

FOR LEASE

# Restaurant Opportunity in the Heart of Hillcrest

3930 FIFTH AVE.,  
SAN DIEGO, CA 92103

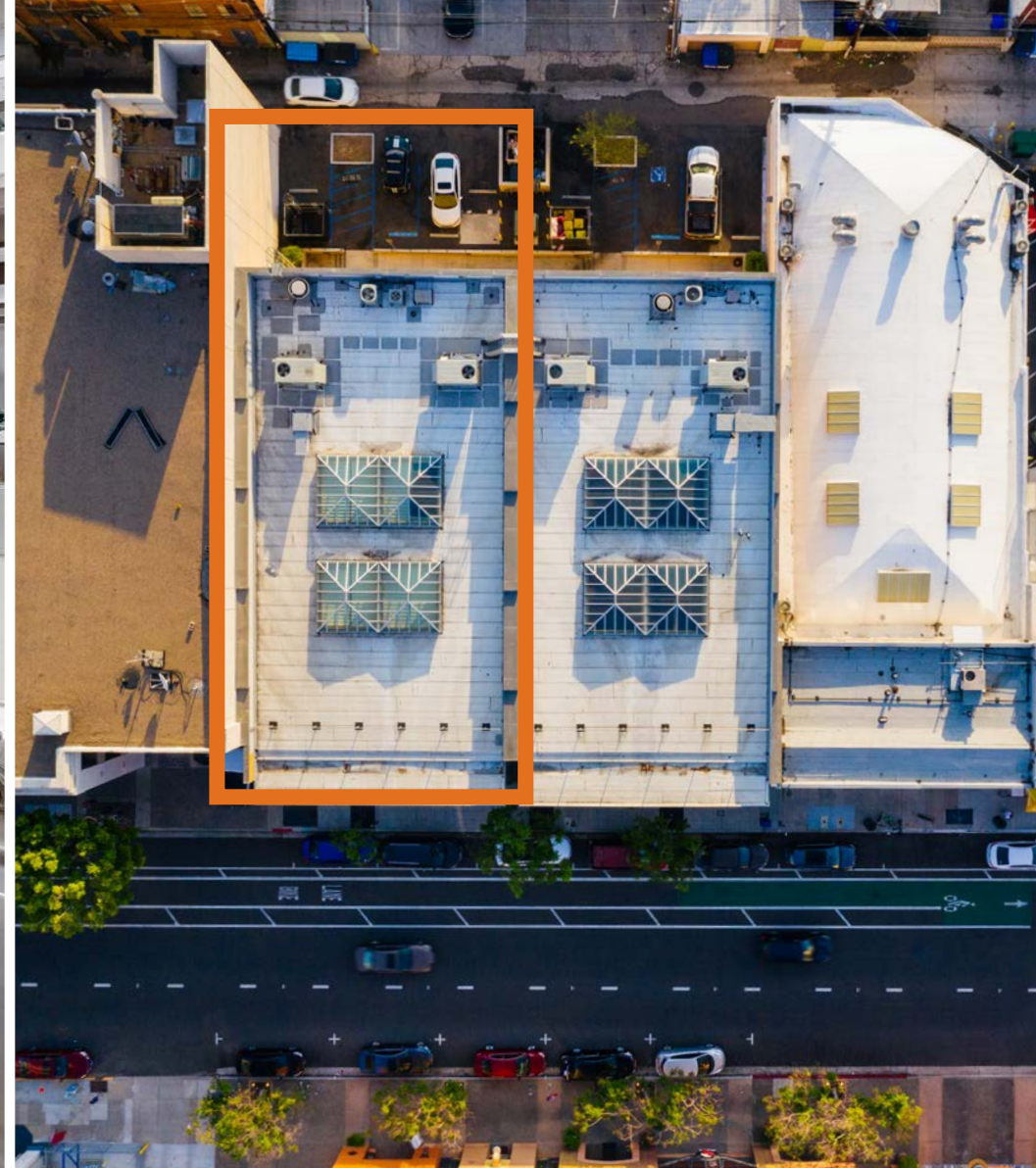


LOCATION  
MATTERS



# The Space

- / **Be Main & Main** in lively Hillcrest, a highly walkable neighborhood bustling with culture, food and shopping, with the unmistakable Hillcrest Sign only steps away
- / **Expansive Floor Plan** allows for maximum creativity of 4,515 SF to utilize built-in counter tops for quick service, open layout for seated dining, private room for events, and outdoor patio for additional seating opportunities
- / **Fixturized Kitchen** includes a 13-foot hood, multiple wash and prep stations, generous walk-in coolers, and plenty of storage space
- / **New Contemporary Build** with high 30-foot ceilings, large skylights, street facing roll-up windows, and three ADA compliant restrooms
- / **Incredible Visibility** on notoriously busy Fifth Avenue with floor-to-ceiling entry windows and large signage opportunity on front restaurant facade
- / **Accessible Parking** includes metered spaces at street level, two parking garages and one parking lot on the same city block, with three designated parking spaces behind restaurant for employees
- / **Centrally Located** in San Diego, only a few miles from Downtown and San Diego International Airport by SR-163, and within walking distance to Balboa Park which draws in millions of visitors annually



