

FOR LEASE

DOWNTOWN'S HISTORIC GASLAMP QUARTER

# HORTON COURT

919 4TH AVENUE | SAN DIEGO, CALIFORNIA





HISTORIC HEART OF  
DOWNTOWN SAN DIEGO



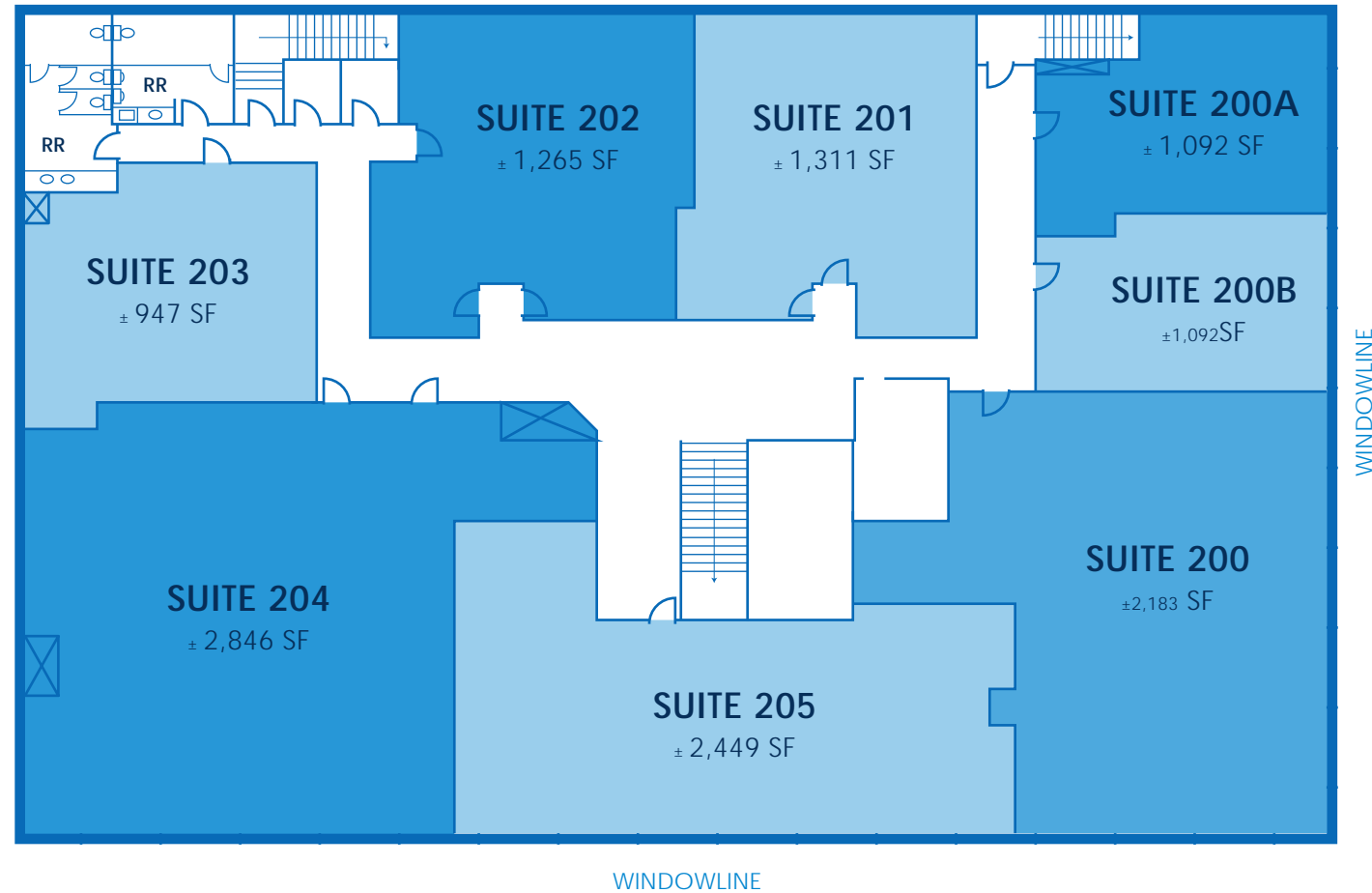
- ±947 - 13,185 SF second floor creative office
- Flexible layouts
- Located in the historic Horton Court building
- Beautiful historic entrance with bright interior light from numerous large skylights
- Extensive windowline with operable windows overlooking The Park at Horton & U.S. Grant Hotel
- High 14' ceilings
- Exposed brick features
- Fireplaces
- Select suites include kitchens / break areas
- Elevator access
- Secure employee entrance
- Call box for easy visitor access
- Adjacent to The Campus at Horton & The Park at Horton
- Steps from an abundance of restaurant and retail amenities



