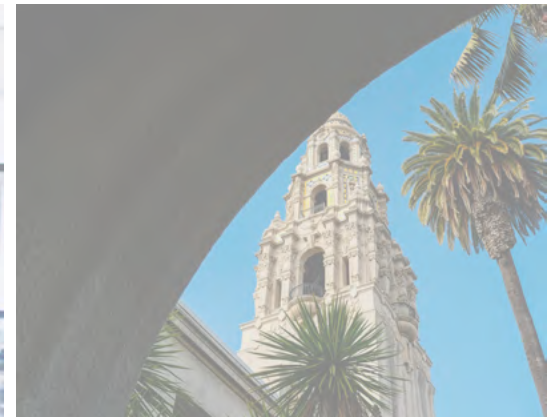


Retail/Office
For Lease

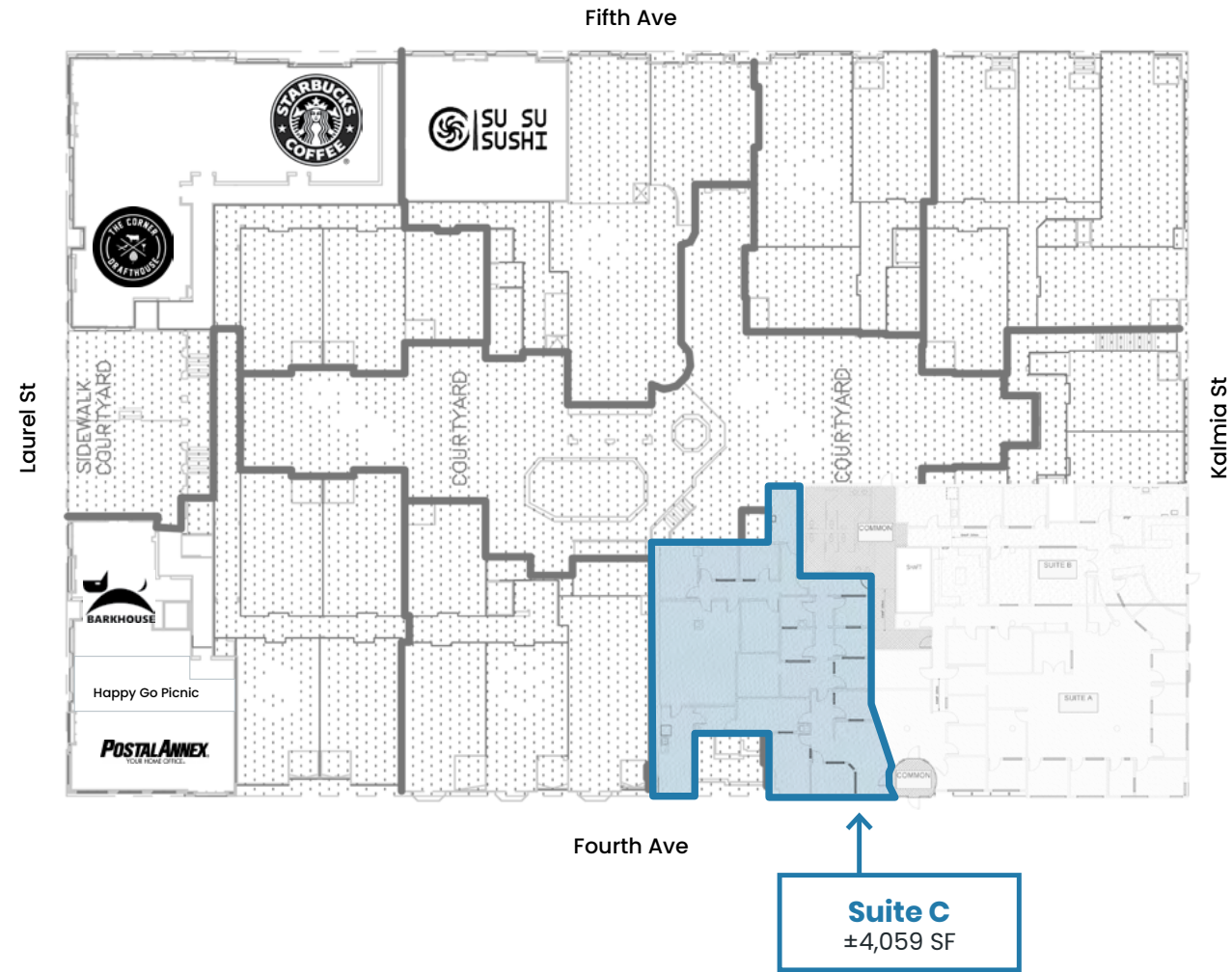
Bankers Hill
±4,059 SF



Laurel Bay

The Property

2455 Fourth Ave, Suite C
San Diego, CA 92101



Contact Broker

Lease Rate

±4,059 SF

Available Space

Retail/Office

Space Type



- Phenomenal corner location on desirable Fourth & Kalmia
- Signage and frontage opportunity
- On-site commercial garage parking
- One block from Balboa Park
- Great opportunity to join recent development in Bankers Hill
- Located in the heart of Bankers Hill with walkability to Starbucks, The Corner Drafthouse, Cucina Urbana, Imperial Steakhouse, Mister A's, WestBean, and more!
- Close proximity to Little Italy, Downtown, San Diego Bay, and San Diego International Airport

Seamlessly Integrated
into the urban fabric of the city.

