

Flagship Urban Retail

FOR LEASE



5,000 SF + 3,000 SF of Mezzanine Space

1003 University Ave., San Diego, CA 92103



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Located on iconic University Avenue, this space is nestled in the heart of dynamic Hillcrest surrounded by some of the most successful and longstanding Hillcrest Restaurant and Retail brands and directly across the street from the neighborhood's redeveloped and bustling urban marketplace, The HUB | Hillcrest Market.

5,000 SF Ground Floor Retail Space + 3,000 SF of Mezzanine Space



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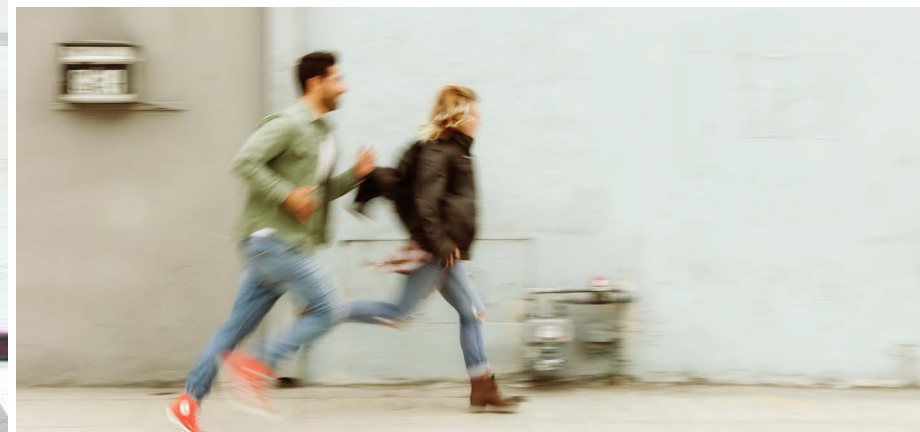


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**LOCATION
MATTERS** 



- High visibility on hard corner and signalized intersection in Hillcrest
- Significant glass-lined storefront
- 31,880 Average Daily Traffic Count
- Over 313,000 daytime employees and over 305,000 residents within a 10 minute drive
- Convenient CA-163, I-805, and I-5 freeway access
- Located on a busy street within a main intersection in the heart of Hillcrest with tremendous pedestrian and vehicular traffic
- Friendly walkable urban, hip neighborhood in a vibrant day and nighttime district
- Plenty of nearby street and validated parking



