

Turn-Key Hillcrest Restaurant Space

FOR LEASE



Property Owned and
Managed by



3803 Fifth Ave., San Diego, CA 92103 / 1,101 SF

LOCATION
MATTERS

PRIME

Hillcrest Location

- ◇ Become a part of the vibrant Hillcrest community with bustling retail and restaurants steps away
- ◇ Fully fixturized restaurant with recent renovations and in fantastic condition
- ◇ Type 41 license available to transfer
- ◇ Easily accessible with an attached paid parking lot
- ◇ Incredible visibility from always busy Fifth Avenue
- ◇ Directly next door to high volume Starbucks and brand new restaurant to open soon - Common Stock
- ◇ Walking distance to the hippest retail shops & restaurants, such as Snooze, Burger Lounge, Tajima, Urban Mo's, Fig Tree Cafe, and much more



Renowned Neighbors



Site Plan



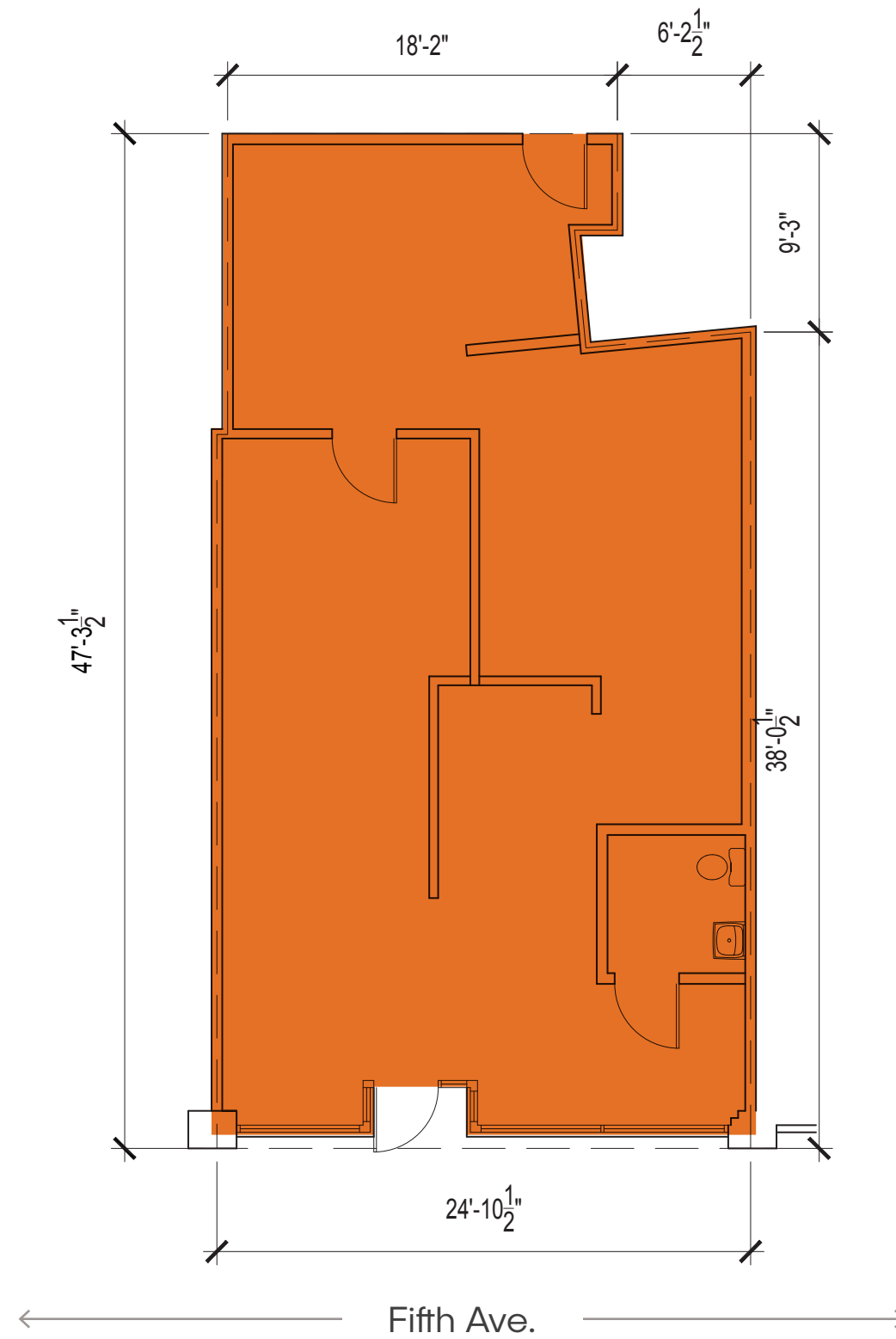
3803 Fifth Ave., San Diego, CA 92103



Floor Plan



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01

02

burgerlounge
THE ORIGINAL *grass-fed* BURGER

03

Fig Tree Cafe
a california eatery

04

