

# Hillcrest Urban Restaurant Space

FOR LEASE



3,584 Square Feet + Patio

3755 6th Avenue, San Diego, CA 92103



Hillcrest Urban Restaurant Space | 3755 6th Avenue, San Diego, CA 92103

FOR LEASE



Successful former wine bar space available for lease in the heart of dynamic Hillcrest community, with potential off-street parking available. Location is surrounded by some of the most successful and longstanding Hillcrest Restaurant and Retail brands, with convenient access to the I-8 and CA-163 freeways.

**3,584 Square Feet + Patio**

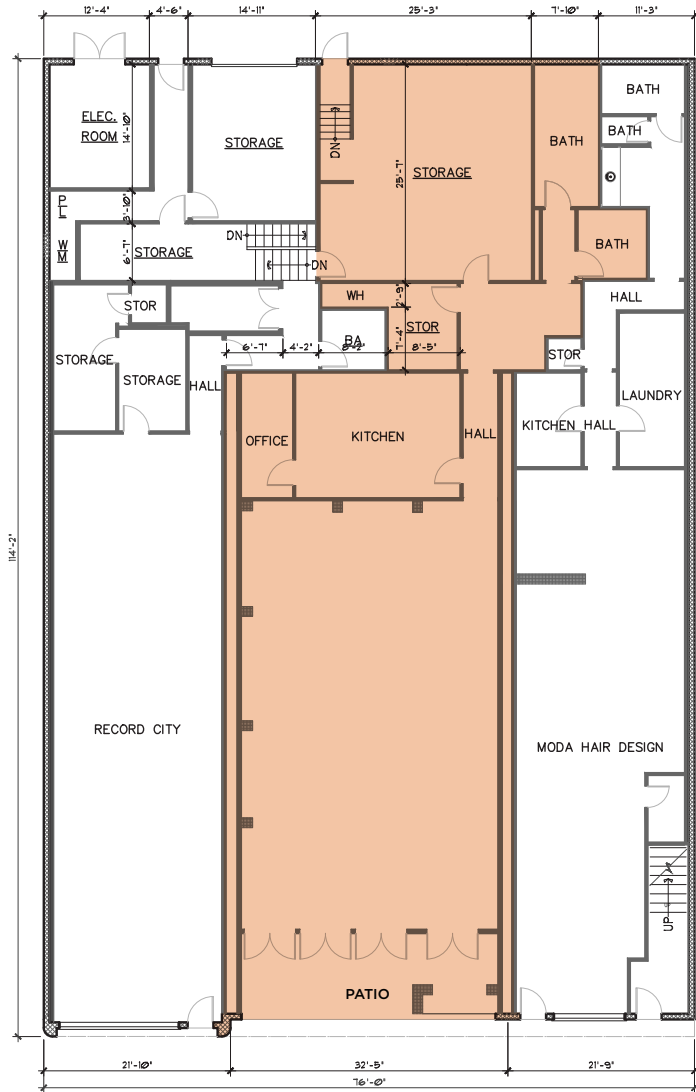


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**LOCATION  
MATTERS**



- Located on a busy thoroughfare in the heart of Hillcrest with tremendous pedestrian and vehicular traffic.
- Friendly walkable urban, hip neighborhood in a vibrant day and nighttime district.
- Located within close proximity to Balboa Park, three major hospitals, and an abundance of nearby retailers and residents.
- Over 108,000 daytime employees and over 93,000 residents within a 2 mile radius.
- Approximate 21,000 Average Daily Traffic Count on 6th Avenue.
- Convenient access to I-8 and CA-163 freeways.
- Rare off-street parking potential with plenty of nearby street and validated parking



