

Freestanding Restaurant Owner-User or Investment Opportunity

FOR SALE

\$2,695,000



3701 & 3707 5th Ave., San Diego, CA 92103

Please DO NOT Disturb Tenant



Exclusively listed by



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OFFERING PRICE

\$2,695,000

TOTAL BUILDING AREA

4,500 SF*

TOTAL LAND FOOTAGE

4,629 SF

STORIES

2 Stories

CURRENT USE

Restaraunt

APN

452-063-57-00 &

452-063-58-00

OWNERSHIP

Fee Simple

ZONING

Commercial

*Buyer to verify.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

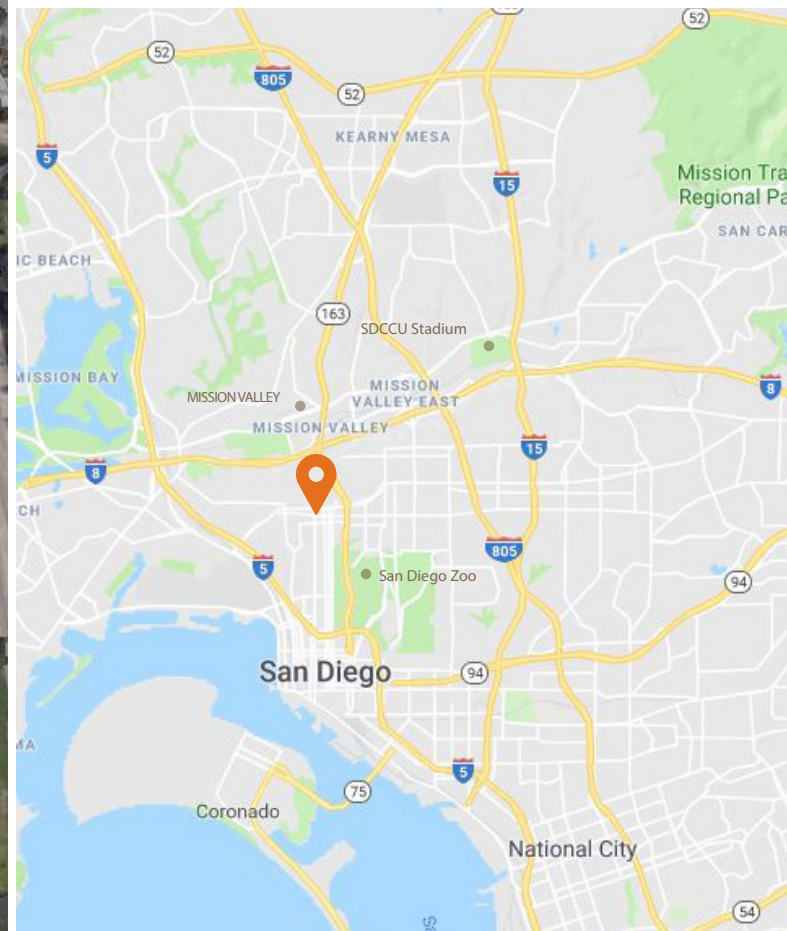
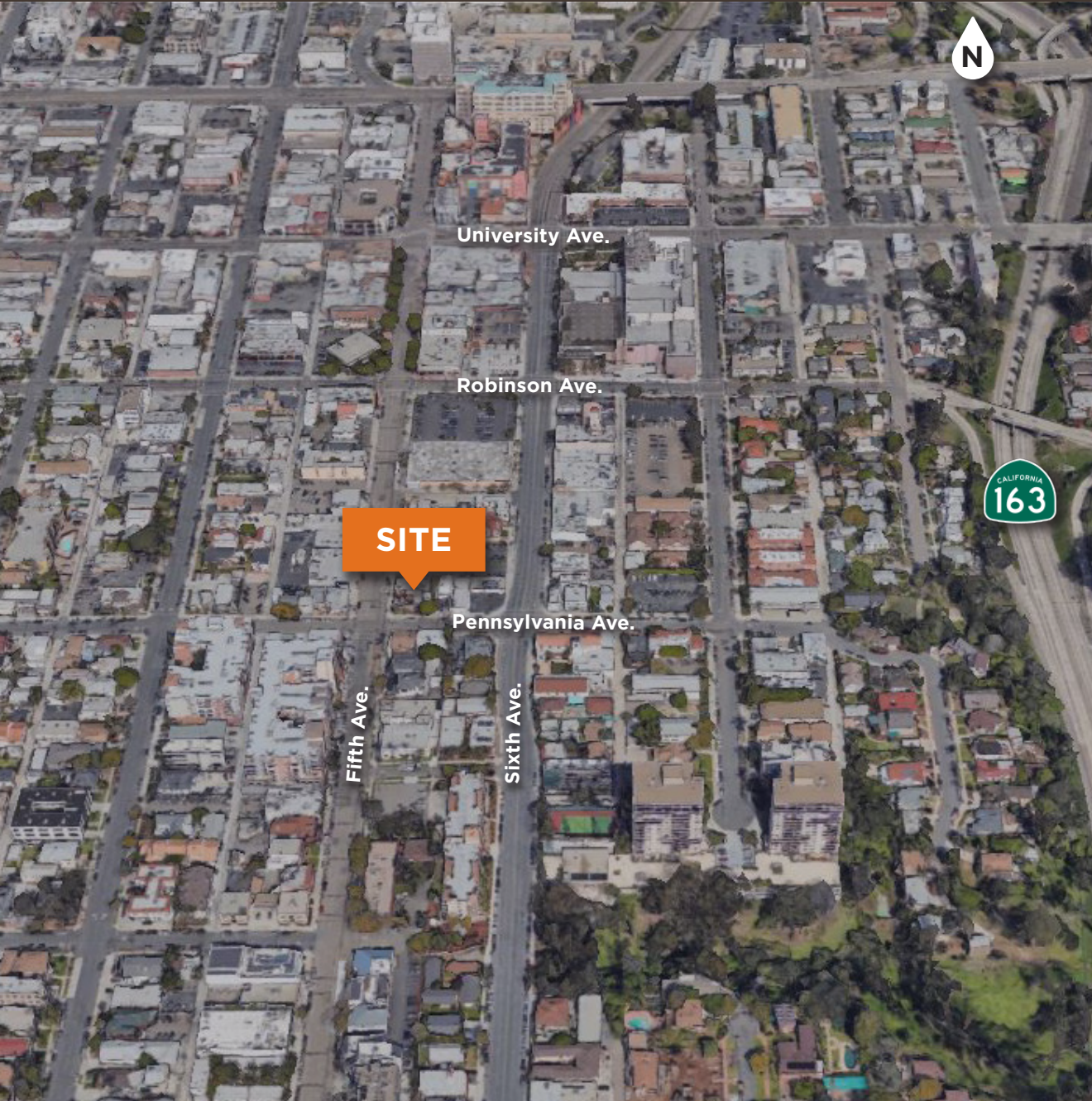


