

CREATIVE OFFICE OPPORTUNITY

840-850 5th Ave | San Diego, CA 92101

Office / Retail
Leasing Opportunity

Leasing Brochure



5,000 - 10,000 SF
Available

MATTHEWS™

Gene Mello
FVP & Director
(619) 270-1173
gene.mello@matthews.com
License No. 01909763 (CA)

Josette Odgers
Sales Analyst
(858) 321-5524
josette.odgers@matthews.com
License No. 02242733 (CA)

Project Scope

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- A total of ±10,000 SF Available across the 2nd & 3rd floors (**±5,000 SF per floor**) with divisible floor plates
- High-Visibility Location on 5th Avenue in the heart of the Gaslamp with exceptional foot traffic
- Creative Office Space in a historic building with character-rich architectural details
- Flexible Layouts featuring open workspace, private offices, and collaborative areas
- Amenity-Rich Surroundings with walkable access to retail, dining, hospitality, and transit

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	60,337	191,403	493,549
Current Year Estimate	53,222	181,787	477,238
2020 Census	42,017	166,868	451,766
Growth Current Year-Five-Year	13.37%	5.29%	3.42%
Growth 2020-Current Year	26.67%	8.94%	5.64%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	33,095	88,440	205,994
Current Year Estimate	29,277	83,223	196,623
2020 Census	21,860	70,955	175,626
Growth Current Year-Five-Year	13.04%	6.27%	4.77%
Growth 2020-Current Year	33.93%	17.29%	11.96%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$128,635	\$138,645	\$128,497



For Lease

MATTHEWS™

840-850 5th Ave

San Diego, CA 92101



San Diego International Airport
±25.32 M Annual Passengers

San Diego Zoo
±4 M Visitors Per Year

SAN DIEGO AIR & SPACE MUSEUM
±500,000 Visitors Per Year

San Diego City College
±17,000 Students

Naval Medical Center
±319 Beds | ±925 Employees

Balboa Park Golf Course

Subject Property

Downtown San Diego
Population of ±40,000 Residents

East Village
130+ Blocks

Cruise Ship Terminal

WYNDHAM
San Diego Bayside

PORT of SAN DIEGO

USS Midway MUSEUM
Live the Adventure, Honor the Legend

Bayshore Bikeway

Seaport Village

Mike Hess **Margaritas** **Gladstone's**
BEN & JERRY'S **Shorebird**
MALIBU FARM **Zyftoun** **SAN DIEGO BURGER CO.**

BALBOA THEATRE
San Diego's Callamp Quarter

Albertsons

MARRIOTT MARQUIS
SAN DIEGO MARINA

petco park
±3.4 M Annual Fans Per Year

Google Earth

Second Floor

MATTHEWS™

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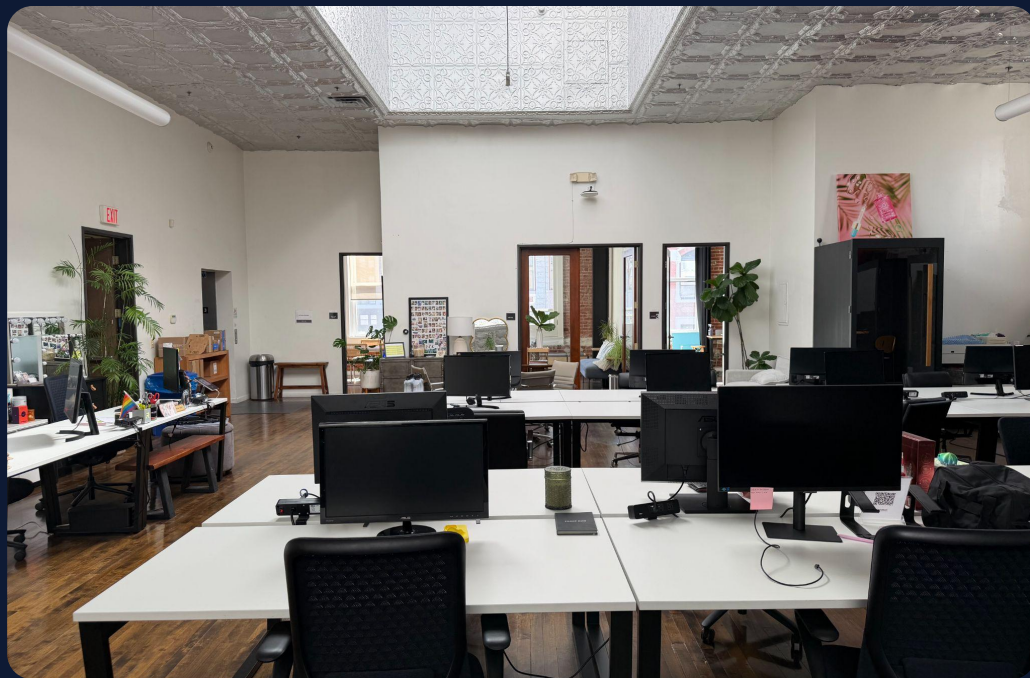


Third Floor

MATTHEWS™

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San Diego, CA 92101



SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

Retailers and businesses operating in San Diego enjoy access to a diverse consumer base, a steady flow of domestic and international tourists, and strong demand across its neighborhoods. With its thriving tourism industry, well-developed transit connections, and strategic location near the U.S.–Mexico border, San Diego supports long-term growth and resilience. The city consistently outperforms national tourism trends, driven by its unmatched coastal amenities, global reputation, and strong demographic fundamentals.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **840-850 5th Ave, San Diego, CA, 92101** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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License No. 02242733 (CA)

Broker of Record

David Harrington

License No.02168060 (CA)