Saigon on FIFTH

05

Snooze
AN A.M. EATERY

06

TASTE OF
THAI

07

Parma
CUCINA ITALIANA
3830 FIFTH AVE. SAN DIEGO, CA 92103 - PH: 619.543.0049

08

La
Vecindad
FF
MEXICAN - TACOS - BURRITOS

09

PHO
Vietnamese Cuisine
Fifth Avenue

10

COMMON STOCK

11



12

Jamba Juice

13

pinkberry

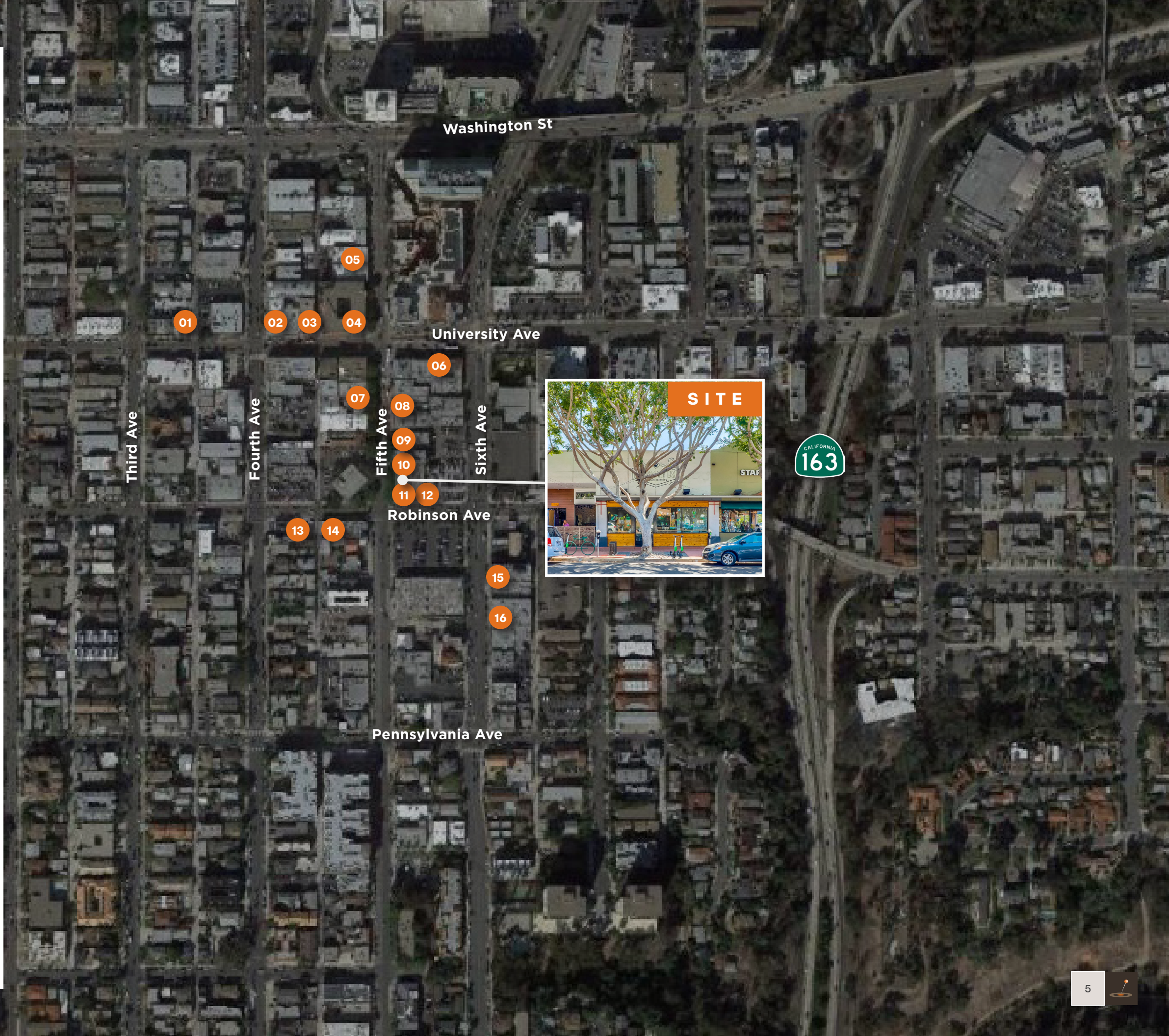
14

CREST
CAFE

15

Lotus Thai
restaurant & wine bar

16



Goings On in Hillcrest

HISTORY

The neighborhood originally became known as Hillcrest when a man named William Whitson purchased 40 acres of land between Fifth and Sixth Avenue and opened a sales office named "Hillcrest Company". The name eventually caught on and the rest is history.

HILLCREST FARMER'S MARKET

With over 175 vendors, the Hillcrest Farmer's Market has something to offer everyone with a wide selection of locally grown produce, gifts, clothing and more! This farmer's market stands out amongst the rest as it has an emphasis on international cuisine. The entire neighborhood comes out for this lively market every Sunday, year-round.



