

Creative Office
For Lease

±4,059 SF

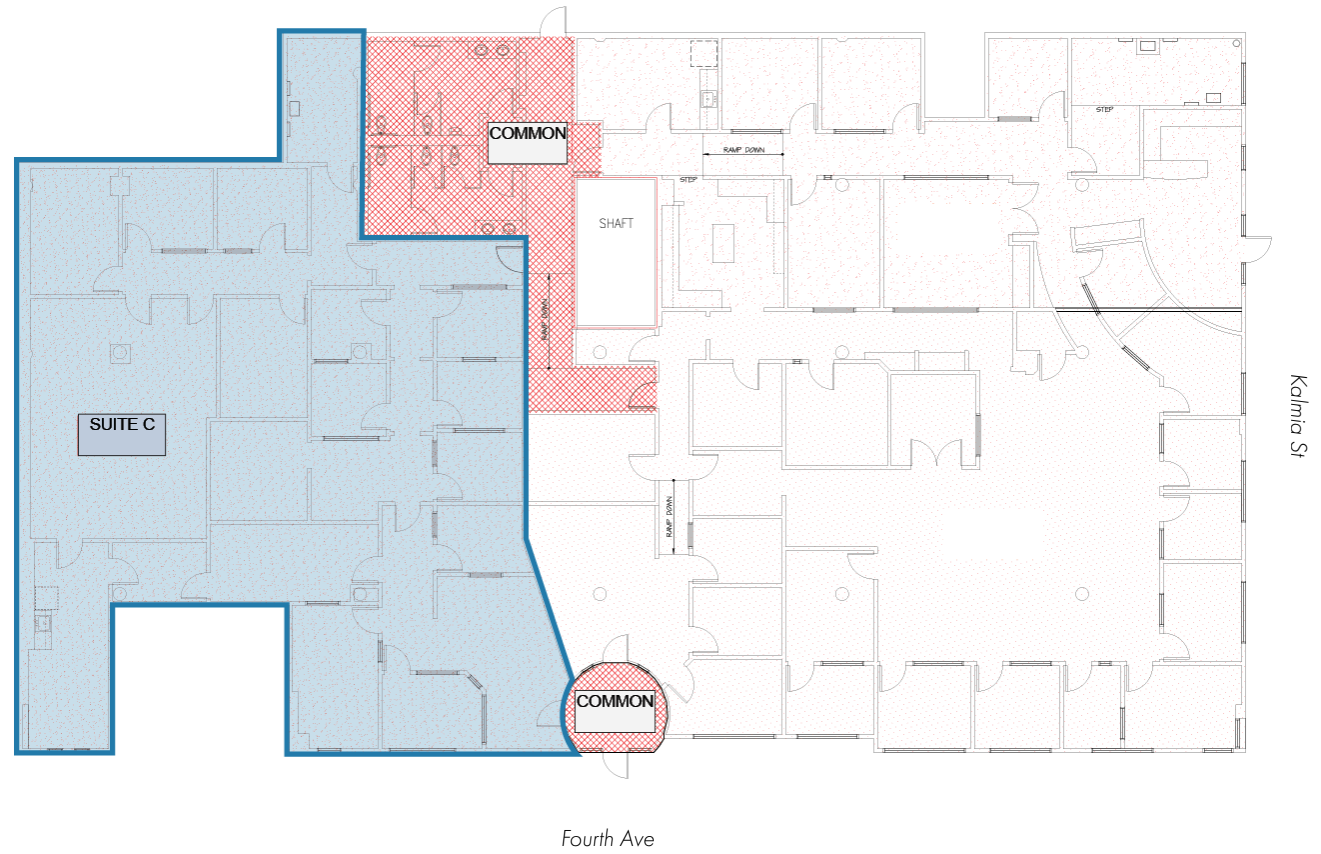
Fourth & Kalmia
Bankers Hill



Laurel Bay

The Property

2455 Fourth Ave, Suite C
San Diego, CA



