

# Hillcrest Street Retail

FOR LEASE



3,207 - 6,414 SF + Patio | New Facade in Process

1228 University Ave., San Diego, CA 92103





New Facade in Process

- Highly visible retail storefront with up to 51' of frontage on University Ave, plus patio
- Strategically positioned within a line-up of successful retail and restaurant brands
- 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 University Ave in the heart of Hillcrest with tremendous pedestrian and vehicular traffic, 31,880 Average Daily Traffic Count
- Friendly walkable urban, hip neighborhood in a vibrant day and nighttime district
- Plenty of nearby street and validated parking
- Accessible from both University and Cleveland Avenues

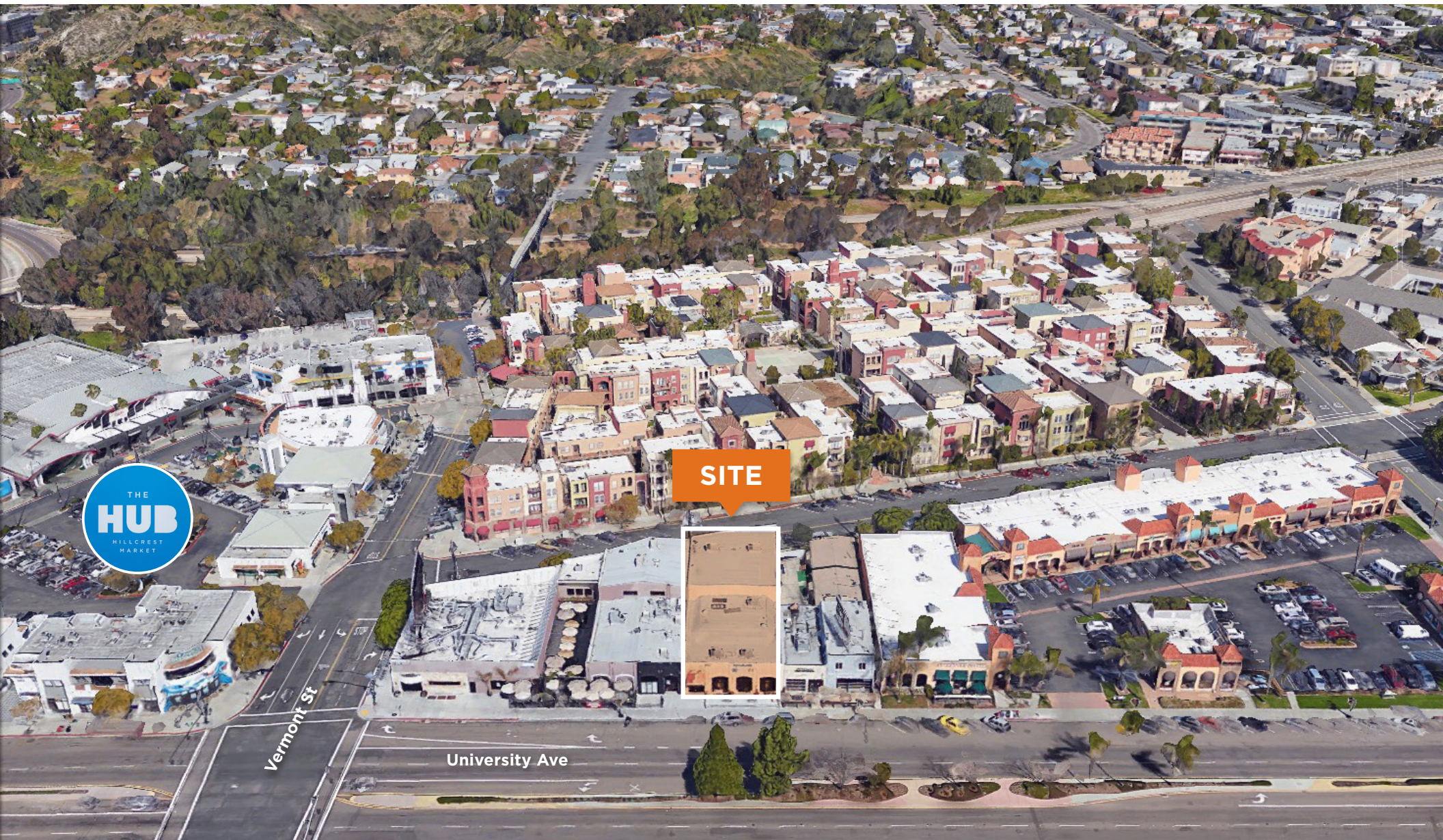


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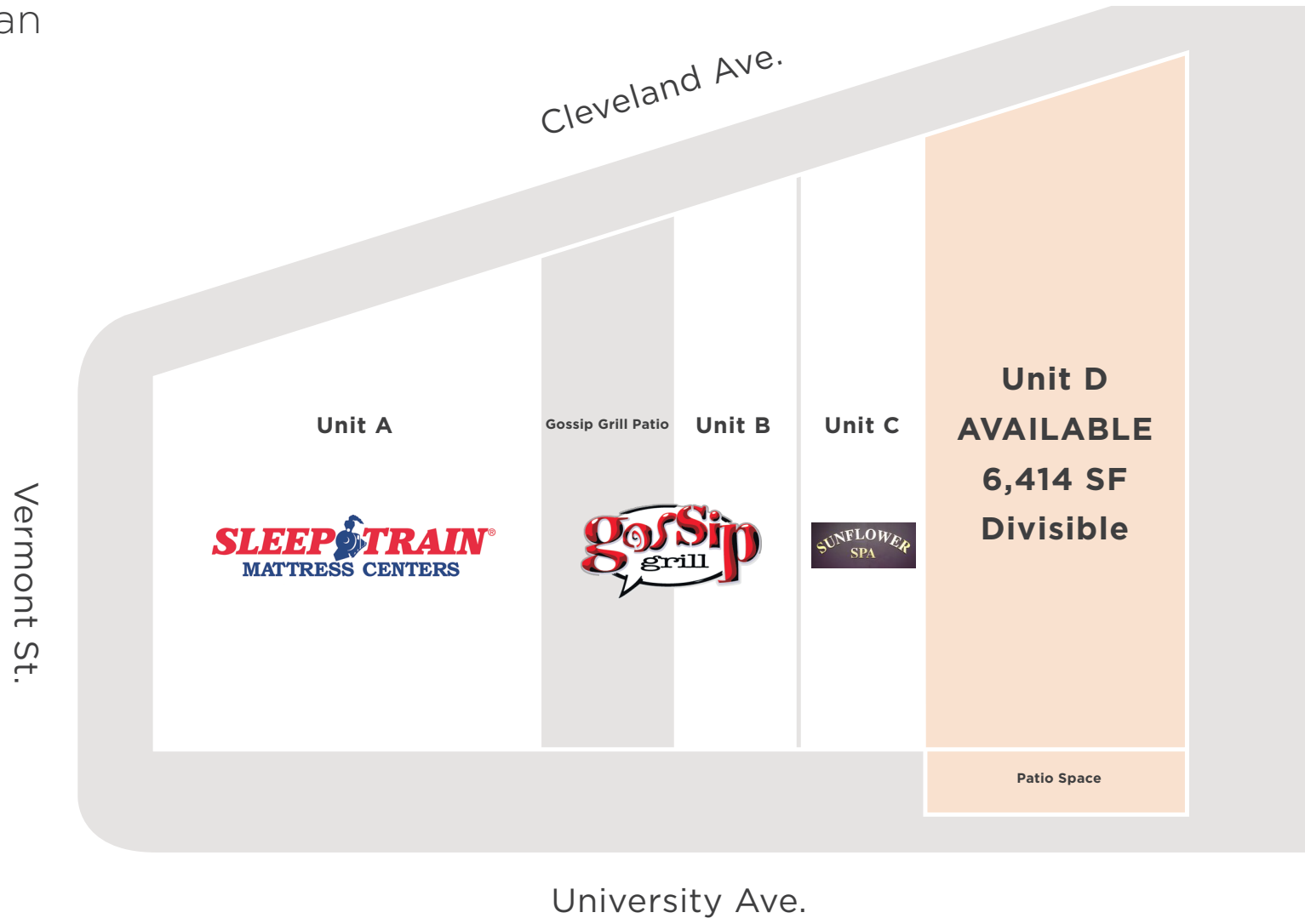
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Site Plan



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- 01. American Apparel
- 02. Cathedral
- 03. Buffalo Exchange
- 04. Snooze, an A.M. Eatery
- 05. Urban Outfitters
- 06. Flashbacks
- 07. Lawrance Furniture
- 08. Whole Foods Market
- 09. Studio 819 Residential Hotel
- 10. Ace Hardware
- 11. Taste of Italy
- 12. Flicks
- 13. 100 Wines Hillcrest
- 14. Rich's
- 15. Wine Steals
- 16. Baja Betty's
- 17. Starbucks
- 18. Gossip Grill
- 19. Pretty Please
- 20. The HUB
- 21. Trader Joe's
- 22. Ike's Place
- 23. Ralph's
- 24. Napizza
- 25. Sleeptrain
- 26. US post Office
- 27. Uptown Tavern
- 28. Vinavanti Urban Winery
- 29. Hillcrest Brewing Company



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# Become a Part of Hillcrest...



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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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