

# For Lease

120 W WASHINGTON STREET, SAN DIEGO, CA



## FEATURES

- 1,336 SF available for lease
- High profile, high visibility retail building for lease in the heart of Hillcrest
- Former restaurant space available with FF&E in place
- Signalized intersection and rare on-site parking
- Heavy daytime population and surrounded by synergistic retail, medical, and office
- Located within close proximity to CVS, Lazy Acres, VONS, etc.

**RI** RETAIL INSITE

A MEMBER OF  
**CHAIN LINKS**  
RETAIL ADVISORS

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## SITE PLAN

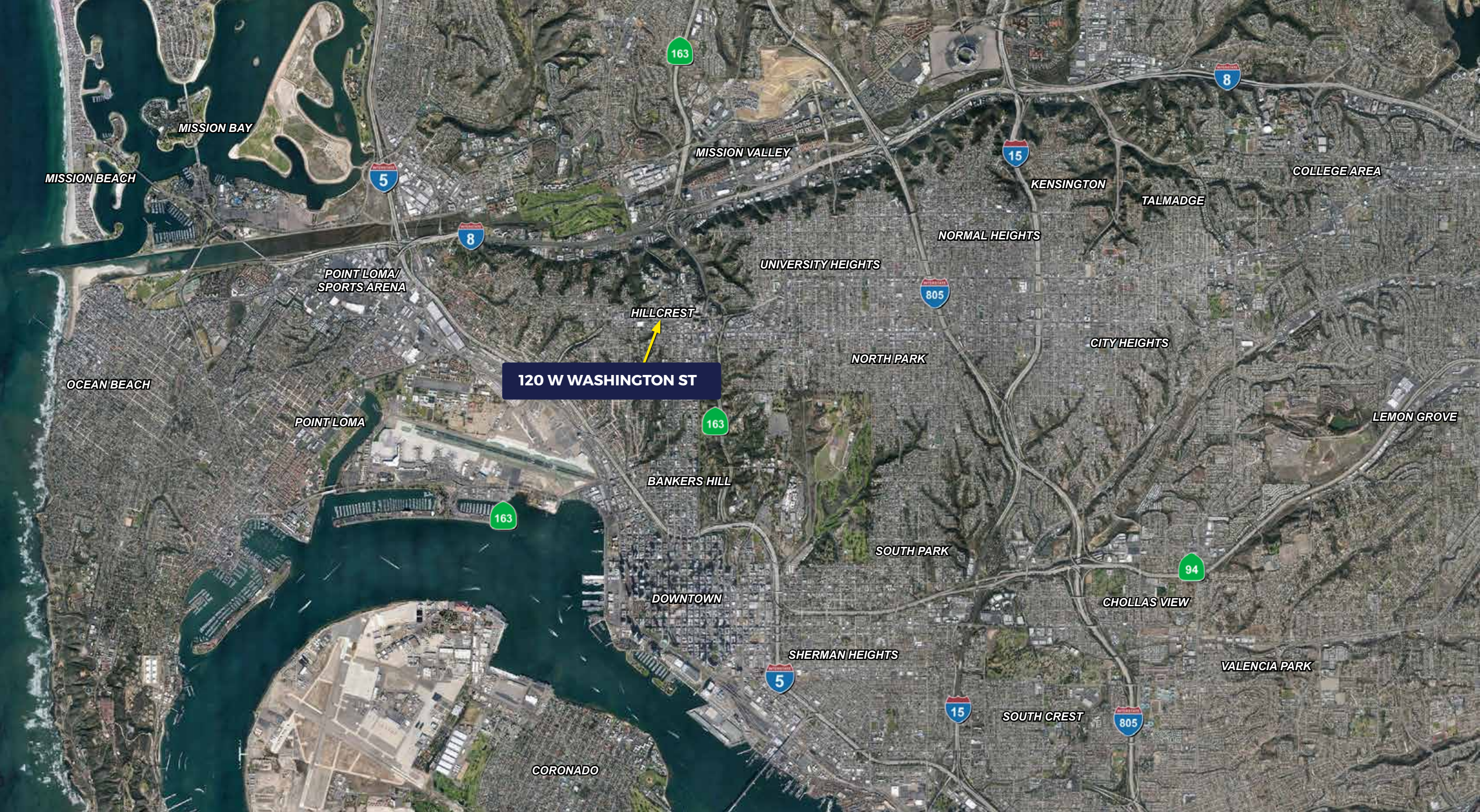


The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# For Lease

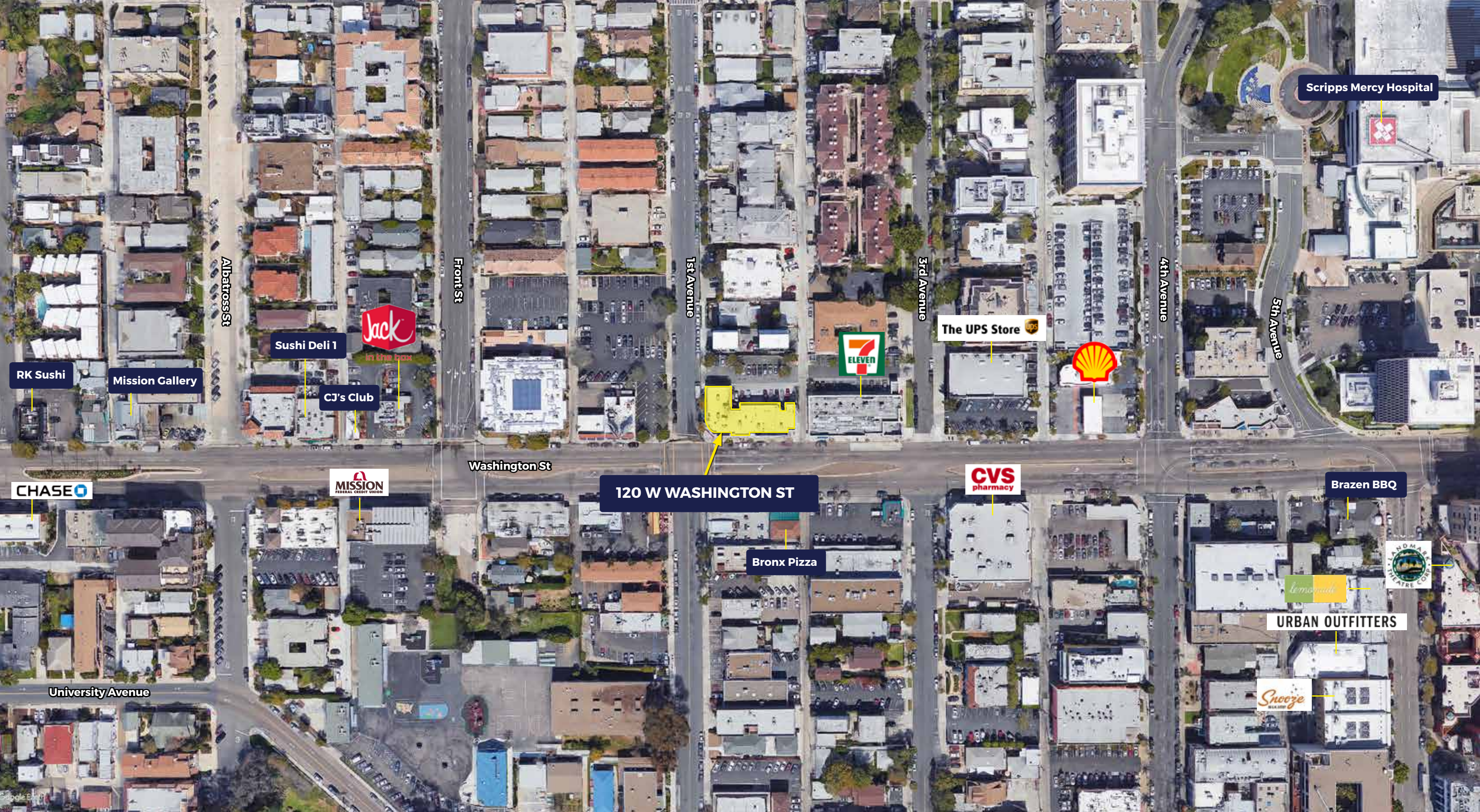
120 W WASHINGTON STREET, SAN DIEGO, CA





**120 W WASHINGTON ST**

HILLCREST



**120 W WASHINGTON ST**

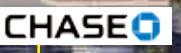
Sushi Deli 1



CJ's Club

Mission Gallery

RK Sushi



Bronx Pizza



The UPS Store



Scripps Mercy Hospital

Brazen BBQ



URBAN OUTFITTERS



WWW.RETAILINSITE.NET

# Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

120 W WASHINGTON ST | SAN DIEGO, CA



## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	29,060	228,772	553,435
Forecasted Population (2021)	31,728	250,071	592,559



## HOUSEHOLDS

Households	16,797	108,727	222,196
