

# Restaurant/Bar Space on Hillcrest's Main Drag

FOR LEASE



1440 University Ave., San Diego, CA 92103 / 2,000 SF + 2,000 SF Patio



PRIME

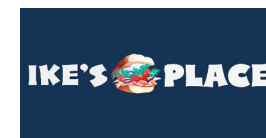
# Hillcrest Location

- ◆ Phenomenal opportunity to snag a restaurant & bar space ideally situated on University Ave., Hillcrest's main drag
- ◆ Incredible signage visibility on always busy University Ave.
- ◆ Prior restaurant, with grease trap and hood included
- ◆ Down the street from a brand new mixed-use building, with elevated apartments, a restaurant and creative office
- ◆ Rare onsite parking available and easily accessible right off the 163 Fwy
- ◆ Center of all the activity in Hillcrest, with the Hillcrest Farmer's Market and Pride Flag landmark steps away
- ◆ Extremely large patio space with an outdoor bar area and plenty of room for ample seating
- ◆ Join renowned restaurant & retail tenants such as Hillcrest Brewing Co., Baja Betty's, Inside Out and more



TAKE VIRTUAL TOUR →

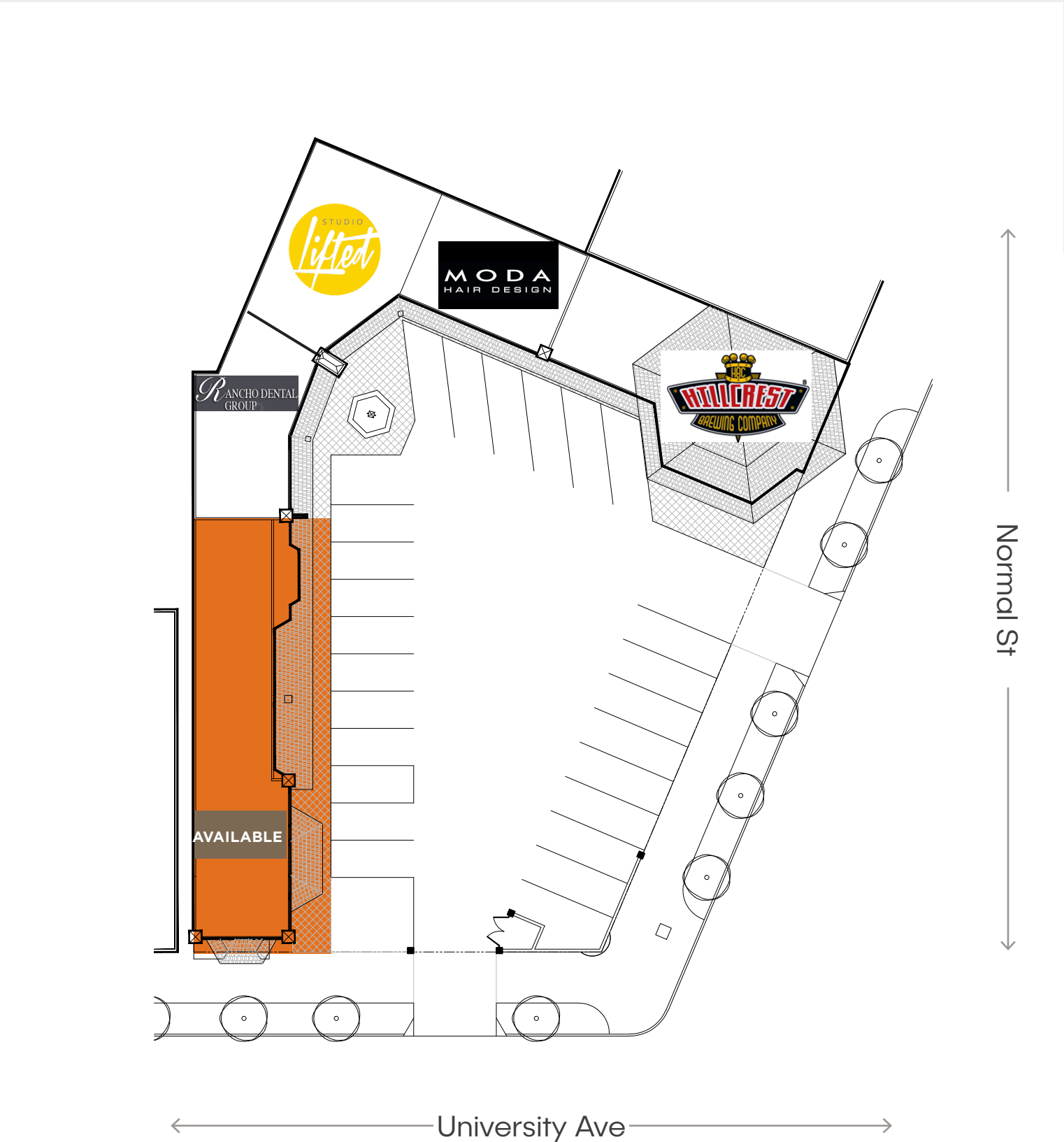
## Renowned Neighbors



# Site Plan



1440 University Ave., San Diego, CA 92103



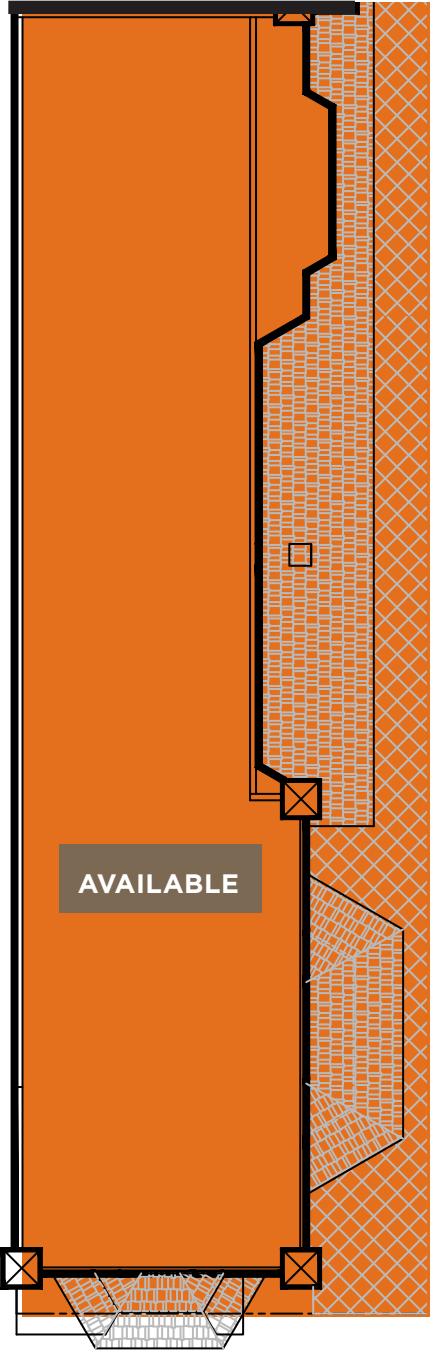
Normal St

University Ave

# Floor Plan



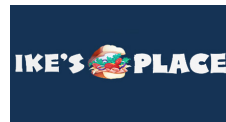
1440 University Ave., San Diego, CA 92103



