



Louis Bank of Commerce

835-857 FIFTH AVENUE
SAN DIEGO, CA 92101

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CAST
CAPITAL PARTNERS



PROPERTY OVERVIEW

Cast Capital Partners introduces the Louis Bank of Commerce, one of San Diego's most architecturally significant commercial properties. Built in 1888, this four-story Baroque Revival landmark, known as The Queen of the Gaslamp, features intricate Victorian detailing, soaring towers, and a rich history that reflects the evolution of the city. Over the years, it has housed a range of tenants, from Madame Cora's Golden Poppy Hotel brothel to creative offices and renowned restaurants. Today, the property offers fully restored interiors with original hardwood floors, high ceilings, and exposed brick walls, seamlessly blending historic character with modern functionality.

Situated in the heart of the Gaslamp Quarter, the property is surrounded by top dining, entertainment, and hospitality destinations, ensuring a prime location with consistent foot traffic. The property currently hosts a diverse tenant mix, and its turnkey, fully furnished office suites offer private elevator access, efficient layouts, and abundant natural light, making it an attractive space for professional and creative users alike.

PROPERTY DETAILS



FLEXIBLE SUITE SIZES:
300 SF UP TO 4,400 SF CONTIGUIOUS



HISTORIC LANDMARK WITH CHARACTER +
MODERN AMENITIES (BALCONIES, SKYLIGHTS,
ATRIUM, HARDWOOD FLOORS)



ORIGINAL WOOD FLOORS
& EXPOSED BRICK WALLS



IMMEDIATE OCCUPANCY &
NEGOTIABLE LEASE TERMS



PRIME LOCATION,
CLOSE TO ALL AMENITIES



FRESHLY RENOVATED 4TH FLOOR,
IDEAL FOR COMPANIES NEEDING 400 - 4,400 SF





*Conceptual Rendering

SUITES AVAILABLE FOR LEASE

RETAIL: \$2.50/SF NNN

Space can be delivered with a full restaurant buildout, per tenant specifications