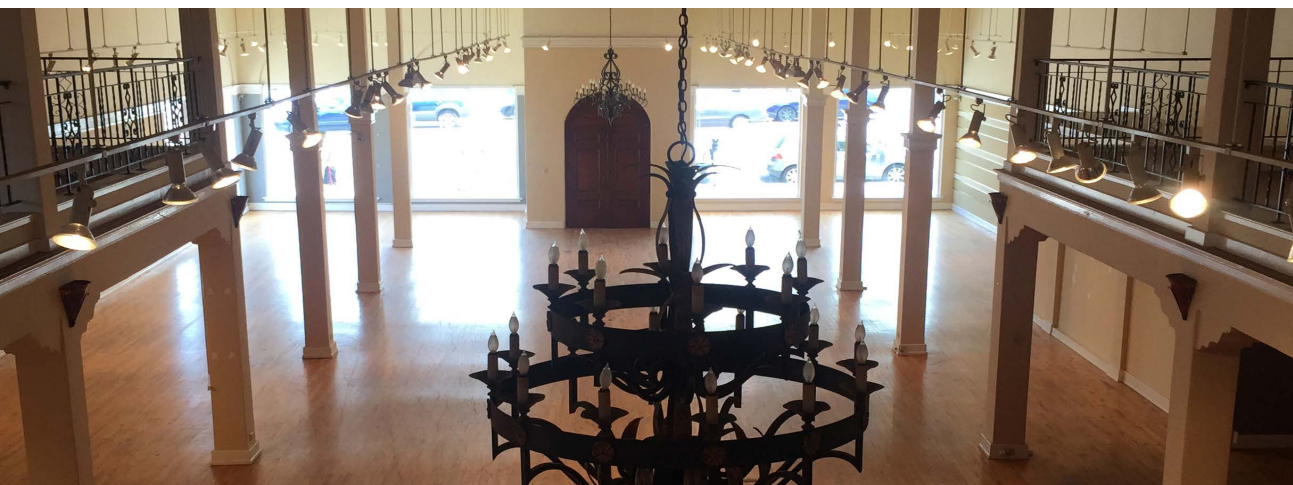
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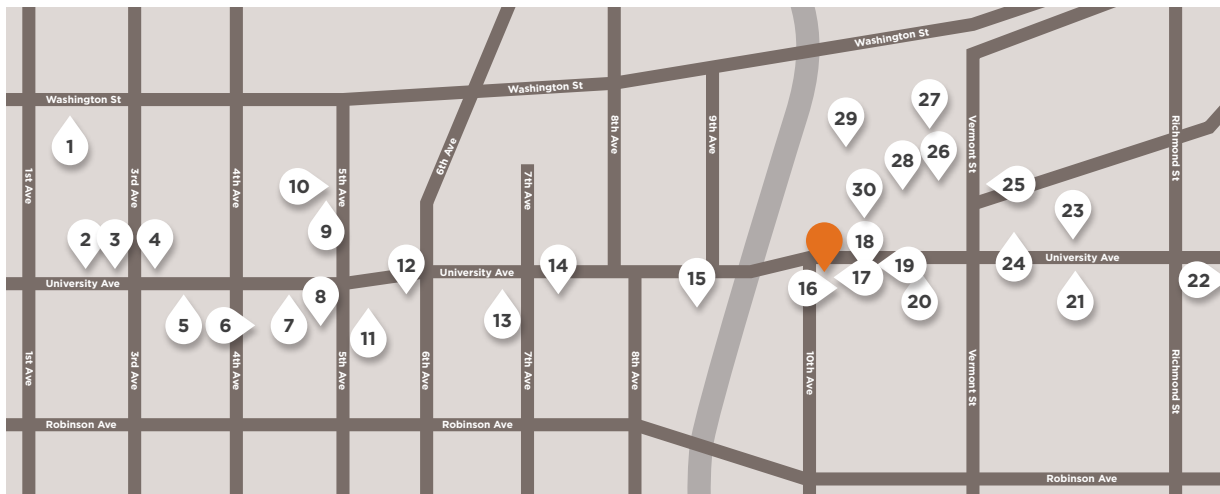
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- 01. Bronx Pizza
- 02. Detour Salon
- 03. Fiesta Cantina
- 04. Urban Mo's
- 05. Project Pie Hillcrest
- 06. American Apparel
- 07. Cathedral
- 08. Buffalo Exchange
- 09. Snooze, an A.M. Eatery
- 10. Urban Outfitters
- 11. Flashbacks
- 12. Harvey Milk's American Diner
- 13. Lawrance Furniture
- 14. Whole Foods Market
- 15. Studio 819 Residential Hotel
- 16. Ace Hardware
- 17. Taste of Italy
- 18. Flicks
- 19. 100 Wines Hillcrest
- 20. Rich's
- 21. Wine Steals
- 22. Baja Betty's
- 23. Starbucks
- 24. Gossip Grill
- 25. Pretty Please
- 26. The HUB
- 27. Trader Joe's
- 28. Ike's Place
- 29. Ralph's
- 30. Napizza



