

## **CREATIVE RETAIL/OFFICE SPACE AVAILABLE**

4967 NEWPORT AVE, SAN DIEGO, CA 92107

**LEASING BROCHURE** 



## **PROPERTY HIGHLIGHTS**



### ONE BLOCK FROM BEACH



APPROX  $\pm 3,000$  SF SPACE AVAILABLE



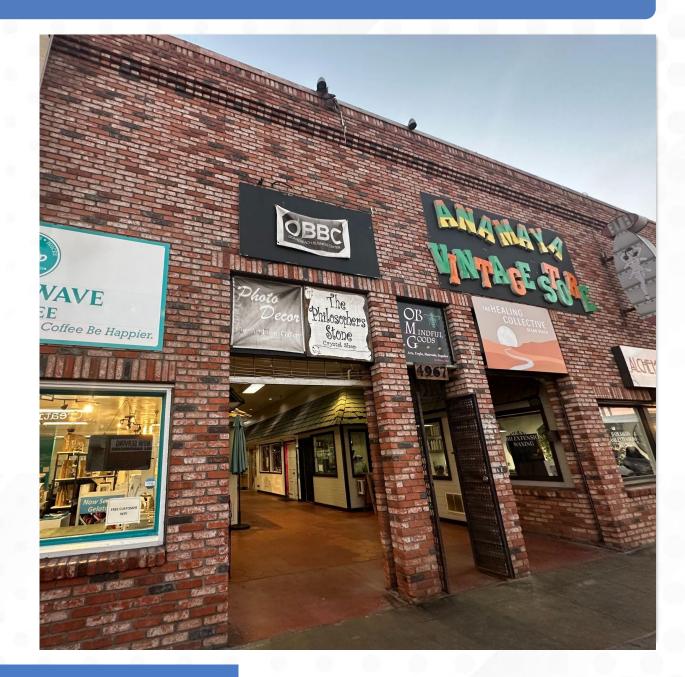
**CREATIVE OFFICE/RETAIL SPACE** 



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

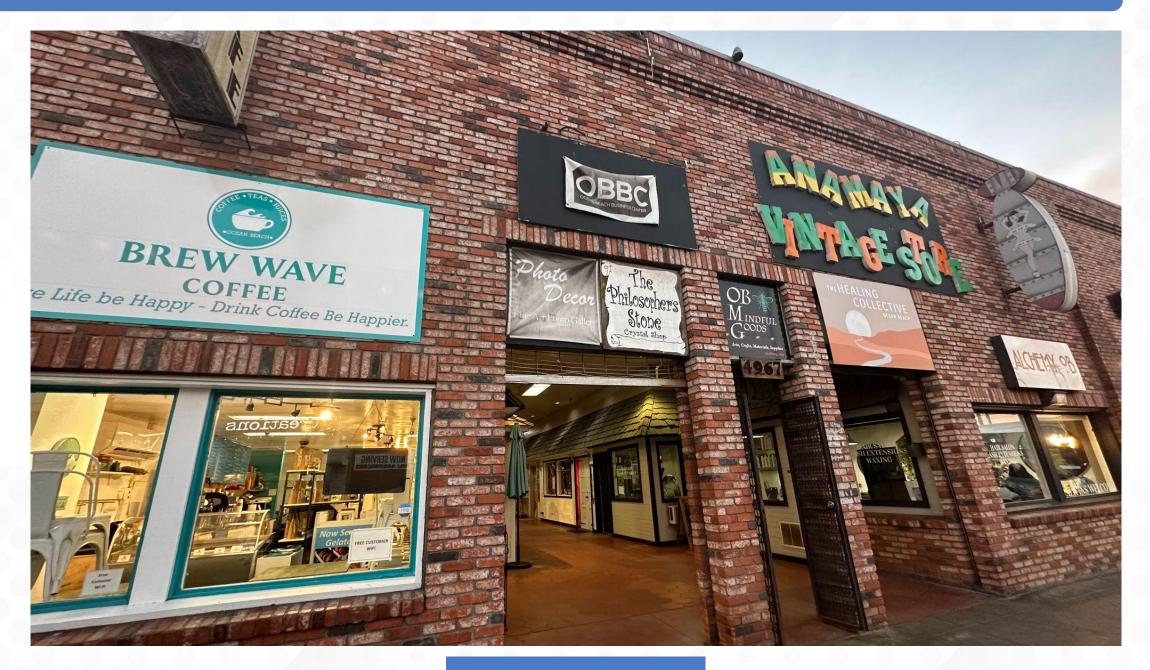


3-MILE POPULATION 90,749 3-MILE AVERAGE HH INCOME \$168,014



FREESTANDING RETAIL SPACE AVAILABLE 4967 NewPort Ave, San Diego, CA, 92107

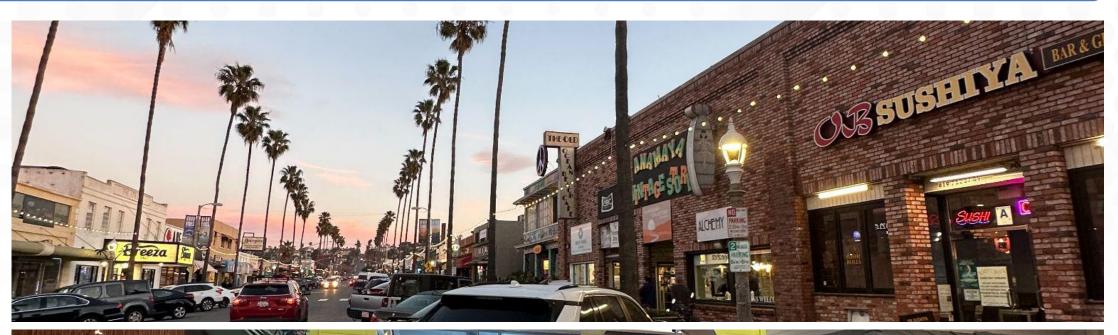
### **PROPERTY PHOTOS**



- 3 -

CREATIVE OFFICE/RETAIL SPACE AVAILABLE 4967 Newport Ave, San Diego, CA, 92107

## **PROPERTY PHOTOS**



- 4 -



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## **SURROUNDING AREA**



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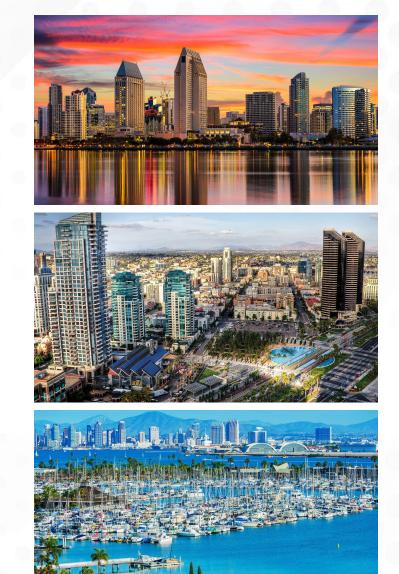
### SAN DIEGO AREA OVERVIEW

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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# **CREATIVE/OFFICE RETAIL SPACE AVAILABLE**

## 4967 NEWPORT AVENUE, SAN DIEGO, CA, 92107

**LEASING BROCHURE** 

### **EXCLUSIVE LEASING AGENT**

### **GENE MELLO**

#### **VP & SENIOR DIRECTOR**

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### **EDWARD LE**

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