

Business For Sale:
SIDEBAR & CIRO'S

536 Market Street, San Diego, CA 92101

*Prime Location in the
Gaslamp Quarter*

*Second-Generation
Lounge & Restaurant*

*Hard Corner Space at
Market St & 6th Ave*



**FLOCKE &
AVOYER**

Commercial Real Estate

**Gaslamp
Quarter**

FOR SALE

Business Highlights

- » For sale: ±6,379 SF prime corner space with patio
- » Sidebar, a highly successful & profitable business that has been a hallmark of the Gaslamp Quarter for 10+ years, and Ciro's Pizzeria
- » Includes all licenses
- » New 10-year lease executed in 2018 with two +5-year options
- » Recently incurred a \$1.4M remodel
- » Loyal customer base
- » Located in the heart of the Gaslamp Quarter on Market Street & 6th Avenue
- » Unparalleled visibility with ±90ft of frontage on Market Street (19,254 ADT)
- » Multiple surface lots and public parking structures within 3 blocks
- » Close proximity to the San Diego Convention Center, Petco Park, and the incoming Campus at Horton



10M+
ANNUAL VISITORS TO THE GASLAMP QUARTER

500,000
TOTAL SF OF RESTAURANT / RETAIL IN GASLAMP

13,818
HOTEL ROOMS DOWNTOWN

81,237
TOTAL DAYTIME POPULATION OF DOWNTOWN

11M
TOTAL OFFICE SF DOWNTOWN

38,039
TOTAL POPULATION OF DOWNTOWN

2.4M
PETCO PARK ANNUAL ATTENDEES

108
EVENTS HELD AT CONVENTION CENTER

862,408
CONVENTION CENTER ANNUAL ATTENDEES

\$724.1 M
VISITOR SPENDING FROM CONVENTIONS

SALE PRICE:	Contact Brokers
SIZE:	±6,379 SF
ZONING:	GQPD-GASLAMP-QTR
MARKET:	Downtown-Gaslamp

Contact Us

MICHAEL BURTON
858.875.4685
mburton@flockeavoyer.com
License ID: 01763327

PASQUALE IOELE
858.875.4665
pioele@flockeavoyer.com
License ID: 01488187

ALEX DRECKSEL
858.875.4690
adrecksel@flockeavoyer.com
License ID: 01988954

ANDREW SHEMIRANI
858.875.4692
ashemirani@flockeavoyer.com
License ID: 02038814

 **URBAN STRATEGIES GROUP**
FLOCKE & AVOYER COMMERCIAL REAL ESTATE
787 J Street • San Diego, CA, 92101 • 619.280.2600
• www.flockeavoyer.com • *Disclaimers

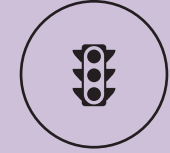
Neighborhood Highlights

- » Ideally situated in the heart of San Diego's historic Gaslamp Quarter, which sees more than 10 million visitors annually
- » Close proximity to the San Diego Convention Center, Petco Park, Seaport Village, and planned Campus at Horton
- » Four blocks from the historic Gaslamp sign
- » Several public parking structures and surface lots within 3 blocks
- » Easy access to the I-5, CA-94 & CA-163 freeways
- » Walking distance from the trolley line, with 40 million annual passengers, and the California Coaster/Amtrak line
- » Just blocks from the new Children's Museum with more than 200,000 annual visitors, and the Children's Park with redevelopment plans to include a dog park, play area, and open green space



GASLAMP EVENTS

- » San Diego Comic-Con International
- » Taste of Gaslamp
- » Gaslamp Mardi Gras
- » San Diego ShamRock
- » San Diego Half Marathon
- » Toast of Gaslamp
- » San Diego Monster Bash
- » San Diego International Film Festival
- » Gaslamp Holiday Pet Parade
- » Poinsettia Bowl



