

Fixturized Restaurant Space in the Heart of Hillcrest

FOR LEASE



3930 Fifth Ave., San Diego, CA 92103 / 4,515 SF + Patio

PRIME

Hillcrest Location

- ◇ Become a part of the vibrant Hillcrest community with bustling retail and restaurants steps away
- ◇ Fully fixtured restaurant with equipment in fantastic condition
- ◇ Type 47 license available to transfer
- ◇ Ideal open floor plan, with high ceilings, skylights, roll up doors, and floor-to-ceiling windows
- ◇ 3 parking spots in back
- ◇ Directly next door to extremely high volume Snooze Eatery
- ◇ Incredible visibility on always busy Fifth Avenue
- ◇ Easily accessible with parking structure next door and right off the 163 Fwy
- ◇ Walking distance to the hippest retail shops & restaurants, such as Snooze, Burger Lounge, Urban Mo's, Fig Tree Cafe, and much more
- ◇ Property also for sale



Renowned Neighbors



BE MAIN & MAIN IN HILLOCREST

SITE LOCATION

Snooze
AN AM. CAFE

URBAN
OUTFITTERS

lemonade.

INDIA PALACE
CUISINE OF INDIA

Site Plan



3930 Fifth Ave., San Diego, CA 92103

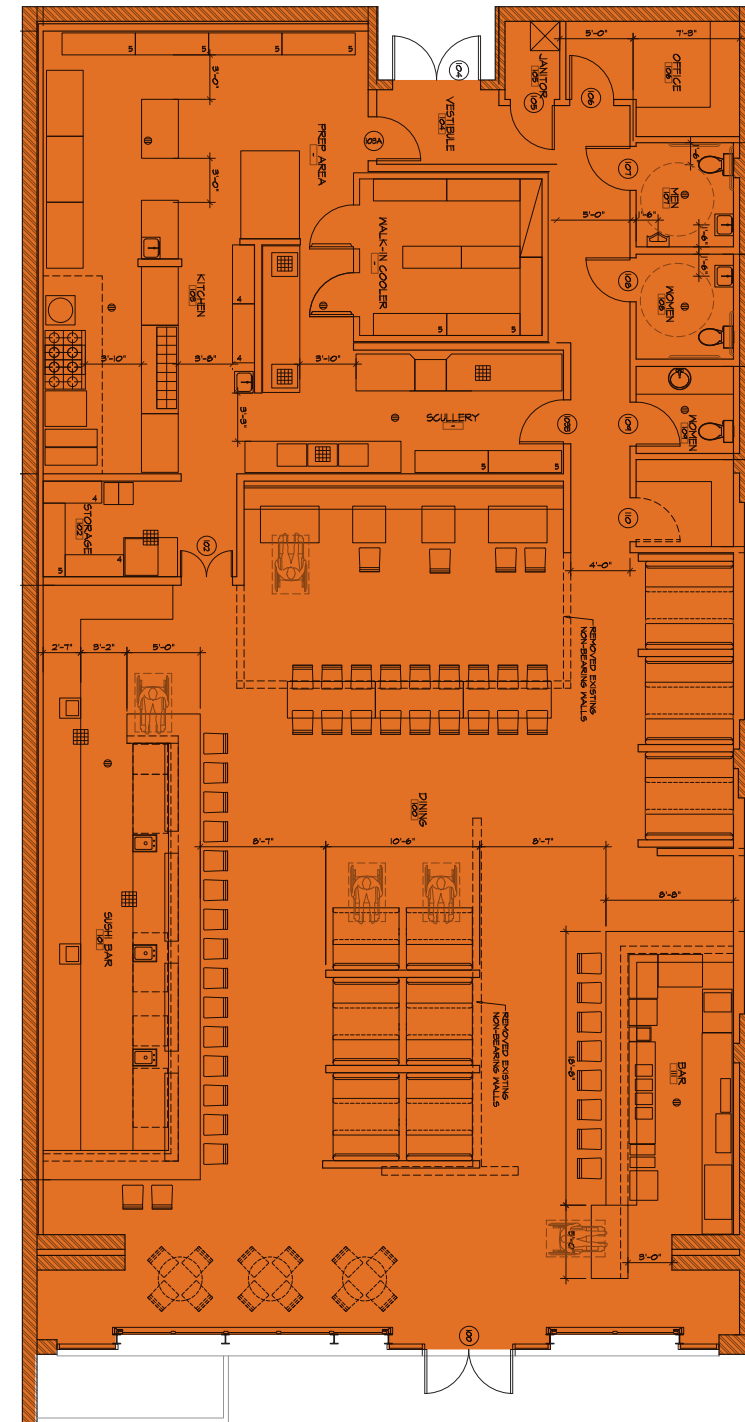


← Fifth Ave. →

Floor Plan



3930 Fifth Ave., San Diego, CA 92103



← Fifth Ave. →

01



02



03



04

INDIA PALACE
CUISINE OF INDIA

05



06



07



08



09



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Fig Tree Cafe
a California eatery

11

Saigon on FIFTH

12



13



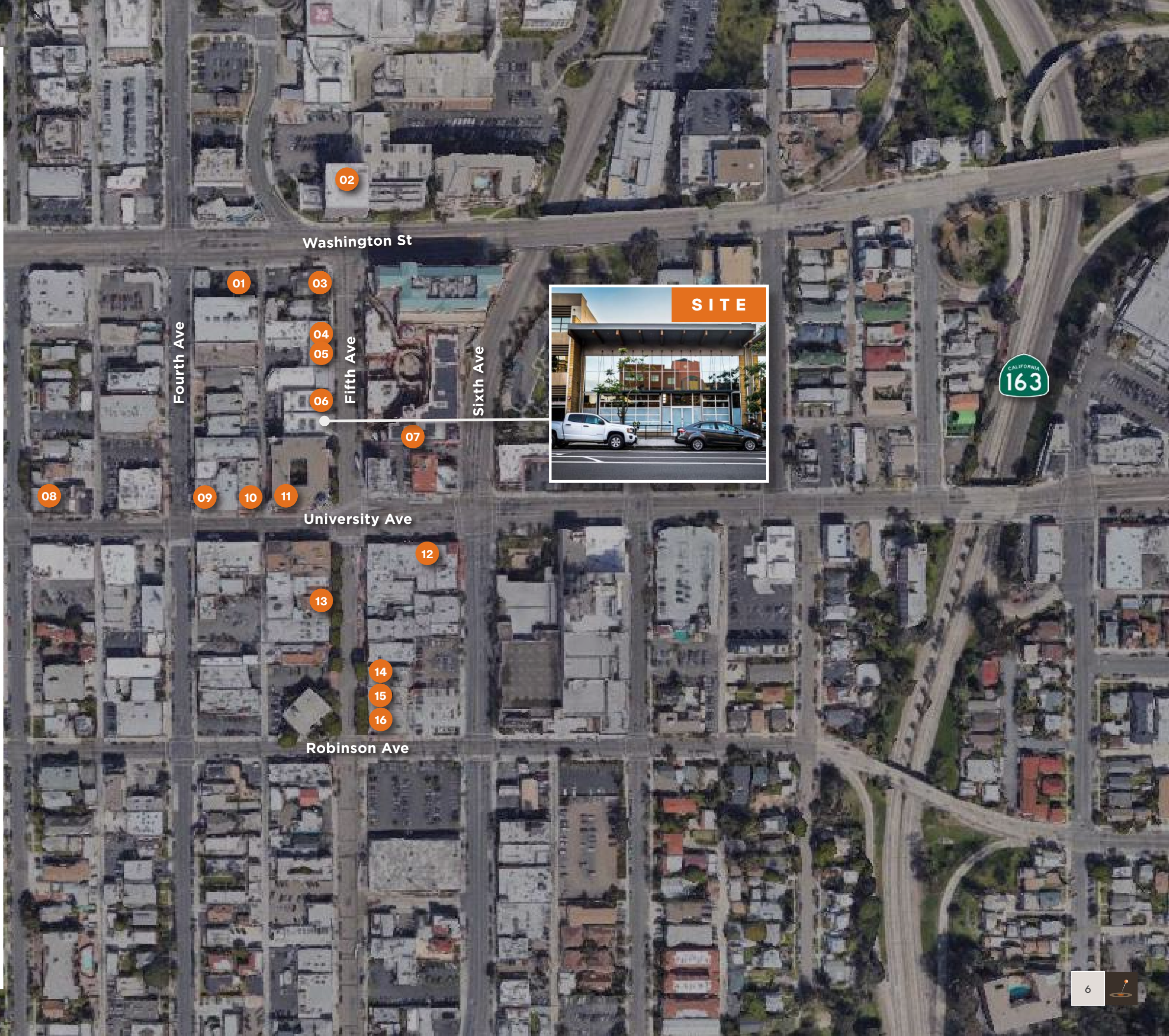
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15