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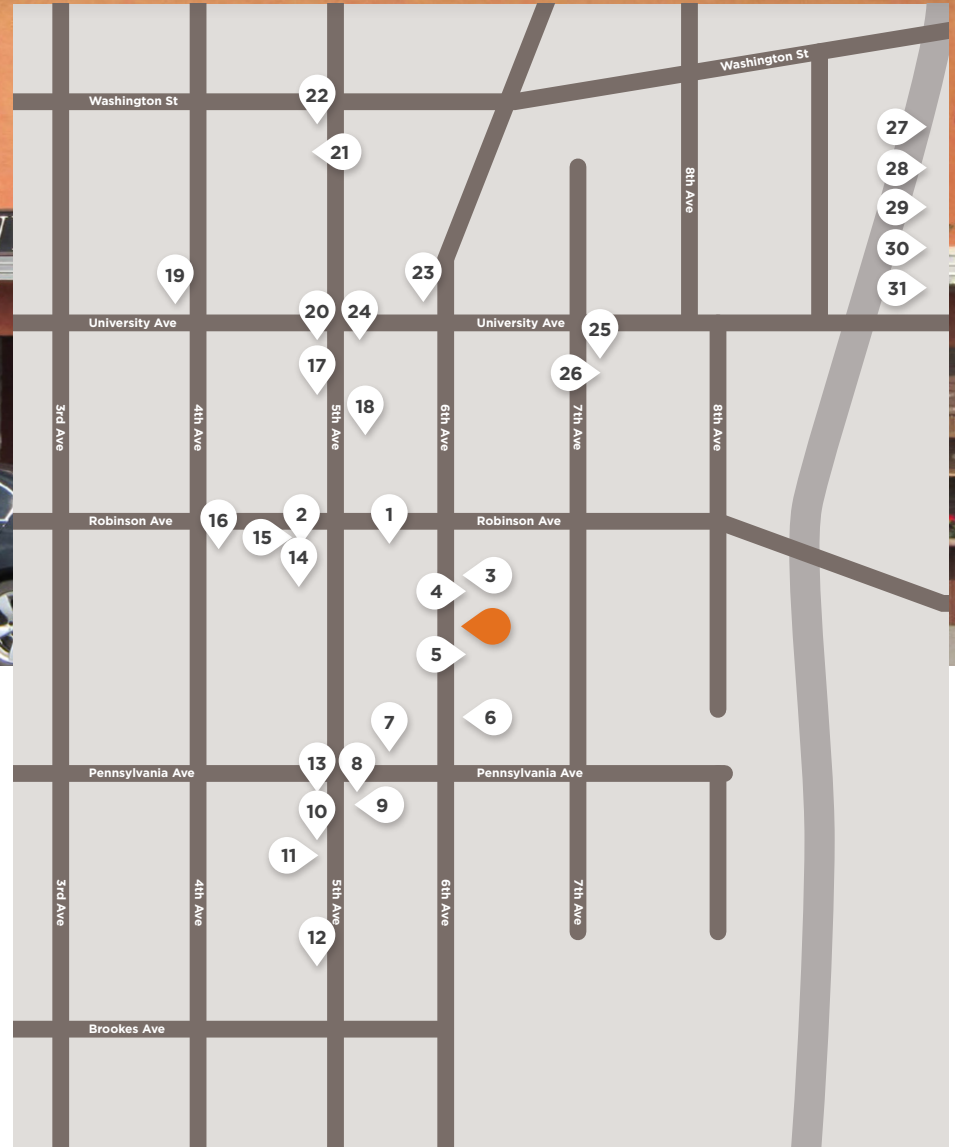
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- |                                |                             |                    |
|--------------------------------|-----------------------------|--------------------|
| 01. Rite Aid                   | 12. Hash House A Go Go      | 23. Tap & Press    |
| 02. The Brass Rail             | 13. La Bonne Table          | 24. Nami Sushi     |
| 03. Ebisu Sushi & Bar          | 14. Babycakes               | 25. 7th Avenue Pub |
| 04. Lotus Thai Cuisine         | 15. Crest Cafe              | 26. Whole Foods    |
| 05. Tajima Ramen Bar           | 16. La Pizzeria Arrivederci | 27. Ralphs         |
| 06. Aces Academy               | 17. Parma Cucina Italiana   | 28. Napizza        |
| 07. Busalacchi's A Modo Mio    | 18. Local Habit             | 29. Trader Joe's   |
| 08. Huapangos Mexican Cuisine  | 19. Bread and Cie           | 30. Gossip Grill   |
| 09. The Tractor Room           | 20. Chocolat                | 31. The HUB        |
| 10. Fresh Catch Market & Grill | 21. Bombay                  |                    |
| 11. Pappalecco                 | 22. Brazen BBQ & Bar        |                    |



