



ARROW
REAL ESTATE

**OFFICE /
RETAIL
SPACE
AVAILABLE**

Contact Us

Arrow Real Estate
Office: 760-602-0221
16120 Paseo del Norte, STE N-1
Carlsbad, CA 92011
CA DRE Lic. # 02007217

**4944
Newport
Avenue**

AVAILABLE NOW!

AVAILABLE SPACES

1 - 3 OFFICE/RETAIL
700-6,000 SF
6,000 SF MAX CONTIG

PROPERTY OVERVIEW

**CULTURAL CENTER
OF OCEAN BEACH**

**SIGNAGE
AVAILABLE**

**FLEXIBLE LEASE
OPTIONS**

**2 BLOCKS FROM
THE BEACH**

**EASY FREEWAY
ACCESS**

**WALKABLE
DISTANCE TO
SHOPS**





SITE



4944 Newport

DEMOGRAPHICS

CONSUMER SPENDING

1 MILE - \$238,081
3 MILE - \$964,465
5 MILE - \$2,243,671

MEDIAN AGE

1 MILE - 37.90
3 MILE - 35.8
5 MILE - 36.6

TOTAL BUSINESSES

1 MILE - 766
3 MILE - 3,987
5 MILE - 11,347

TOTAL POPULATION

1 MILE - 19,330
3 MILE - 68,633
5 MILE - 462,550

2019-2024 POP. GROWTH

1 MILE - .92%
3 MILE - 6.11%
5 MILE - 4.03%

HOUSEHOLD INCOME

1 MILE - \$96,332
3 MILE - \$99,580
5 MILE - \$101,197

TRANSPORTATION

Walk Score® Walker's Paradise (91)

FREEWAY ACCESS

VIA I-8 & I-5
1.8 -4.9 MI



TRANSIT/SUBWAY

BUS 35 STOP
0.6 MI



AIRPORT

SAN DIEGO INTERNATIONL
AIRPORT
3.3 MI





OB Noodle House & Sake Bar

Plant Power Fast Food

Ocean Beach Park

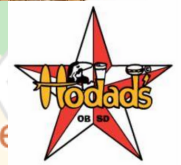
OCEAN BEACH

Wonderland Ocean



Pizza Port Ocean Beach

South Beach Bar & Grille



Ocean Beach Pier



4944 Newport Avenue



OB NOODLE HOUSE OCEAN BEACH



Breakfast Republic



Narragansett

Del Monte Ave

Santa Cruz Ave

Sunset Cliffs Blvd

Newport Ave

Cape May Ave

Sunset Cliffs Blvd

Long Branch

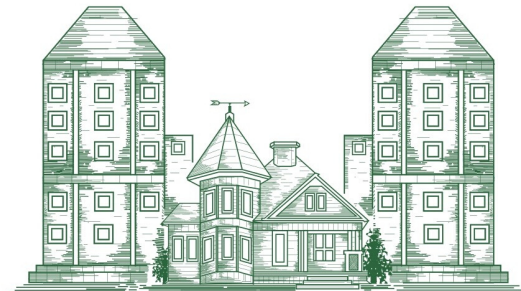
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Brighton Ave

Brighton Ave



**4944
NEWPORT
AVE
SAN DIEGO
CA 92107**



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CONTACT INFO

ARROW REAL ESTATE

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