Phenomenal corner location on desirable Fourth & Kalmia

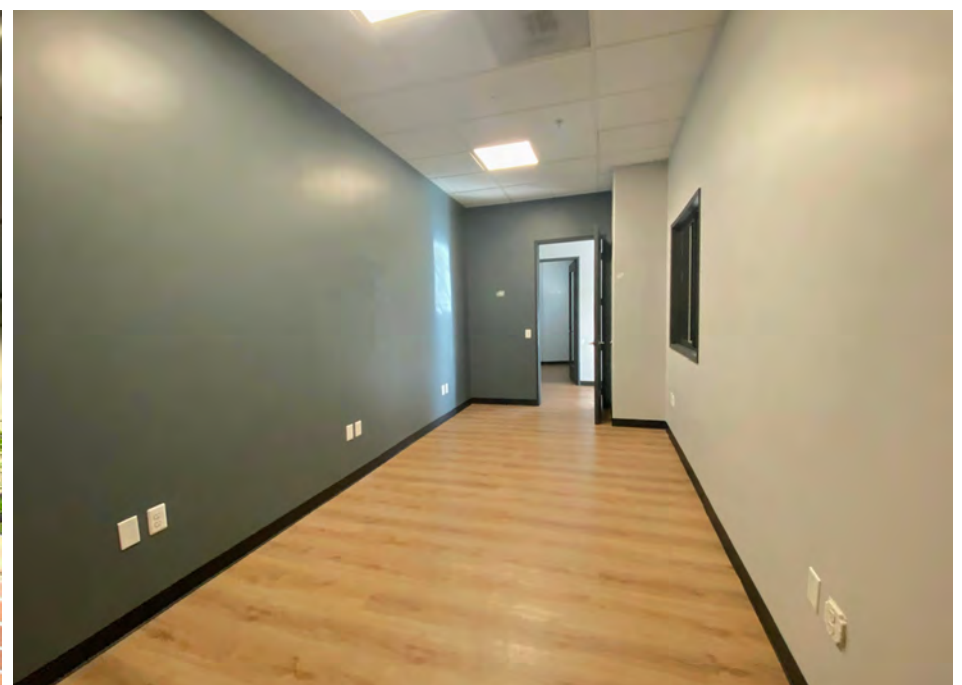
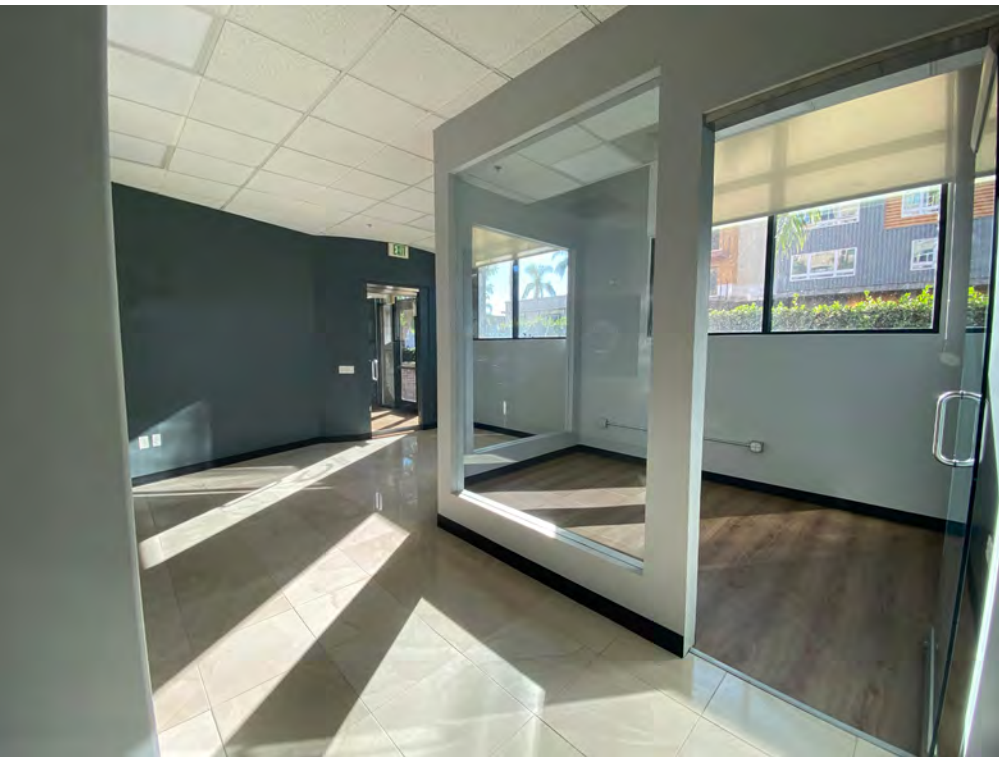
Great opportunity to join recent development in Bankers Hill

