



NewMark Merrill

COMPANIES

When you love shopping centers it shows.

PRESENTS:

Horton 4th

LOCATED ON 4TH AVENUE IN THE HEART OF THE GASLAMP DISTRICT, DOWNTOWN SAN DIEGO, CA

PRIME RETAIL SPACE AVAILABLE FOR LEASE



Project Size 20,495 Sq. Ft. of Retail Space

Demographics



Daytime Population*
3 Mile ..192,347



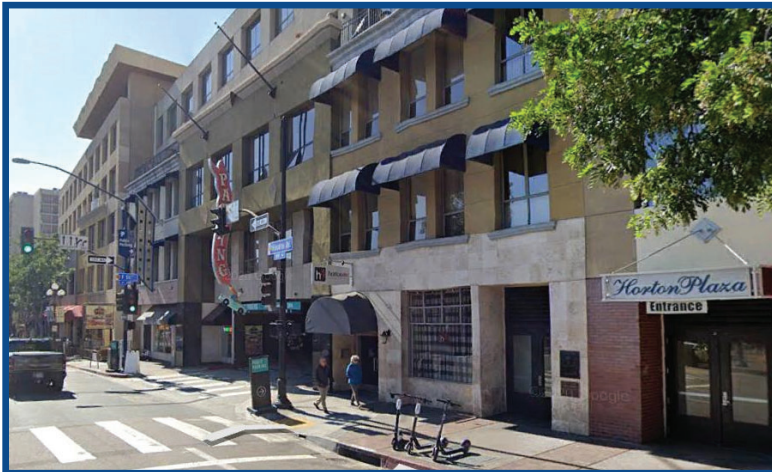
Population*
1 Mile46,545
3 Miles. . . 190,214



Traffic Count *
Intersection...10,900
I-5..... 229,000
(Cars Daily)



Household Income*
1 Mile ...\$106,056
3 Miles ..\$102,602



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For Lease • Prime Retail Space Available

- Adjacent to Westfield Horton Plaza.
- Prime 4th Avenue location in the heart of the Gaslamp Quarter
- Ample parking available, adjacent to Horton Plaza parking structure
- Surrounding tenants include Ralph's, Stone Brewing Tap Room, Theatre Box, Hard Rock Cafe, Starbucks and many more
- Exceptional ingress and egress to premises from Interstate 5 or Highway 94

For additional information, please contact:

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* Estimates are based on 2020 demographics for population and average income per household. Traffic count is based upon Owner's calculations. The information herein is not guaranteed and should be independently verified.