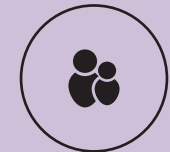
TRAFFIC COUNTS

Market Street: ±19,254 ADT
 6th Avenue: ±7,302 ADT
 5th Avenue: ±7,089 ADT



AVERAGE HHI

1 Mile	3 Miles	5 Miles
\$104,059	\$104,364	\$94,993



POPULATION

1 Mile	3 Miles	5 Miles
47,295	191,977	500,163

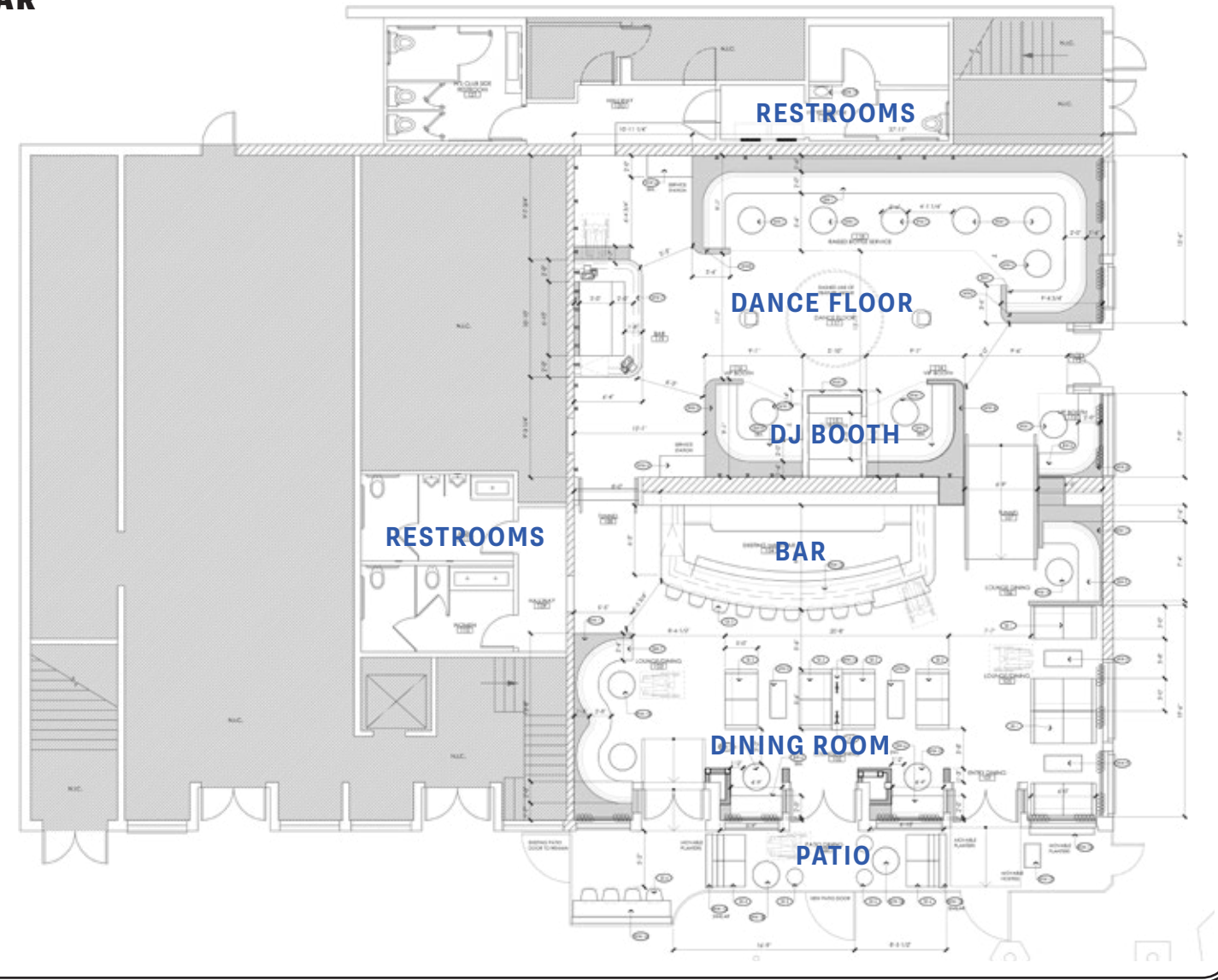
DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
85,615	247,193	500,383