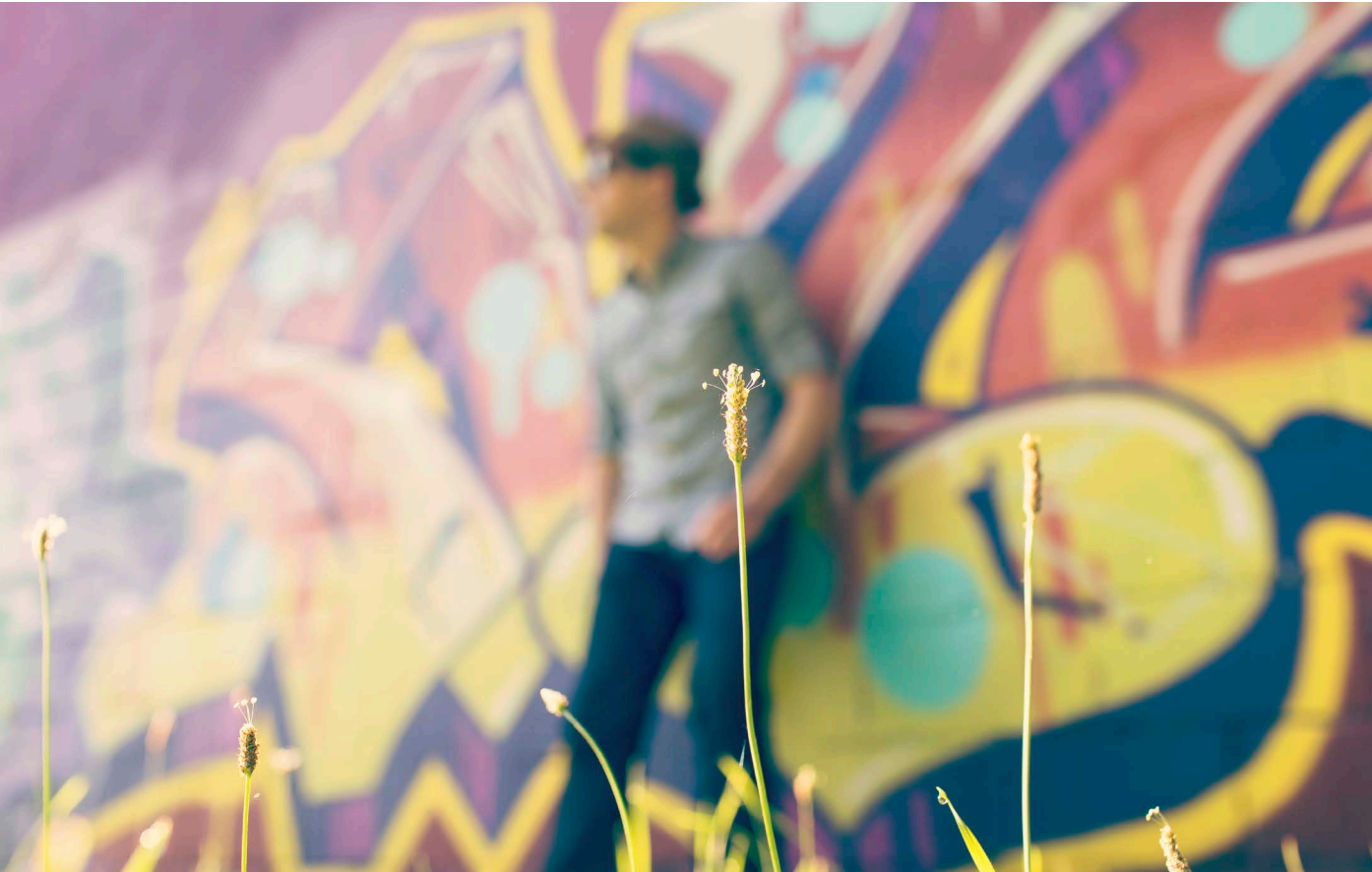
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Why Aren't You Here?



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Total Daytime Population

34,978



Total Households

20,164



Total Workplace Population

21,558



Average Daily Traffic Count

31,880



Average Household Income

\$73,873



Median Home Value

\$603,662



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