SUITE 100 4,232 RSF

OFFICE: \$1.75/SF - \$3.00/SF

Full Service - Utilities Included

SUITE 102 268 RSF

SUITE 205 769 RSF

SUITE 207 1,633 RSF

SUITE 301 339 RSF

SUITE 304-306 947 RSF
*Can be demised to 300 SF

SUITE 307 313 RSF

SUITE 312 501 RSF

SUITE 314 325 RSF

SUITE 315 309 RSF

SUITE 400 ±4,421 RSF



AVAILABLE GROUND FLOOR

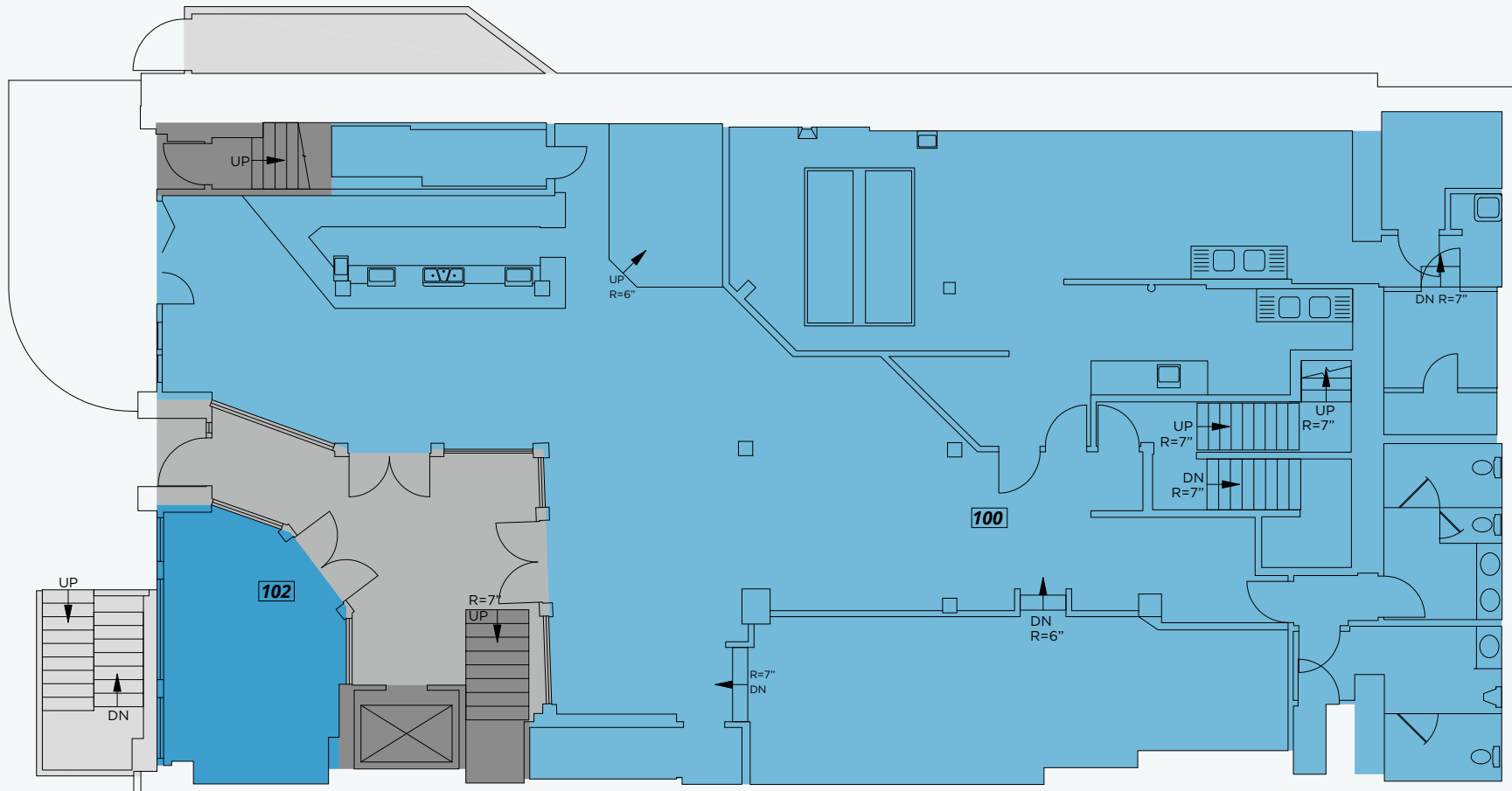
SUITE
SIZE
ASKING RATE
USE

100
4,232 SF
\$2.50/SF NNN
RESTAURANT/RETAIL

(Space can be delivered with a full restaurant buildout, per tenant specifications)

