

1065 5TH AVE

SAN DIEGO, CA 92101


TREVITA
MEDICAL BUILDING

**RETAIL / OFFICE
FOR LEASE**

JOSH SIMMS

(619) 500-7473

josh.simms@cast-cap.com

CA License #02080261

JULIE COHEN

(669) 264-9836

julie.cohen@cast-cap.com

CA License #02254440

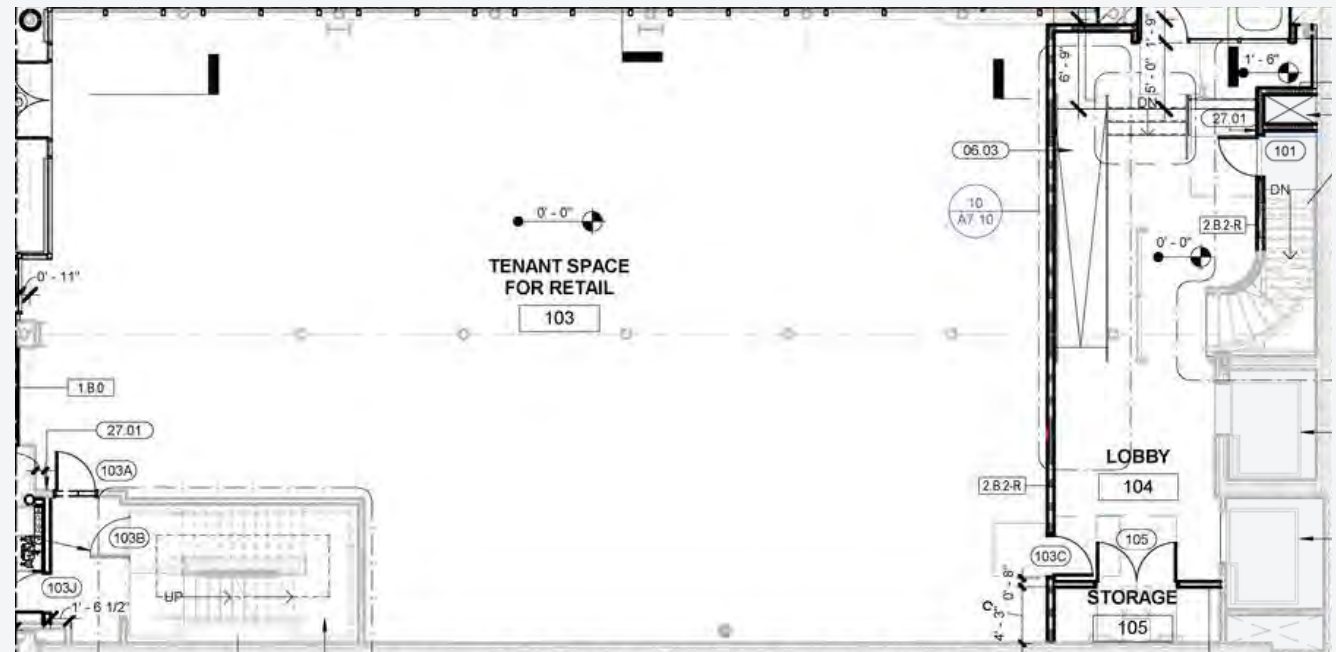
