

FOR LEASE

Restaurant Opportunity in the Heart of Hillcrest

2,790 SF + PATIO

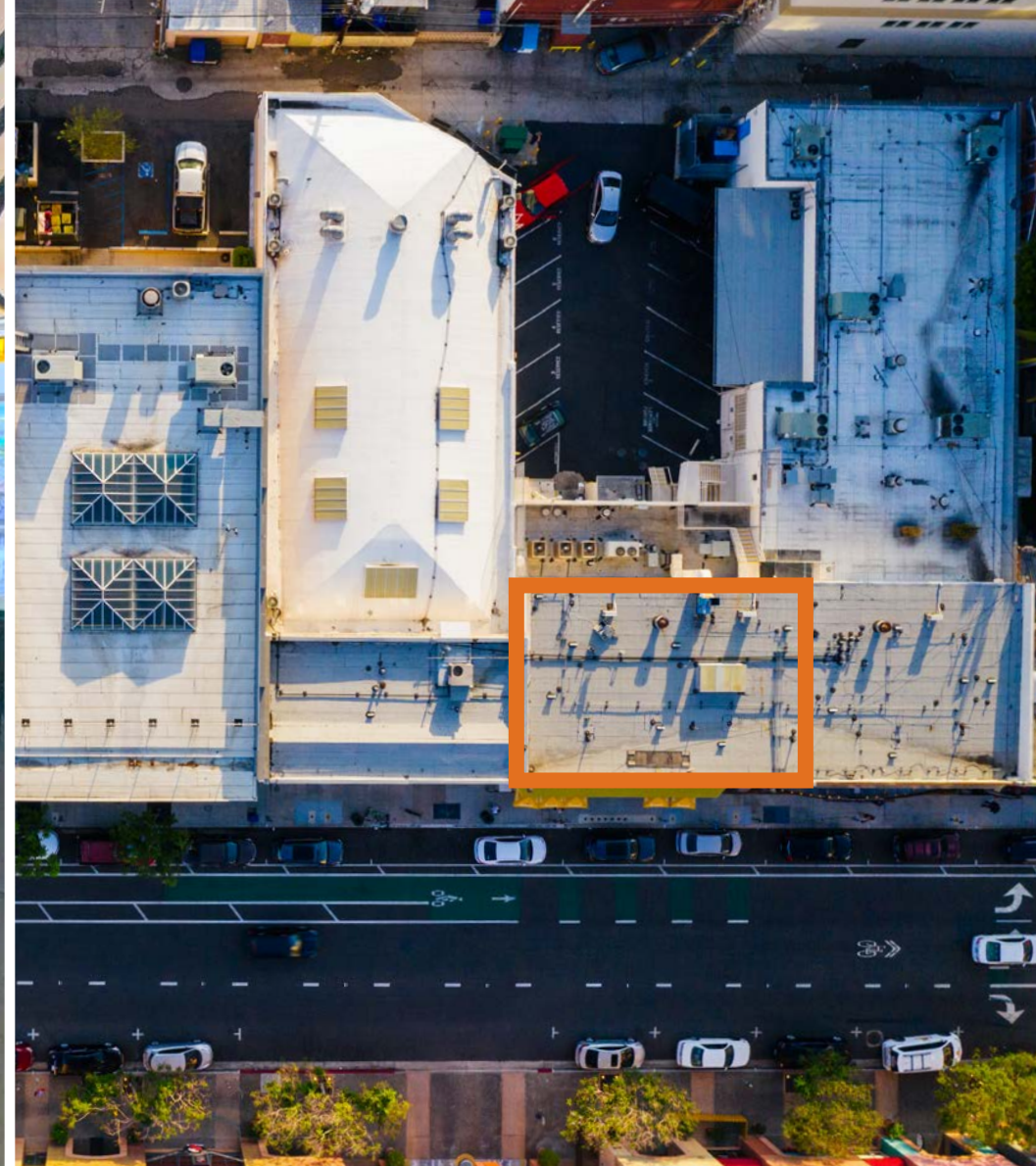
3958 FIFTH AVE.,
SAN DIEGO, CA 92103



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 2,790 SF Floor Plan** in excellent condition configured cafeteria-style with stainless steel counters, great for fast casual concepts
- / **Fixturized Kitchen** includes a hood, pizza oven, multiple wash and prep stations, walk-in coolers, and plenty of storage space
- / **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
- / **Walking Distance** to the hippest retail shops, restaurants, and surrounding businesses
- / **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**

