



# Retail Space for Sublease

901 4TH AVENUE, SAN DIEGO, CA 92101

## AVAILABLE

Size: ±2,281 SF  
 Rent: \$2.75 PSF/Mo., NNN  
 Term Through: 6.30.2029

## PROPERTY HIGHLIGHTS

- On corner of 4th Avenue and E Street
- Located across from Campus @ Horton, a 10-block mixed re-use project
- Located in the Gaslamp District with numerous restaurants, retailers and hotels nearby

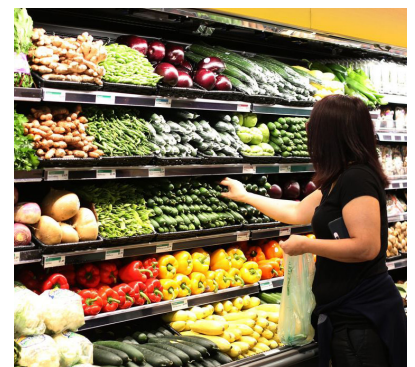
*Prospective tenants are hereby advised that all uses are subject to City approval*

## NEIGHBORING TENANTS



## DEMOGRAPHICS

	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2024 Estimated Population</b>	<b>25,834</b>	<b>58,609</b>	<b>106,940</b>
2029 Projected Population	29,311	64,761	113,526
2020 Census Population	18,986	47,415	97,669
2010 Census Population	17,153	36,292	84,662
Projected Annual Growth 2024 to 2029	2.7%	2.1%	1.2%
Historical Annual Growth 2010 to 2024	3.6%	4.4%	1.9%
2024 Median Age	41.4	39.5	38.3
<b>HOUSEHOLDS</b>			
2024 Estimated Households	15,025	32,991	53,760
2029 Projected Households	17,389	36,895	58,019
2020 Census Households	11,029	26,089	45,971
2010 Census Households	9,293	19,516	38,774
Projected Annual Growth 2024 to 2029	3.1%	2.4%	1.6%
Historical Annual Growth 2010 to 2024	4.4%	4.9%	2.8%
<b>RACE &amp; ETHNICITY</b>			
2024 Estimated White	56.8%	57.8%	55.0%
2024 Estimated Black or African American	9.4%	8.7%	7.1%
2024 Estimated Asian or Pacific Islander	10.3%	9.7%	7.8%
2024 Estimated American Indian or Native Alaskan	0.9%	1.1%	1.2%
2024 Estimated Other Races	22.6%	22.7%	28.8%
2024 Estimated Hispanic	26.0%	26.0%	33.8%
<b>INCOME</b>			
<b>2024 Estimated Average Household Income</b>	<b>\$130,163</b>	<b>\$134,423</b>	<b>\$133,075</b>
2024 Estimated Median Household Income	\$95,119	\$102,988	\$99,704
2024 Estimated Per Capita Income	\$76,739	\$77,405	\$68,346
<b>EDUCATION</b>			
2024 Estimated High School Graduate	14.2%	13.0%	14.1%
2024 Estimated Some College	19.3%	18.2%	18.5%
2024 Estimated Associates Degree Only	6.2%	6.4%	6.7%
2024 Estimated Bachelors Degree Only	30.0%	31.0%	28.9%
2024 Estimated Graduate Degree	21.7%	23.2%	22.0%
<b>BUSINESS</b>			
2024 Estimated Total Businesses	4,597	6,882	9,706
<b>2024 Estimated Total Employees</b>	<b>47,075</b>	<b>71,893</b>	<b>94,685</b>
2024 Estimated Employee Population per Business	10.2	10.4	9.8
2024 Estimated Residential Population per Business	5.6	8.5	11.0



## LOCATION

