

FOR LEASE

HORTON COURT

901-933 FOURTH AVENUE,
SAN DIEGO, CALIFORNIA



ABOUT HORTON COURT

Built in 1889, Horton Court is located at Fourth Avenue and E Street in the Gaslamp Quarter directly across from the Balboa Theatre. Ground-floor restaurant/bar space is available with entrances and signage on both Fourth Ave and E St providing excellent visibility and foot traffic.



PROPERTY HIGHLIGHTS



CORNER FRONTAGE & SIGNAGE

Horton Court occupies a high-profile corner with customer entrances and signage opportunities on both Fourth Avenue and E Street, maximizing exposure to heavy pedestrian and vehicular traffic. The Fourth Ave/E St intersection is directly facing the Balboa Theatre and Horton Plaza Park.

AVAILABLE RETAIL/RESTAURANT SPACES

- **Suite 901:** 2,853 SF – Endcap former convenience market
- **Suite 905:** 4,300 SF – Former restaurant/bar space with dual entrances on Fourth & E
 - **Liquor License:** A Type-47 Liquor License is available for purchase
 - **Built-In Restaurant Features:** Two expansive bar areas and one large commercial kitchen already in place
- **Suite 933:** 4,182 SF – Second-gen restaurant

THE NEIGHBORHOOD

GASLAMP QUARTER: Horton Court is surrounded by the highest concentration of restaurants, bars, and nightlife in the city. The Gaslamp Quarter spans 16 walkable blocks with 200+ eateries, pubs, and clubs in a lively historic setting. This includes 50+ venues within a few blocks of Horton Court, such as popular destinations like Grant Grill, Saint James French Diner, barleymash, STK, Tacos el Gordo, Parq Nightclub, Mimoza, and many others. Visitors are drawn to the district for its energetic atmosphere, creating heavy foot traffic day and night.

VIBRANT STREET LIFE: The property's corner location offers tenants a front-row seat to Gaslamp's year-round events and nightlife. From seasonal festivals and Comic-Con crowds to nightly dinner and bar-hopping circuits, Fourth & E experiences consistent pedestrian volumes. The immediate vicinity also includes numerous hotels with over 7,400 hotel rooms within 0.5 miles catering to tourists and convention attendees, further fueling demand for food and beverage operators. Horton Court sits where local residents, office workers, and out-of-town visitors converge to dine and socialize.



