



# CREATIVE RETAIL/OFFICE SPACE AVAILABLE

4967 NEWPORT AVE, SAN DIEGO, CA 92107

*LEASING BROCHURE*



INTERACTIVE  
PDF

## PROPERTY HIGHLIGHTS



**ONE BLOCK FROM BEACH**



**APPROX ±3,000 SF SPACE AVAILABLE**



**CREATIVE OFFICE/RETAIL SPACE**



**2ND FLOOR PRIVATE SPACE/ALLEY  
ACCESS/LIVE/WORK POSSIBLE**



**3-MILE POPULATION 90,749**

**3-MILE AVERAGE HH INCOME \$168,014**



**FREESTANDING RETAIL SPACE AVAILABLE**

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# PROPERTY PHOTOS



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# SURROUNDING AREA



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# SAN DIEGO AREA OVERVIEW

With its great weather, miles of sandy beaches, and major attractions, San Diego is known worldwide as one of the best tourist destinations and a great place for residents to relax year-round. California's second-largest city and the United States' eighth largest, San Diego boasts a citywide population of 1.41 million residents and more than 3.34 million residents countywide. Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, and Carlsbad, just to name a few.

With its warm, year-round climate, 70 miles of sun-soaked coastline, and world-famous attractions, San Diego is a top tourist destination. But this Southern California metropolis with a laid back vibe is also home to cutting-edge businesses in life sciences, genomics, biotechnology, telecommunications, Smart City technology, software, electronics, and other major innovative industries. The vitality of San Diego's economy is reliant upon the strength of the region's four economic drivers - innovation, military, tourism, and local. San Diego is one of the top 10 visitor and meeting destinations in the U.S., with a growing sector focused on arts and culture.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	31,832	90,749	281,576
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	16,971	43,219	123,682
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$141,859	\$168,014	\$154,895



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## EXCLUSIVE LEASING AGENT

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## CONFIDENTIALITY AGREEMENT & DISCLAIMER

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This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.