COMMON STOCK

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

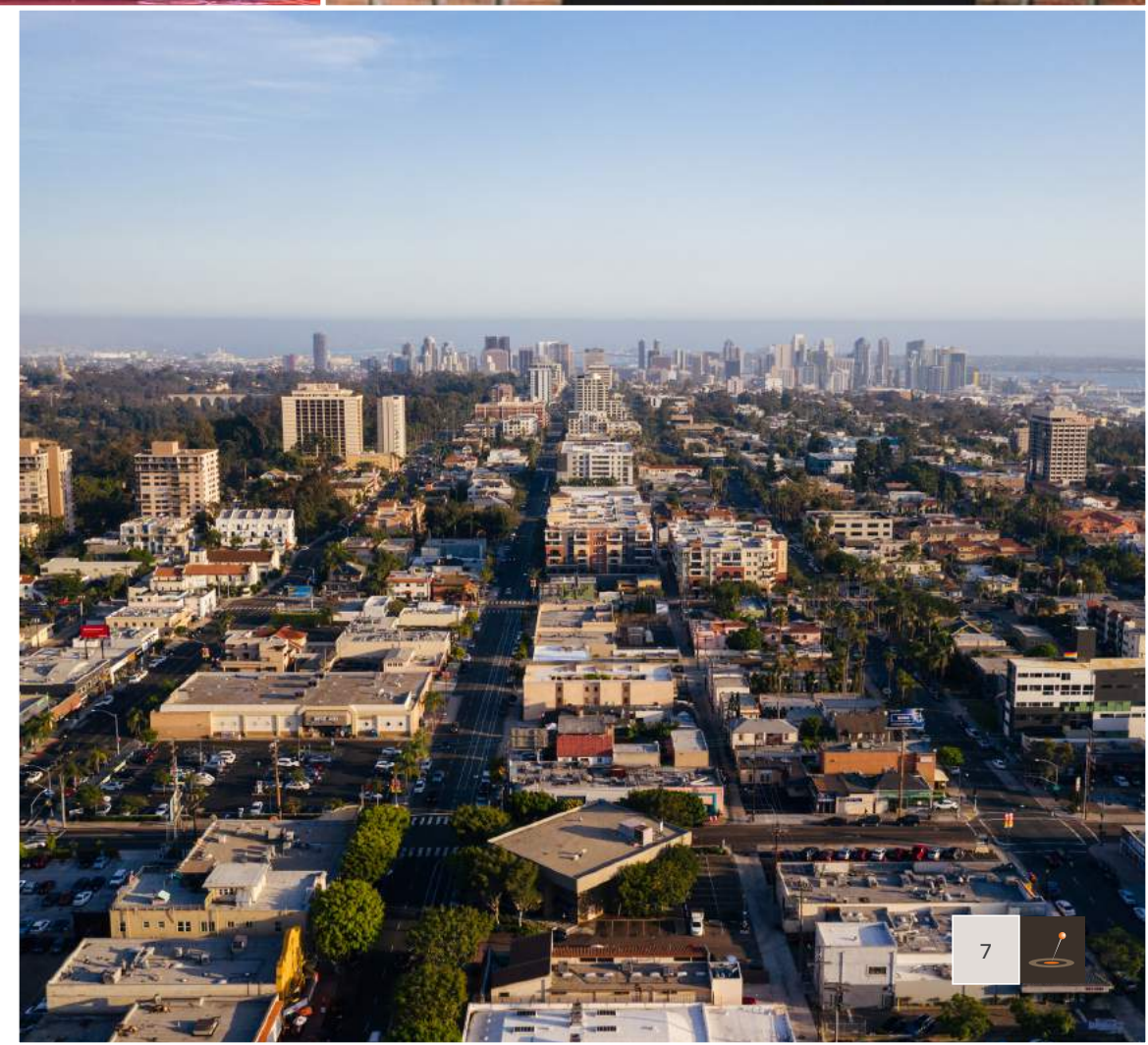
Once a month car fanatics from all around San Diego cruise into Pride Plaza for Hillcrest's Classic Car Show. This event is put on by Fabulous Hillcrest, MO's Universe and Great Autos of Yesteryear - the largest LGBTQ car club on the West Coast.