AVAILABLE  
SUITES

## SECOND FLOOR CREATIVE OFFICE SPACE

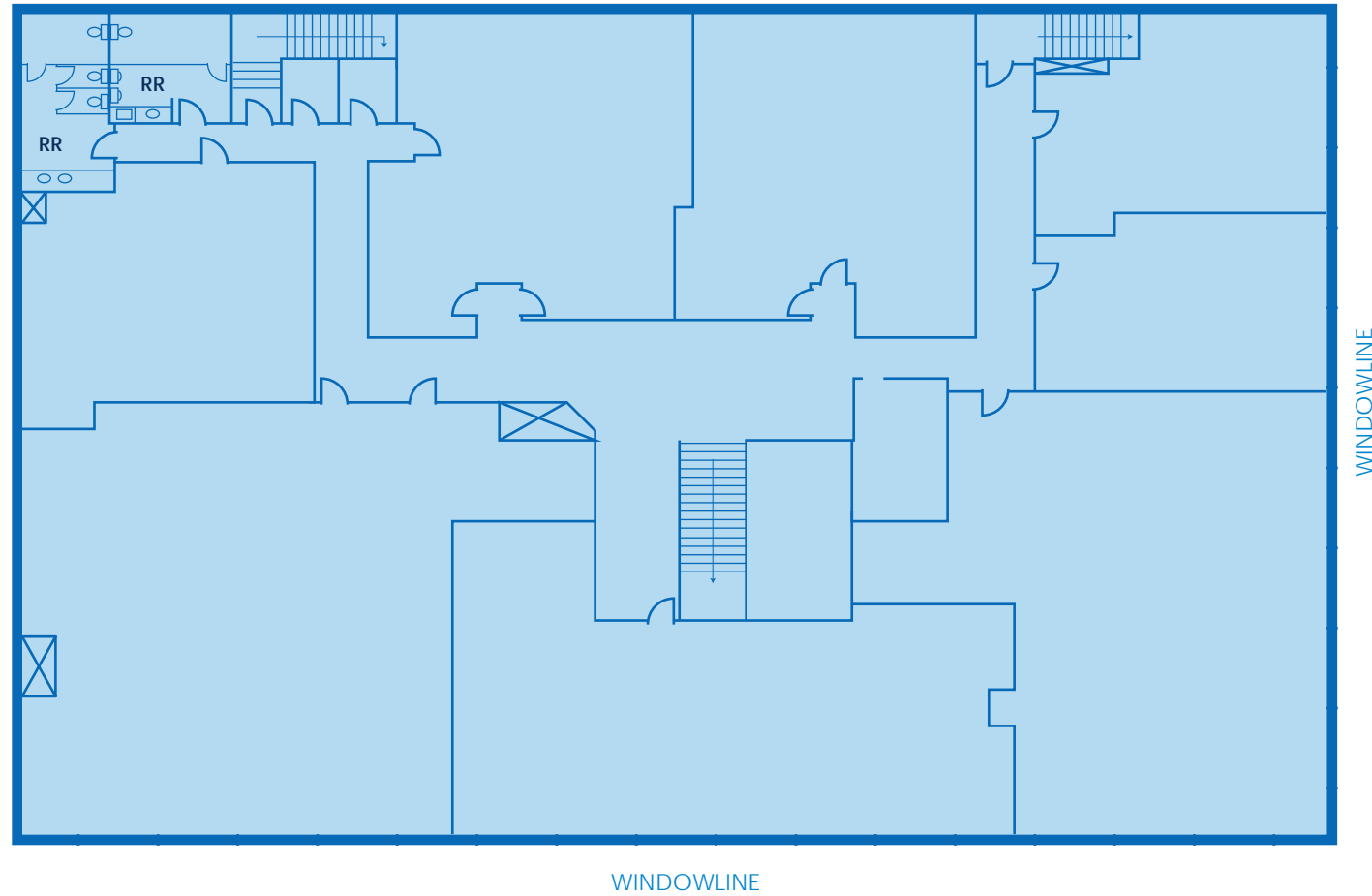
±947 - 13,185 SF AVAILABLE



AVAILABLE  
SUITES

## SECOND FLOOR CREATIVE OFFICE SPACE

±13,185 SF AVAILABLE







CVS PHARMACY

SEÑOR TAQUERO

FULL MOON SD SUSHI

GASLAMP TAVERN

GASLAMP FISH HOUSE

KAKO BOBA & GRILL

THE WAVES TACO CLUB

THE MELTING POT FONDUE

REI DO GADO BRAZILIAN STEAKHOUSE

BASSMINT SAN DIEGO

DOWNTOWN SUSHI

SIRIKOON THAI MASSAGE

STAR BAR

711

BROADWAY

FOURTH AVENUE

E STREET

**THE CAMPUS AT HORTON**

90,000 SF mixed-use campus with an abundance of amenities.

**THE PARK AT HORTON**

Large open-air plaza with a food garden, activities, and outdoor events.

BALBOA THEATRE

SECOND FLOOR VIEWS OVERLOOKING THE PARK AT HORTON AND THE HISTORIC US GRANT HOTEL **HORTON COURT**



DOWNTOWN  
SAN DIEGO

CORONADO

POINT LOMA

SAN DIEGO BAY

OCEAN BEACH

SAN DIEGO  
INTERNATIONAL AIRPORT

MISSION BAY

SEAPORT VILLAGE

GASLAMP QUARTER

CONVENTION CENTER

PETCO PARK

EAST VILLAGE

 HORTON COURT / 919 4TH AVENUE

### THE CAMPUS AT HORTON REDEVELOPMENT

*Summer 2024 Completion*

Located directly across the street from Horton Court, The Campus at Horton is the largest adaptive reuse project in the United States. The campus covers seven city blocks and will feature an abundance of retail amenities including restaurants, bars, cafes, luxury gym, and much more.



[CLICK FOR MORE INFORMATION /  
THE CAMPUS AT HORTON](#)

### THE PARK AT HORTON REDEVELOPMENT

*Summer 2024 Completion*

With amazing views from Horton Courts second floor office, The Park at Horton is a nearly one-acre world class open-air plaza that will feature a food garden, activities for day and night, outdoor events, and new seating for visitors to lounge, read, or get some work done in the San Diego sunshine.



[CLICK FOR MORE INFORMATION /  
THE PARK AT HORTON](#)



## DOWNTOWN SAN DIEGO

### SAN DIEGO ZOO

Voted the #1 zoo in the world, this 100-acre wildlife park is home to over 800 animal species and offers a unique walking experience with shows and presentations throughout the day.

### BALBOA PARK

Just a short walk from Fourth & Juniper Executive Complex, this cultural oasis includes 17 museums, beautiful gardens, outdoor recreation, and award-winning restaurant, The Prado.

### GASLAMP QUARTER

Where modern architecture and Victorian Age buildings stand side by side. Streets are lined with galleries, boutiques, trendy nightclubs, rooftop bars, and fine dining restaurants.

