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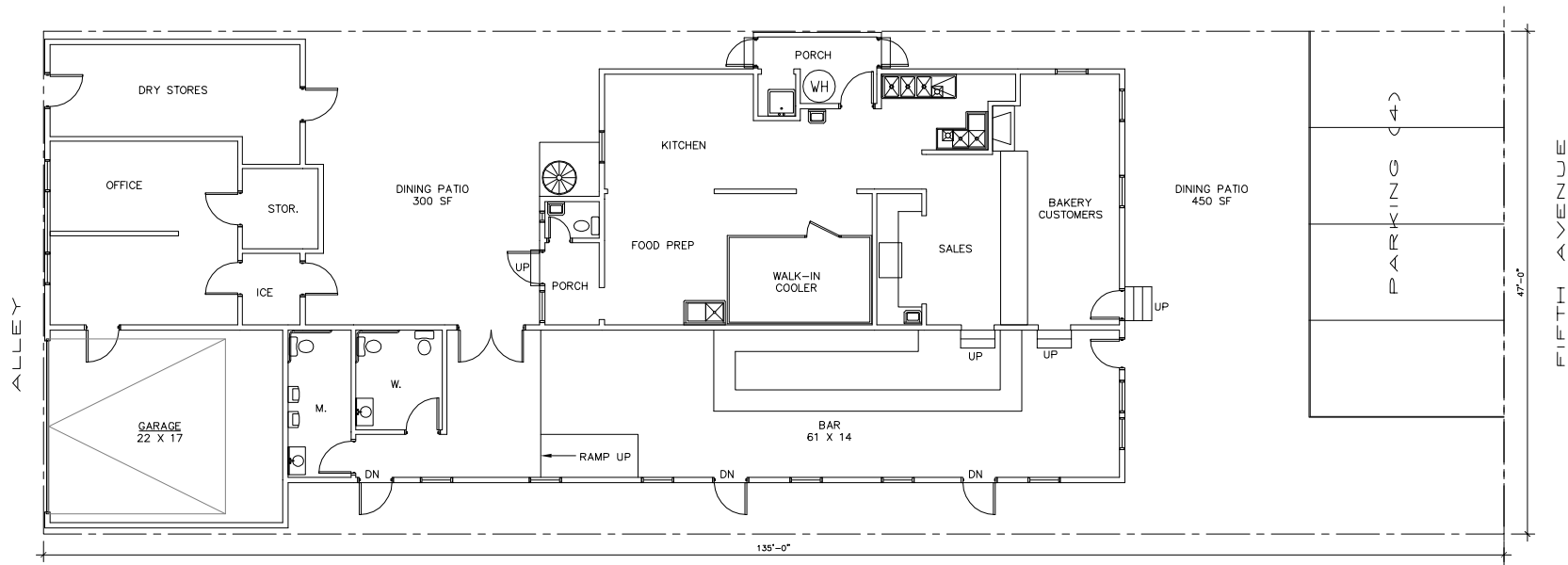
Restaurant Site | **3766 5th Avenue** | Hillcrest



AREA HIGHLIGHTS

- In the sought-after neighborhood of Hillcrest
- Charming setting draws traffic from surrounding residents and businesses
- Scripps Mercy Hospital & UCSD Medical Center are within a mile from the building
- California State Route 163 is just blocks away, providing convenient access from all over San Diego
- San Diego residents frequent Hillcrest as a week night and weekend destination

FLOOR PLAN



3766 FIFTH AVENUE - GROUND FLOOR AND SITE PLAN

3/32" = 1'-0"



BUILDING HIGHLIGHTS

- ±2,196 SF freestanding restaurant building with 750 SF of enclosed patio space
- Restaurant kitchen infrastructure & equipment
- Four parking spaces included with abundant street parking available
- Close proximity to other thriving restaurants: Snooze an A.M. Eatery, Tajima Ramen, Oscar's Mexican Seafood, Luna Grill, Burger Lounge, Hash House A Go Go



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Market Summary

University Ave & 6th Ave, San Diego, California, 92103 2 (Ring of 1 mile)

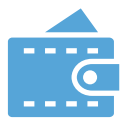
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INCOME



62,352

Median HH Income



51,961

Median Disposable Income

EMPLOYMENT

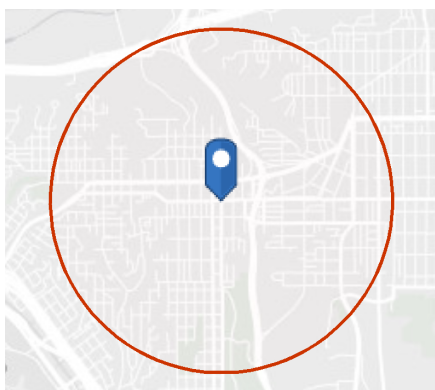
White Collar 79%

Blue Collar 7%

Services 14%



Unemployment Rate



EDUCATION



No High School Diploma



11%

High School Graduate



24%

Some College



60%

Bachelor's/Grad/Prof Degree

POPULATION



30,214

Total Population



17,835

Total Households

42,365

Total Daytime Population

40.0

Median Age

Tapestry Segments

	3C Trendsetters 8,057 households	45.2 of Households
	3B Metro Renters 5,905 households	33.1 of Households
	8B Emerald City 2,012 households	11.3 of Households

RACE AND ETHNICITY

White	23,372	77.35%
Black/African American	1,216	4.02%
American Indian/Alaska Native	176	0.58%
Asian	2,204	7.29%
Pacific Islander	105	0.35%
Other Race	1,682	5.57%
Two or More Races	1,457	4.82%
Hispanic	5,515	18.25%





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