

# Hillcrest Restaurant Space

FOR LEASE

LOCATION MATTERS  FOR LEASE

CARLITOS WAY  
IN A BOWL  
- Queso, sausage, eggs  
IN A GLASS  
- 1/2 cup of Boney (Bones) Sauce, 1/2 cup  
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3805

Property Owned and  
Managed by



2,218 Square Feet + Patio

3805 5th Ave., San Diego, CA 92103



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- Fully fixtured and turnkey kitchen with large walk-in, hood, grease trap, prep tables and more
- Large, built out U-bar with all fixtures and equipment intact
- Great covered patio with two roll up garage doors installed



- Type 47 Liquor License can be made available and easily transferred to new tenant
- Adjacent to high volume Starbucks
- High traffic location on 5th Avenue with 13,000 cars passing by daily



**Michael Spilky**  
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**LOCATION**  
**MATTERS** 

Site Plan



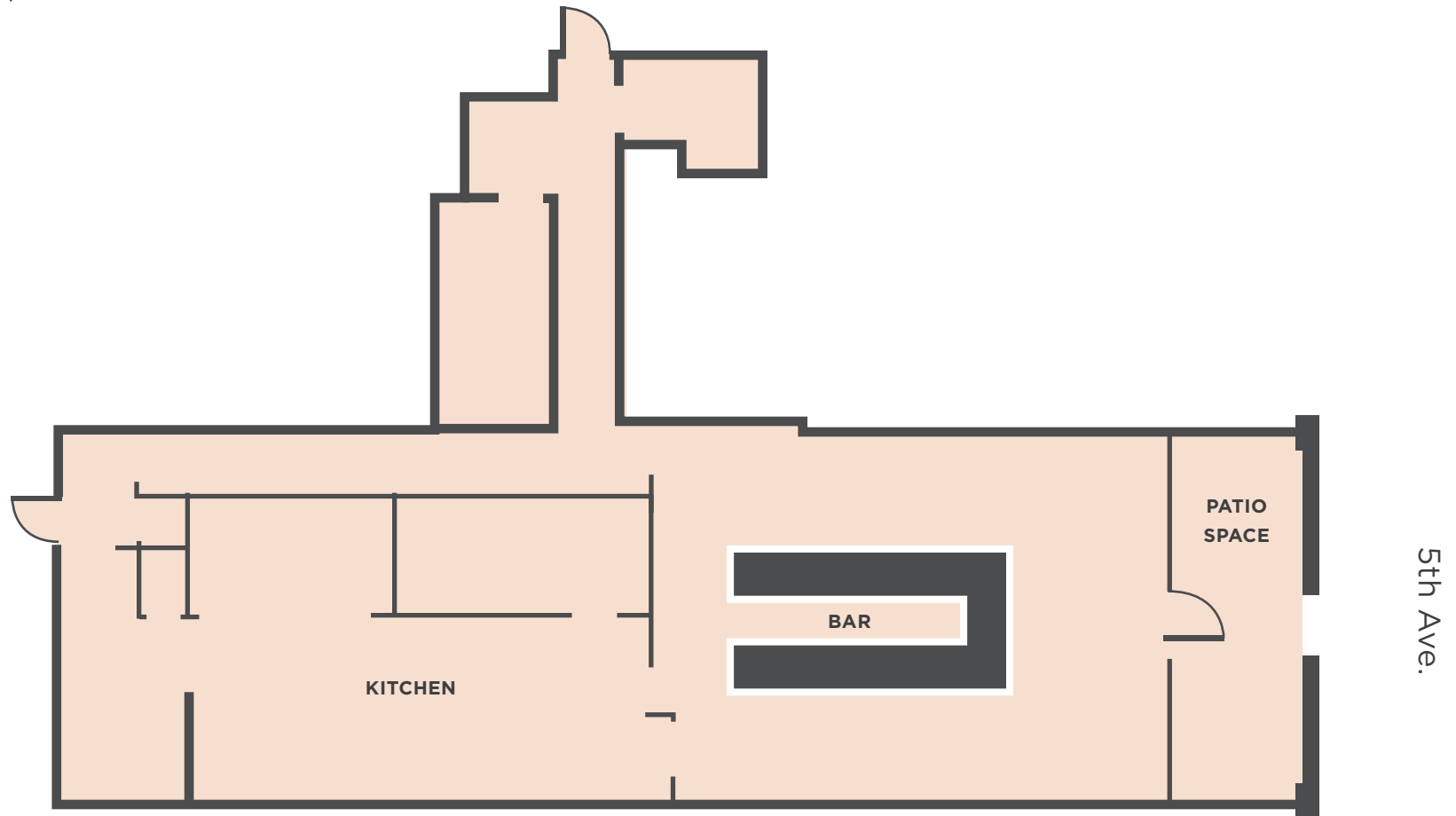
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Floor Plan



