

AVAILABLE FOR SUBLEASE



FORMER CVS

1023 4TH AVENUE
SAN DIEGO, CA 92101

±20,135 SF AVAILABLE



PROPERTY FEATURES

- Hard corner within the heart of Downtown San Diego.
- CVS lease expiration date set at 1/31/2039.
- Directly across Broadway from the new Horton redevelopment providing (Retail, Office, Entertainment, and Housing).
- Horton Project when complete will include ±700,000 SF office space across 6 levels; 2,200 public parking spaces; ±300,000 SF Retail space; Sprouts as grocer Anchor; a food hall with 6-9 kiosks and a large restaurant space on the 1st floor.
- SweetGreen and ShakeShack among the new leases in the direct vicinity.
- Phase II and Phase III of the Horton Project to include a total of 850+ residential units and ±12,600 SF of ground floor retail.
- Lyceum Theatre across from our site with two theaters and over 755 seats available.

3 MILE RADIUS DEMOS

197,270
POPULATION



\$141,498

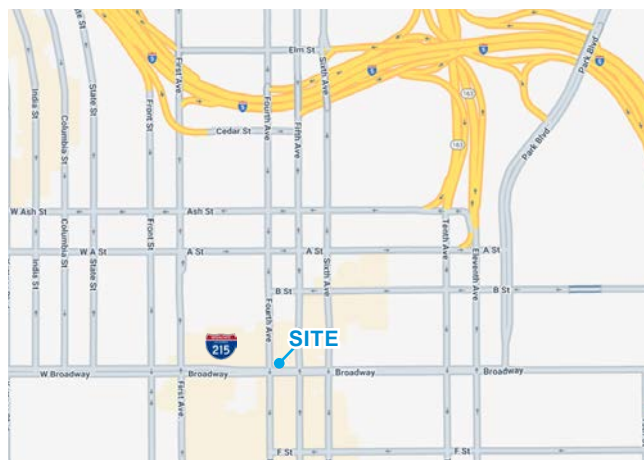
AVERAGE
HOUSEHOLD
INCOME

**DAYTIME
DEMOGRAPHICS**

188,541

TRAFFIC COUNTS

At Fourth & Broadway: ±23,613 CPD



Jay Nichols
Managing Partner
+1 909 406 4000
jnichols@catalystretail.com
Lic. #0195191

John Jennings
Partner
+1 909 406 4000
jjennings@catalystretail.com
Lic. #02025511

