



6th & C

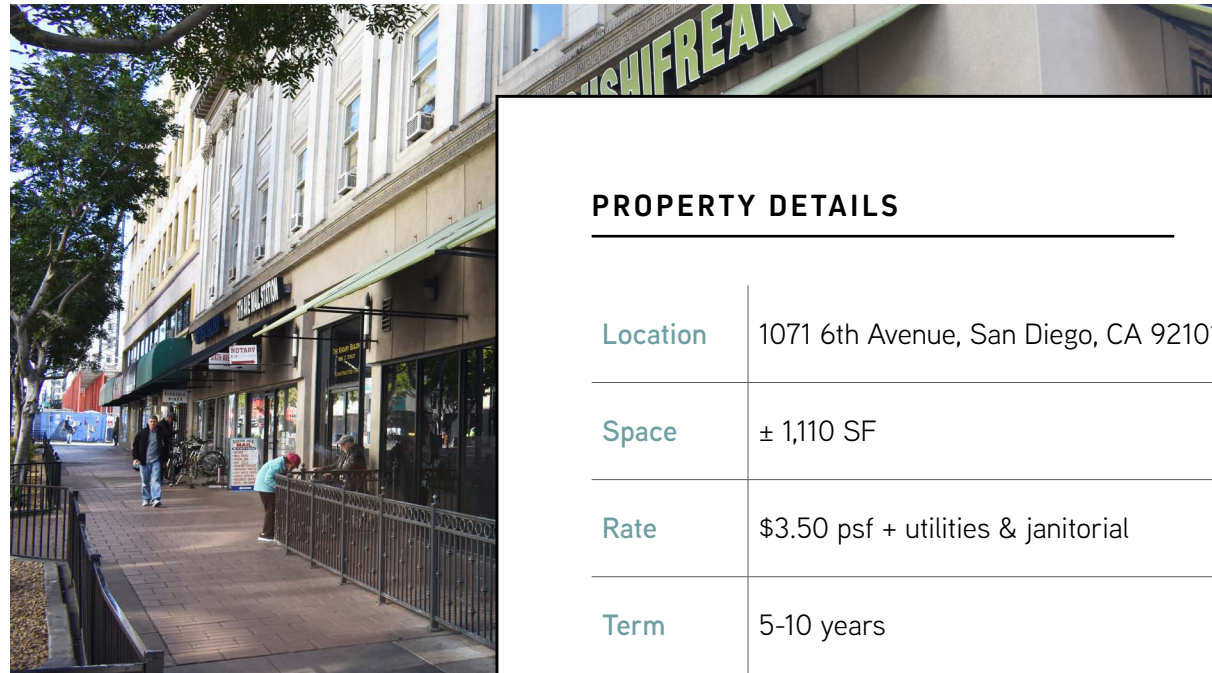
CORNER RESTAURANT OPPORTUNITY
CORE BUSINESS DISTRICT

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The PROPERTY



PROPERTY DETAILS

Location	1071 6th Avenue, San Diego, CA 92101
Space	± 1,110 SF
Rate	\$3.50 psf + utilities & janitorial
Term	5-10 years

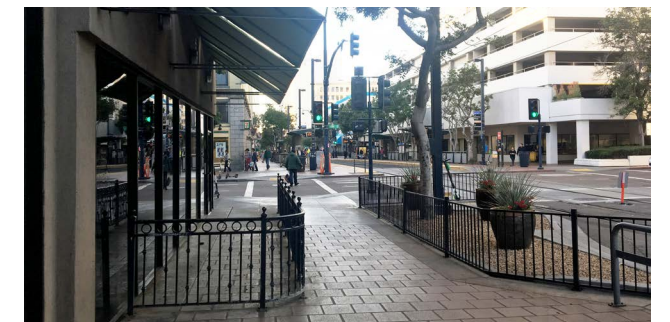
PROPERTY HIGHLIGHTS

- Rare restaurant/café opportunity at bustling corner of 6th & C
- Prominent visibility and window line in the heart of core business district
- Perfectly positioned to draw daytime population
- Across the street from House of Blues and steps to Gaslamp
- 6th Avenue is a primary ingress from Hillcrest, Bankers Hill, and I-5
- Neighboring tenants include: Subway and Fed/Ex
- Retailers Drivers: major employers within two-blocks include San Diego Union Tribune, SANDAG, Thomas Jefferson School of Law, Seltzer Capital and Alliant Insurance Services