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.

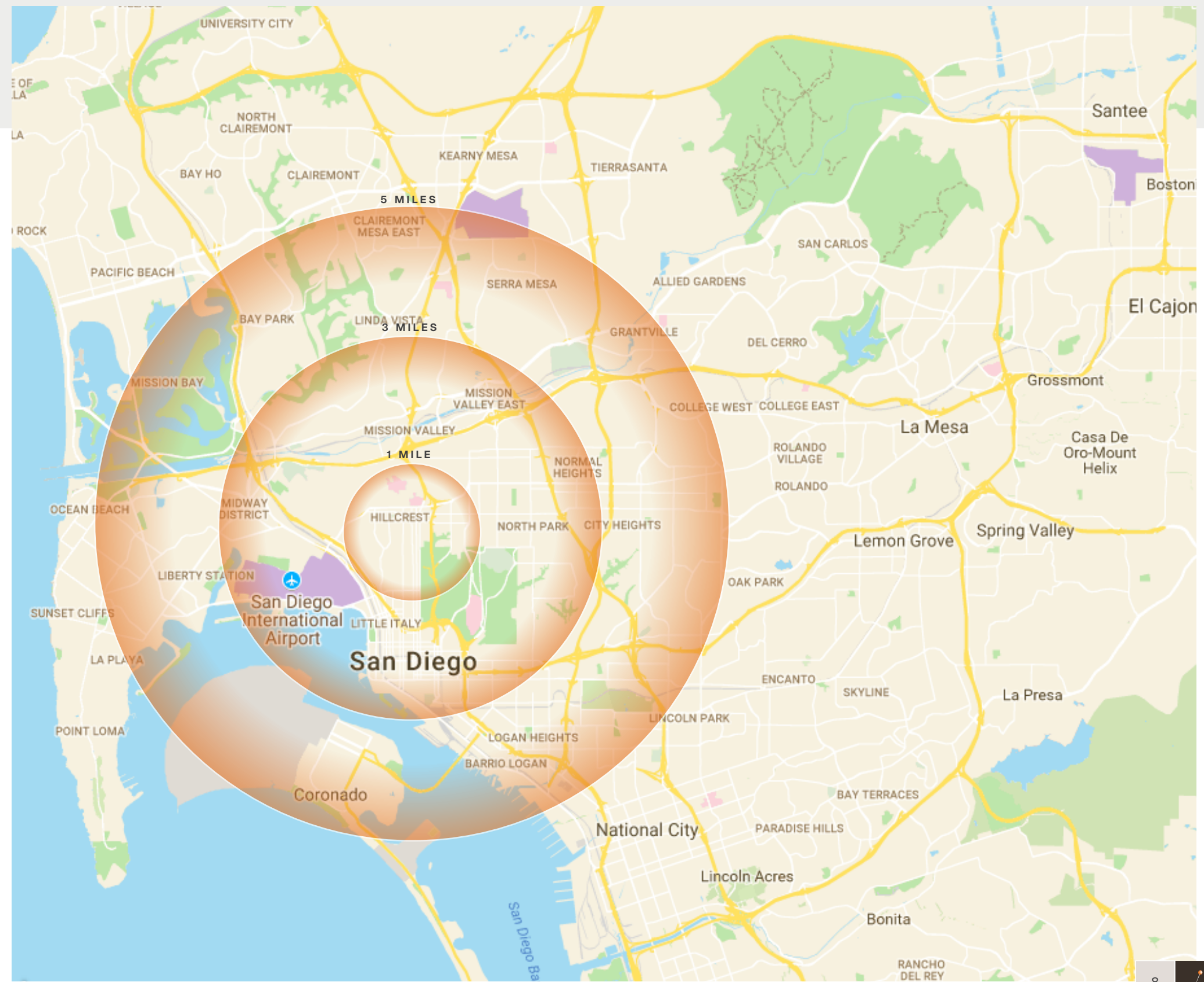
TASTE OF HILLCREST

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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