- Incredible opportunity to acquire a new, fixtured restaurant property.
- Suitable for an Owner-User seeking to own vs. lease, or an Investor looking to add value through lease-up of the property. Building to be delivered vacant at the time of purchase.
- **Type 47** Full Liquor License available for purchase and transfer to new tenant.
- Pride of ownership asset with beautifully maintained, “like new” fixtures.
- Highly visible corner location with an expansive, fully enclosed patio.
- Utilize ideal, 2nd floor office/storage space.
- Excellent opportunity to take advantage of the increasing high end condo density nearby.
- Own a piece of the vibrant Hillcrest community with bustling retail and restaurants steps away.



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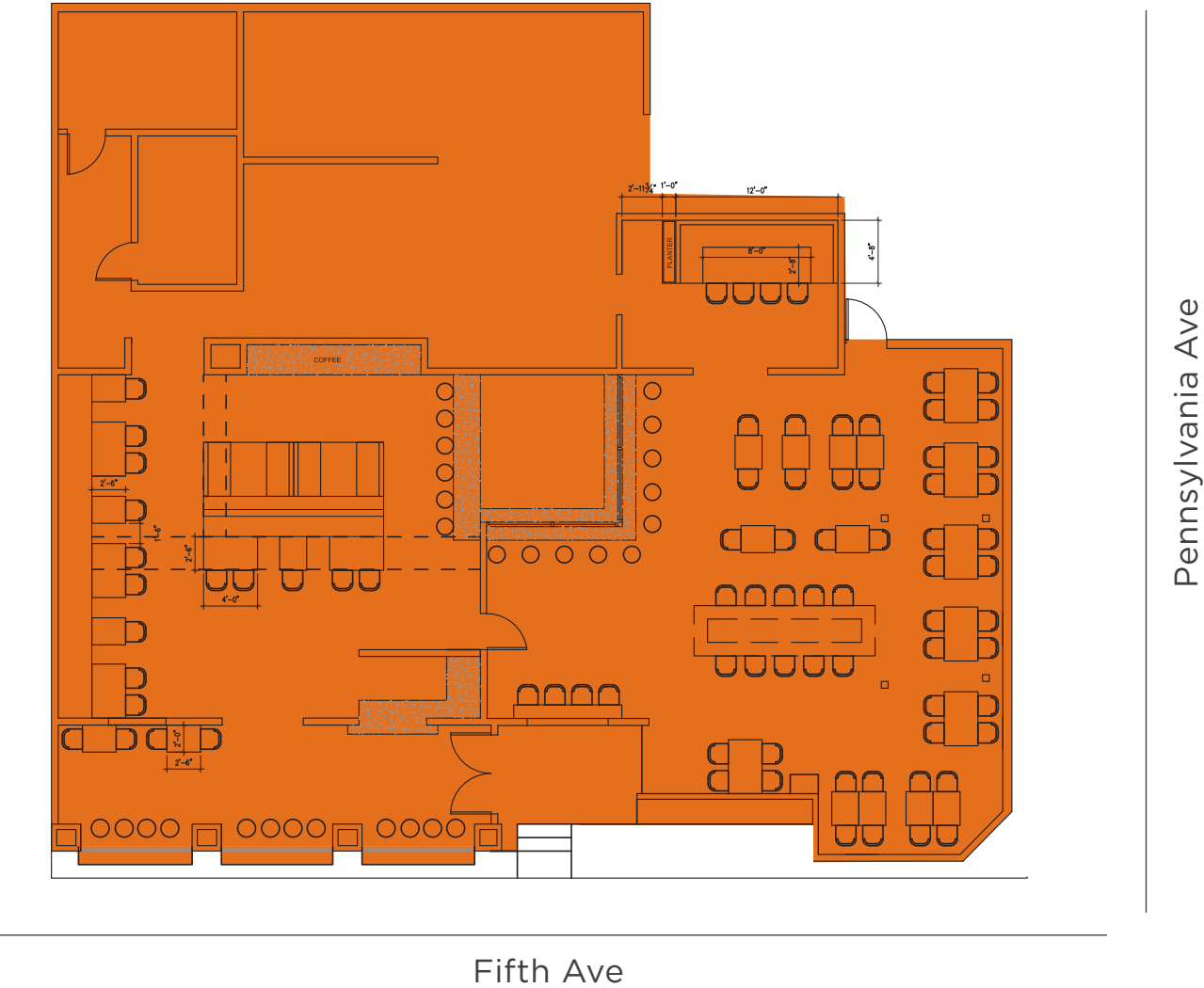




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Floor Plan



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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.



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 as they say is history.

