

Hillcrest Urban Restaurant Space

FOR LEASE



3,584 Square Feet + Patio

3755 6th Avenue, San Diego, CA 92103



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Successful former wine bar space available for lease in the heart of dynamic Hillcrest community, with potential off-street parking available. Location is surrounded by some of the most successful and longstanding Hillcrest Restaurant and Retail brands, with convenient access to the I-8 and CA-163 freeways.

3,584 Square Feet + Patio



Paul Ahern
CA LIC #01874163

858-764-1828
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**LOCATION
MATTERS**



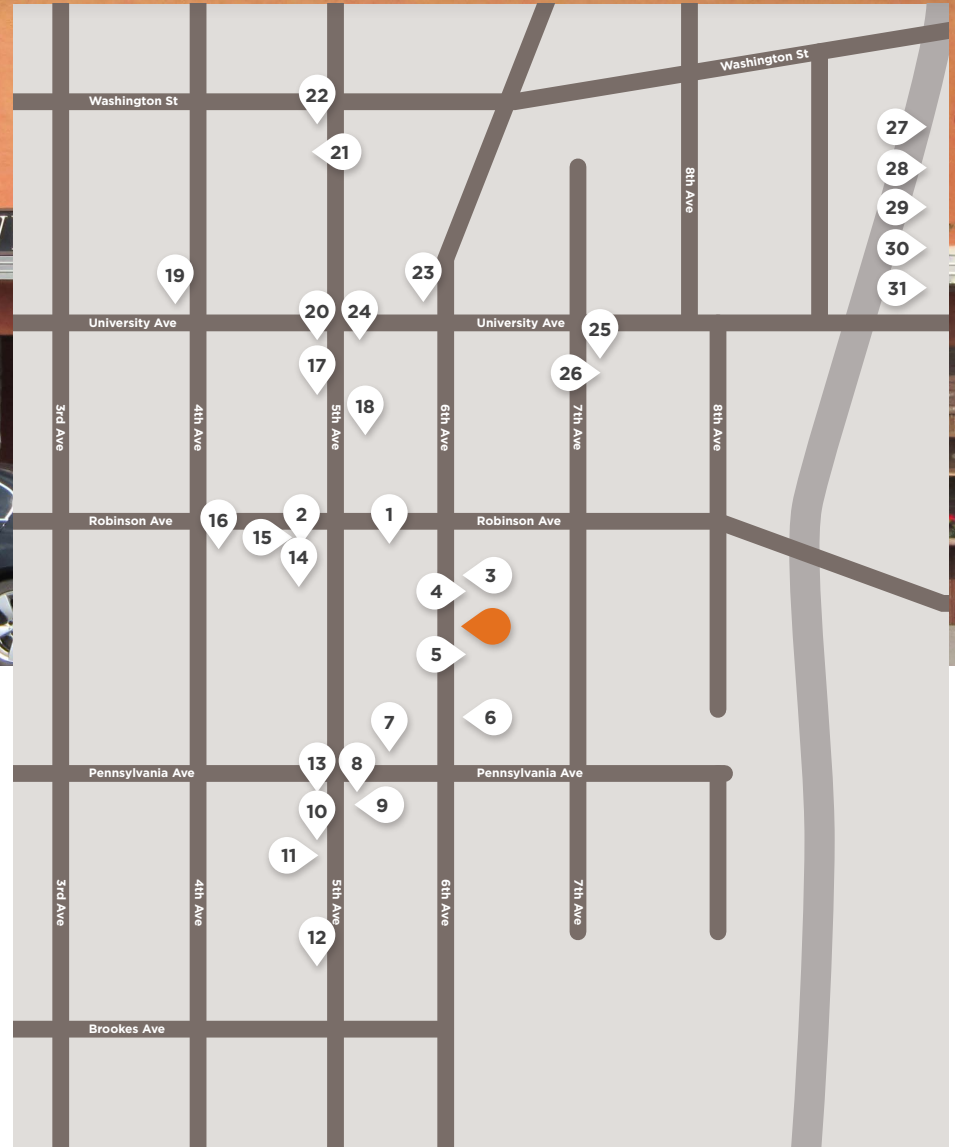
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|--------------------------------|-----------------------------|--------------------|
| 01. Rite Aid | 12. Hash House A Go Go | 23. Tap & Press |
| 02. The Brass Rail | 13. La Bonne Table | 24. Nami Sushi |
| 03. Ebisu Sushi & Bar | 14. Babycakes | 25. 7th Avenue Pub |
| 04. Lotus Thai Cuisine | 15. Crest Cafe | 26. Whole Foods |
| 05. Tajima Ramen Bar | 16. La Pizzeria Arrivederci | 27. Ralphs |
| 06. Aces Academy | 17. Parma Cucina Italiana | 28. Napizza |
| 07. Busalacchi's A Modo Mio | 18. Local Habit | 29. Trader Joe's |
| 08. Huapangos Mexican Cuisine | 19. Bread and Cie | 30. Gossip Grill |
| 09. The Tractor Room | 20. Chocolat | 31. The HUB |
| 10. Fresh Catch Market & Grill | 21. Bombay | |
| 11. Pappalecco | 22. Brazen BBQ & Bar | |

