TAYLOR ST + PACIFIC HWY

AT THE ENTRANCE TO OLD TOWN, SAN DIEGO



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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 signalized 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	
Lot Area	±11,175 SF
Parking	
Stories	One (1)
Zoning	OTMCR-1

Space Highlights

4004 TAYLOR STREET

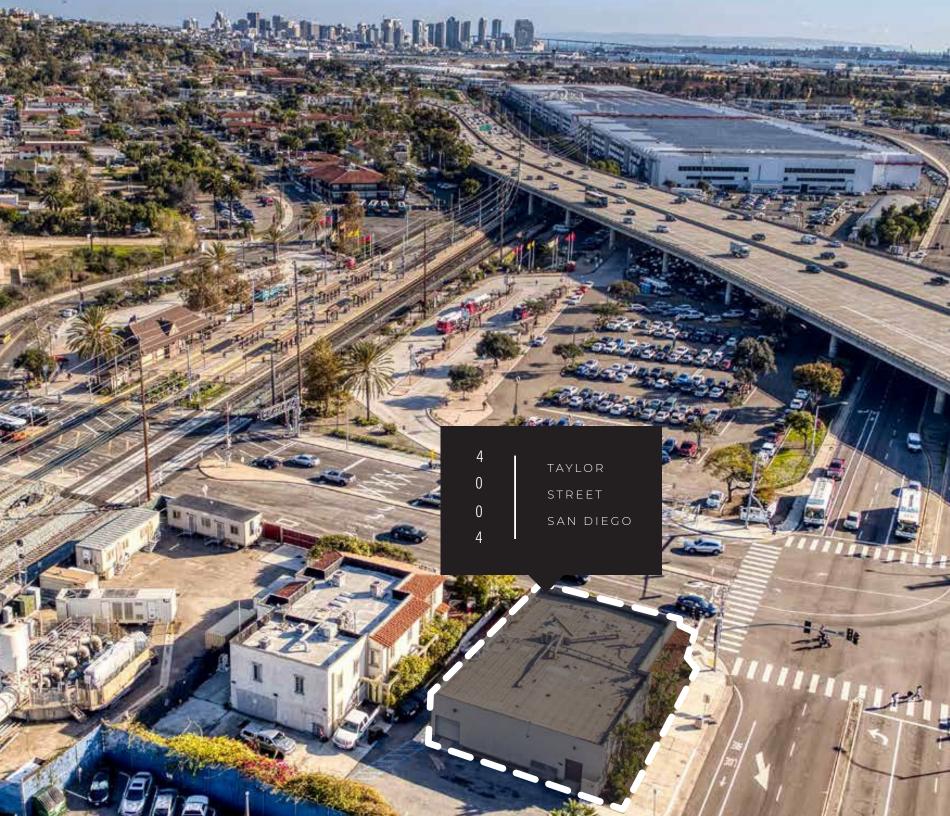
- Entrance to Old Town, San Diego
- Easy access to I-5, I-8, and Pacific Hwy
- Directly across from Old Town Transit Station
- Rear parking (8 spots)
- Loading door
- High ceilings
- Visibile from I-5

TRAFFIC COUNTS

Taylor Street 19,479 ADT

Pacific Hwy 13,100 ADT

Interstate 5 223,000 ADT







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

TAYLOR STREET SAN DIEGO

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Allison Campbell

858.524.3266 acampbell@retailinsite.net

Maya Grim

858.523.2094 mgrim@retailinsite.net

RETAIL INSITE

The information above has been obtained estimates used are for example only and c of the property to determine to your satisfa

do not represent the current or future per action the suitability of the property for you

to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or representation about it. It is your responsibility to independently confirm its accuracy and your advisors should conduct a careful, independent investigation to property for your needs.