE HARDWARE
- 77 PARFAIT PARIS
- 78 FOGO DE CHAO BRAZILIAN STEAKHOUSE
- 79 FIG TREE CAFÉ
- 80 SAN REMO PIZZERIA
- 81 ALLEN'S FLOWERS & PLANTS
- 82 CVS PHARMACY
- 83 THE SMOKING GUN
- 84 SPILL THE BEANS COFFEE & BAGELS
- 85 SALTWATER SEAFOOD & STEAK
- 86 TAKA RESTAURANT
- 87 CUBAN CIGAR FACTORY
- 88 RUSTIC ROOT
- 89 JOHNNY WAHOO! GOLF BAR
- 90 7-ELEVEN
- 91 GASLAMP BBQ
- 92 CHOLATE CREMERIE
- 93 CESAR'S CIGAR AND SPIRITS LOUNGE
- 94 SAN DIEGO TRADING COMPANY
- 95 CALI CREAM HOMEMADE ICE CREAM
- 96 HAVANA 1920
- 97 EL CHINGON
- 98 THE FIELD IRISH PUB
- 99 LEFTY'S CHEESESTEAK
- 100 SAB LAI THAI KITCHEN
- 101 BLARNEY STONE PUB
- 102 ZAMA
- 103 SKECHERS
- 104 BANK OF AMERICA
- 105 MAMA POR DIOS
- 106 OLALA CREPES
- 107 PENDRY HOTEL
- 108 OXFORD SOCIAL CLUB
- 109 QUIKSILVER
- 110 LIONFISH MODERN COASTAL CUISINE
- 111 CVS PHARMACY
- 112 HUNTRESS STEAKHOUSE
- 113 LUMI
- 114 WINE BANK
- 115 AGORA GALLERIES
- 116 OFF THE BENCH
- 117 HAPPY DOES
- 118 SEVILLA
- 119 ROCKIN' BAJA LOBSTER
- 120 CERVEZA JACK'S
- 121 UNION KITCHEN AND TAP GASLAMP
- 122 OLD SPAGHETTI FACTORY
- 123 HARD ROCK HOTEL
- 124 STARBUCKS
- 125 NOBU
- 126 LOU & MICKEY'S
- 127 GASLAMP COASTAL BAR & GRILL
- 128 207 BAR & LOUNGE
- 129 OMNI HOTEL
- 130 SD CONVENTION CENTER
- 131 LA CONDE
- 132 MARRIOTT SD GASLAMP QUARTER
- 133 CITY TACOS
- 134 LUCKY'S LUNCH COUNTER
- 135 MOONSHINE FLATS
- 136 THE BLIND BURRO
- 137 BUB'S AT THE BALLPARK
- 138 JSIX
- 139 WATERGRILL
- 140 RESIDENCE INN MARRIOTT
- 141 GASLAMP BREAKFAST COMPANY
- 142 BROKEN YOLK CAFÉ
- 143 MEZE GREEK FUSION
- 144 TOASTED BARREL
- 145 HOTEL SOLAMAR
- 146 COURTYARD BY MARRIOTT
- 147 THE NOLEN
- 148 NOVA SD
- 149 TIVOLI BAR & GRILL
- 150 TACO CENTRO