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**LOCATION  
MATTERS** 





Restaurant Space in the Heart of *Hillcrest*

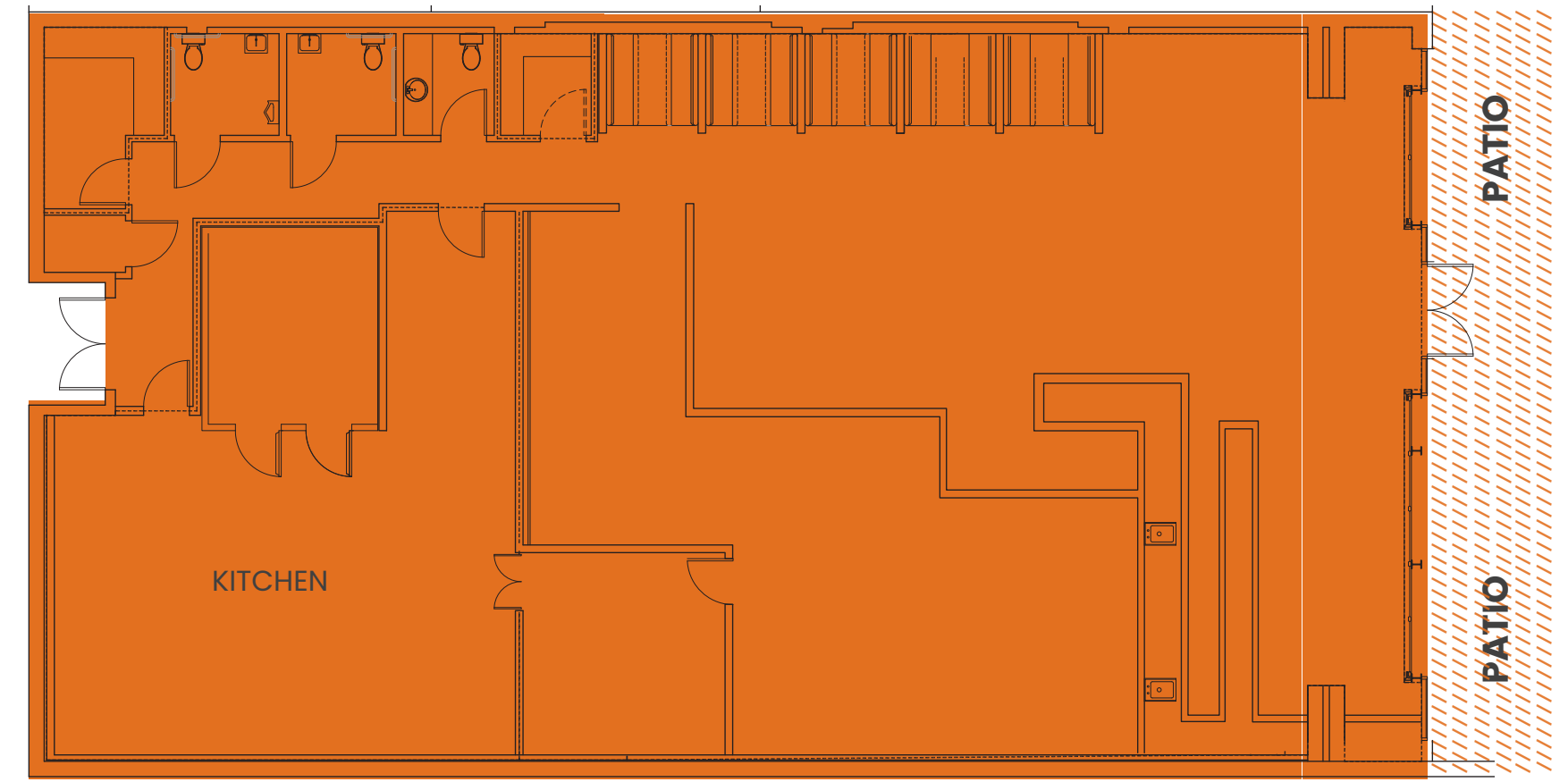