SUITE
SIZE
ASKING RATE
USE

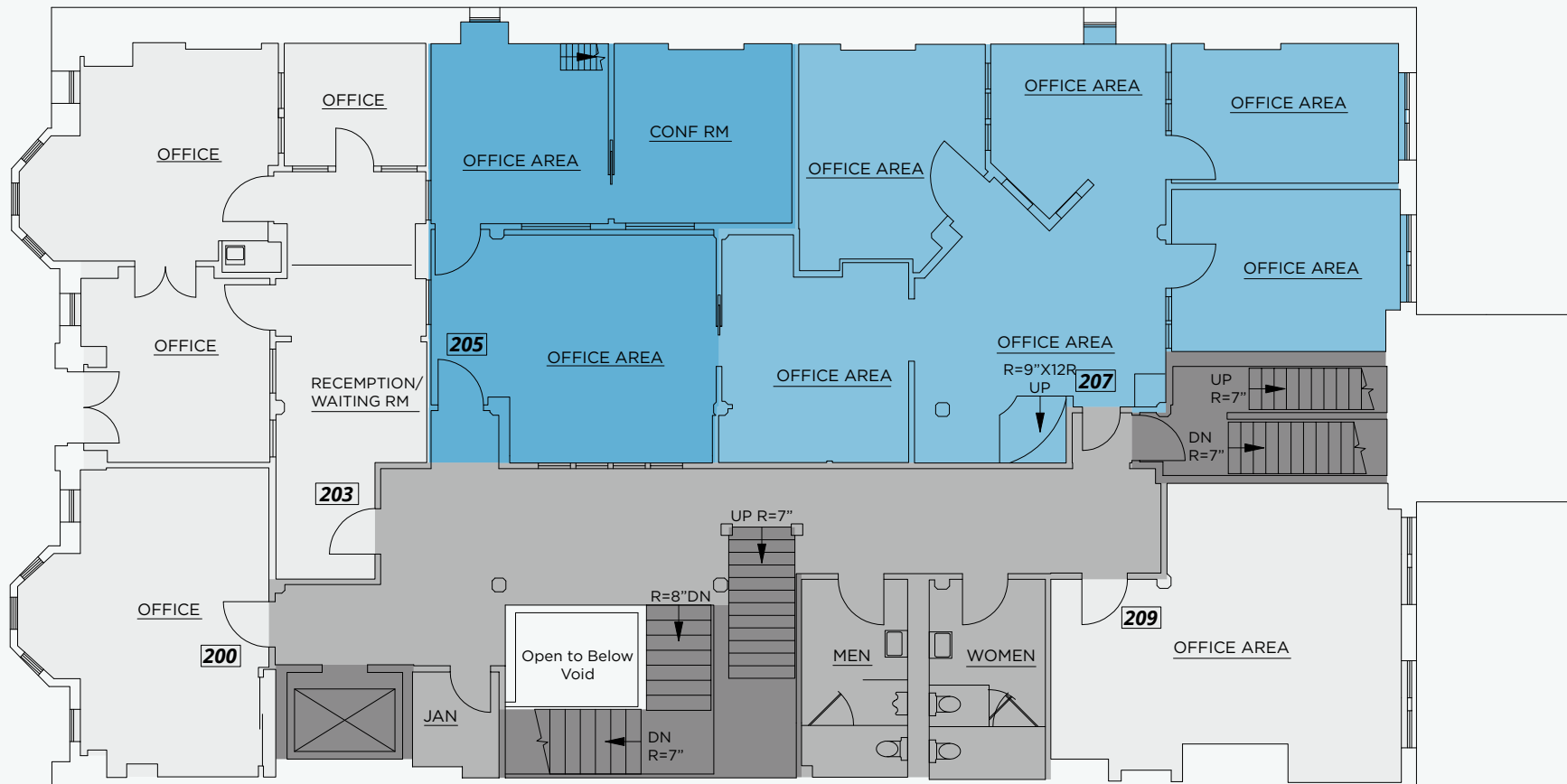
102
268 SF
\$3.00/SF FS
OFFICE



■ AVAILABLE ■ LEASED

AVAILABLE SECOND FLOOR | \$1.75/SF FULL SERVICE