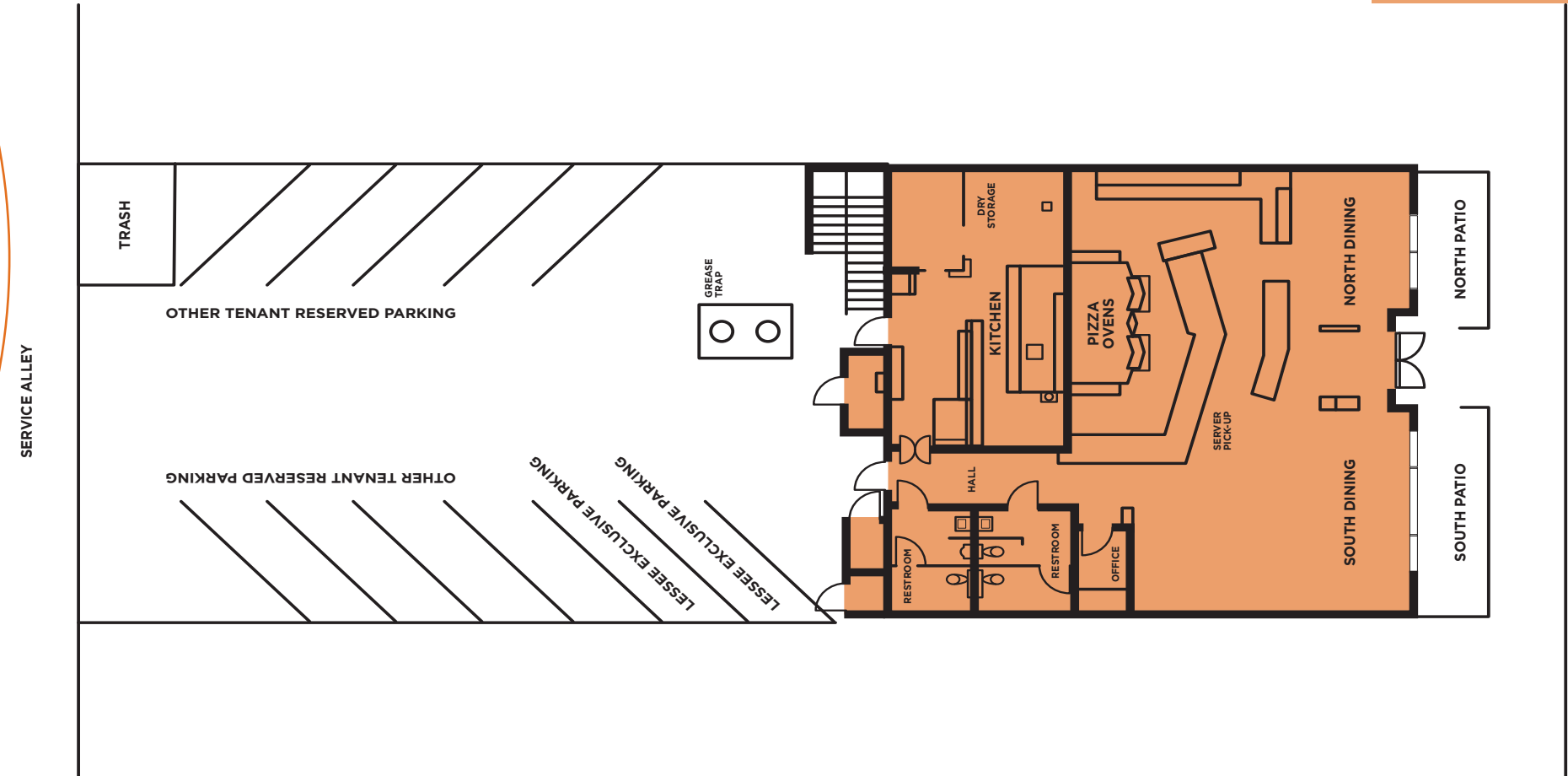


Restaurant Space in the Heart of *Hillcrest*

Floor Plan



2,790 SF of Improved Restaurant Space + Patio







EXIT