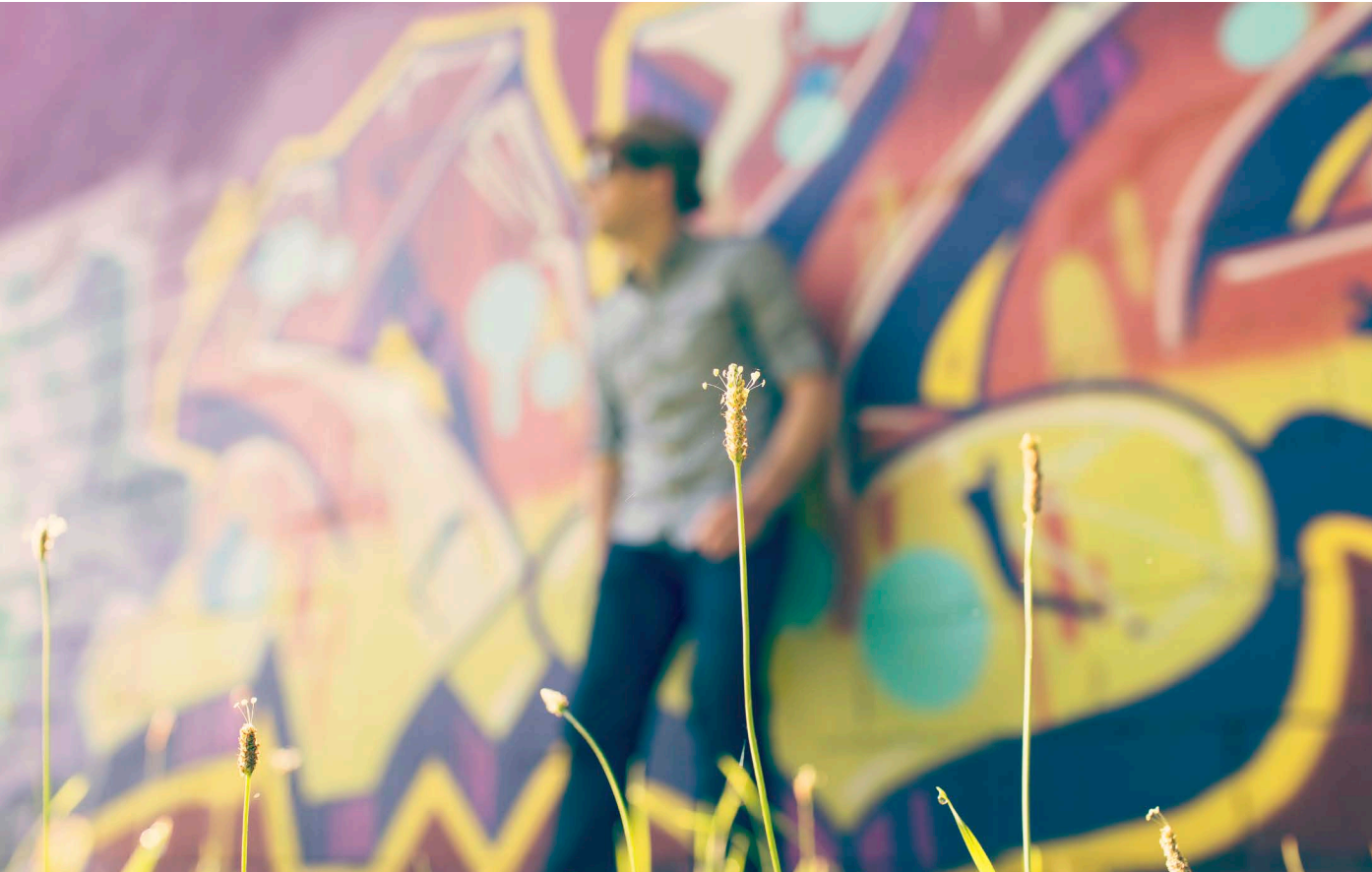


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Join these Successful Tenants



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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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