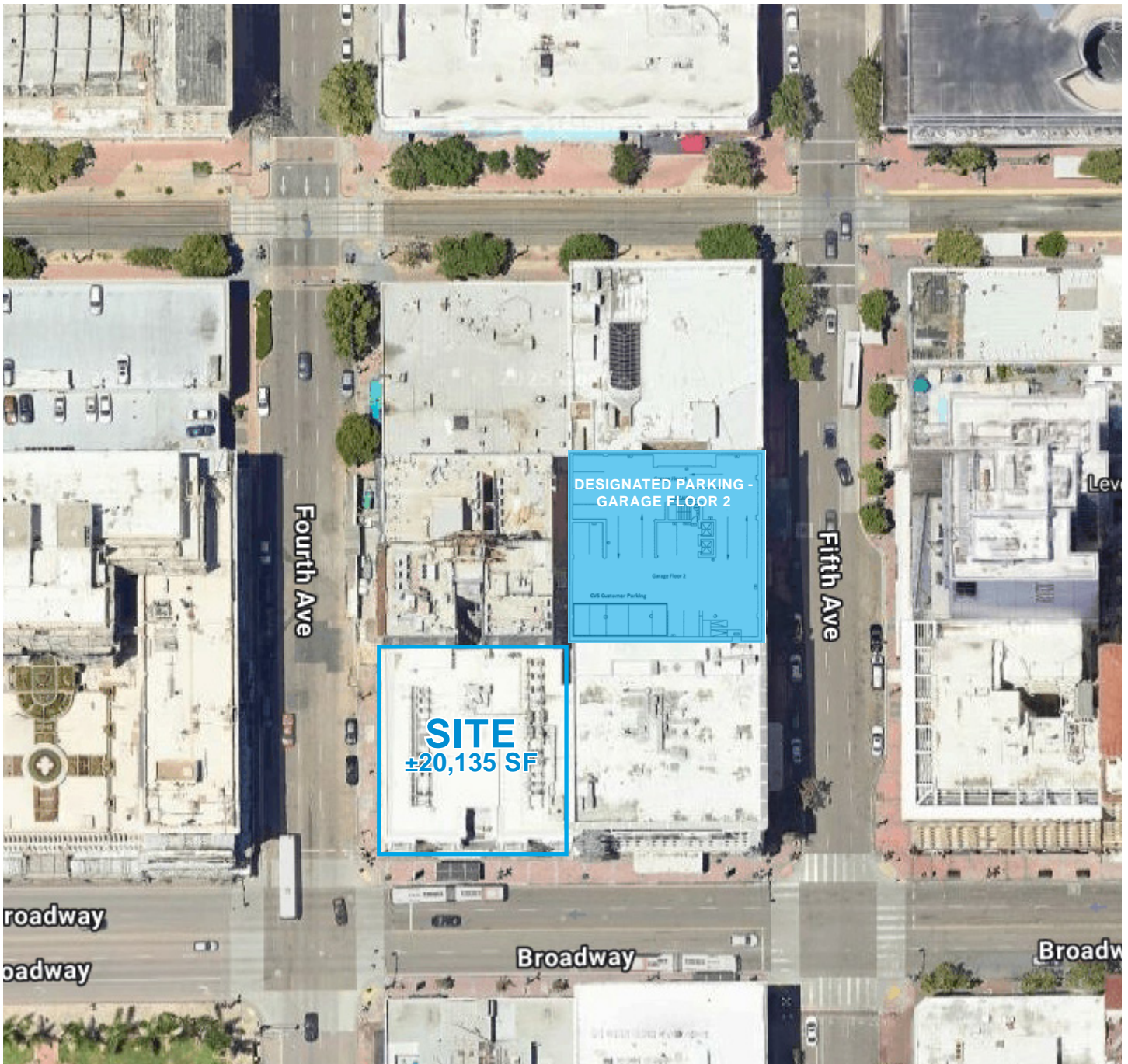
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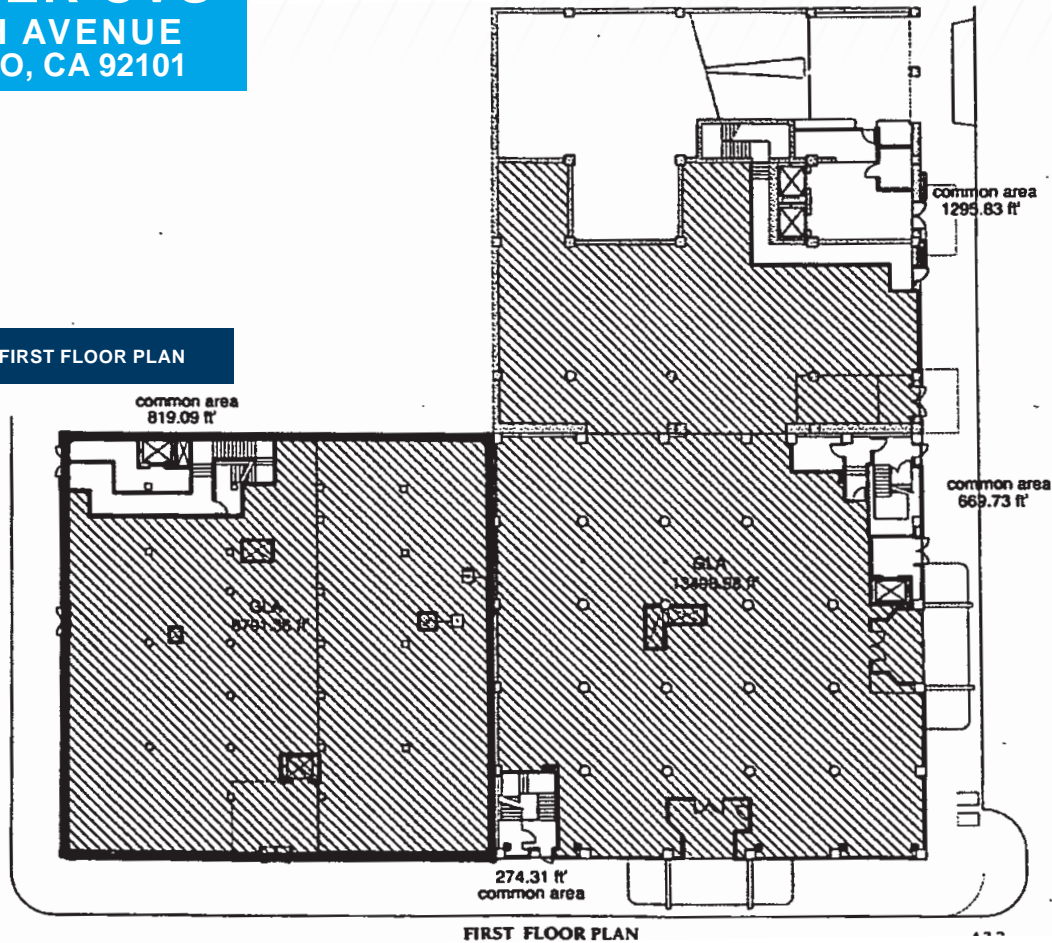
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