

TAYLOR ST + PACIFIC HWY

AT THE ENTRANCE TO OLD TOWN, SAN DIEGO

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TAYLOR
STREET
SAN DIEGO

FOR LEASE

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N W CORNER



TAYLOR ST +
PACIFIC HWY

4004 Taylor Street

AT THE ENTRANCE TO OLD TOWN

- ±5,000 SF freestanding retail space for Lease
- Excellent urban opportunity on a hard corner and signaled intersection
- Interstate 5 Visibility
- Prime central location providing easy access to popular areas within a five (5) mile radius including Downtown San Diego, Balboa Park, Sea World, Pacific Beach, and La Jolla

Address.....**4004 Taylor Street, San Diego, CA 92110**
GLA.....**±5,005 SF**
Lot Area.....**±11,175 SF**
Parking.....**8 Free Surface Spaces**
Stories.....**One (1)**
Zoning.....**OTMCR-1**

Space Highlights

4004 TAYLOR STREET

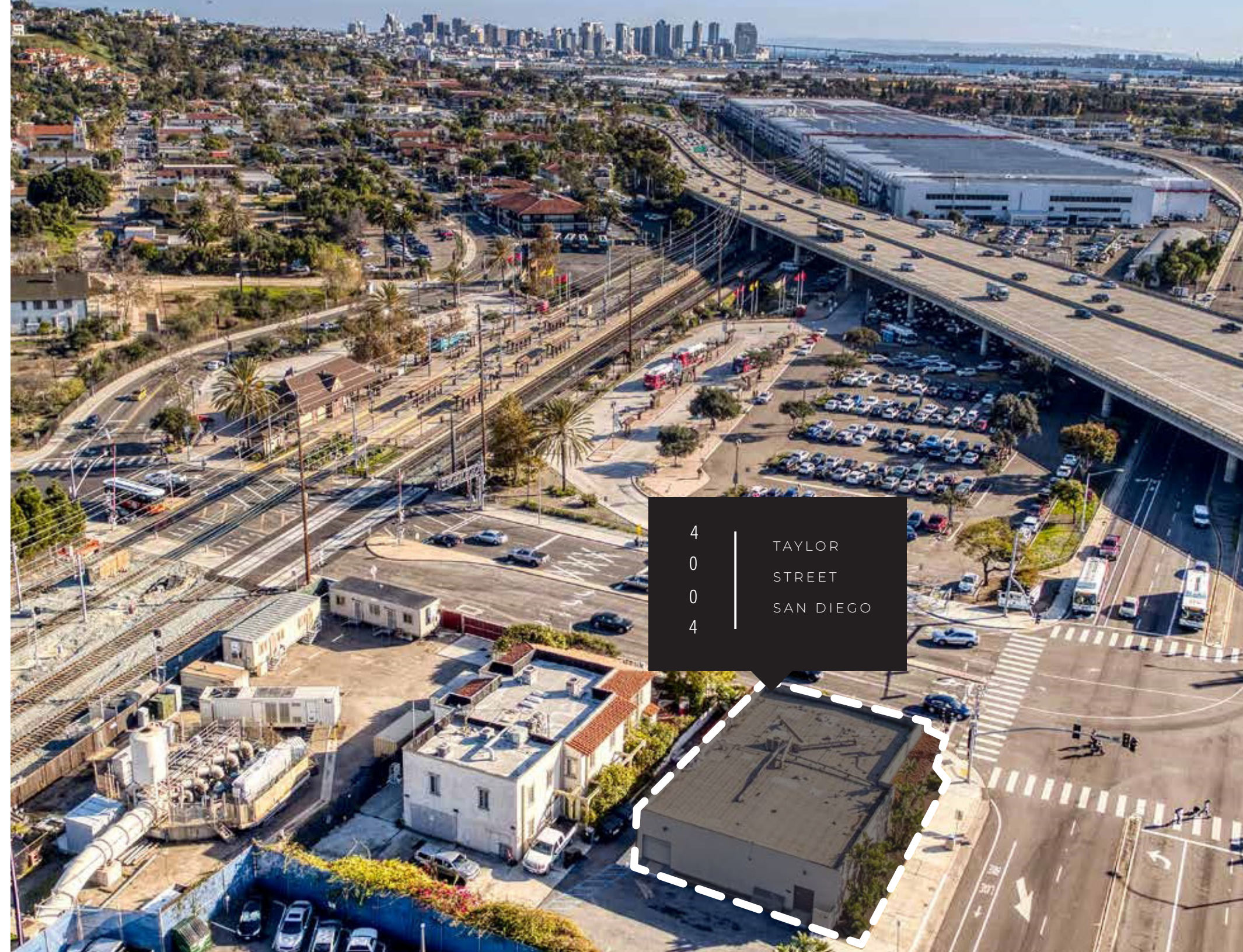
- Entrance to Old Town, San Diego
- Easy access to I-5, I-8, and Pacific Hwy
- Directly across from Old Town Transit Station
- Rear parking (8 spots)
- Loading door
- High ceilings
- Visible from I-5

TRAFFIC COUNTS

Taylor Street 19,479 ADT

Pacific Hwy 13,100 ADT

Interstate 5 223,000 ADT



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OLD TOWN, SAN DIEGO



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Demographics

4004 TAYLOR STREET, SAN DIEGO - DRIVE TIMES

	5 min	10 min	20 min
Total Population	21,711	243,362	1,166,244
Average Household Income	\$100,988	\$100,311	\$99,441
Daytime Population	71,141	351,973	1,417,184
Total Households	8,043	115,515	449,605
Median Age	30.3	36.0	34.4

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TAYLOR
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