

THE LOUIE

BANKERS HILL, CA

2870 FOURTH AVE
SAN DIEGO, CA 92103

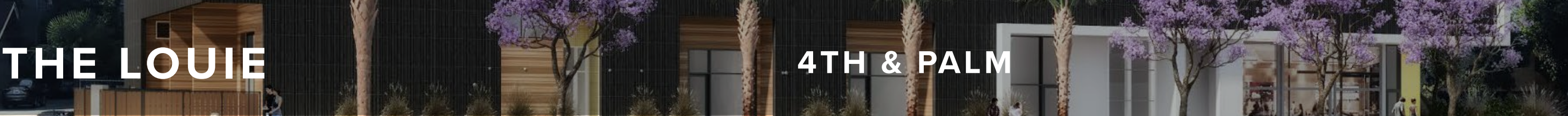


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THE LOUIE

4TH & PALM

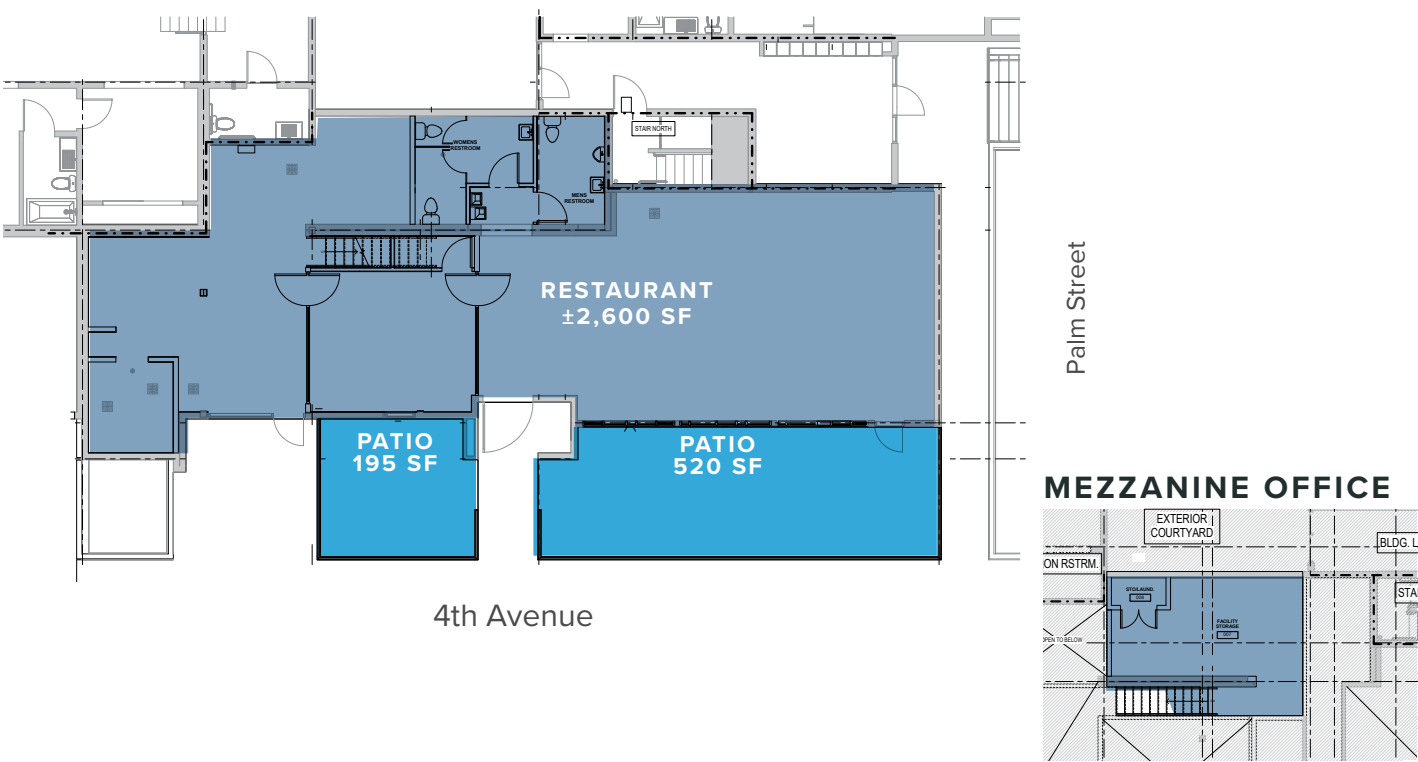
HIGHLIGHTS

- › Rare restaurant opportunity in one of San Diego’s hottest markets
- › Expansive existing patios
- › Restaurant prepped infrastructure
- › Building designed by award winning architect, Lloyd Russell
- › Modern design in one of San Diego’s most established & affluent neighborhoods
- › Steps to world-famous Balboa Park, Hillcrest, Little Italy & Downtown