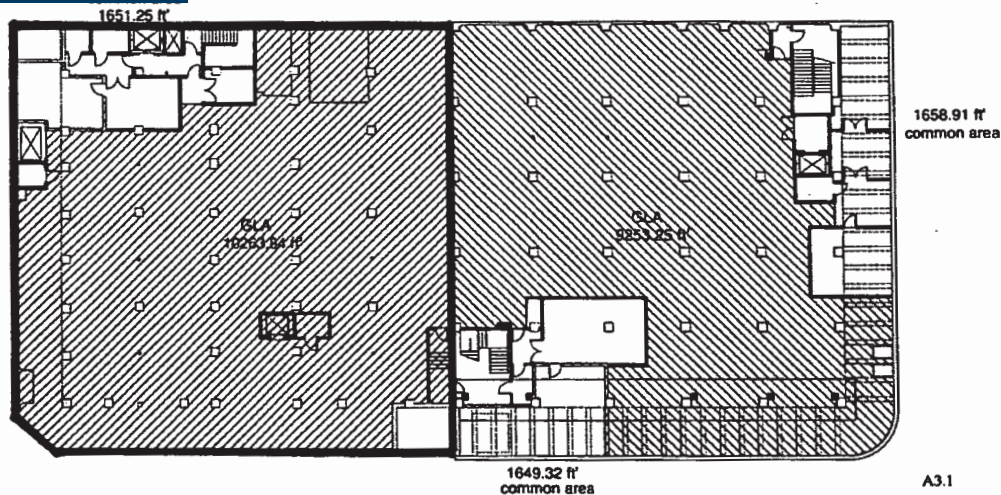
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FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



