

Hillcrest Turn-Key Restaurant Space

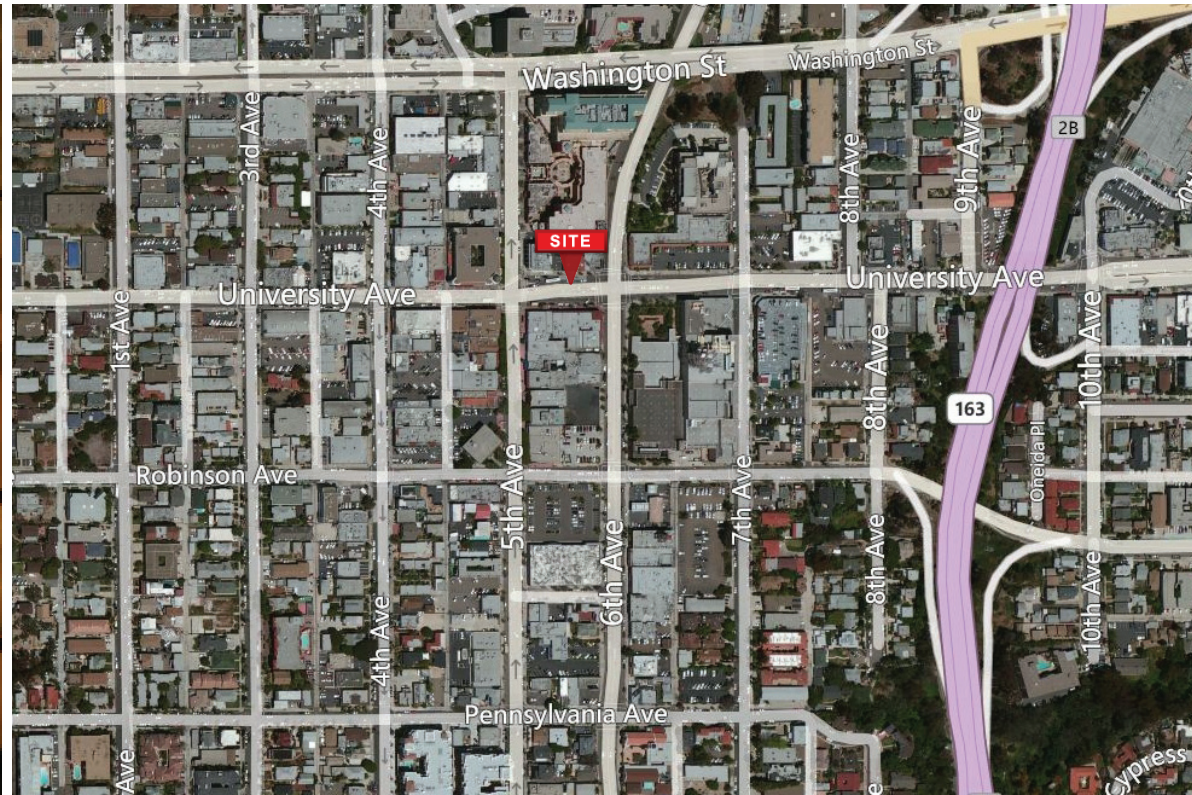
530 University Avenue
San Diego, California 92103