SUITE 205 | 769 RSF
SUITE 207 | 1,633 RSF



■ AVAILABLE ■ LEASED

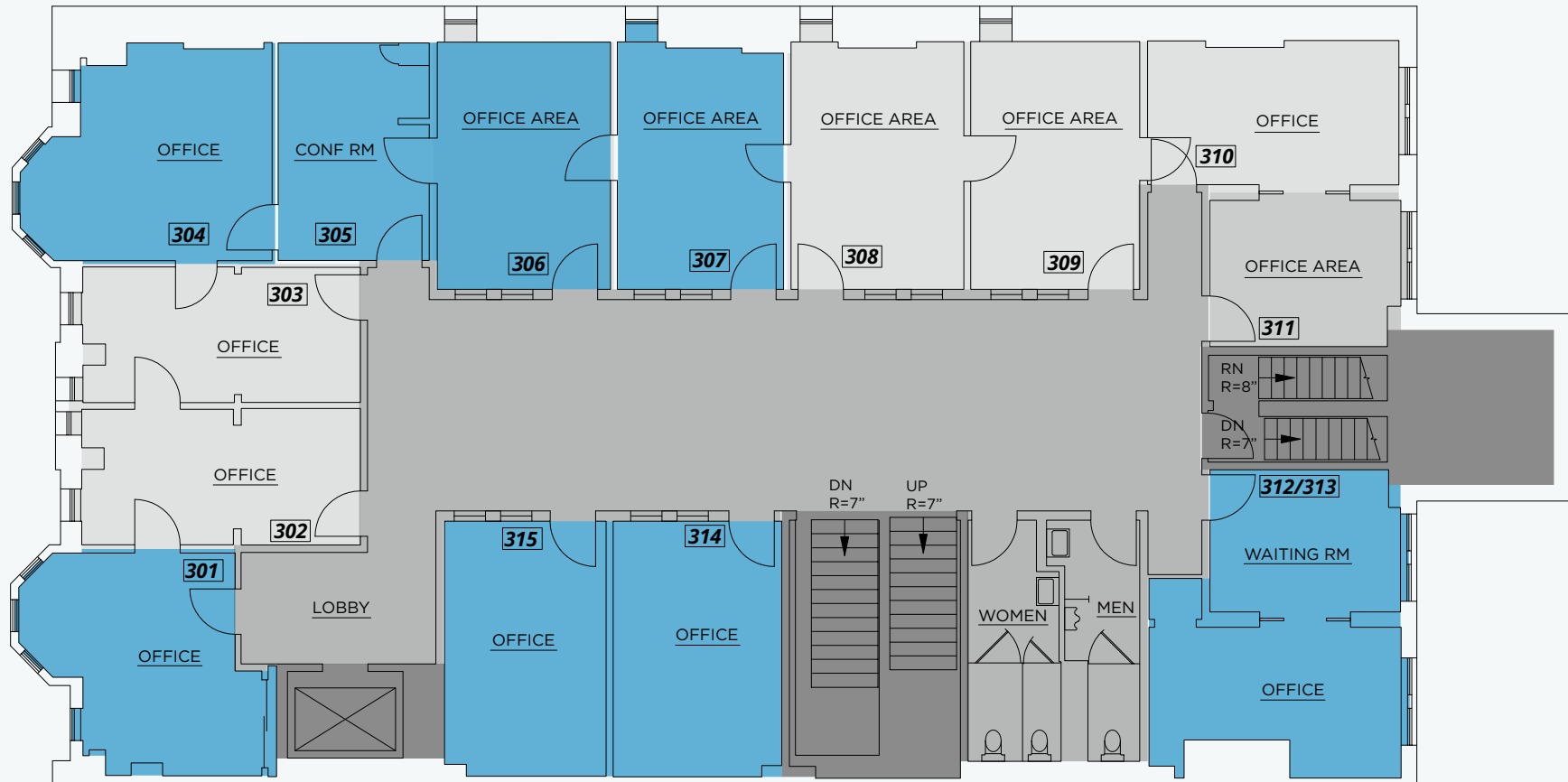
AVAILABLE THIRD FLOOR | \$2.25/SF FULL SERVICE