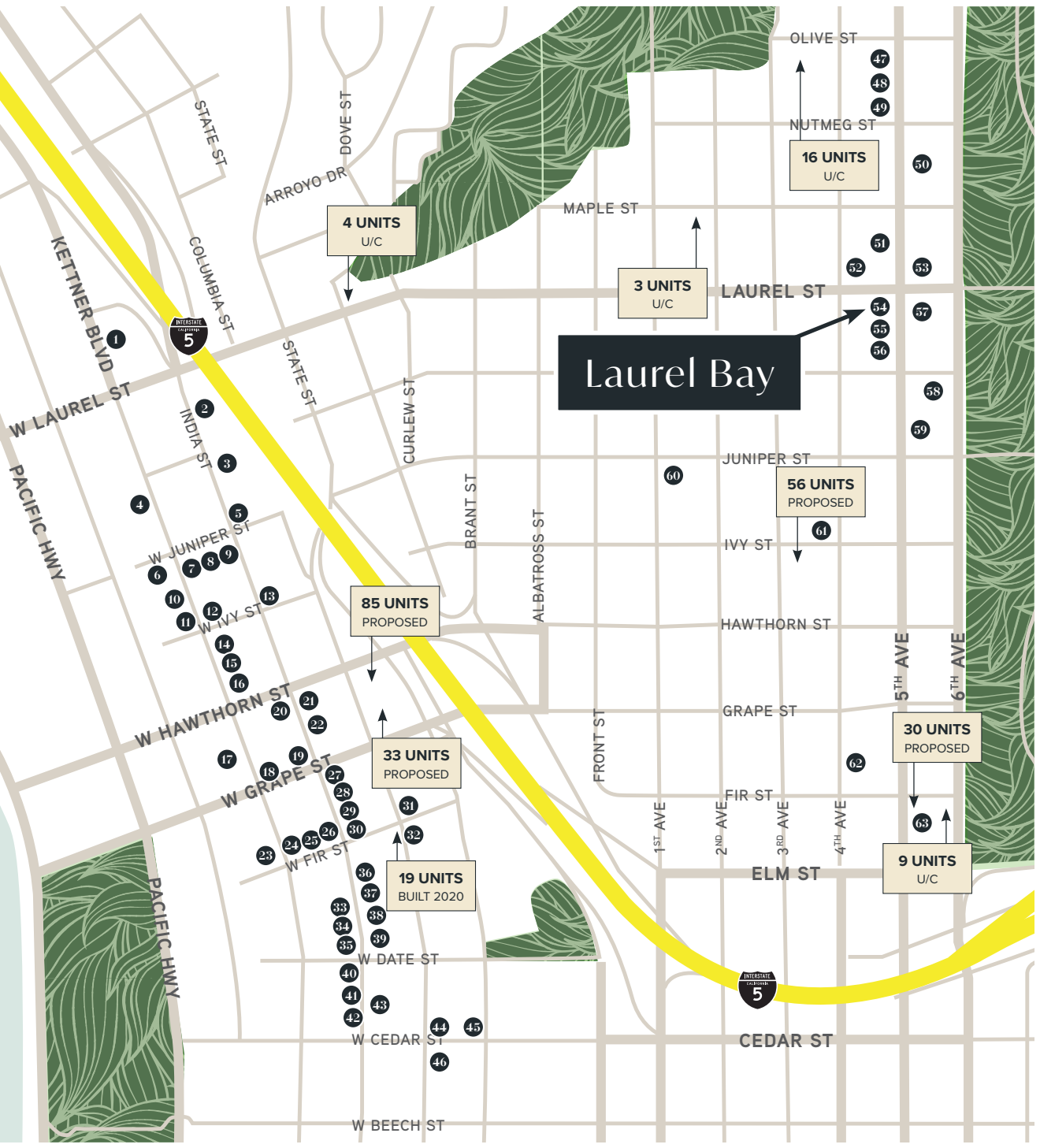


Located in the heart of Bankers Hill with walkability to Starbucks, The Corner Draffhouse, Cucina Urbana, Imperial Steakhouse, Mister A's, WestBean, and more!



