

4TH J RETAIL





OPPORTUNITY HIGHLIGHTS

- **±1,156 SF** corner retail space with a **±400 SF** ancillary outdoor space
- At the base of the new 4th + J residential project with **168 units**, currently under construction
- Located at the intersection of 4th Avenue and J Street in the **Gaslamp Quarter**, with close proximity to the **Convention Center**
- Across from the planned **4th & J hotel**, with 241 rooms, multiple restaurants, bars and event space. From the same developer as the Pendry and designed by Gensler
- Over 35ft of frontage along J Street and 45ft of frontage on 4th Avenue



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*Disclaimers



THE HEADQUARTERS
AT SEAPORT

SEAPORT VILLAGE

SAN DIEGO
convention center

**IDEALLY LOCATED AT THE JUNCTION
OF DOWNTOWN'S BUSTLING
GASLAMP QUARTER AND THE
AFFLUENT MARINA DISTRICT**

10 MILLION
ANNUAL VISITORS
TO THE GASLAMP

\$152,500
MARINA DISTRICT
AVERAGE HOUSEHOLD
INCOME

500,000 SF
OF RESTAURANT &
RETAIL IN THE
GASLAMP

81,237
TOTAL JOBS
LOCATED
DOWNTOWN

12,576
HOTEL ROOMS
DOWNTOWN

2.4M
PETCO PARK
ANNUAL ATTENDEES

862,408
ANNUAL ATTENDEES
AT THE CONVENTION
CENTER

\$724.1M
VISITOR SPENDING
FROM CONVENTIONS

108
EVENTS HELD AT THE
CONVENTION CENTER

38,039
POPULATION OF
DOWNTOWN

**GASLAMP
EVENTS**

- San Diego Comic Con International
- Taste of Gaslamp
- Gaslamp Mardi Gras
- San Diego ShamRock
- San Diego Half Marathon
- Toast of Gaslamp
- San Diego Monster Bash
- San Diego International Film Festival
- Gaslamp Holiday Pet Parade
- Poinsettia Bowl

**Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.*

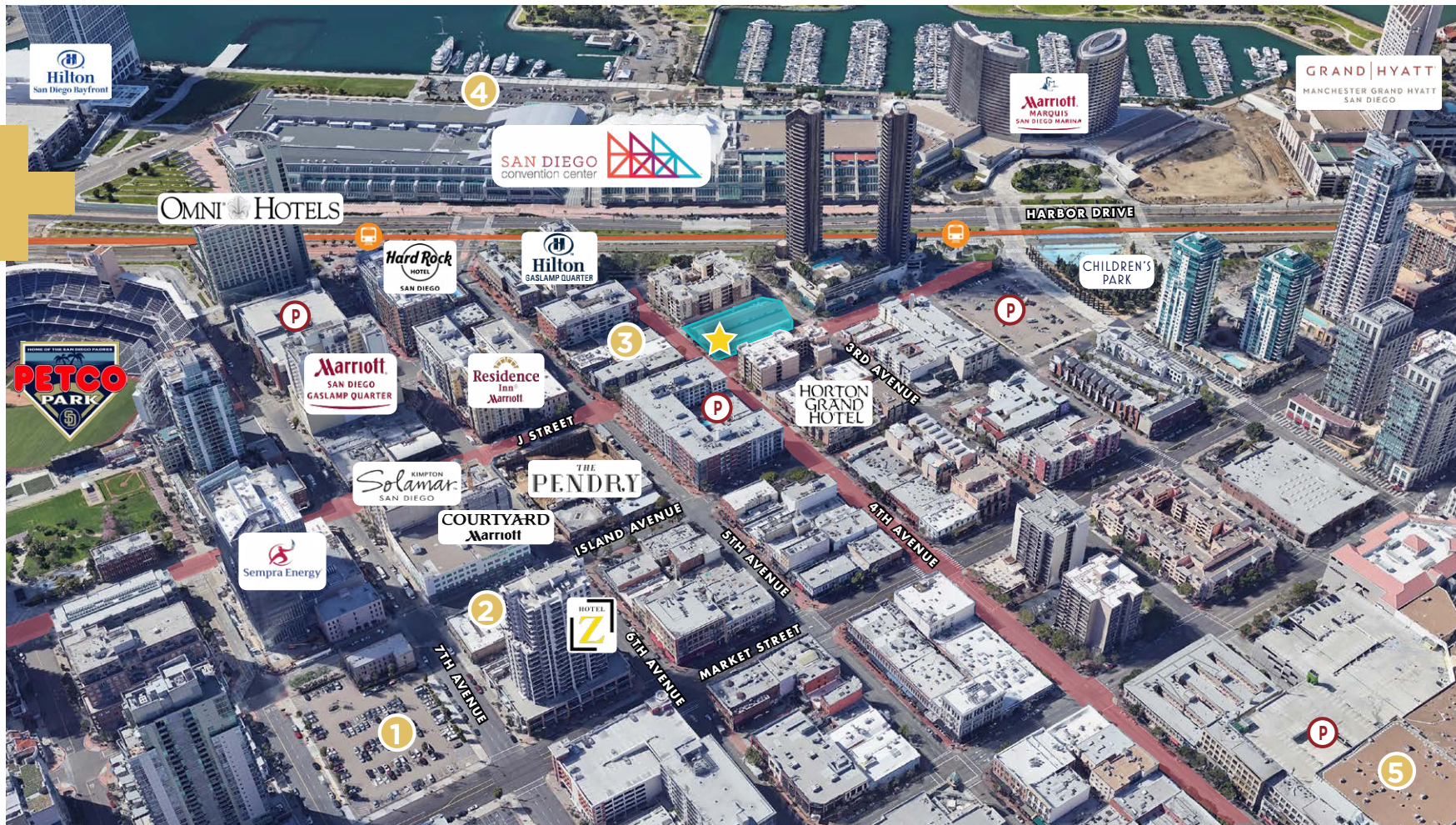
AREA MAP

WITHIN 4 BLOCKS THERE ARE OVER...

3,770
HOTEL ROOMS
with ±863 rooms under construction / In planning

2,670
RESIDENTIAL UNITS
with ±373 units under construction / In planning

415,800
SQUARE FEET OF OFFICE
with ±650,000 square feet under construction / In planning



7TH & MARKET

- In Planning
- Ritz Carlton Hotel with 153 rooms
- Ritz Residences with 205 units
- 150,000 SF of office
- Gelson's Market



CANOPY HOTEL BY HILTON

- In Planning
- 324 Rooms
- Cafe/Bar
- Rooftop Restaurant



4TH & J HOTEL

- In Planning
- 241 rooms
- 3 restaurants & a bar
- Ballroom



CONVENTION CENTER EXPANSION

- Proposed - subject to voter approval
- 445,000 SF expansion space
- 500 room expansion of the Hilton San Diego Bayfront Hotel
- Five-acre rooftop park / plaza



THE CAMPUS AT HORTON

- In Planning
- Redevelopment of Horton Plaza
- Over 500,000 SF of creative office
- Approximately 250,000 SF of retail

THE PROJECT

4th + J is Downtown's newest residential project comprised of 168 units and ground floor retail. The building also contains several resident amenities including a pool, gym, two roof top gathering areas, an interior courtyard, and a clubhouse.

Bound by 3rd & 4th Avenue and fronting J Street, the project is ideally situated between the Gaslamp Quarter and the Marina District. Walking distance to the Convention Center, Petco Park, Seaport Village, the East Village and the Broadway corridor makes this one of Downtown's premier locations.

4TH
+ J

3RD & J VIEW



CLUBHOUSE



CLUBHOUSE

NEIGHBORHOOD HIGHLIGHTS

- Close proximity to the Convention Center, Petco Park and Seaport Village
- Three blocks from the historic Gaslamp sign
- Walking distance from the trolley line, with 40 million annual passengers, and the California Coaster/Amtrak line
- 5 public parking structures and multiple surface lots within 4 blocks
- Just blocks from the new Children's Museum with over 200,000 annual visitors, and the Children's Park with redevelopment plans to include a dog park, play area and open green space



