

Unique Retail Space in the Heart of Hillcrest

FOR LEASE



3946 Fifth Ave., San Diego, CA 92103 / 6,301 SF - Potential to Demise

PRIME

Hillcrest Location

- ◇ Become a part of the vibrant Hillcrest community with bustling retail and restaurants steps away
- ◇ Ideal open floor plan, with lots of light from skylights and large windows
- ◇ Unique architecture with barrel, exposed wood ceilings and original brick walls
- ◇ Potential for mezzanine to be built
- ◇ Tons of density coming into the neighborhood
- ◇ Directly next door to extremely high volume Snooze Eatery
- ◇ Incredible visibility from always busy Fifth Avenue
- ◇ Easily accessible with parking structure next door & across the street and right off the 163 Fwy
- ◇ Walking distance to the hippest retail shops & restaurants, such as Snooze, Burger Lounge, Urban Mo's, Breakfast Republic, and much more



Renowned Neighbors



BE MAIN & MAIN IN HILLCREST

SITE LOCATION



Site Plan



3946 Fifth Ave., San Diego, CA 92103

← Fifth Ave. →

Floor Plan



3946 Fifth Ave., San Diego, CA 92103

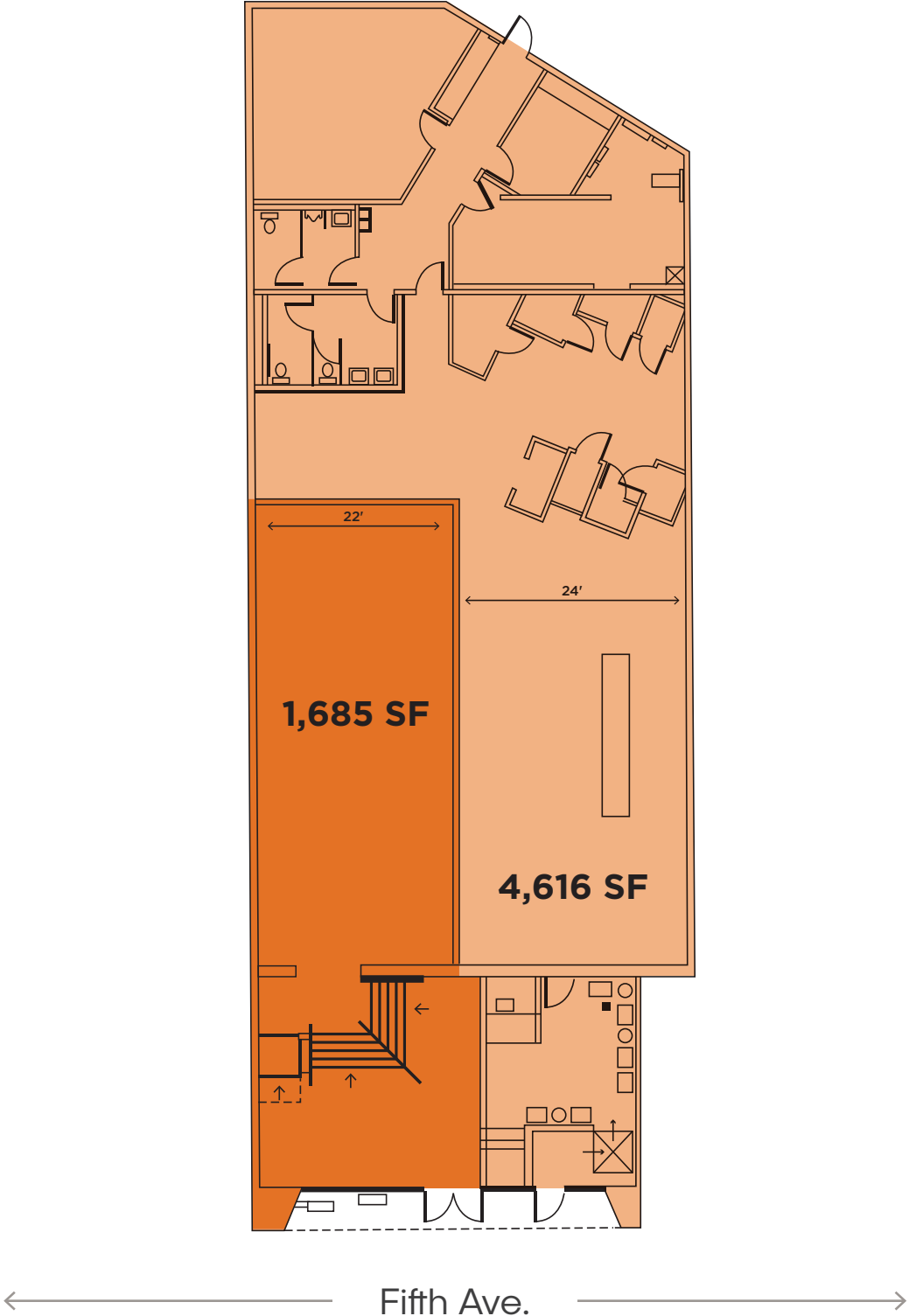


← Fifth Ave. →

Demising Plan



3946 Fifth Ave., San Diego, CA 92103



01



02



03



04



05



06



07



08



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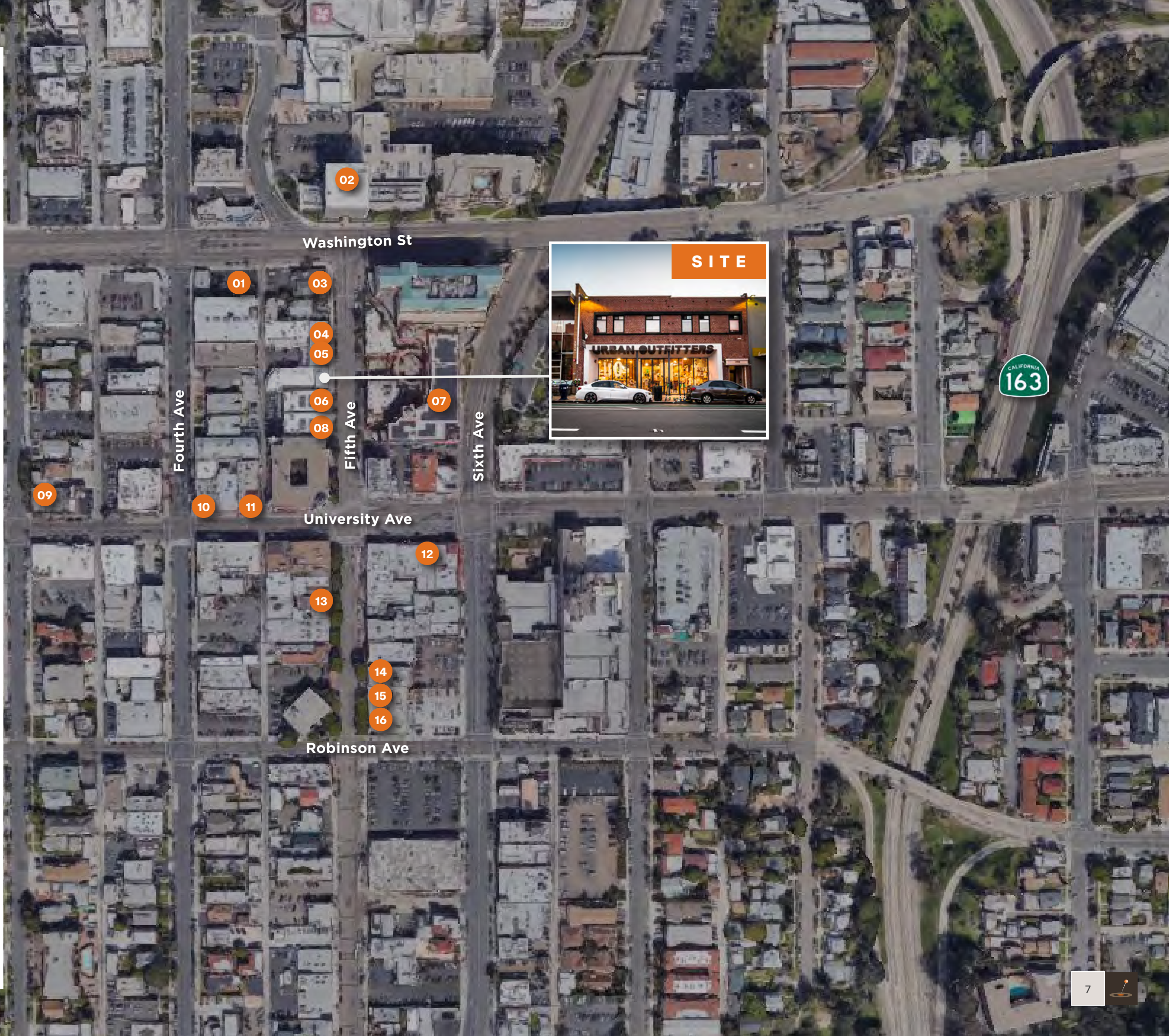
14



