

1065 5TH AVE

SAN DIEGO, CA 92101


TREVITA
MEDICAL BUILDING

**RETAIL / OFFICE
FOR LEASE**

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JULIE COHEN

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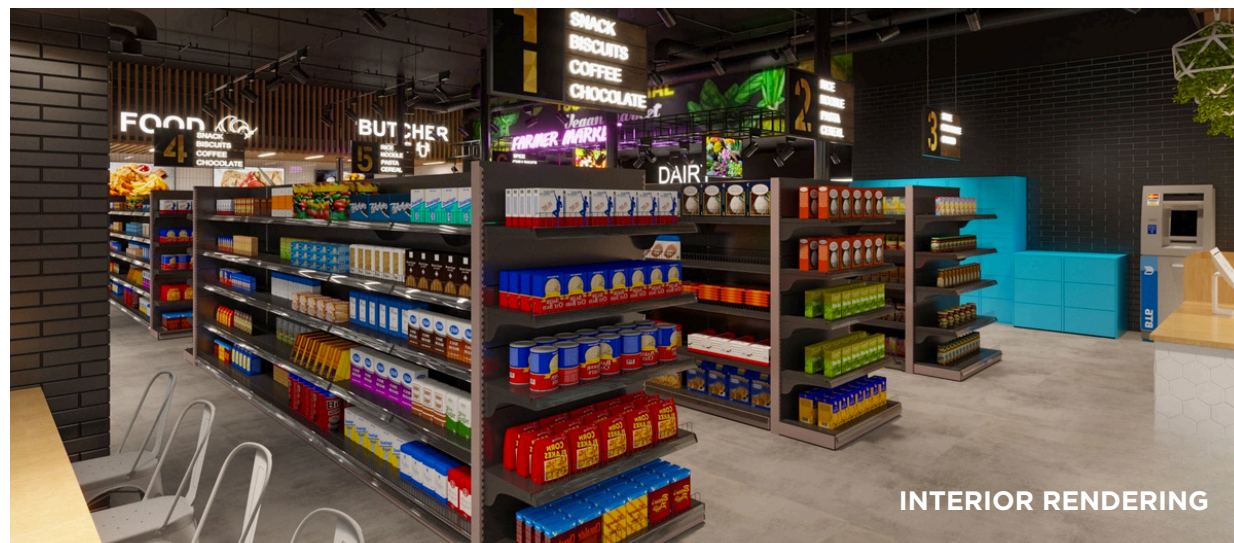
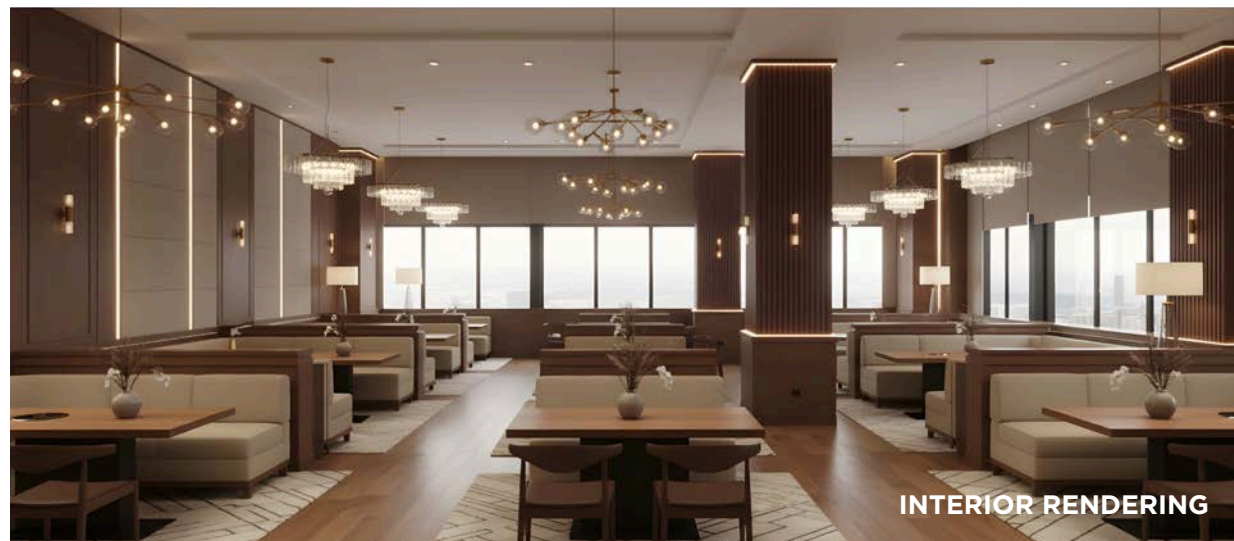
julie.cohen@cast-cap.com