COVETED AREA TENANTS

MORTON'S
THE STEAKHOUSE

Loon & Mickey's
LOON & MICKEY'S
LOON & MICKEY'S

THE OCEANAIRE
Seafood Room

ϰUNTRESS

Fleming's
PRIME STEAKHOUSE & WINE BAR

La Puerta
San Diego, CA

GHIRARDELLI
CHOCOLATE

THEATRE BOX

sugar
FACTORY

LIONFISH
MODERN COASTAL CUISINE

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

The SHOUT!
House

QUIKSILVER

NOBU

RUSTIC
ROOT

America's Best
DONOVAN'S
STEAK & CHOP HOUSE

LUCKY BRAND
EST. 1990

URBAN
OUTFITTERS

UNION
KITCHEN & TAP

GREYSTONE
The Steakhouse: Wildly Original

WATER GRILL
ESTABLISHED FORTY-NINE
SEVENTEEN
1949

CAFE21

searsucker™

OMNIA
NIGHTCLUB

LŪMi
by AKIRA BACK

VOLCANO RABBIT
TEQUILA BAR + CRAFT TACOS

MCCORMICK & SCHMICK'S
SEAFOOD & STEAKS

barleymash

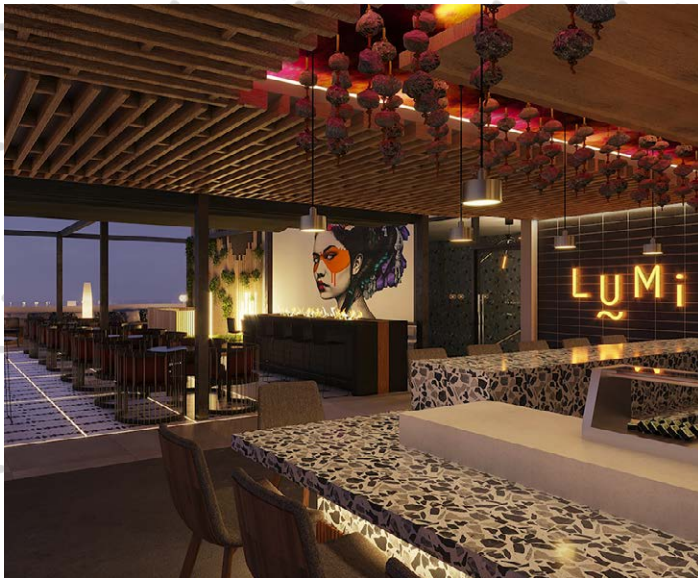
COMING SOON TO THE NEIGHBORHOOD . . .

4TH & J HOTEL

A ROBERT GREEN / GENSLER DESIGN HOTEL

Located across the street will be the new 4th & J Hotel by Robert Green. The hotel will have 241 rooms, a ballroom, a rooftop pool & bar, and 3 food & beverage spaces.

The 4th + J retail opportunity will face the hotel's lobby entrance and corner restaurant along 4th Avenue, providing ample visitor traffic and visibility.



THE HUNTRESS & LUMI

One block away will be The Huntress & Lumi restaurant by RMD Group (currently under construction). The Huntress is a multi-level steakhouse with an extensive collection of Japanese whiskey. Occupying the building's rooftop will be Lumi, a sushi restaurant with Michelin-Star Chef Akira Black



DOWNTOWN RESIDENTS

88% of residents dine out more than twice per week

85% of residents exercise at least three times a week

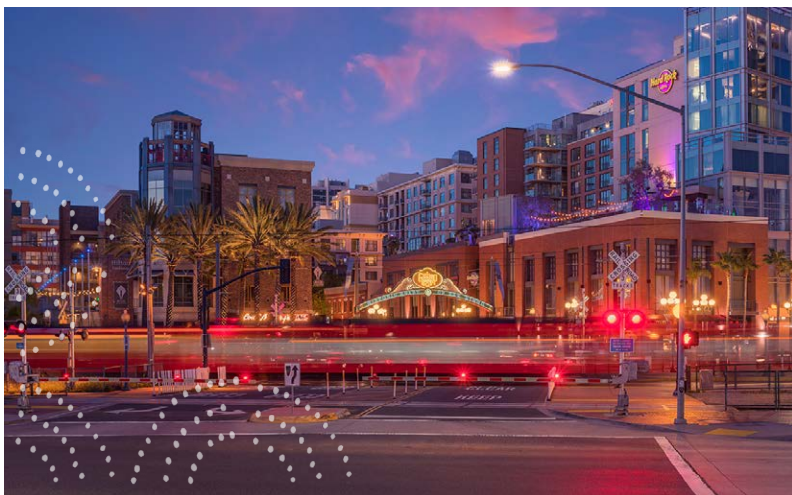
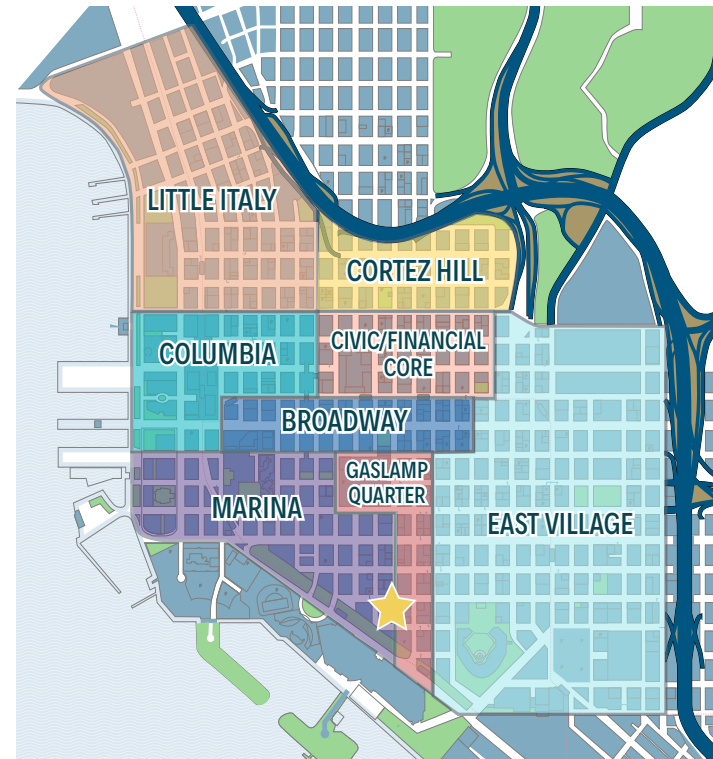
40% of residents are millennials

SAN DIEGO TOURISM

34.9M Annual Visitors

\$10.4B Visitor Spending

20.6M Annual Air Passengers at San Diego International Airport





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