CAST
CAPITAL PARTNERS

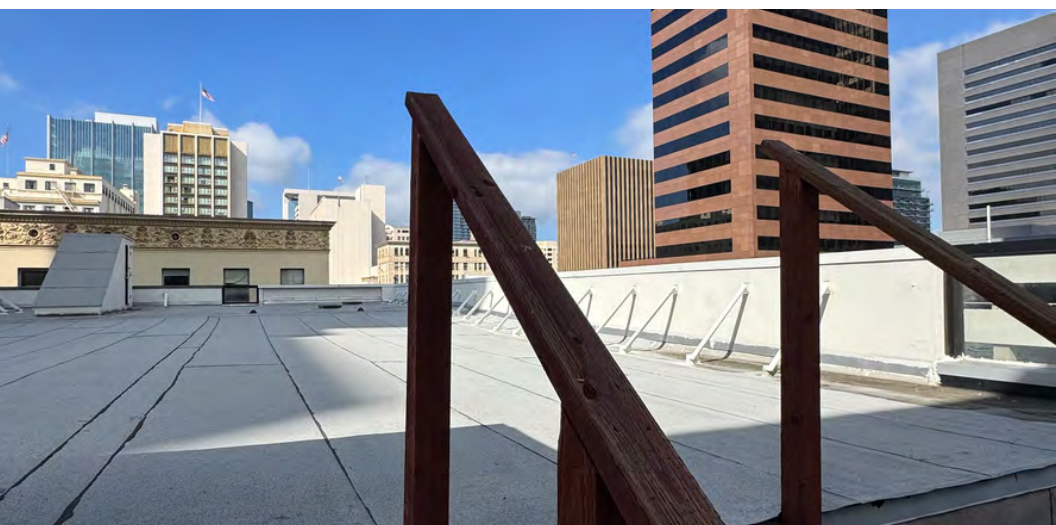
PROPERTY HIGHLIGHTS

- 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



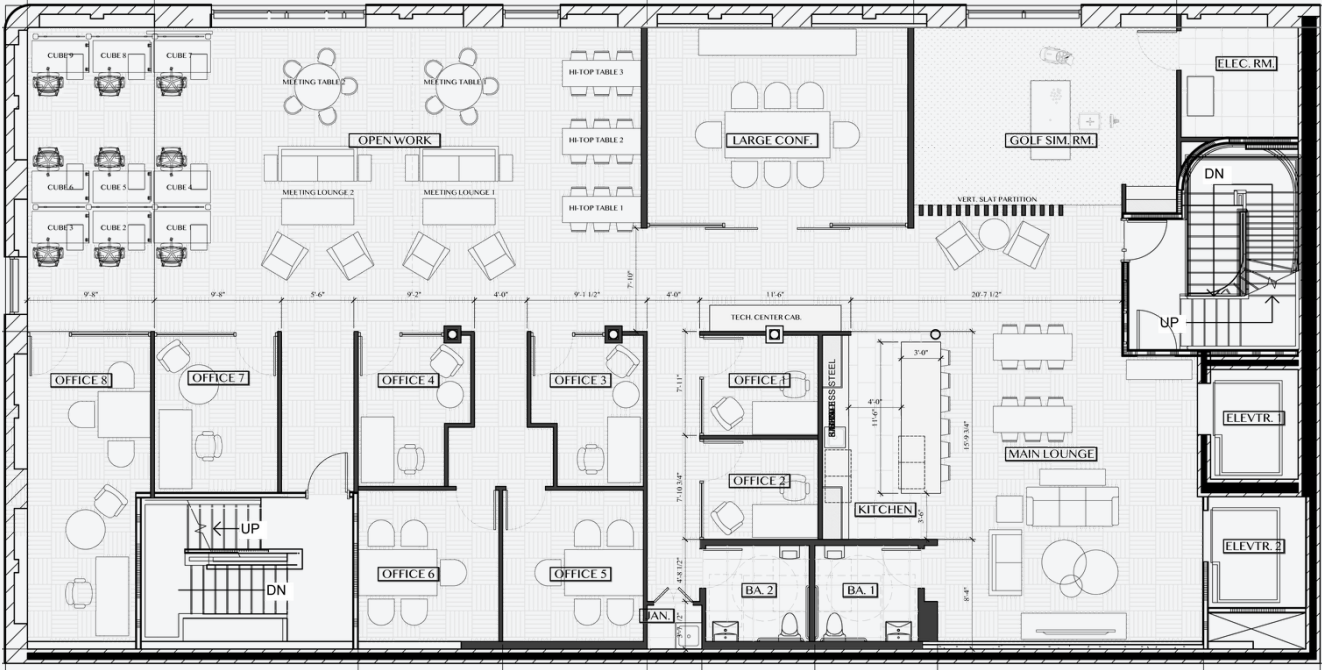
1ST FLOOR
TOTAL SF AVAILABLE:
3,550 SF
EXISTING LAYOUT

[illegible]

