



2903 4TH AVE, SAN DIEGO, CA 92103

APOLLO

BANKERS HILL CAFE/RETAIL/RESTAURANT FOR LEASE

BRAND NEW CONSTRUCTION

±1,272 RSF

upgsocal.com | 858 874 1989

ESTABLISH YOURSELF
IN ONE OF SAN DIEGO'S
MOST SOUGHT-AFTER
NEIGHBORHOODS.

±1,272 RSF
CAFE/RETAIL/RESTAURANT
COMING SOON!

BANKERS HILL, 92103

APOULLO

THE DETAILS

2903 Fourth Ave
±1,272 RSF
Cafe/Retail/Restaurant Space
Q3 2026 Delivery

COMMERCIAL
SPACE



Brand new construction in the heart of Bankers Hill

Prime frontage along Fourth Avenue with excellent visibility and signage opportunities

Space includes grease interceptor with gas, utilities stubbed to suite, and on-grade access

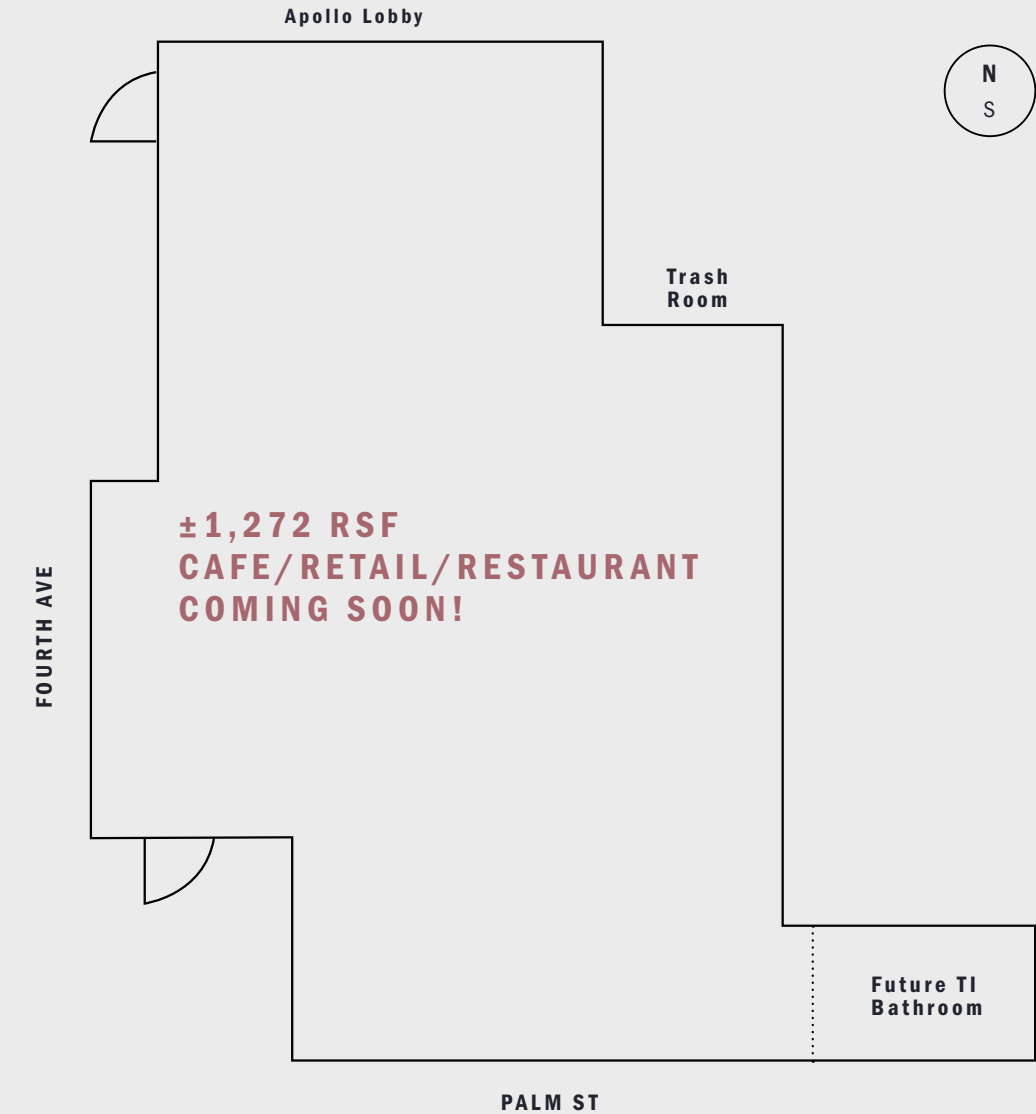
Establish yourself in a premier San Diego neighborhood at the center of ongoing residential and mixed-use growth

Situated beneath 82 residential units, providing a built-in customer base

One of San Diego's most desirable walkable neighborhoods with a dense, high-income population

Strong exposure to surrounding neighborhoods including Little Italy, Balboa Park, Hillcrest, and Downtown San Diego