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

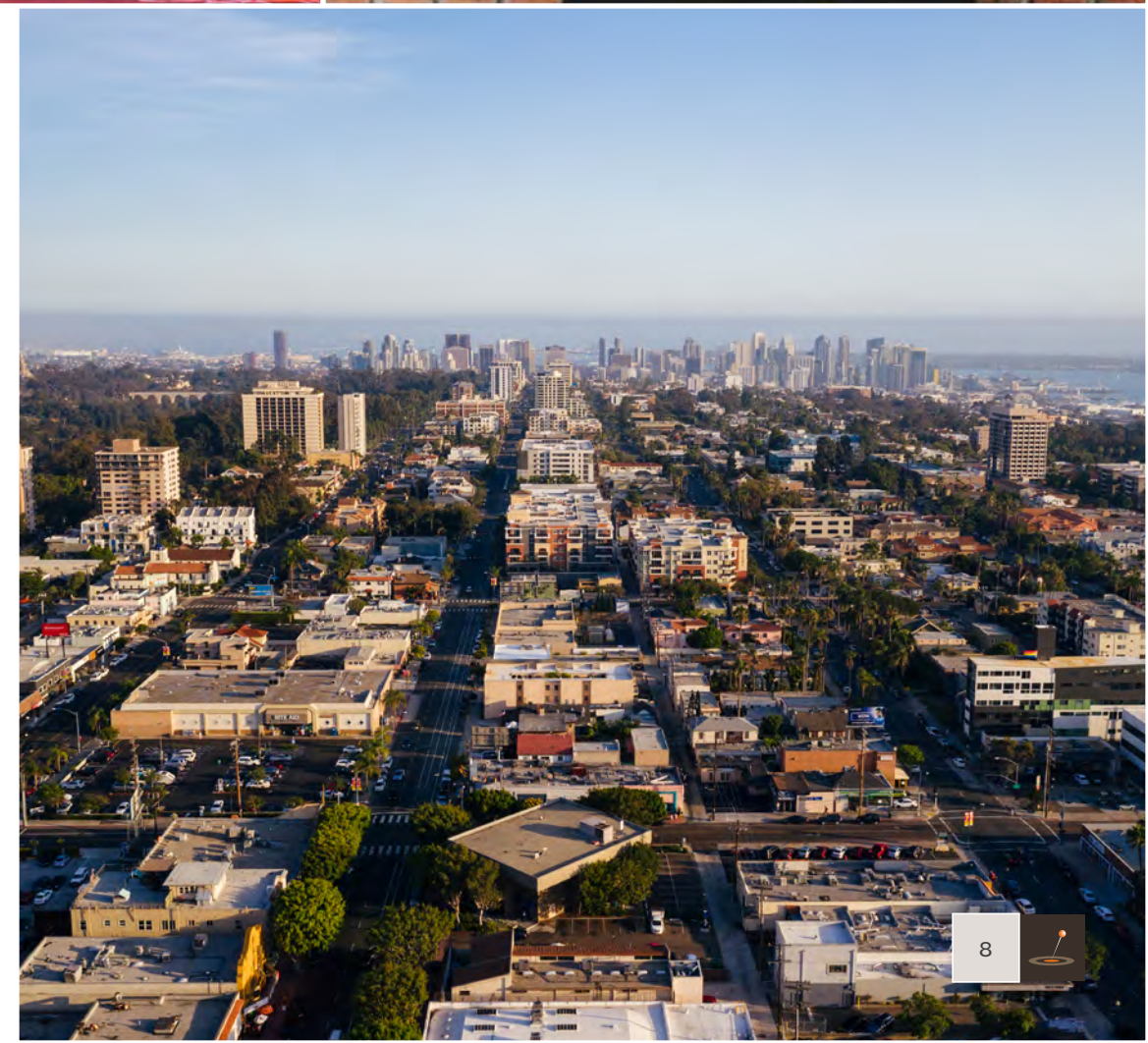
Once a month car fanatics from all around San Diego cruise into Pride Plaza for Hillcrest's Classic Car Show. This event is put on by Fabulous Hillcrest, MO's Universe and Great Autos of Yesteryear - the largest LGBTQ car club on the West Coast.