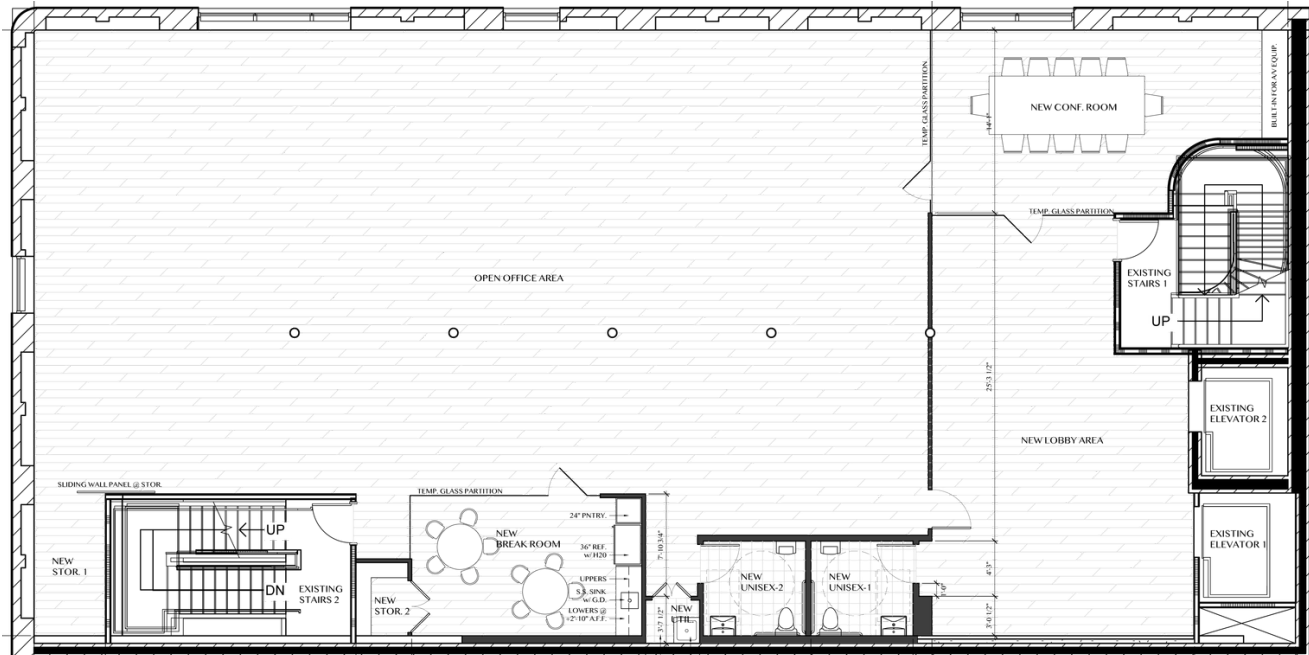


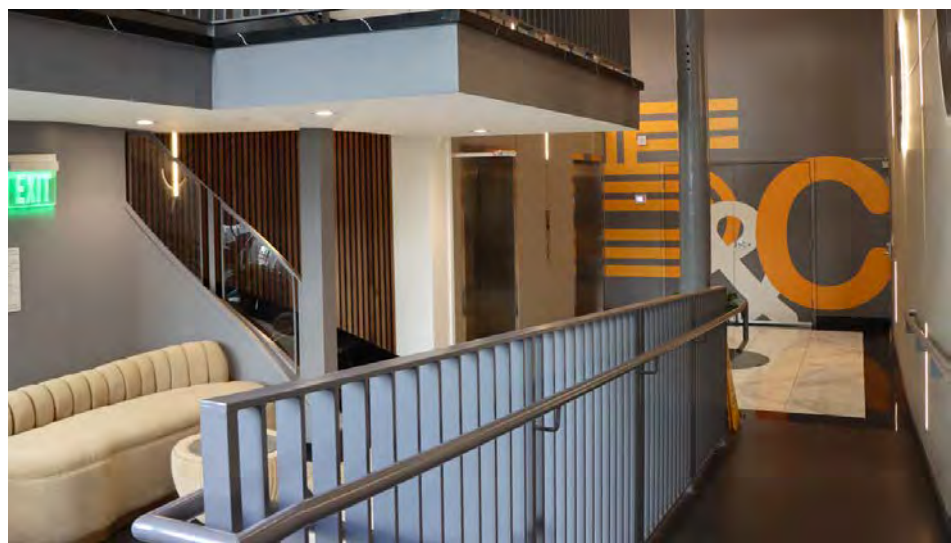
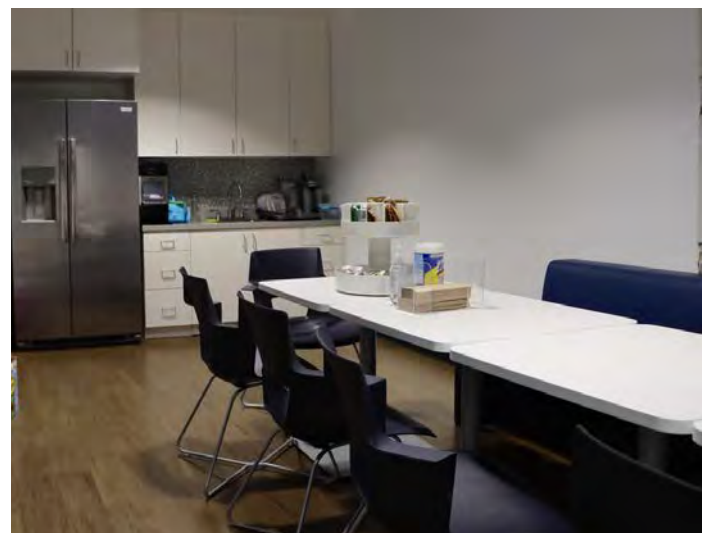
FLOOR PLAN

2ND FLOOR
TOTAL SF AVAILABLE:
4,961 SF
EXISTING LAYOUT



3RD FLOOR
TOTAL SF AVAILABLE:
4,961 SF
CONCEPTUAL LAYOUT
(SHELL CONDITION)





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



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



CAST

CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
619-308-6680
www.Cast-Cap.com

JOSH SIMMS

(619) 500-7473
josh.simms@cast-cap.com
CA License #02080261

JULIE COHEN

(669) 264-9836
julie.cohen@cast-cap.com
CA License #02254440

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through CAST Capital Partners.