SITE PLAN



BANKERS HILL, 92103

HISTORIC.WALKABLE.SCNIC

SEAMLESSLY INTEGRATED

INTO THE URBAN FABRIC OF THE CITY

CORONADO BRIDGE

DOWNTOWN SAN DIEGO
105,000+ RESIDENTS

THE BARCELONA
90 UNITS

HOB NOB HILL
RESTAURANT
BANKERS HILL - SAN DIEGO, CA

TREEHOUSE
107 UNITS UNDER CONSTRUCTION

BALBOA PARK

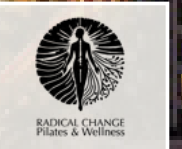
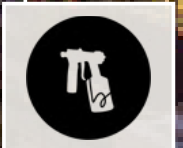
PARK LAUREL
150 UNITS

CUCINA
of Balboa

MISTER A's

THE CORNER

MNEMONIC COFFEE



pure
INFRARED SAUNA STUDIO

Orangetheory

YOGA DECK

APOLLO

7,000+

Existing Units

900

Units Under Construction & Proposed

Historic Charm & Modern Edge

A blend of early 20th-century architecture and contemporary design, creating a distinctive neighborhood character rooted in style and sophistication.

Central, Connected Location

Just North of Downtown and steps from Balboa Park, offering easy access to major employment centers, cultural attractions, and walkable urban amenities.

Vibrant Local Scene

An active mix of cafés, craft breweries, boutique retailers, and local favorites that contribute to the neighborhood's inviting, community-driven atmosphere.

JOIN THE ENERGY



The Corner Draffhouse

THE NEIGHBORS

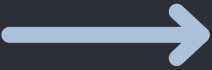


BODYROK



Club Pilates

THE DEMOGRAPHICS



	1 Mile	2 Mile	3 Mile
Population	25,984	119,211	231,447
Avg. Household Size	1.6	1.7	1.9
Total Employees	25,010	137,589	219,696
Total Households	15,201	66,574	113,232
Avg. Household Income	\$117,436	\$111,431	\$105,712
Consumer Spending	\$487.6M	\$2.1B	\$3.5B

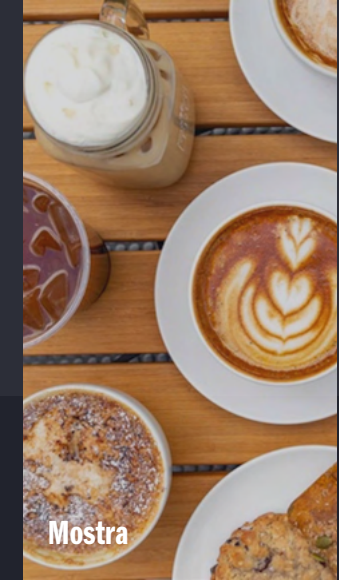
Bankers Hill is a vibrant hub for dining, retail, and nightlife, offering a lively mix of popular restaurants, boutique shops, and neighborhood favorites. Its walkable streets and energetic atmosphere make it a prime destination for both locals and visitors.



Cucina Urbana



Azuki Sushi



Mostra



DINE.PLAY.WORK.STAY.
ALL IN BANKERS HILL,
WHERE THERE'S SOMETHING
FOR EVERYONE TO ENJOY.



ELEVATED CITY LIVING

WHO LIVES HERE?

STEPS FROM EVERYTHING

\$405M

Spent on Entertainment & Retail

\$591M

Spent on Food & Beverage

*WITHIN 2 MI. OF SITE

City Life

Age 18-35

A combination of young professionals and students living in the nation's most density populated and expensive cities. While many are starting in white-collar professional careers, others of this highly mobile group are still finishing their degrees.

Urban Diversity

Age 46-75

Households predominantly in their 50's. These middle-income, white-collar professionals take advantage of urban life, enjoying the income and time that they have to the fullest. They spend their time on the Internet reading news and enjoy sports and movies.

Career Building

Age 18-35

Made up of young singles with no children in the home. They are a mix of mobile renters and first-time homeowners, living in condos and single-family houses. They are beginning to save and invest while also enjoying new technology and trendy stores that cater to their age range.

City Mixers

Age 30-55

Single, ethnically diverse urbanites in their 30s to 50s with no children in the home. They work in a broad spectrum of white-collar jobs. Spending reflects clothing, shoes, electronics and travel, enjoying a rich cultural experience.



BANKERS HILL, 92103

CONSUMERS ARE DRIVING A DOWNTOWN EVOLUTION

Young Professionals

Residents are young, urban professionals primarily working in innovation industries and earning higher-than-average wages.

Top Talent

Downtown San Diego has an over-concentration of the most in-demand talent.

Cultural Hub

Downtown's surrounding urban neighborhoods are widely viewed as a hub for arts and culture, as well as a top destination for networking, gathering, and living.



AMERICA'S FINEST CITY!



DOWNTOWN SAN DIEGO BY THE NUMBERS

32.3M

Annual Visitors to San Diego

34,000+

Existing Residential Units

2M+

Existing SF of Office

22,000+

Existing Hotel Rooms

Downtown is home to many attractions for residents as well as those who visit from outside the area. According to a survey of San Diegans who live and visit the Downtown area, Petco Park, Seaport Village, and Little Italy are the top three attractions. Downtown also has a reputation as the premier location for nightlife activities, attracting visitors from across the county and outside the region. Yet, those living downtown are more likely to enjoy these amenities.



**16.5
BLOCKS**



**4 MAJOR
VENUES**



**65K DAYTIME
POPULATION**

WHY SAN DIEGO?



FOR LEASING INQUIRIES

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