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## Demographics

### 1 MILE

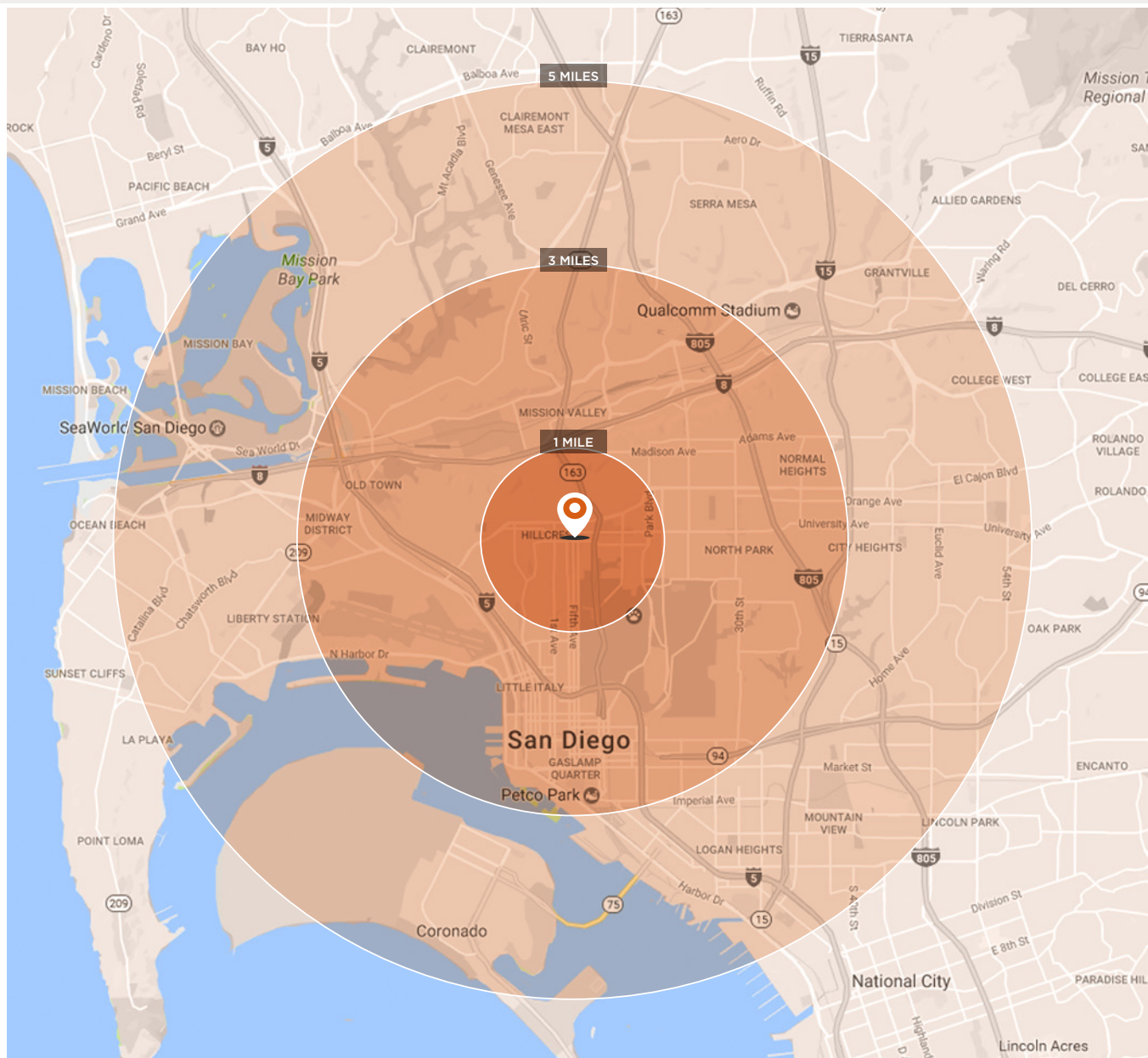
Daytime Population	81,133
Population	26,418
Average HH Income	\$86,014

### 3 MILE

Daytime Population	183,841
Population	218,761
Average HH Income	\$77,022

### 5 MILE

Daytime Population	340,304
Population	369,283
Average HH Income	\$75,052



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