



Hillcrest Colonnade

1240-1294 University Ave
San Diego, CA 92103



± 1,100 SF AVAILABLE FOR LEASE



**FLOCKE &
AVOYER**

Commercial Real Estate



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OVERVIEW

- Hillcrest Colonnade offers prominent visibility to University Avenue and is one of the most aesthetically maintained centers in the area.
- The Uptown/Hillcrest area is one of the most densely-populated regions in San Diego County.
- Hillcrest Colonnade provides an opportunity to join a successful center with rare, on-site parking in the heart of the Uptown/Hillcrest area.
- The center is historically well-occupied with an excellent tenant-mix and outstanding signage opportunities.



CENTER TENANTS



WALK SCORE

92

Walker's Paradise

Daily errands do not require a car.





Fillcrest Colonnade





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SITE PLAN

SUITE	TENANT	SF
1240	Starbucks Coffee	1,200
1244	HearUSA	2,375
1246	Hillcrest Optometry	1,375
1248	Verizon Wireless	2,200
1252	Prager Brothers Artisan Breads	1,000
1254	Golden Spoon	1,000
1260	Taste of the Himalayas	1,075
1262	AVAILABLE (Former Hair Salon)	1,100
1264	The Experience Fitness Studio	1,100
1266	Tacaliente Mexican Restaurant	1,650
1270	Pride Pharmacy	2,120
1274	Penzeys Spices	2,830
1278	K&K Nails & Spa	825
1280	Papa John's Pizza	1,650
1284	Postal Annex	1,100
1288	Wonderful Sushi	2,175
1290	Cali "O" Burgers	1,120
1294	Ogden's Cleaners	2,080



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



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DEMOGRAPHICS



TRAFFIC COUNTS

University Avenue:
±19,980 ADT

Richmond Street:
±7,257 ADT



POPULATION

1 Mile:
36,503

3 Miles:
263,102

5 Miles:
569,708



DAYTIME POPULATION

1 Mile:
39,913

3 Miles:
289,950

5 Miles:
570,532



AVERAGE HOUSEHOLD INCOME

1 Mile:
\$92,679

3 Miles:
\$90,429

5 Miles:
\$89,844



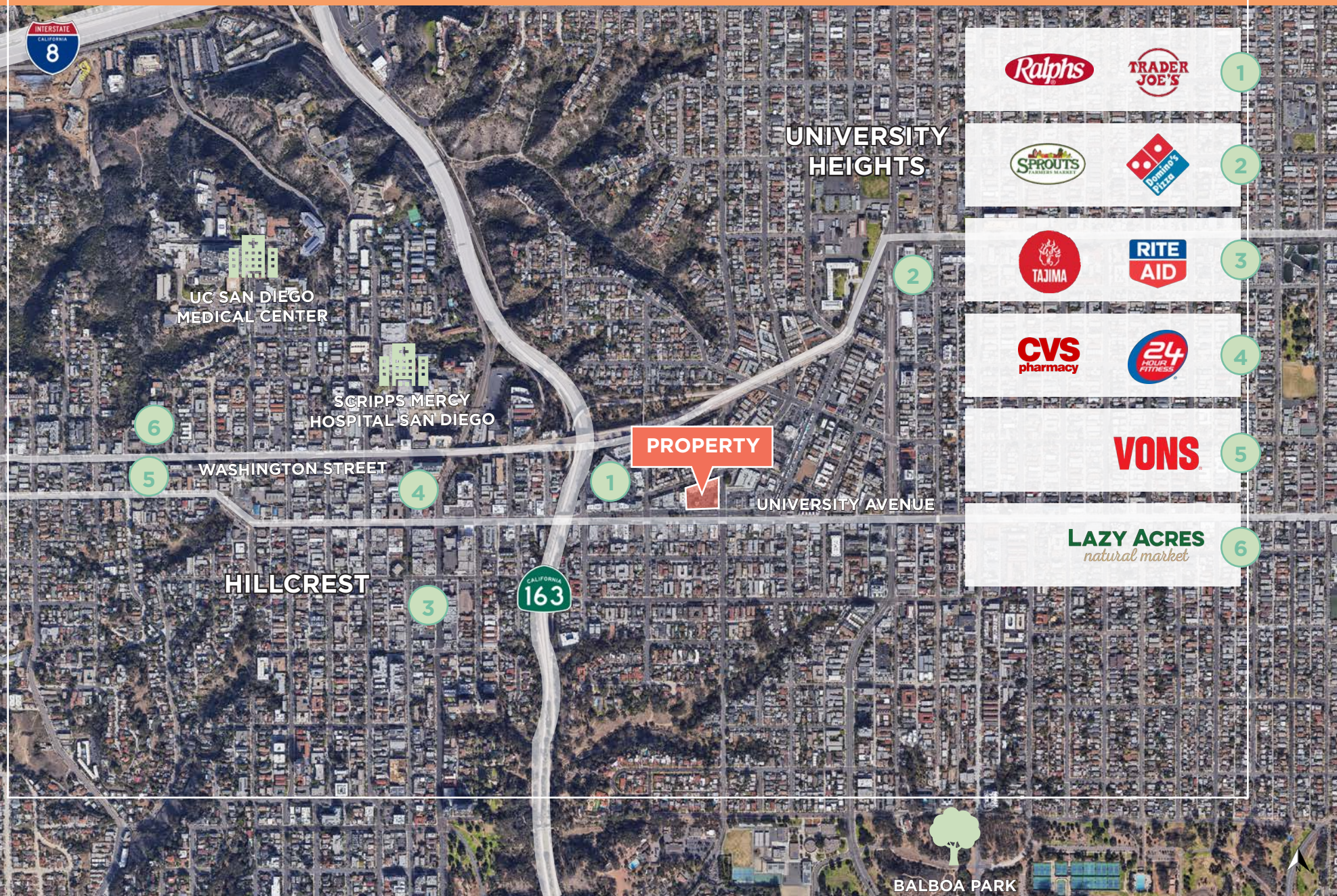
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AERIAL



*vibrant
uptown
neighborhood*



*bars
restaurants
coffee houses
boutiques
unique shops*





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LEASING CONTACT

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