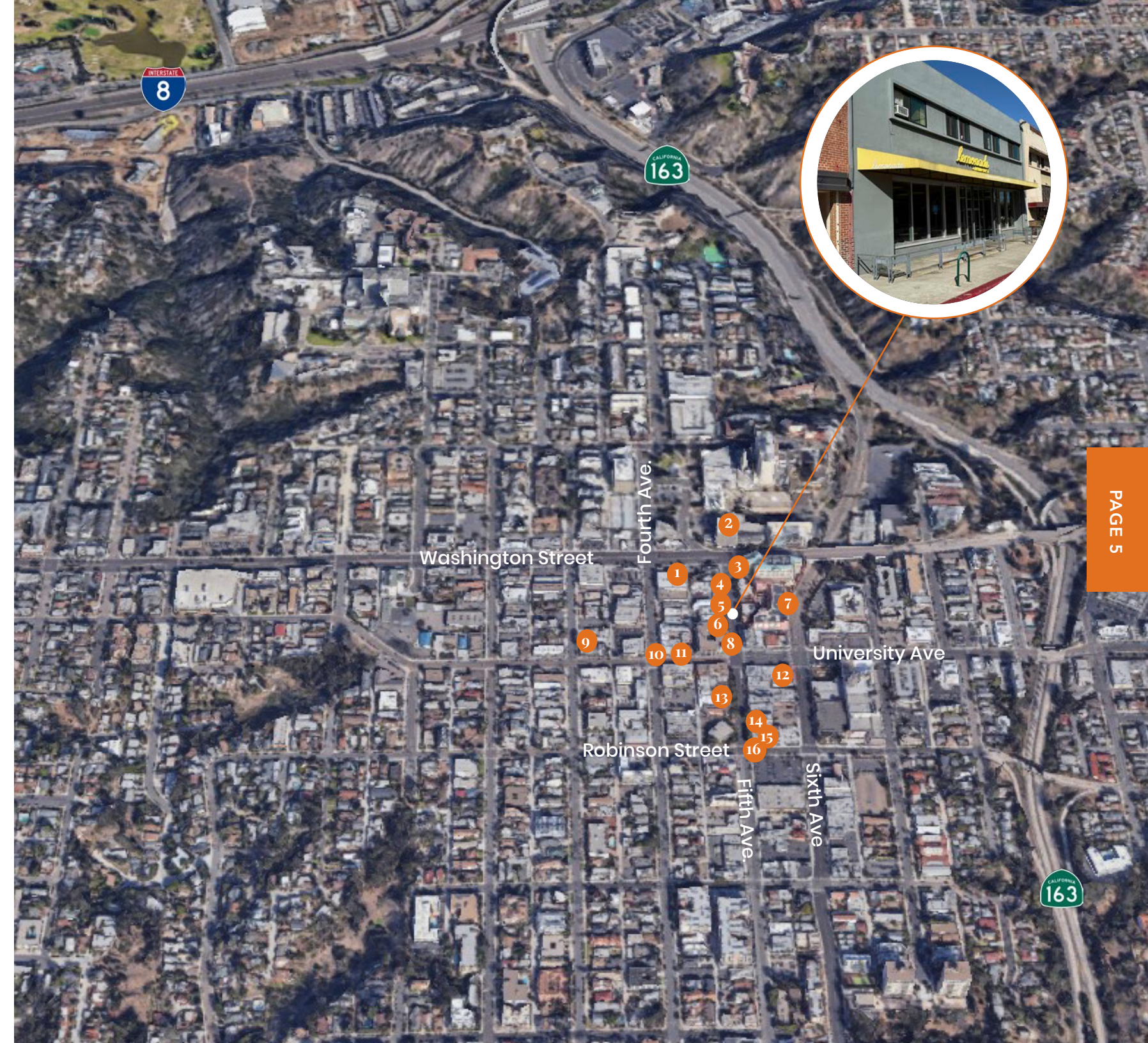
Employees Must Wash Hands Before Returning to Work

STEPS
1. Wet hands with water.
2. Apply soap.
3. Rub hands together.
4. Rinse hands.
5. Dry hands.

