

1731 & 1733 UNIVERSITY AVE. SAN DIEGO, CA 92103

FOR LEASE



HIGHLIGHTS

- Trendy Hillcrest / University Heights former Restaurant space for lease.
- Rare on-site parking lot in rear of building.
- Available for Restaurant, or other Urban Retail uses.
- Immense frontage on University Ave.
- 2,200 - 3,400 sq. ft. available immediately

 WATCH THE YOUTUBE VIDEO



**LOCATION
MATTERS** 
RESTAURANT | RETAIL | BROKERAGE

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FOR MORE INFORMATION, PLEASE CONTACT US 858-792-5521 | locationmattersinc.com

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DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	36,760	254,725	556,54
Average Income	\$55,436	\$57,363	\$59,209
Daytime Pop.	18,947	182,628	380,397
Traffic count at University & Park	22,100 cars per day		



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