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REAL ESTATE SERVICES



FOR LEASE



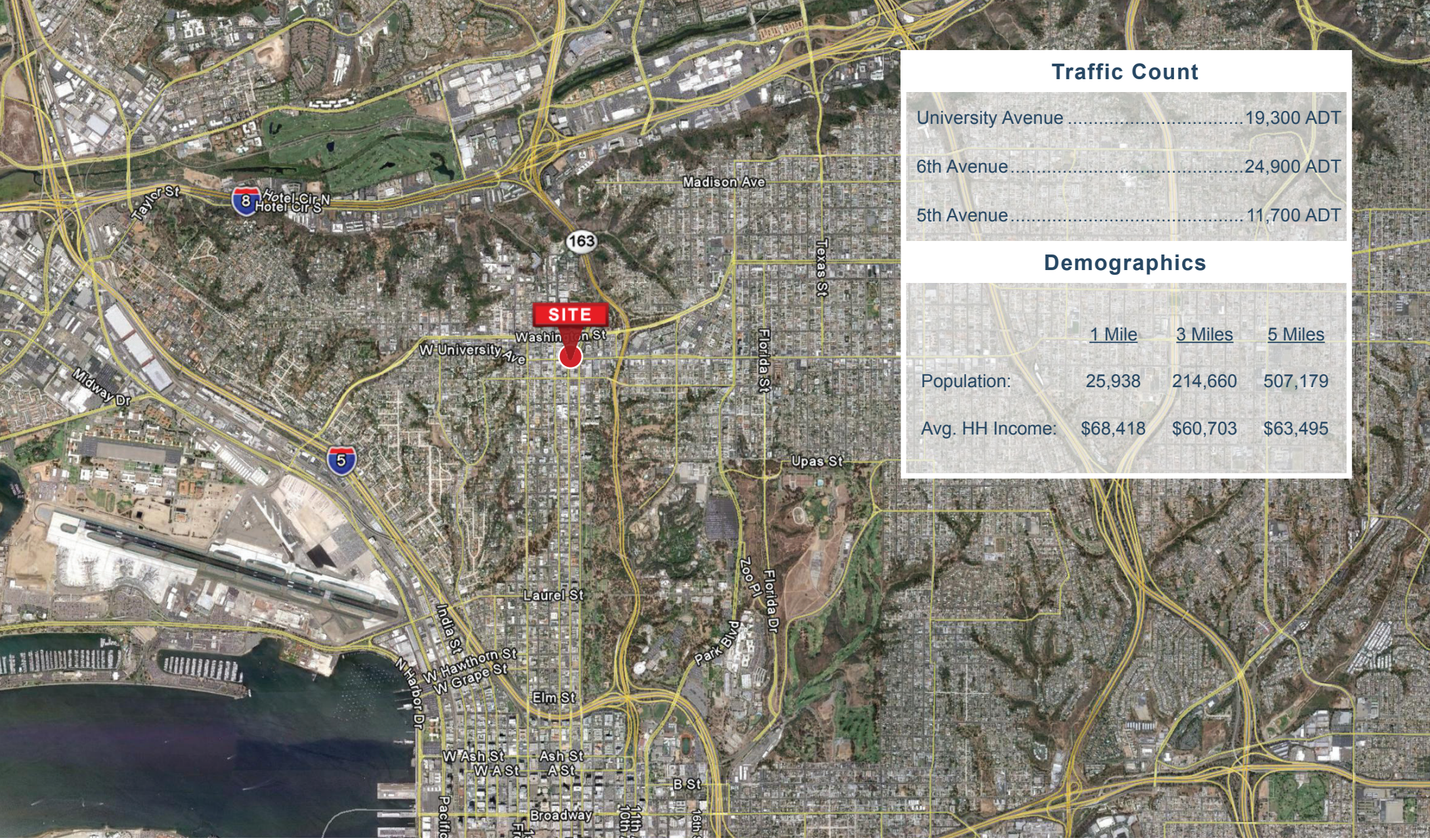
Property Features

- ±2,100 RSF Restaurant Space
- High Visibility on Heavily Traveled Thoroughfare
- Located in the Heart of Hillcrest
- Rare University Avenue Ground Floor Location with Excellent Frontage

Lease Rate:

\$2.35 NNN

(Nets estimated at \$0.55 PSF)



Traffic Count	
University Avenue	19,300 ADT
6th Avenue	24,900 ADT
5th Avenue	11,700 ADT

Demographics			
	1 Mile	3 Miles	5 Miles
Population:	25,938	214,660	507,179
Avg. HH Income:	\$68,418	\$60,703	\$63,495

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