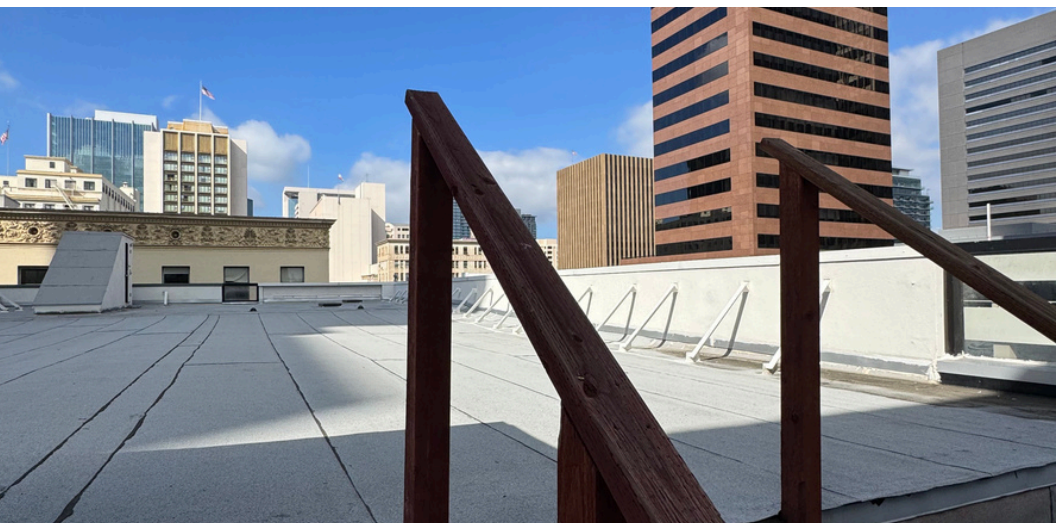
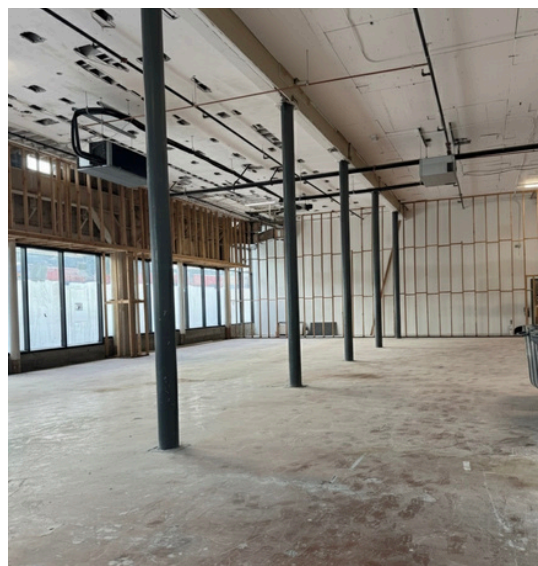
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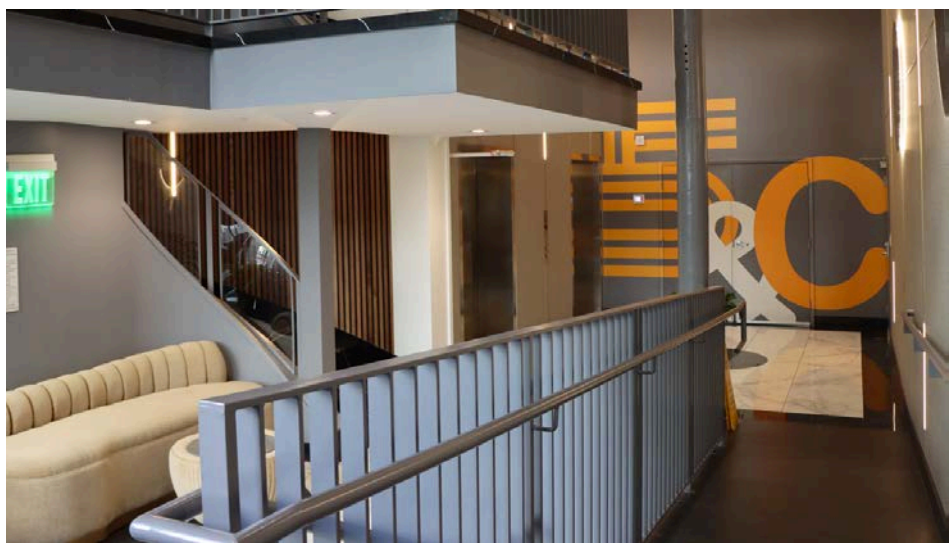
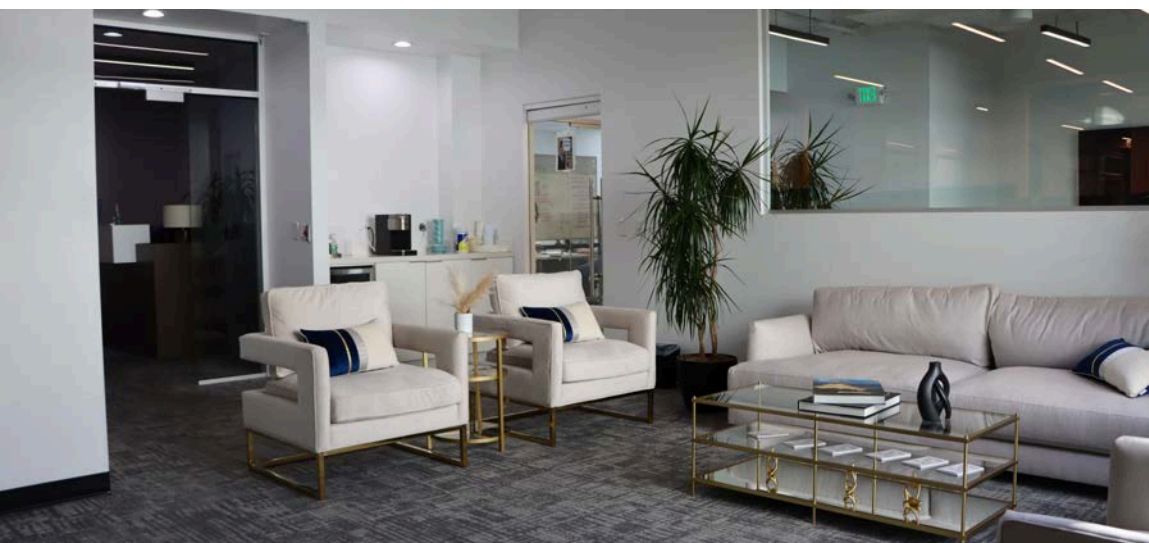