CONSUMER SPENDING

1 Mile

3 Miles

5 Miles

Consumer Spending

Current Year

5 Yr Forecast

Current Year

5 Yr Forecast

Current Year

5 Yr Forecast



Total Retail

\$86m

\$92m

\$3b

\$3b

\$6b

\$7b

Food

\$14m

\$15m

\$428m

\$453m

\$1b

\$1b

Alcohol

\$1m

\$1m

\$41m

\$45m

\$95m

\$102m

Housing

\$43m

\$46m

\$1b

\$1b

\$3b

\$3b

Apparel

\$3m

\$4m

\$107m

\$115m

\$290m

\$311m

Transportation

\$15m

\$16m

\$486m

\$515m

\$1b

\$1b

Health

\$6m

\$6m

\$187m

\$200m

\$487m

\$520m

Entertainment

\$5m

\$5m

\$154m

\$165m

\$384m

\$411m

Personal Care

\$1m

\$1m

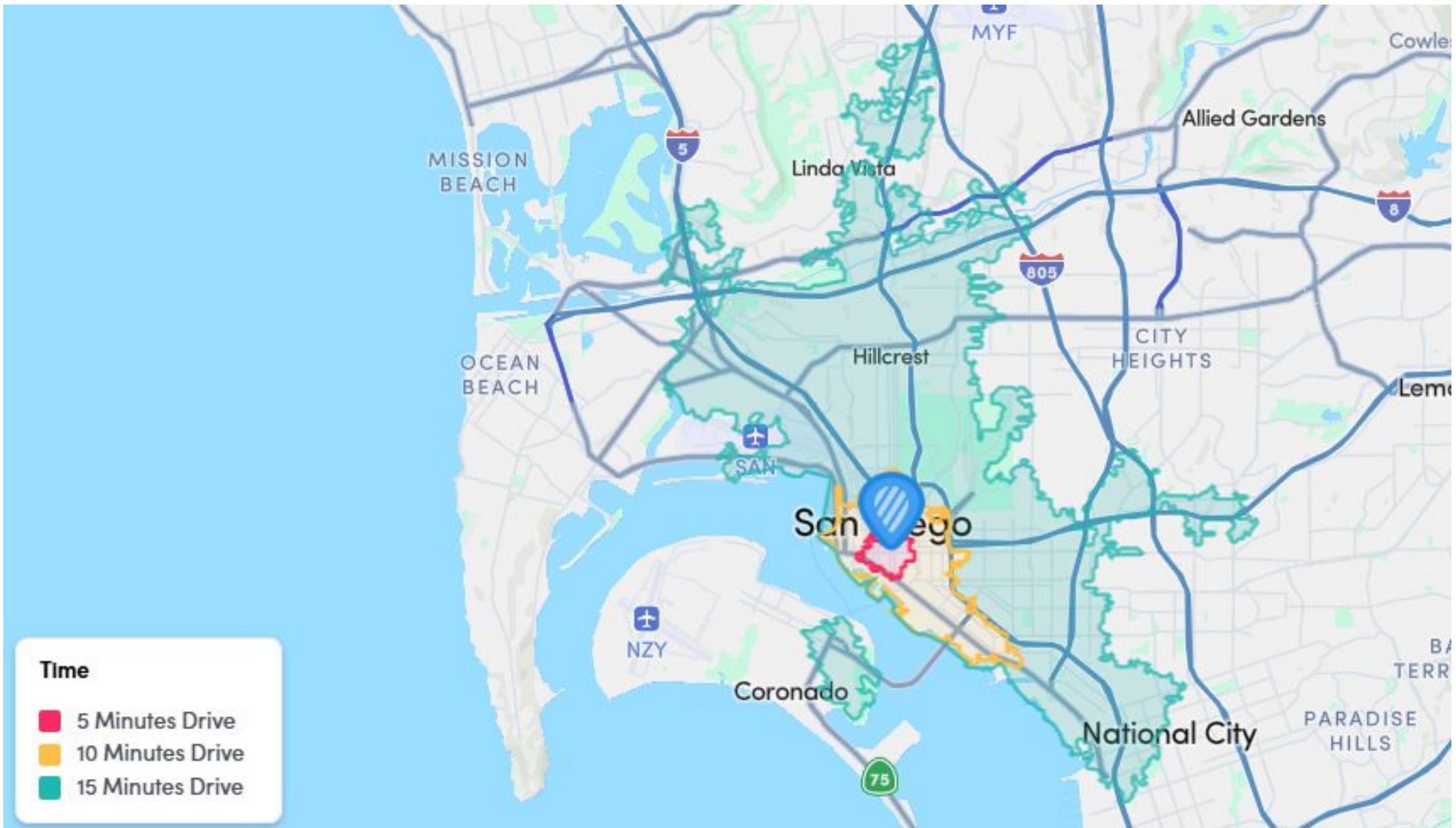
\$40m

\$43m

\$105m

\$113m

DRIVE TIME RADIUS



SAN DIEGO MARKET OVERVIEW

San Diego's market is experiencing steady growth, driven by a strong regional economy and a diversified business environment. The city's strategic location, desirable climate, and proximity to key markets continue to attract businesses across sectors such as biotech, healthcare, defense, and technology. Economic stability, coupled with ongoing population growth, fuels demand for both office and industrial spaces, making San Diego a competitive market for leasing opportunities.

In the office sector, demand is gradually shifting toward flexible spaces and properties with high-quality amenities as companies adjust their workplace strategies. Submarkets like UTC, Mission Valley, and Downtown San Diego are seeing healthy activity due to their accessibility and concentration of business services. Meanwhile, industrial properties remain a cornerstone of the market, with strong demand driven by e-commerce, life sciences, and logistics companies, resulting in low vacancy rates and rising rents.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	63,552	193,564	488,894
Current Year Estimate	57,412	186,485	474,737
2020 Census	46,315	175,410	461,005
Growth Current Year-Five-Year	10.70%	3.80%	2.98%
Growth 2020-Current Year	23.96%	6.31%	2.98%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	35,660	92,288	204,206
Current Year Estimate	32,050	88,004	197,022
2020 Census	24,962	77,775	180,248
Growth Current Year-Five-Year	11.26%	4.87%	3.65%
Growth 2020-Current Year	28.39%	13.15%	9.31%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$138,330	\$140,802	\$128,249



FOR LEASE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

THE BROKER'S BUILDING FOR LEASE

422 MARKET ST, SAN DIEGO, CA 92101

LEASING BROCHURE

EXCLUSIVE LEASING AGENTS

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