# Floor

# Plan



**4,515 SF of Improved Restaurant Space**



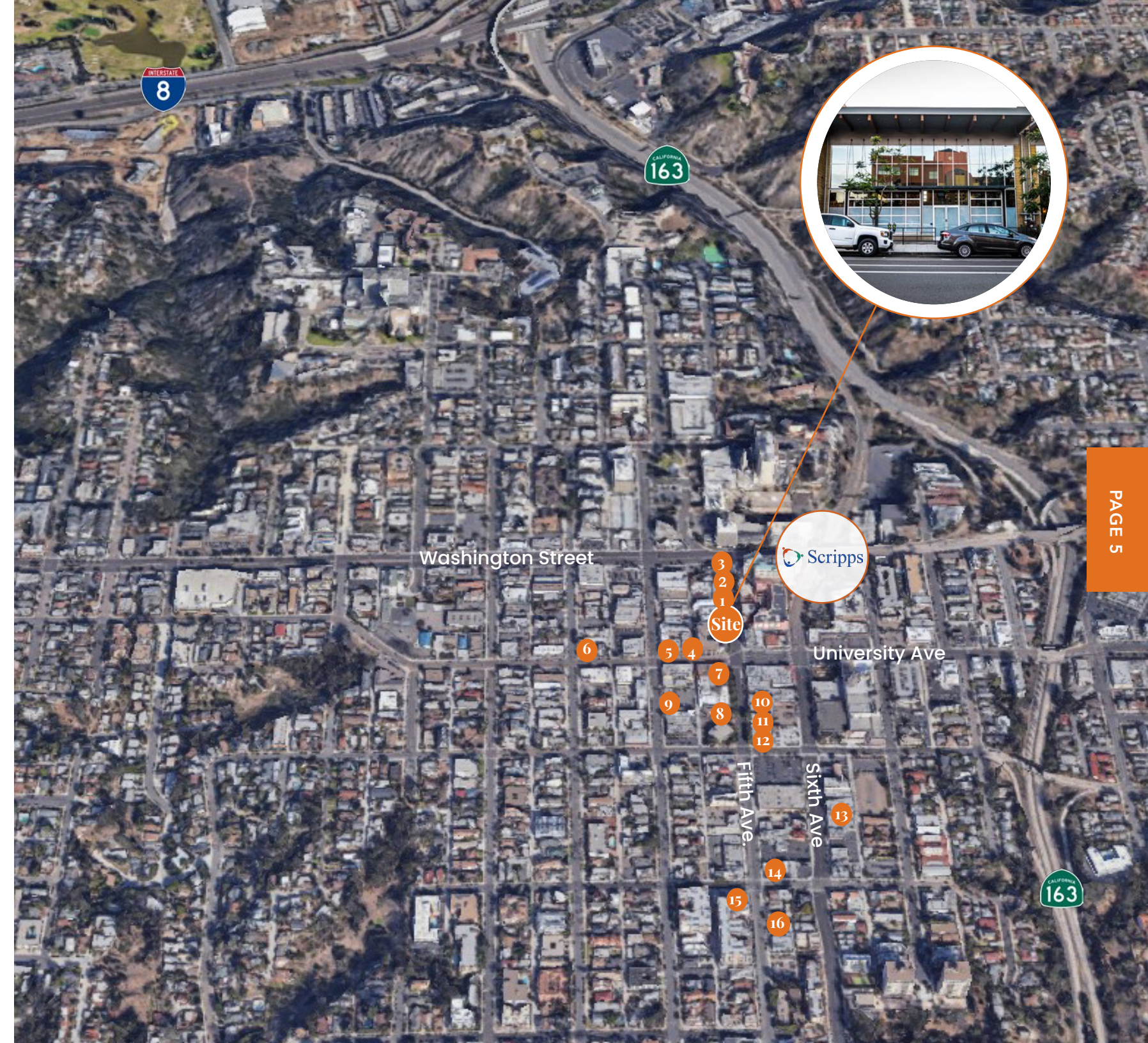
[CLICK HERE TO SEE ADDITIONAL PHOTOS](#)