On-site commercial garage parking
Close proximity to Little Italy, Downtown, San Diego Bay, and San Diego International Airport





The Location

The neighborhood of Bankers Hill benefits from convenient access to restaurants, shopping, Balboa Park, and downtown. There are several new luxury residential developments and the area has a Walkscore of 92 out of 100, meaning this location is a Walker's Paradise and most errands and amenities can be accessed on foot.

- | | |
|----------------------------|----------------------------|
| 1 The Casbah | 33 Juicecrafters |
| 2 El Camino | 34 Caffe Italia |
| 3 James Coffee Co | 35 Napizza |
| 4 Loading Dock | 36 Filippi's Pizza Grotto |
| 5 Nolita Hall | 37 Mimmo's Italian Village |
| 6 Crack Shack | 38 Cafe Zuccherò |
| 7 Bird Rock Coffee | 39 Little Italy Food Hall |
| 8 RakiRaki Ramen | 40 Salt & Straw |
| 9 Bottlecraft | 41 Prepkitchen |
| 10 Juniper & Ivy | 42 Ironside Fish & Oyster |
| 11 Herb & Wood | 43 Buon Appetito |
| 12 Carruth Wine Cellars | 44 Lofty |
| 13 Ballast Point | 45 Pappalecco |
| 14 Bobboi Gelato | 46 Queenstown Public House |
| 15 Zinque | 47 Hane Sushi |
| 16 SuperNatural Sandwiches | 48 Parc Bistro-Braserie |
| 17 Waterfront bar & Grill | 49 Barrio Star |
| 18 Kettner Exchange | 50 The Market Place |
| 19 Shake Shack | 51 Mister A's |
| 20 Starbucks | 52 WestBean |
| 21 Mona Lisa | 53 Hachi Ramen |
| 22 Mikellar | 54 Corner Draffthouse |
| 23 Cafe Gratitude | 55 Starbucks |
| 24 Underbelly | 56 Pie Craft |
| 25 Monello | 57 Cucina Urbana |
| 26 Bencotto | 58 Imperial House |
| 27 Bolt Brewery | 59 Azuki Sushi |
| 28 Cloak & Petal | 60 Hob Nob |
| 29 Barbusa | 61 Banker's Hill |
| 30 Born & Raised | 62 Wet Stone |
| 31 Harumama | 63 The Balboa |
| 32 Glass Door | |



Laurel Bay

DOWNTOWN

CORONADO

POINT LOMA

SD AIRPORT

In the Path of Redevelopment

Downtown

17,155

Existing Units

3,568

Under Construction Units

6,554

Proposed Units

Uptown

21,741

Existing Units

431

Under Construction Units

468

Proposed Units

Bankers Hill Yesterday

Bankers Hill/Park West is a prestigious uptown San Diego enclave distinguished by its spectacular views, historic estates, and myriad of cultural offerings. Developed in 1890, the area acquired the name "Bankers Hill" because of its reputation as a home for the affluent.

The quiet neighborhood streets are lined with Victorian and Craftsman style homes, many dating from the late 19th Century, built by renowned architects such as Irving Gill and Frank Mead. Residents of the community take great pride in maintaining the historical integrity of these properties.



Bankers Hill Tomorrow

Residential development is expected to continue along the Fourth, Fifth and Sixth avenue corridors with an extended mix of high-rise and mid-rise buildings.

Bankers Hill is an ideal location for additional housing. It's adjacent to employment centers, walkable, bike-friendly and served by multiple high-frequency bus lines. City leaders are insisting that new projects along public transportation corridors maximize the number of housing units on their sites and include income-restricted affordable units onsite rather than paying "in-lieu" fees.

Local businesses will benefit tremendously from the new customers that the new project will bring to the neighborhood.

Source: San Diego Uptown News



Uptown to Downtown
Streetcar Service

completed
2020



Mid-City
Trolley Extension

completed
2022



1.57 million
Population

by
2030

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