Area Demographics

Floor Plan

SIDEBAR

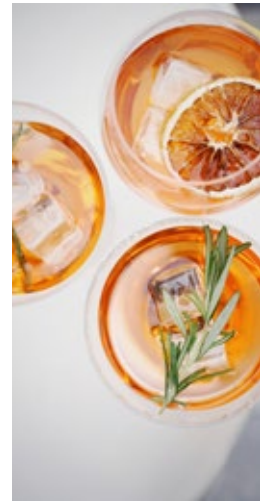


MARKET STREET

6TH AVENUE



**This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*



More than...

4,076 HOTEL ROOMS within 4 blocks.

1.48 MILLION SF OF OFFICE within 4 blocks.

3,485 RESIDENTIAL UNITS within 4 blocks.

SIDEBAR & CIRO'S

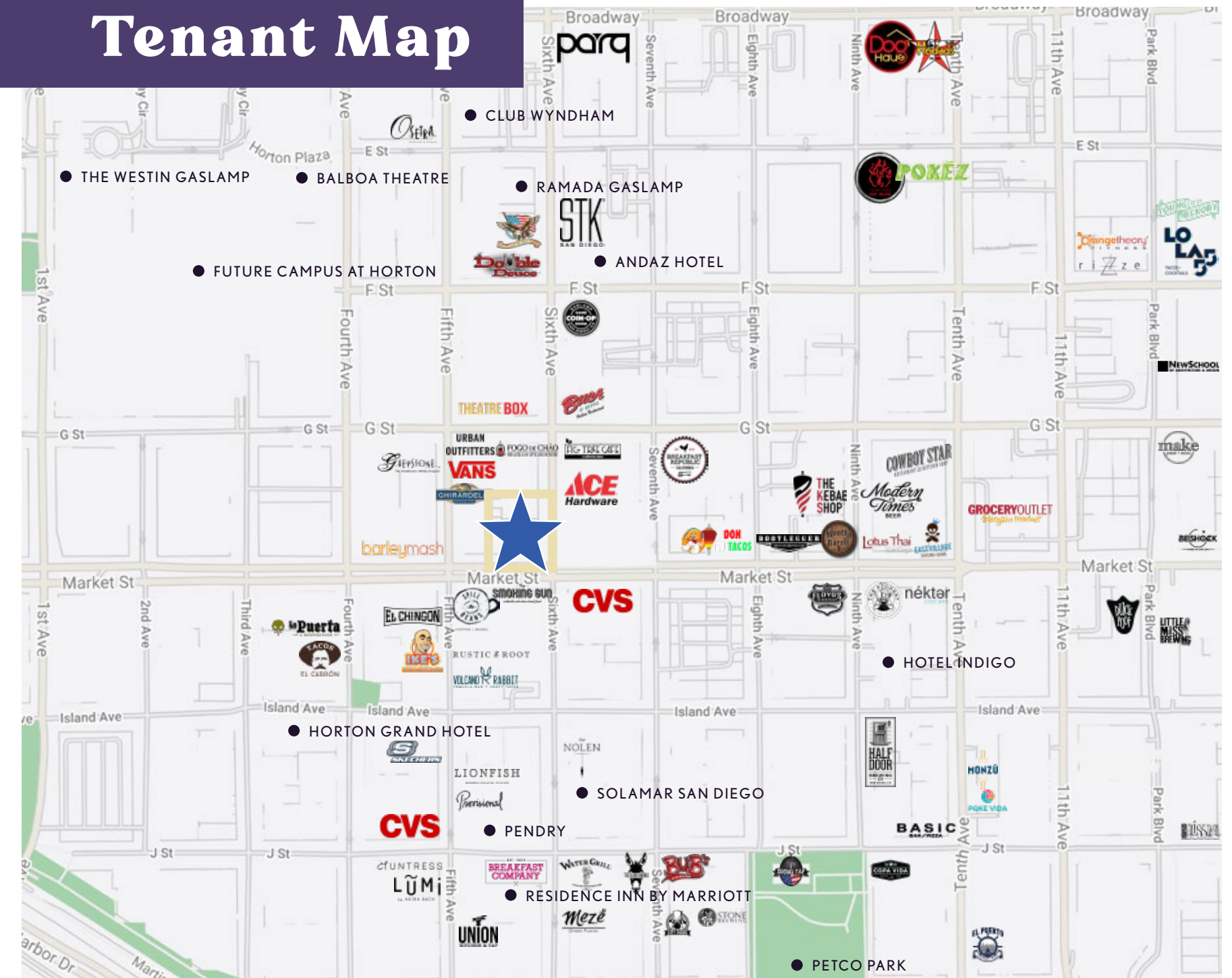


MARKET STREET • 19,254 ADT

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

Tenant Map

536 Market Street



Area Use Map

WITHIN 4 BLOCKS THERE ARE . . .

±2,040
HOTEL ROOMS
with ±863 rooms under construction / In planning

±2,915
RESIDENTIAL UNITS
with ±373 units under construction / In planning

±410,821
SQUARE FEET OF OFFICE
with ±650,000 square feet under construction / In planning

- Hotels
- Office
- Multi-Family Residential