← University Ave →



01



02



03



04



05



06



07



08



09



10



11



12



13



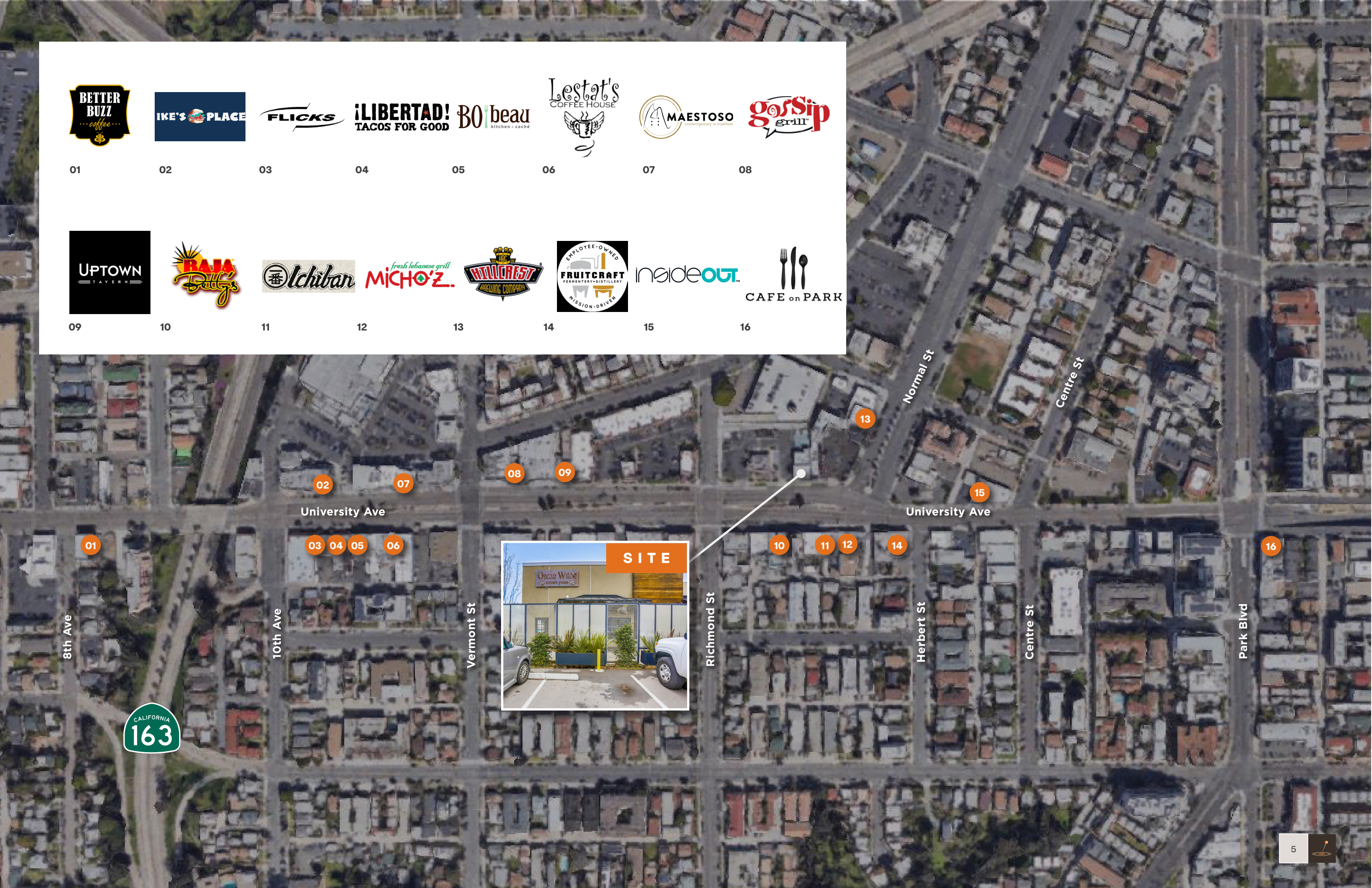
14



15



16



University Ave

University Ave

8th Ave

10th Ave

Vermont St

Richmond St

Herbert St

Centre St

Park Blvd



SITE

# 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

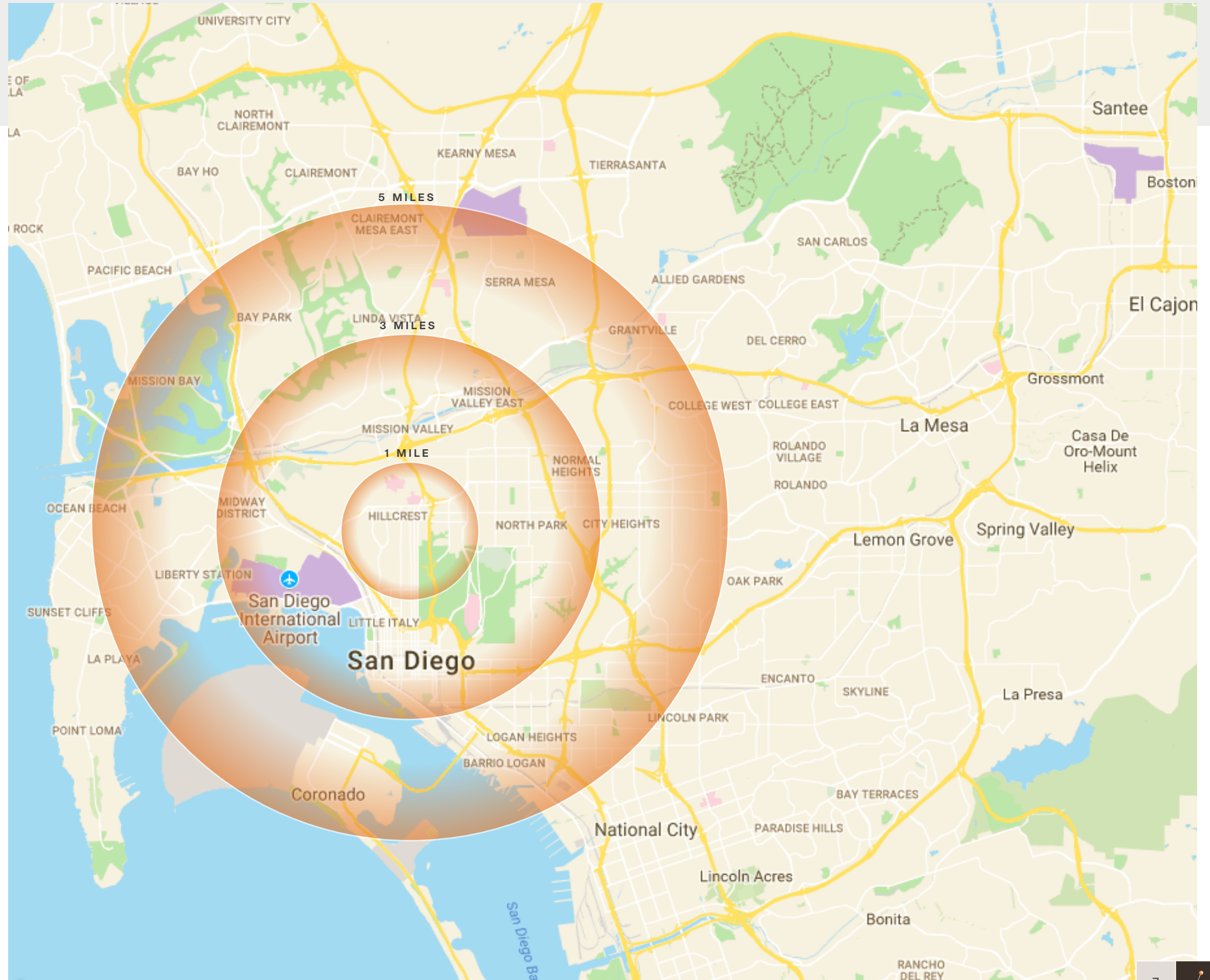
Dating back to 1975 when the first city-permitted gay pride parade was held, the Pride of Hillcrest Block Party is now one of the largest Pride Parades in the country. With over 200,000 people in attendance, it is a day to celebrate the culture, history and diversity of the LGBTQ+ community.

## 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	23,462
Population	37,328
Average HH Income	\$82,759

## 3 MILES

Daytime Population	215,048
Population	263,325
Average HH Income	\$85,538

## 5 MILES

Daytime Population	384,729
Population	567,495
Average HH Income	\$82,980



# Leasing Inquiries



**Michael Spilky**, President

CA LIC #01469032

858-792-5521

[mike@locationmatters.com](mailto:mike@locationmatters.com)



**Alexis Dachs**, Client Services

CA LIC #02040500

858-427-2593

[alexis@locationmatters.com](mailto:alexis@locationmatters.com)

FOR LEASE

1440 University Ave., San Diego, CA 92103

[locationmatters.com](http://locationmatters.com)