The Neighborhood



- | | | | |
|---|---|----|---|
| 1 | DUNKIN' DONUTS | 9 | MO's BAR & GRILL |
| 2 | Scripps | 10 | burgerlounge
THE ORIGINAL grass-fed BURGER |
| 3 | LOS PANCHOS
TACOS & CANTINA | 11 | TUJANAZO
TACOS |
| 4 | INDIA PALACE
CUISINE OF INDIA | 12 | TASTE OF
THAI |
| 5 | SALON Ink
A BEHN MICHILL FOCUS SALON | 13 | Parma
ASPIRATIONAL ITALIAN |
| 6 | Snooze
AN AM EATERY | 14 | PHO
Vietnamese Cuisine
Fifth Avenue |
| 7 | MedDerm | 15 | COMMON STOCK |
| 8 | Bread & Cie | 16 | Hiro Nori |



The Demographics

1 MILE

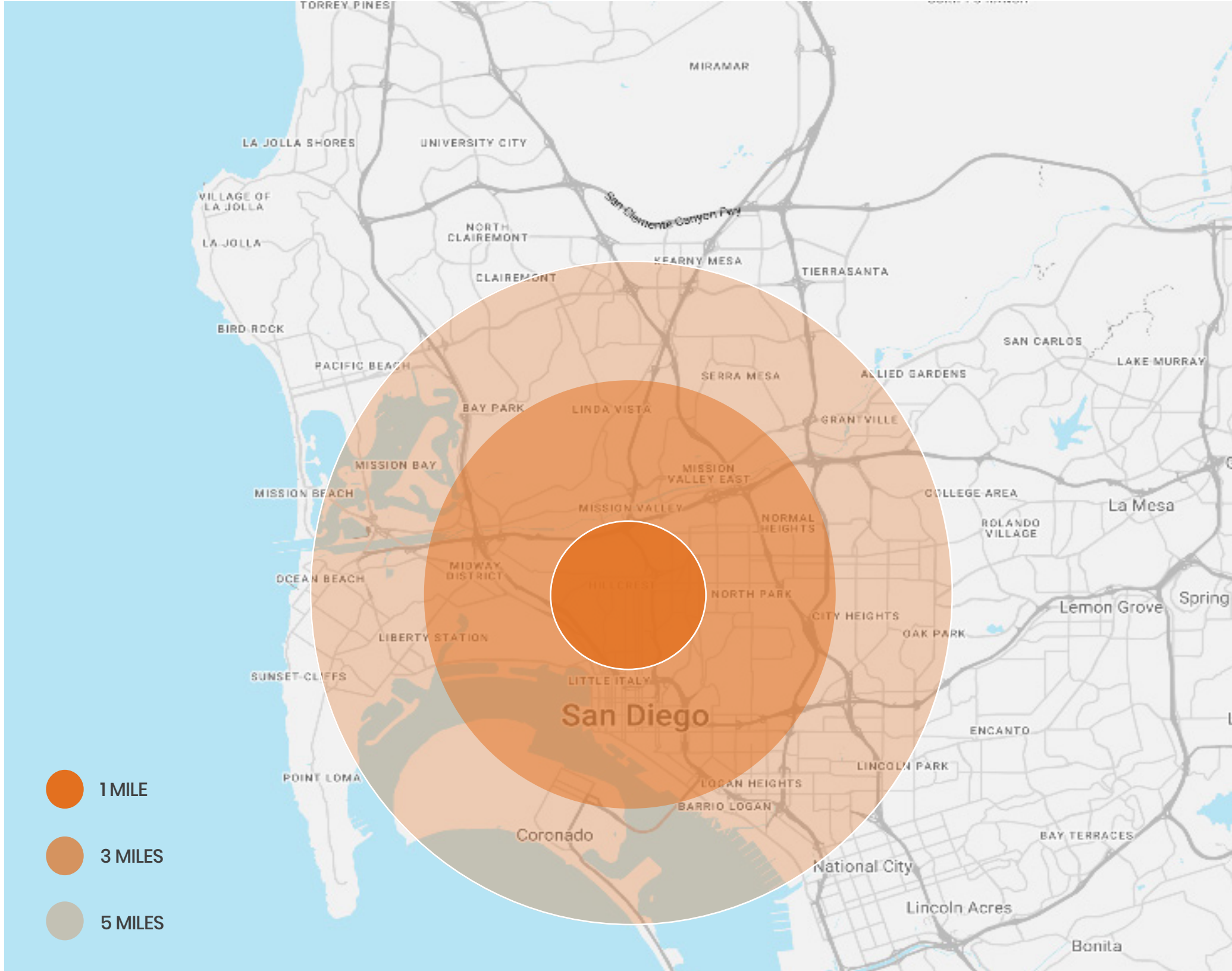
Daytime Population	34,106
Population	29,551
Average HH Income	\$113,867

3 MILES

Daytime Population	228,042
Population	239,024
Average HH Income	\$107,617

5 MILES

Daytime Population	390,174
Population	530,920
Average HH Income	\$104,549



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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