# The Neighborhood



- |   |  |    |                |
|---|--|----|----------------|
| 1 |  | 9  | ARRIVEDERCI    |
| 2 | lemonade.                                      | 10 |                |
| 3 | INDIA PALACE<br>CUISINE OF INDIA               | 11 |                |
| 4 | THE ASIAN BISTRO                               | 12 |                |
| 5 | burger lounge<br>THE ORIGINAL grass-fed BURGER | 13 |                |
| 6 |  | 14 |                |
| 7 |  | 15 | La Bonne Table |
| 8 | Parma<br>CUCINA ITALIANA                       | 16 |                |





# The Demographics

## 1 MILE

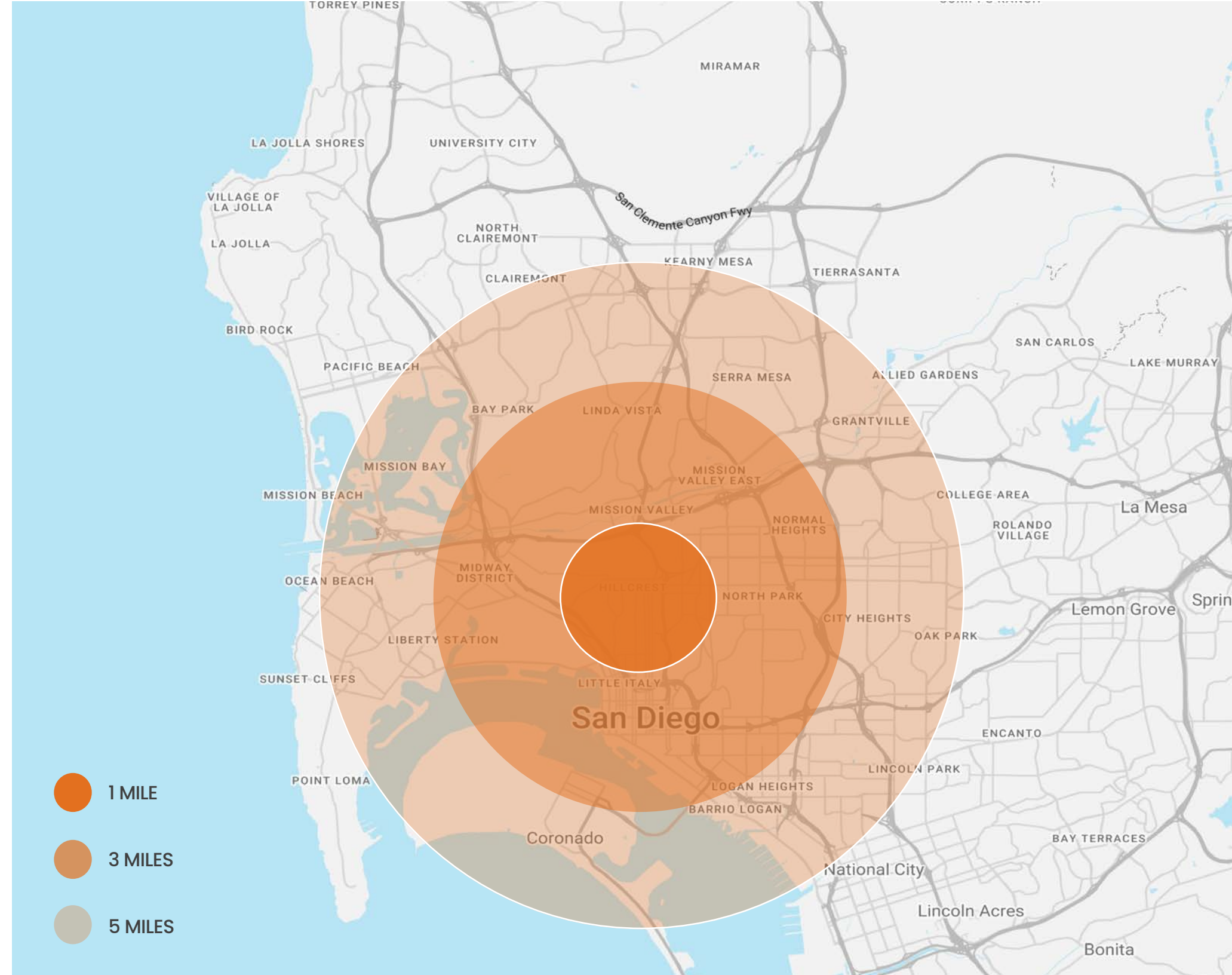
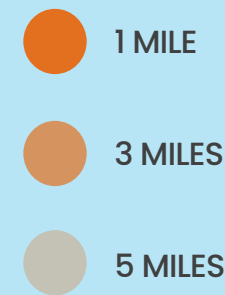
Daytime Population	<b>31,593</b>
Population	<b>27,859</b>
Average HH Income	<b>\$105,557</b>