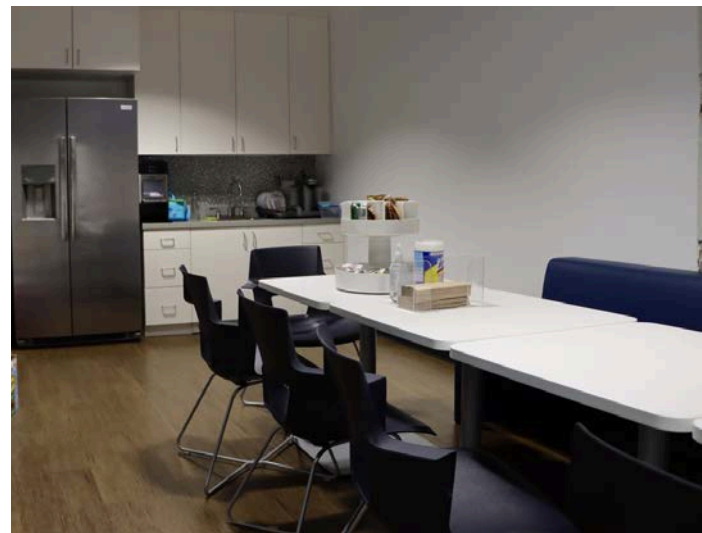
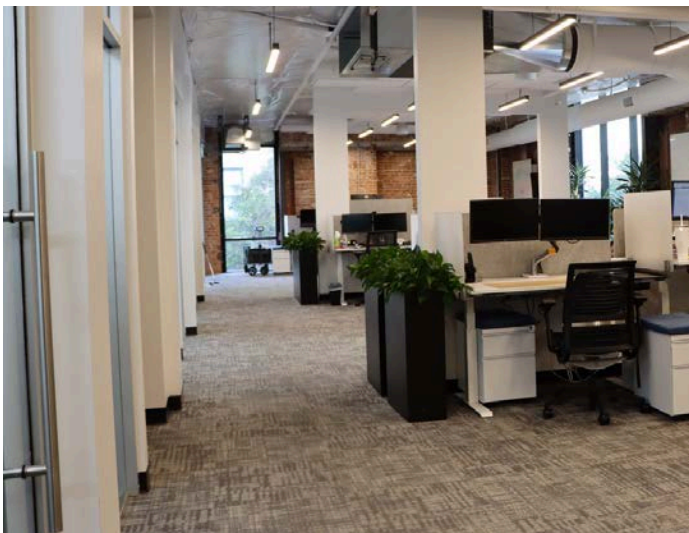
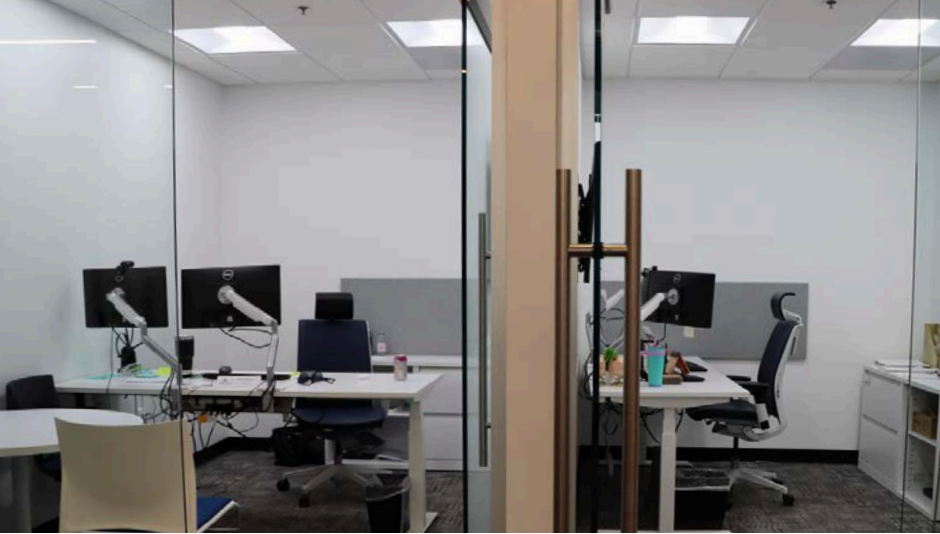
CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