HILLCREST CLASSIC CAR SHOW

Once a month car fanatics from all around San Diego cruise into Pride Plaza for Hillcrest's Classic Car Show. This event is put on by Fabulous Hillcrest, MO's Universe and Great Autos of Yesteryear - the largest LGBTQ car club on the West Coast.

PRIDE OF HILLCREST BLOCK PARTY

Dating back to 1975 when the first city-permitted gay pride parade was held, the Pride of Hillcrest Block Party is now one of the largest Pride Parades in the country. With over 200,000 people in attendance, it is a day to celebrate the culture, history and diversity of the LGBTQ+ community.




TASTE OF HILLCREST

A much anticipated annual event, where over 35 Hillcrest restaurants and bars open their doors to offer samples of their signature menu items. This family friendly event allows the entire community to get a taste of what their home has to offer.






Demographics




1 MILE

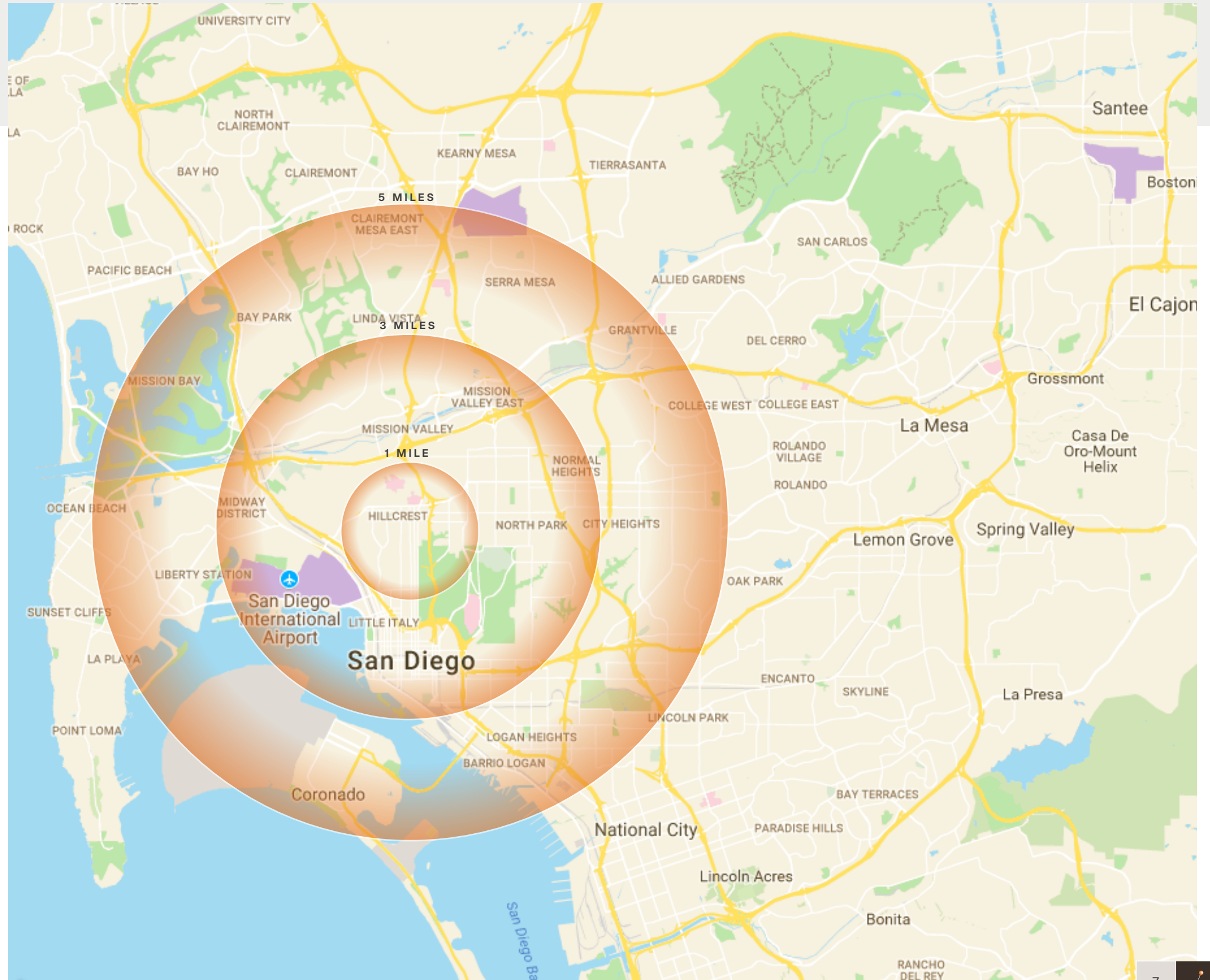
 Daytime Population	31,172
 Population	29,859
 Average HH Income	\$96,171

3 MILES

 Daytime Population	217,866
 Population	238,129
 Average HH Income	\$86,248

5 MILES

 Daytime Population	386,124
 Population	541,372
 Average HH Income	\$83,875





Leasing Inquiries



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