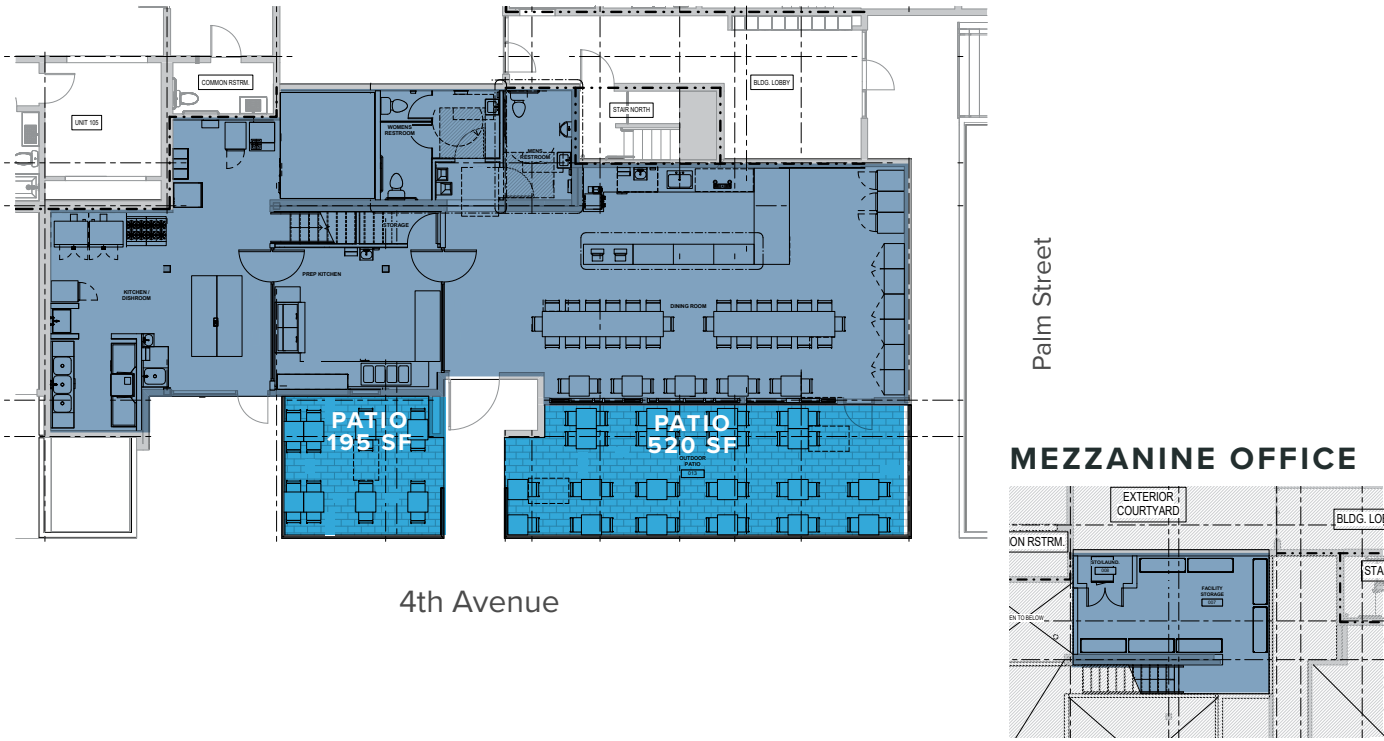
DETAILS	
Location:	2870 Fourth Ave., San Diego, CA 92103
Property Type:	Mid-rise luxury residential building
Total SF:	±2,600 SF
Timing:	Immediate
Asking Rate:	\$3.25 psf, NNN



SITE PLAN



RESTAURANT CONCEPTUAL SITE PLAN



DEMOGRAPHICS



Residential
Population

210,518



Daytime
Population

202,718



Average HH
Income

\$75,772



Households

90,679



Average Value of
Homes

\$1,072,302



Coronado
Island

Downtown
San Diego

Fourth Ave.

Palm St.



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