## 3 MILES

Daytime Population	<b>217,147</b>
Population	<b>235,148</b>
Average HH Income	<b>\$99,977</b>

## 5 MILES

Daytime Population	<b>360,881</b>
Population	<b>541,713</b>
Average HH Income	<b>\$97,812</b>



*Hillcrest* is a vibrant uptown neighborhood in San Diego in close proximity to Downtown and Balboa Park. It is a popular destination for both locals and visitors that ranks high in daytime traffic and walk-ability. This centric neighborhood welcomes all with a diverse mix of restaurants, cafes, bars, boutique stores, and community driven events.





# What is Happening Around *Hillcrest*

## Farmers Market



Since the Spring of 1997, Normal Street in Hillcrest has transitioned into San Diego's largest Farmers Markets every Sunday. **With over 175 vendors it draws in an average of 10,000 visitors every weekend to shop from an array of local offerings.** Vendors present organic produce, local seafood, fresh cut flowers, incredible craftsmanship, food trucks, and so much more. What makes this Farmers Market stand out is its variety and emphasis on international cuisine.

## City Fest



**City Fest takes over 5th Avenue every August as the ultimate community art and music festival. Stretching over 9 city blocks and attracting 150,000 visitors** it is a fun event for all in attendance. The blocks are lined with a plethora of local food vendors, games, craft cocktails, and a kids zone. It is an all day event with a full music lineup split between two stages and multiple interactive art exhibits showcasing local businesses and talent.

## Monthly Events



**Every month Hillcrest hosts two reoccurring events, Walk-in-Art and Hillcrest Classic Car Show.** Every 1st Thursday, Mural Alley comes alive for Walk-in-Art. With live music, food vendors, and of course art, highlighting a new artist and signature cocktail at every event. The largest LGBTQ+ car club, Great Autos of Yesteryear, hosts Hillcrest's Saturday Car Show every 3rd weekend. At every show a few dozen car collectors share their classics and rare automobiles with other car enthusiasts.

## Pride Parade



While Pride month ends in June, Hillcrest continues the celebrate through July with it's annual Pride Parade and Block Party. **This mile and a half long parade is among the largest Prides in the United States, attracting over 250,000 supporters.** Participants create over 100 colorful floats to honor the event and designated theme of the year. After the parade and through the evening, Hillcrest is converted into a giant block party with live DJ's and entertainment.



# Leasing Inquiries:



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