- Ground floor office/retail space located in the heart of Downtown San Diego
- Tremendous linear frontage on C St with highly visible exterior signage opportunity
- Located on the San Diego Trolley line with 40M annual passengers, and construction underway on an extension line to La Jolla
- Adjacent to House of Blues and Kimpton Hotel Palomar with 183 rooms
- 39,900 ADT on 5th Avenue and an average daily foot traffic of 37,618 one block away on Broadway
- Walking distance to the Gaslamp Quarter and close proximity to Horton Plaza Park and Little Italy
- Neighbors include House of Blues, ZZan Sushi & Soju, The Local, Hardcore Fitness, Crab Hut, and more
- Convenient access via Hwy-163, CA-94, & I-5







CITY OF SAN DIEGO

Downtown is where San Diego's heartbeat is strongest—a dynamic hub of office towers, premier hotels, high-rise residences, and lively street-level retail that defines the city's urban core. Just minutes from the airport and easily explored on foot, bike, car, or public transit, downtown offers effortless access to rooftop bars, fine dining, cultural landmarks, and waterfront views. Modern architecture meets Victorian charm here, with boutique shops, thriving businesses, and lifestyle destinations bringing the streets to life.



CORONADO ISLAND

GRAND | HYATT
MANCHESTER GRAND HYATT
SAN DIEGO

SAN DIEGO
INTERNATIONAL AIRPORT

SAN DIEGO
convention center

Gaslamp
Quarter

petco
park

NEIGHBORS



3.8M
TOTAL OFFICE SF
WITHIN 4 BLOCKS



90+
HISTORICAL
BUILDINGS



316
EATERIES WITHIN
0.5 MILES



AMERICA'S FINEST CITY



266
SUNNY
DAYS/YEAR



2ND
LARGEST CITY
IN CA



\$10B
VISITOR
SPENDING



35M
ANNUAL
VISITORS

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population (2024)	56,345	106,075	193,035
Projected Population (2029)	57,029	106,697	193,035
Total Daytime Employment	73,535	109,512	183,317
Total Households	31,333	52,235	90,891
Avg. Household Income	\$107,580	\$106,737	\$109,938
Total Consumer Spending	\$908.7M	\$1.6B	\$2.9B



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