Property PHOTOS

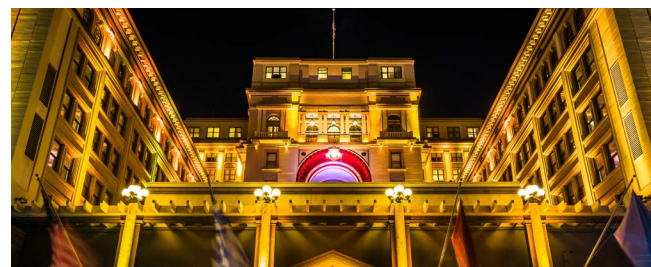


8,300 CARS PASS THIS SITE DAILY ON 6TH AVE



CORE

Business District



THE NEIGHBORS

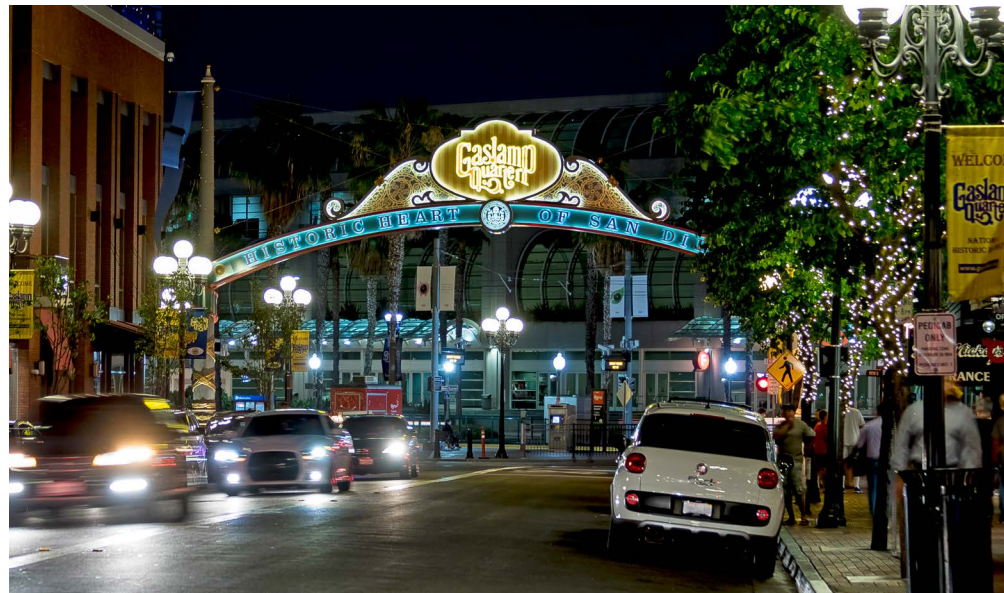
- 1 SD Civic Theatre
- 2 Paul Mitchell The School
- 3 WeWork
- 4 Procopio
- 5 Carrier Johnson & Culture
- 6 House of Blues
- 7 Music Box
- 8 US Grant Hotel

- 9 Balboa Theatre
- 10 USS Midway Museum
- 11 San Diego Santa Fe Depot
- 12 Gaslamp Quarter
- 13 Convention Center
- 14 Horton Plaza
- 15 El Cortez

Downtown SAN DIEGO

The heartbeat of every city lives in its downtown, and San Diego is no exception. Located only minutes from the airport, San Diego's thriving urban center offers an abundance of options for accommodations, activities, dining and cultural attractions, all easily accessible by foot, bike, car or public transportation.

Where modern architecture and Victorian-Age buildings stand side-by-side, you'll discover eclectic galleries, chic boutiques, trendy nightclubs, rooftop bars, gastropubs, craft beer hangouts and fine dining restaurants lining the streets.



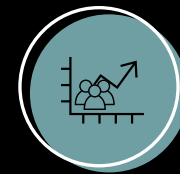
31,000
Residential Units



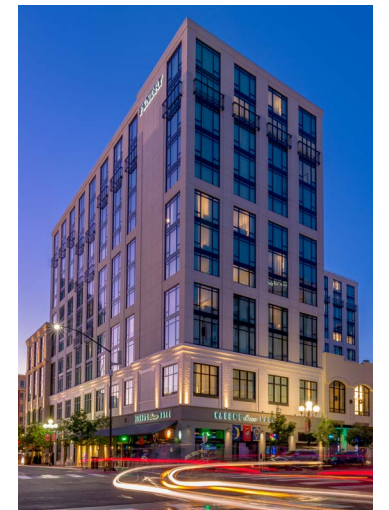
10,265,767
Total Office SF



16,208
Hotel Rooms



862,408
Projected Convention
Center Attendees



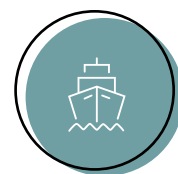
THE NEIGHBORS



2.1 M
Annual Petco
Park Attendees



12
Minutes to San Diego
International Airport



792,165
Annual Ferry &
Cruise Passengers



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