Coronado Bridge

Downtown SD
43,000+ Residents

Barcelona
90 Units

Asano on 4th
56 Units Under Construction

Hawthorn Inn
29 Units

Little Italy
Top Dining & Retail

Balboa Park
4.7 M Annual Visitors

Flora + Fauna
189 Units Under Construction

Laurel Bay

MISTER A's



Bay Manor
24 Units

Brittany Towers
52 Units

Park Laurel
150 Units



MNEMONIC COFFEE



Front Street
32 Units

Lofts on Laurel
21 Units

Treehouse
107 Units Under Construction

Imperial Tower
89 Units

St. Paul's
Child Care
Program

The Palomar
78 Units

pure
INFRARED SAUNA STUDIO

Orangetheory

St. Paul's Manor
134 Units

Sixth Ave

Fifth Ave

Fourth Ave

Maple St



Who Lives Here

Residents are young, urban professionals primarily working in innovation industries and earning higher-than-average wages.

Downtown San Diego has an over concentration of the most in-demand talent.

Downtown's surrounding urban neighborhoods are widely viewed as a hub for arts and culture, as well as a top destination for networking, gathering, and living.



CITY LIFE

Age 18-35

A combination of young professionals and students living in the nation's most density populated and expensive cities. While many are starting in white-collar professional careers, others of this highly mobile group are still finishing their degrees.

URBAN DIVERSITY

Age 46-75

Households predominantly in their 50's. These middle-income, white-collar professionals take advantage of urban life, enjoying the income and time that they have to the fullest. They spend their time on the Internet reading news and enjoy sports and movies.

CAREER BUILDING

Age 18-35

Made up of young singles with no children. They are a mix of mobile renters and first-time homeowners, living in condos and single-family houses. They are beginning to save and invest while also enjoying new technology and trendy stores that cater to their age range.

URBAN DIVERSITY

Age 46-75

Single, ethnically diverse urbanites in their 30s to 50s with no children in the home. They work in a broad spectrum of white-collar jobs. Spending reflects clothing, shoes, electronics and travel, enjoying a rich cultural experience.



Consumers are Driving the Downtown Evolution

The Demographics

	1 Mile	2 Mile	3 Mile
Population (2024)	31,031	118,249	217,154
Project Population (2029)	31,254	118,783	217,154
Total Daytime Employment	48,054	131,047	214,072
Total Households	18,458	64,185	106,414
Avg. Household Income	\$116,835	\$109,265	\$106,298
Total Consumer Spending	\$579M	\$2B	\$3.3B

Annual Consumer Spending

\$558M

Spent on Food

\$383M

Spent on Retail & Entertainment

Within 2 mi of Site

Discover San Diego

America's Finest City

Downtown is home to many attractions for residents as well as those who visit from outside the area. According to a survey of San Diegans who live and visit the Downtown area, Petco Park, Seaport Village, and Little Italy are the top three attractions. Downtown also has a reputation as the premier location for nightlife activities, attracting visitors from across the county and outside the region. Yet, those living downtown are more likely to enjoy these amenities.

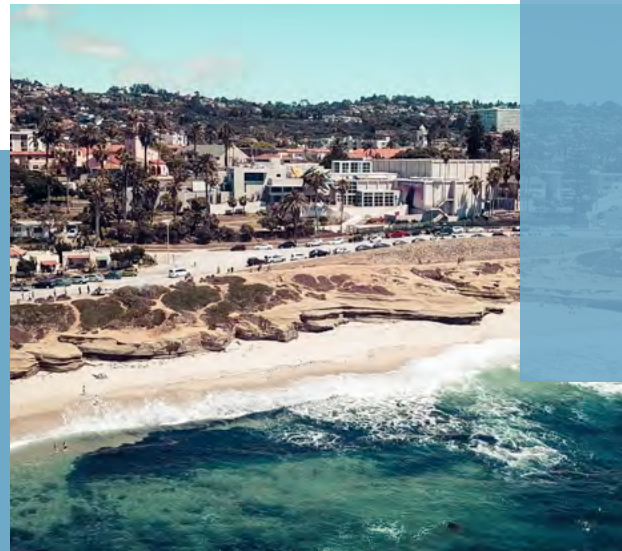
The planned growth of Downtown will only boost its popularity among desirable American cities to live, work & play.

Forbes



San Diego is becoming Southern California's Coolest City.

TRAVEL+LEISURE



2nd
Largest City in CA

35M
Annual Visitors to SD

\$10B
Consumer Spending



65K
Daytime Population

San Diego's thriving urban center attracts both visitors and tourists

16.5
Blocks

Downtown San Diego is the West Coast's premier entertainment district.

4
Major Venues

Petco Park, SD Convention Center, Balboa Theater, Horton Grand Theater

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