### EAST VILLAGE

Revitalized warehouse district just south of Downtown. A hip social scene with trendy cafes and craft beer bars.

### DOWNTOWN SAN DIEGO

Cultural and financial center of San Diego and home to more than 4,000 businesses. An abundance of restaurants, shopping, music venues and nightlife.

### PETCO PARK

Home of the San Diego Padres, the architecturally magnificent ballpark offers stunning views of San Diego Bay and skyline. With a capacity of 10,000+ people, Petco Park also hosts concerts, tradeshows, holiday parties & more.

### WATERFRONT PARK

Features a large grassy lawn, modern creative playground, and interactive splash fountains.

### LITTLE ITALY

Just north of downtown and boasting with authentic local flavor. Grab a slice of pizza, espresso from a local cafe or dine at one of the celebrity-chef restaurants along Kettner Boulevard, known as "Top Chef Alley".

### CRUISE SHIP TERMINAL

The third busiest cruise port in California serving roughly 200,000 passengers and 93 ships per year.

### USS MIDWAY MUSEUM

Explore the longest serving U.S. Navy aircraft carrier of the 20th century, climb aboard aircraft on the flight deck, and take a self-guided audio tour of the ship.

### SEAPORT VILLAGE

With views of the Coronado Bridge, a boardwalk along San Diego Bay, and four miles of pathways, Seaport Village offers 50+ shops, 17 unique eateries and four bayside restaurants.

### CONVENTION CENTER

Home to ComicCon, this 2.6 million SF facility located on the waterfront is the region's premier gathering place for conventions, tradeshows, and community events.

 HORTON COURT / 919 4TH AVENUE



SAN DIEGO / AMERICA'S FINEST CITY



3,286,069

SAN DIEGO COUNTY  
POPULATION



6.6%

POPULATION GROWTH  
2010-2020

2

LARGEST CITY  
IN CALIFORNIA

8

LARGEST CITY  
IN UNITED STATES



70°

AVERAGE  
TEMPERATURE



80%

SUNNY  
DAYS

## GASLAMP QUARTER

AT THE HEART OF WHAT'S HAPPENING

Not only is this area the epicenter of San Diego's nightlife scene, it is also rich with cultural offerings that include theaters, art galleries, symphony halls, concert venues and museums.

Rising from 16 square-blocks in downtown San Diego, you'll find the historic Gaslamp Quarter where Victorian-era buildings and modern skyscrapers stand side by side, housing more than 100 of the city's finest restaurants, pubs, nightclubs and retail shops, as well as offices and residential/work lofts.

### SHOPPING

Many trendy boutiques line the busy streets of the Gaslamp Quarter. Don't forget to buy some San Diego souvenirs, too.

### FOOD & DRINK

You'll find every type of cuisine in the Gaslamp Quarter and options are plentiful for al fresco dining on the sidewalks of this dynamic and cosmopolitan district, sky high at a rooftop lounge, or in an intimate and ornately designed fine dining restaurant.

### BASEBALL

Petco Park, located on the edge of downtown, is a great place to take in a baseball game. Here you can enjoy the game in sophisticated style in the Western Metal Building lounges, or take in the innings from The Park in the Park ball field with your kids.

### NIGHTLIFE

Under the sparkling night sky on a cool California evening, the Gaslamp Quarter transforms into a sophisticated cosmopolitan playground as thousands come out in style for a night of fine dining, craft cocktails, live theatre, music and dancing.



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**SPENCER DOK**  
Vice President

t 858.805.5547  
sdok@lee-associates.com  
CA RE Lic. #02106855

**JONATHAN DODGE**  
Associate

t 619.541.2095  
jdodge@lee-associates.com  
CA RE Lic. #02191825

**SEAN MCNULTY**  
Principal

t 858.366.7143  
smcnulty@lee-associates.com  
CA RE Lic. #00991124