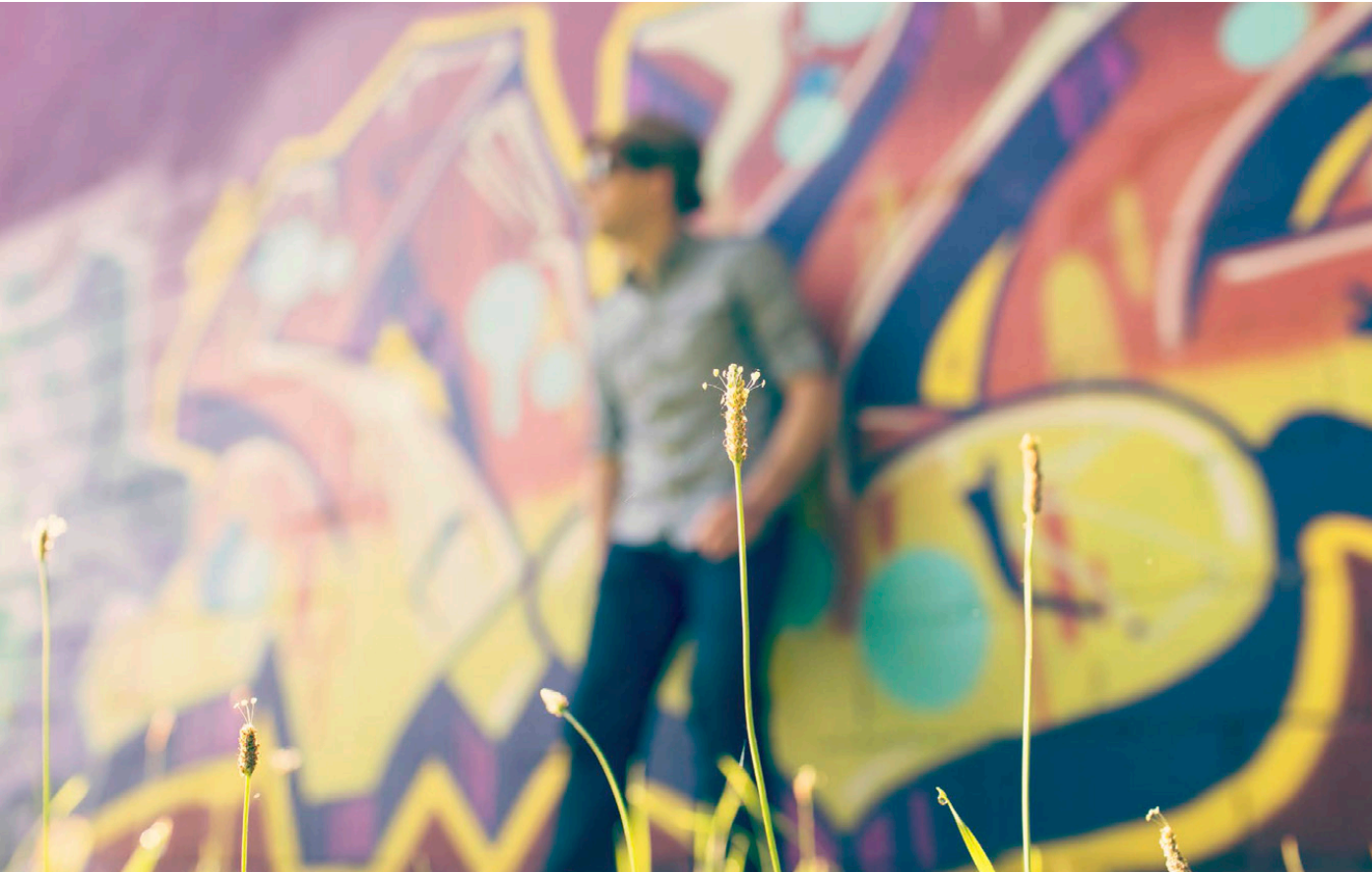
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# Join these Successful Tenants



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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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