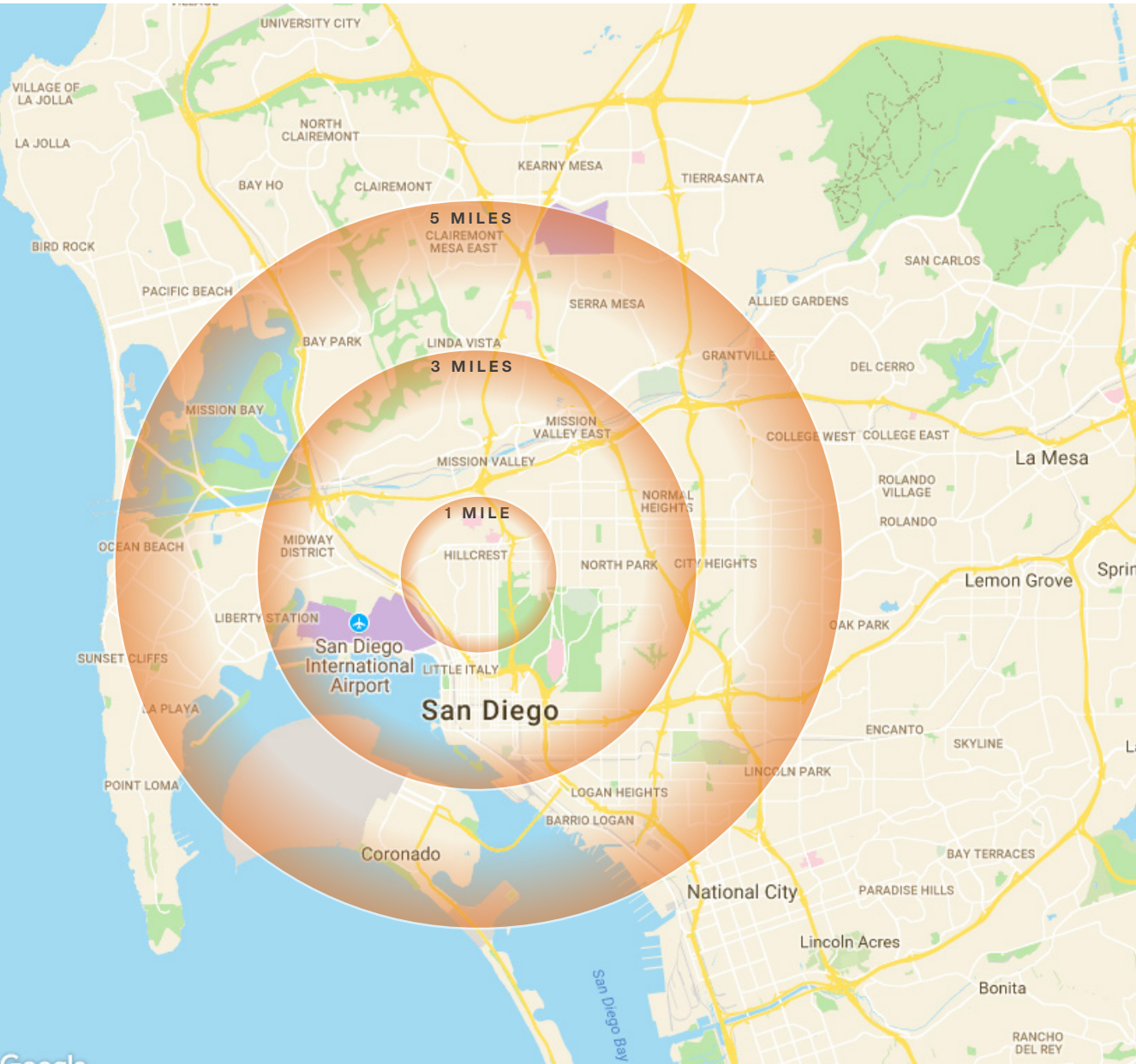
HILLCREST FARMER'S MARKET

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.



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1 MILE	2010	2018	2023
Population	28,010	30,291	31,697
Households	16,483	17,779	18,565

Avg Household Income	N/A	\$97,622	\$122,337
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3 MILES	2010	2018	2023
Population	215,614	238,416	255,306
Households	99,675	111,435	120,518

Avg Household Income	N/A	\$85,910	\$106,171
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5 MILES	2010	2018	2023
Population	504,827	542,273	570,228
Households	199,618	216,002	228,813

Avg Household Income	N/A	\$83,739	\$101,857
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