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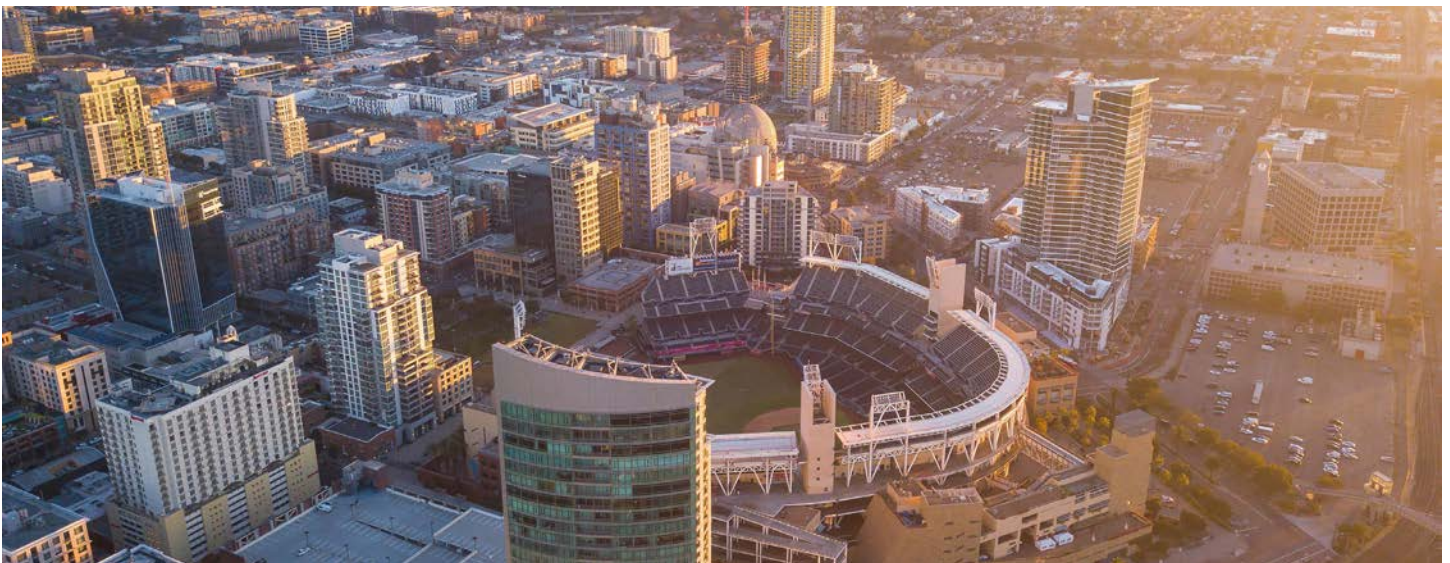
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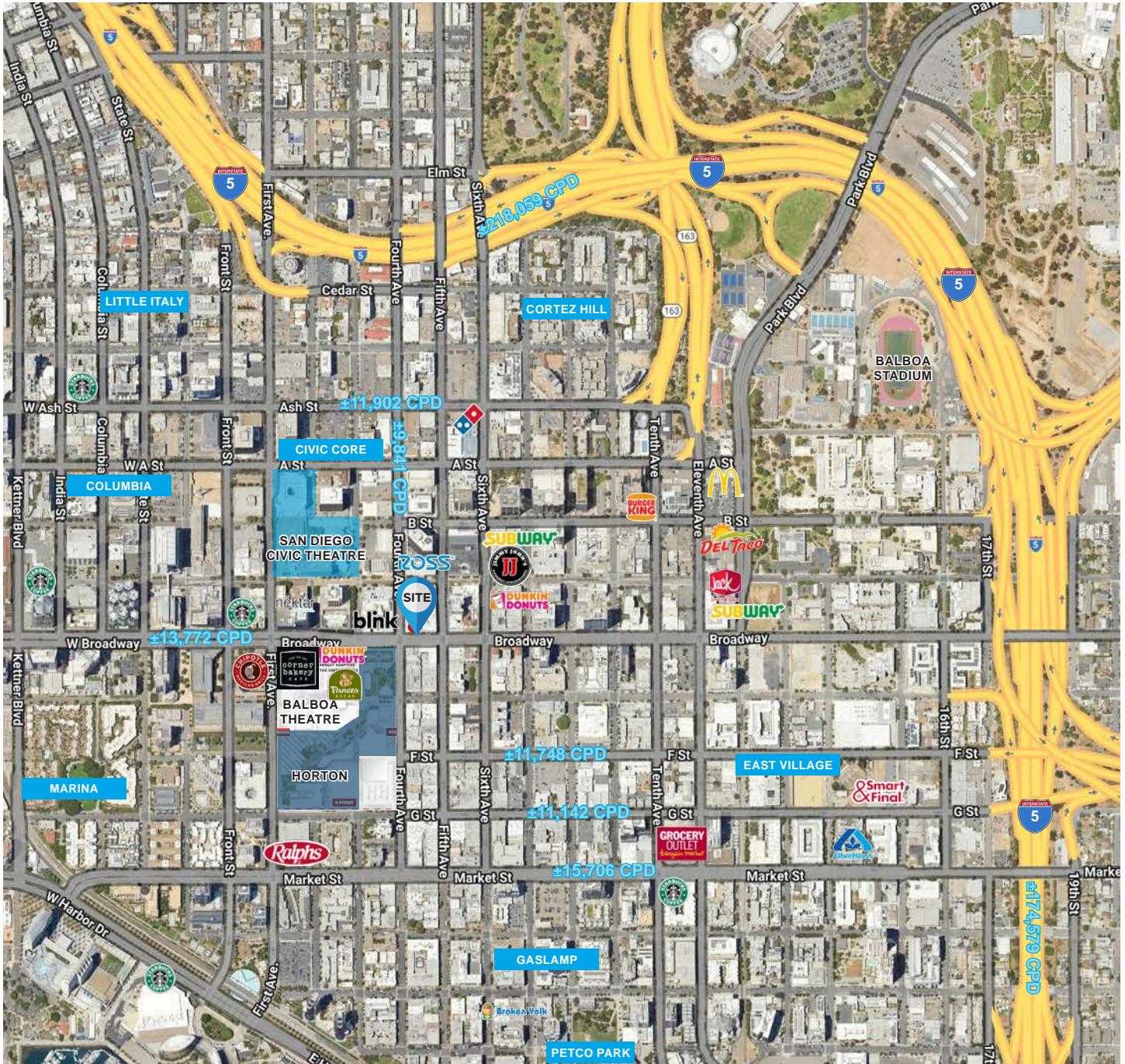
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