



FOR LEASE: ±975 SF GROUND FLOOR RETAIL SPACE

2426 4TH AVENUE, SAN DIEGO, CALIFORNIA 92101

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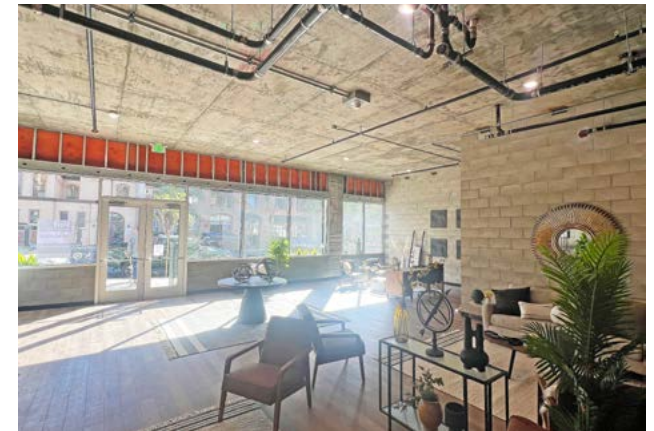
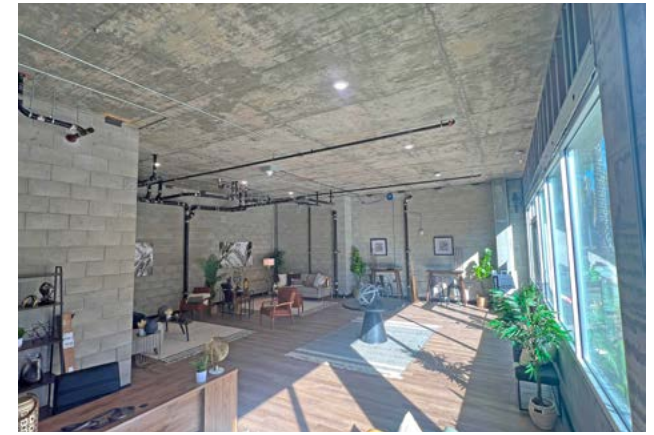
CK RETAIL
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PROPERTY FEATURES

- » Suite 101: ±975 SF ground floor retail space available for lease
- » Lease Rate: Contact Agent
- » Brand new construction
- » Prime visibility and signage opportunity
- » Situated below 36 residential units in a mixed-use building
- » Exposure to ±125,000 daytime workers and over 92,000 residents within a 2-mile radius
- » One of San Diego's most desired walkable neighborhoods
- » Adjacent to vibrant neighborhoods including Little Italy and Balboa Park

**Cannot accommodate food uses that require a hood*

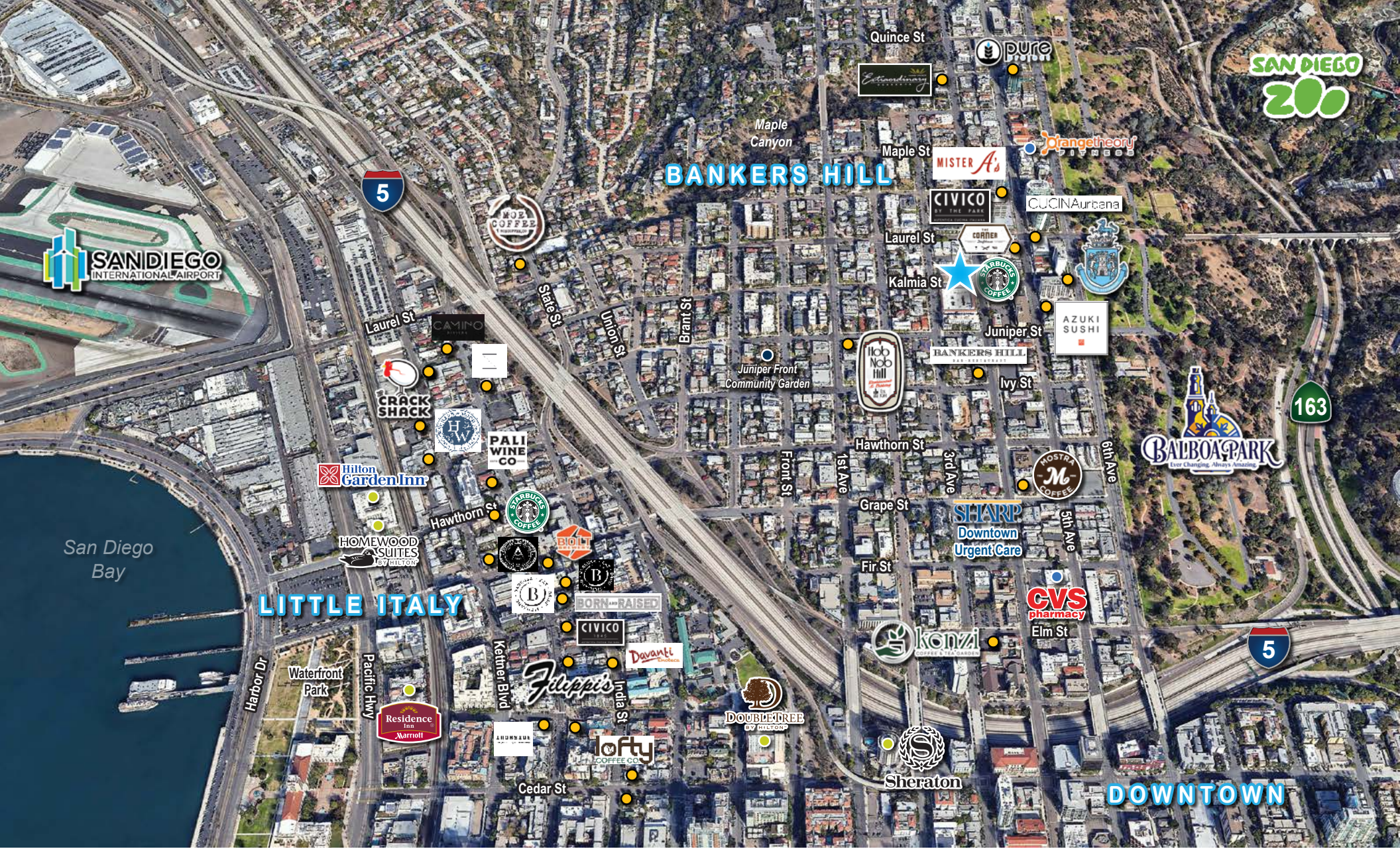


DEMOGRAPHICS



Population	1 Mile	3 Mile	5 Mile
2023 Population	29,946	218,037	506,556
2028 Population Projection	30,343	217,514	501,177
2023 Households	17,623	102,002	200,574
2028 Household Projection	17,880	101,886	198,703
Median Household Income	\$88,617	\$75,454	\$72,135
Median Home Value	\$746,381	\$713,684	\$680,442

Traffic Counts (Cars/Day)		
4th Avenue	Kalmia St	7,391
Laurel Street	3rd Avenue	12,018
6th Avenue	Laurel Street	17,637
5th Avenue	Maple Street	13,038
Laurel Street	5th Avenue	7,828
Laurel Street	4th Avenue	9,565



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