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## AVG HHD INCOME

Estimated Avg Household Income	\$101,576	\$87,761	\$85,778
Avg Family Income	\$135,265	\$95,254	\$86,578



## MEDIAN HH INCOME

Estimated Median Household Income	\$69,047	\$61,090	\$61,705
Median Family Income	\$101,642	\$75,080	\$69,329



## PER CAPITA INCOME

Est. Proj. Per Capita Income	\$60,696	\$45,300	\$37,339
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## OTHER INCOME

Est. Proj. Median Disposable Income	\$56,221	\$50,185	\$50,545
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## DAYTIME DEMOS

Total Number of Businesses	2,573	15,084	25,105
Total Number of Employees	24,651	196,275	344,283



## RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	21,488 81.6%	137,971 66.4%	306,508 60.1%
Black or African American	805 3.1%	14,836 7.1%	41,833 8.2%
American Indian & Alaskan Native	146 0.6%	1,741 0.8%	4,124 0.8%
Asian	1,676 6.4%	16,961 8.2%	47,385 9.3%
Hawaiian & Pacific Islander	70 0.3%	849 0.4%	2,039 0.4%
Other Race	1,130 4.3%	29,943 12.0%	79,732 15.6%
Two or More Races	1,009 3.8%	10,556 5.1%	27,976 5.5%



## AGE DISTRIBUTION

Median Age	37.60 yrs	36.27 yrs	35.53 yrs
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## HOUSING

Total Housing Units	16,493	108,858	223,662
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