GRANT GRILL



BARLEY MASH



WEREWOLF



BALBOA THEATRE



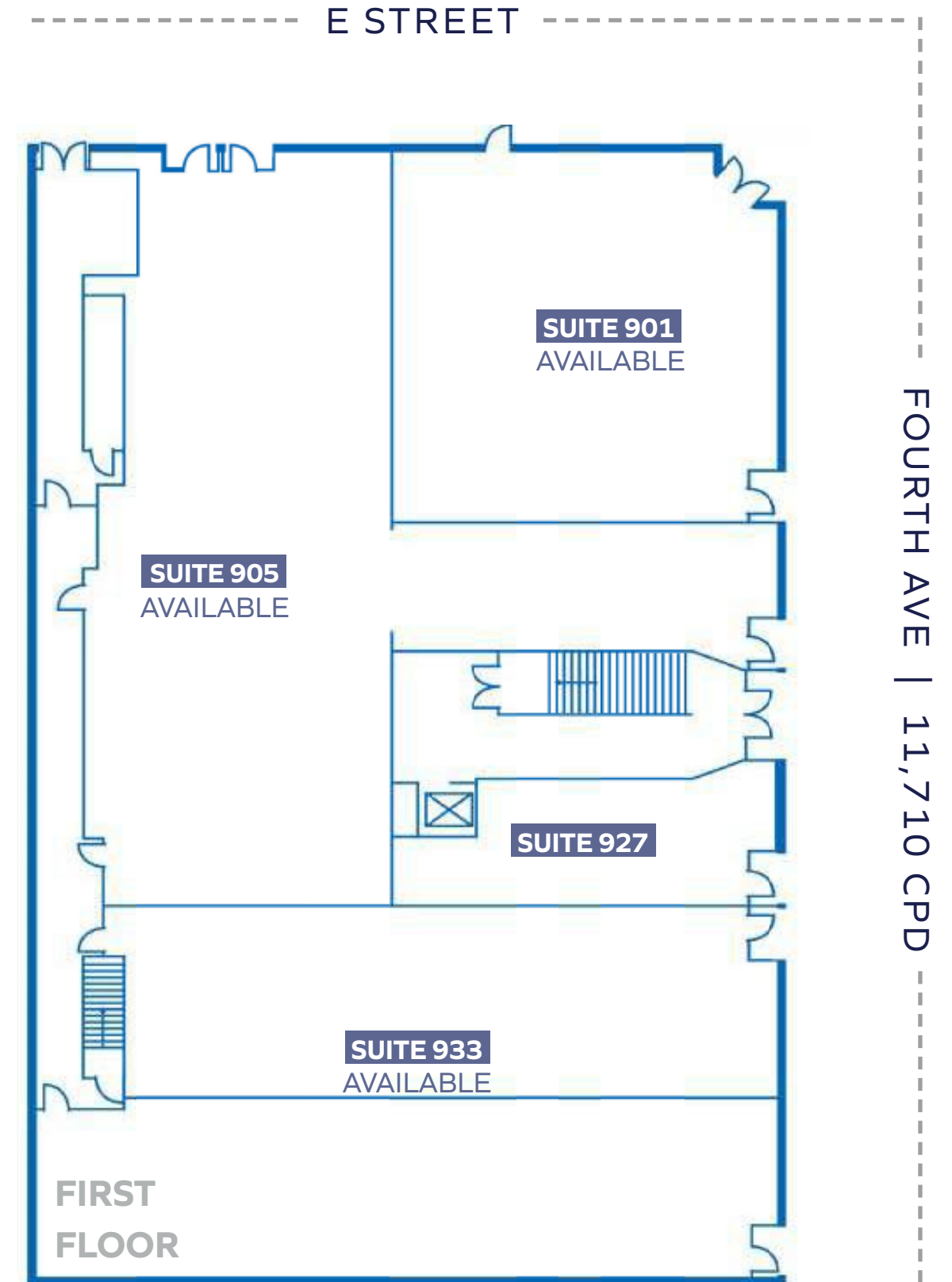
KARINA'S CANTINA

SITE PLAN



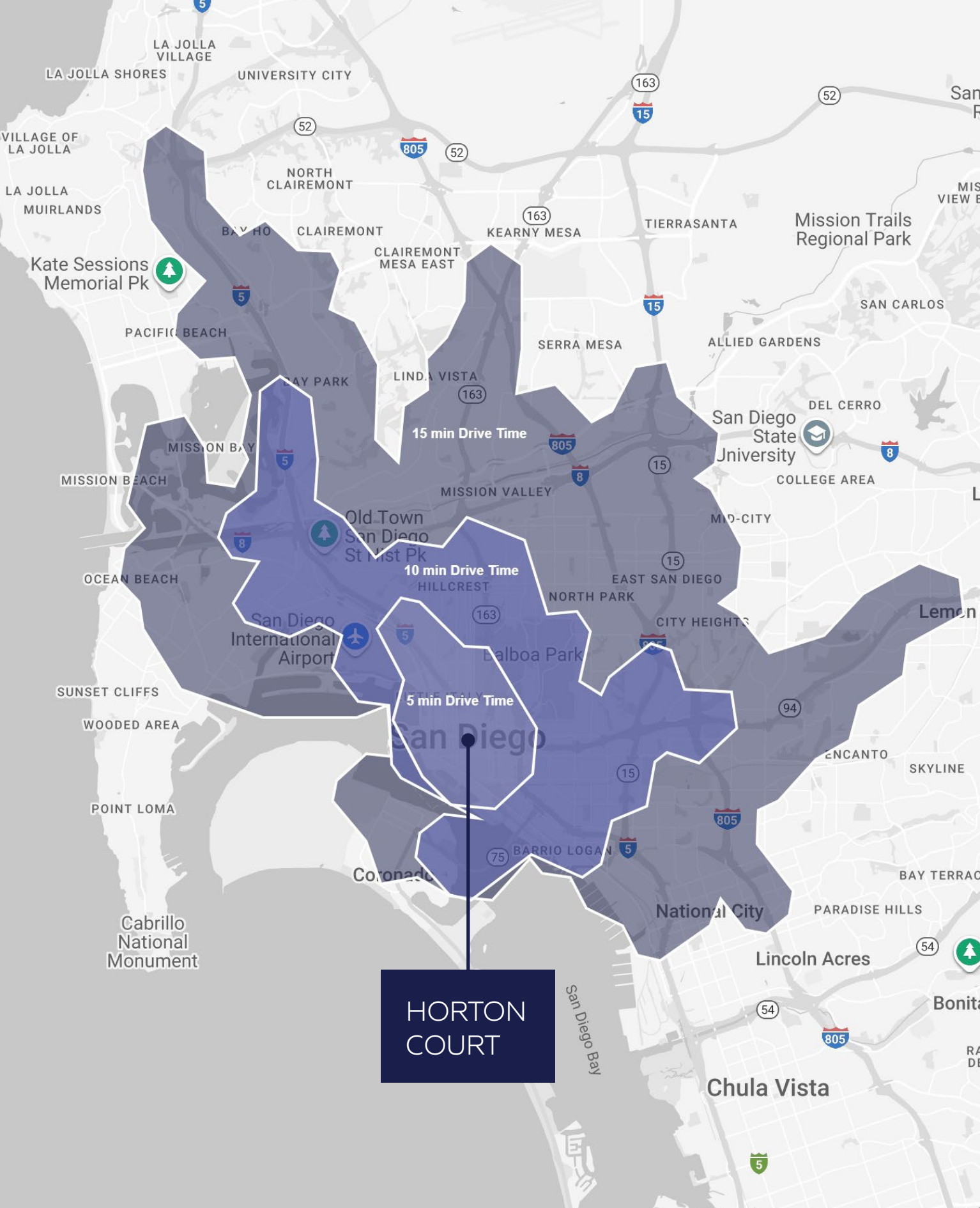
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TRADE AREA AERIAL





DEMOGRAPHICS

DOWNTOWN SAN DIEGO / CALIFORNIA

	5 min	10 min	15 min
Population			
Estimated Population	68,307	174,683	547,871
Forecasted Population (2030)	75,109	185,136	561,580
Daytime Demos			
Total Daytime Population	143,836	313,116	823,646
Estimated Households			
Estimated Number of Households	38,491	83,621	230,247
Median Household Income			
Estimated Median Household Income	\$109,465	\$104,540	\$103,403
Average Household Income			
Estimate Average Household Income	\$137,537	\$135,109	\$129,820
Age			
Estimate Average Household Income	39.9	37.7	35.8

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property



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