SUITE 301 | 339 RSF
SUITE 304-306 | 947 RSF*

*Can be demised to 300 SF

SUITE 307 | 313 RSF
SUITE 312 | 501 RSF

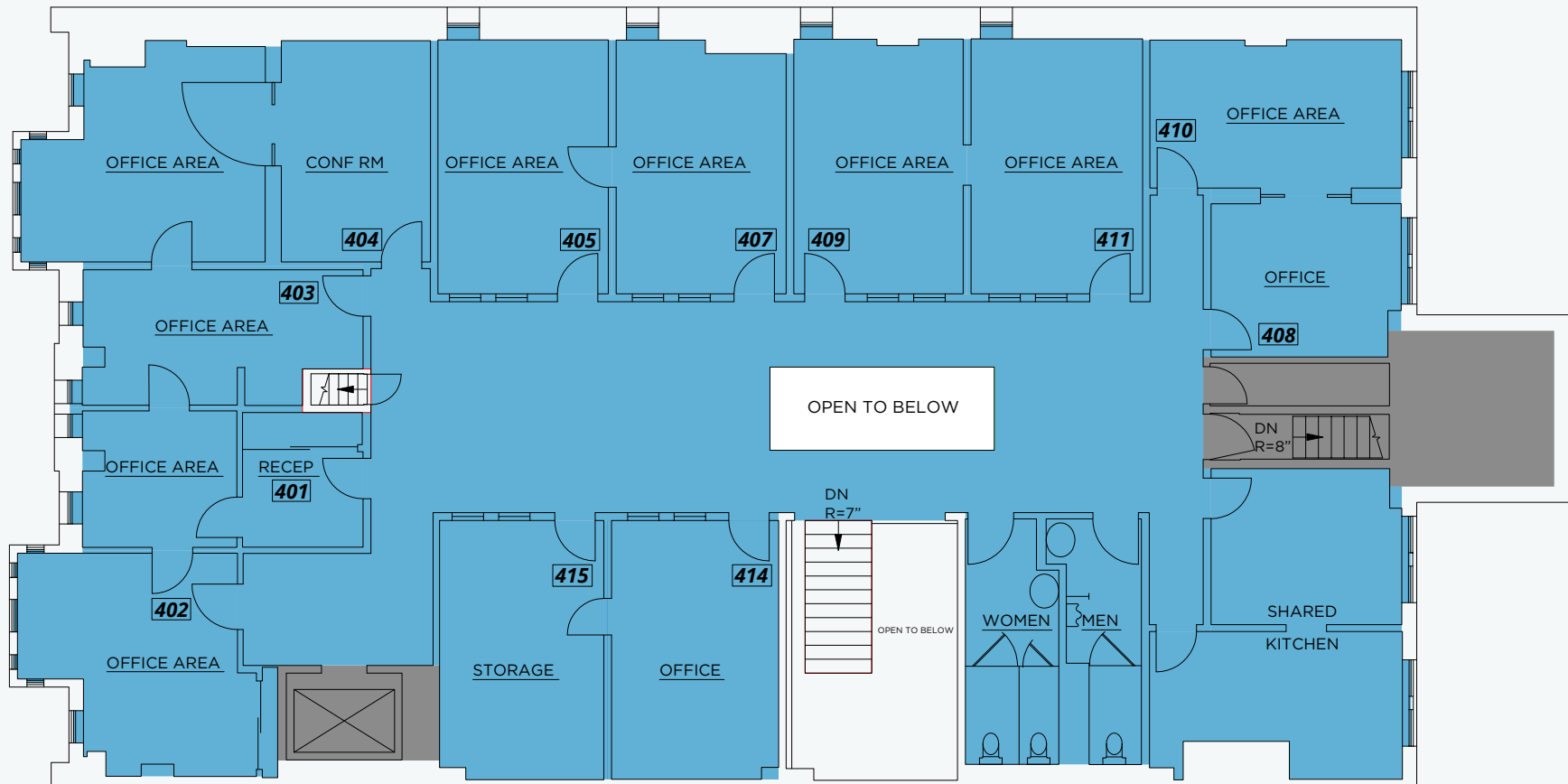
SUITE 314 | 292 RSF
SUITE 315 | 309 RSF



■ AVAILABLE ■ LEASED

AVAILABLE FOURTH FLOOR | \$1.95/SF FULL SERVICE

SUITE 400 | ±4,421 RSF



■ AVAILABLE ■ LEASED



THE LOCATION

Rising from 16 square-blocks in downtown San Diego, you'll find the historic Gaslamp Quarter, the heart and soul of San Diego. Gaslamp houses more than 200 of the city's finest restaurants, pubs, nightclubs, and retail shops, as well as offices and residential/work lofts. This is a one stop shop where everything is within a five minute walking distance and will surely make your night unforgettable.







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