PRIDE OF HILLCREST BLOCK PARTY

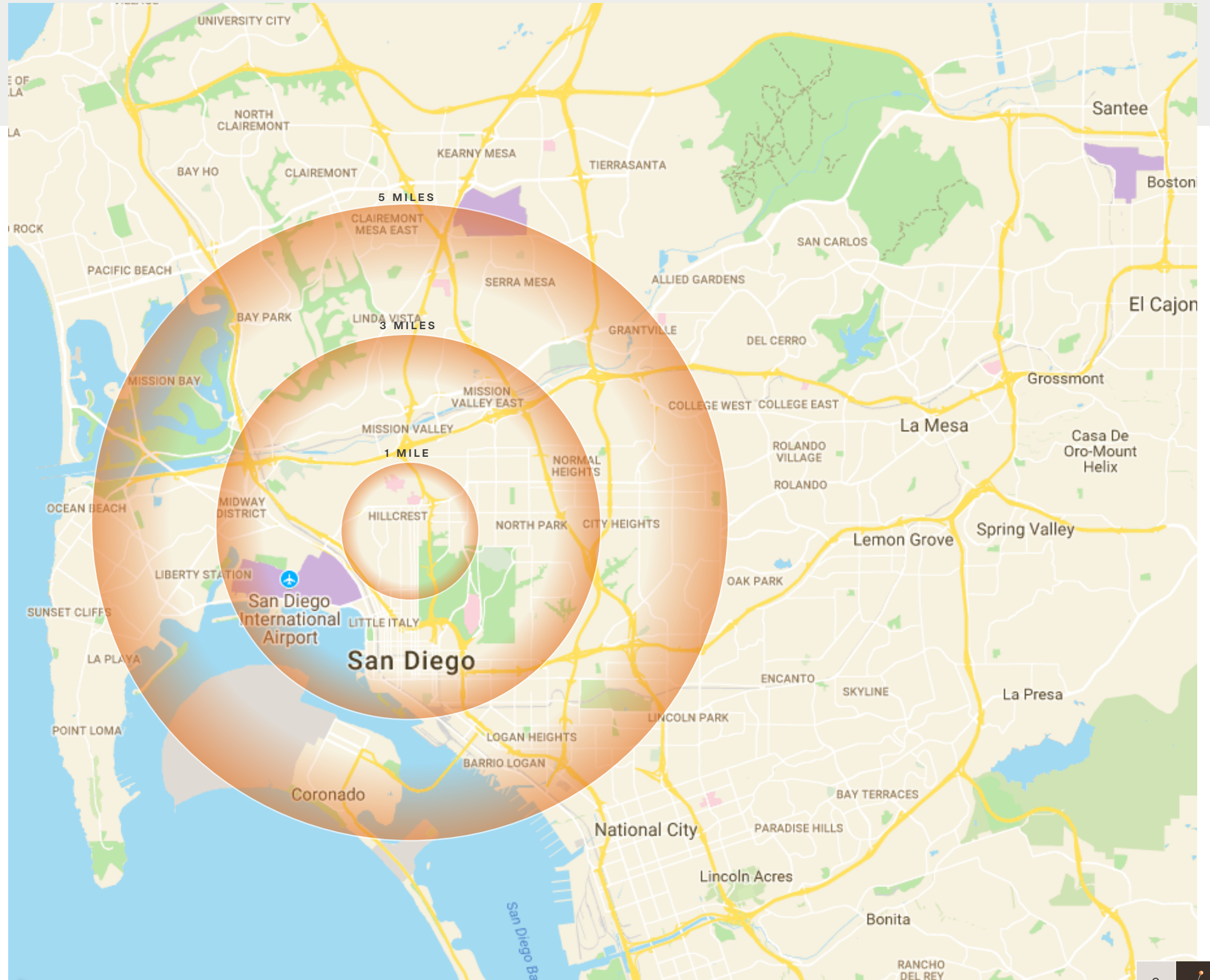
Dating back to 1975 when the first city-permitted gay pride parade was held, the Pride of Hillcrest Block Party is now one of the largest Pride Parades in the country. With over 200,000 people in attendance, it is a day to celebrate the culture, history and diversity of the LGBTQ+ community.

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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