- School / Non-Profit / Government
- Under Construction / In Planning



Demographics

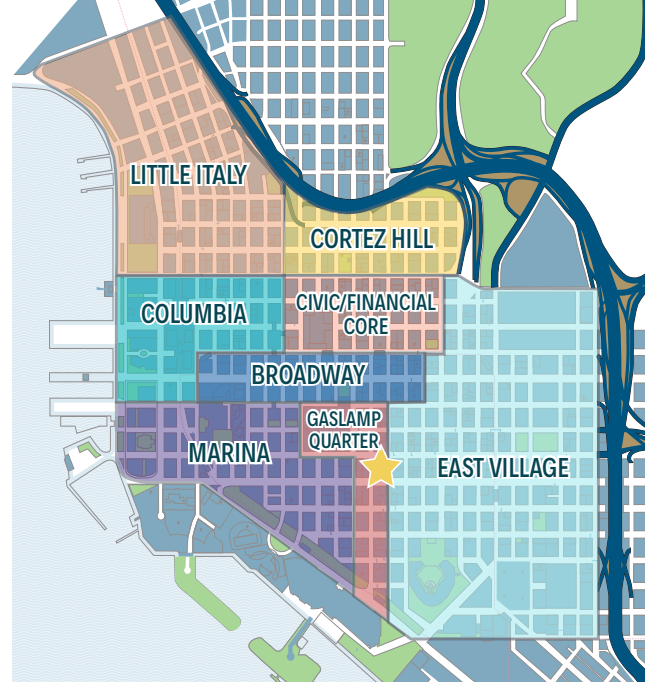
DOWNTOWN FACTS

38K <i>Population of Downtown San Diego</i>	81,237 <i>Total jobs located Downtown</i>	90 <i>Downtown Walkability Score</i>
88% <i>of residents dine out more than twice per week</i>	97% <i>Population growth since 2000</i>	91% <i>Projected population growth by 2050</i>

SAN DIEGO FACTS & TOURISM

3.3M <i>Population of San Diego County</i>	34.9M <i>Annual Visitors to San Diego</i>	\$10.4B <i>Visitor spending around San Diego</i>	20.6M <i>Annual Air Passengers at San Diego International Airport</i>
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For More Information

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 @urban_strategies_group

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