

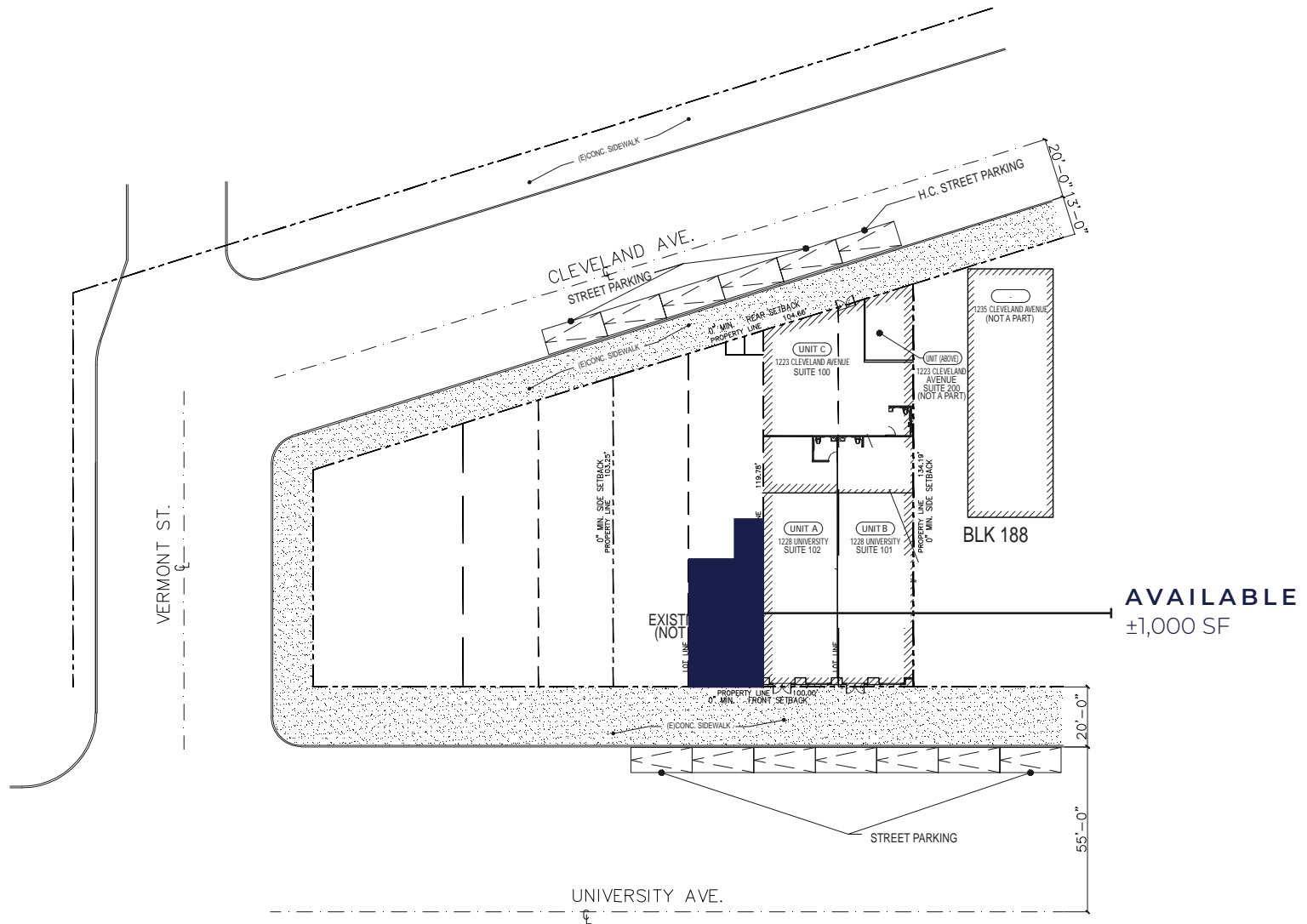


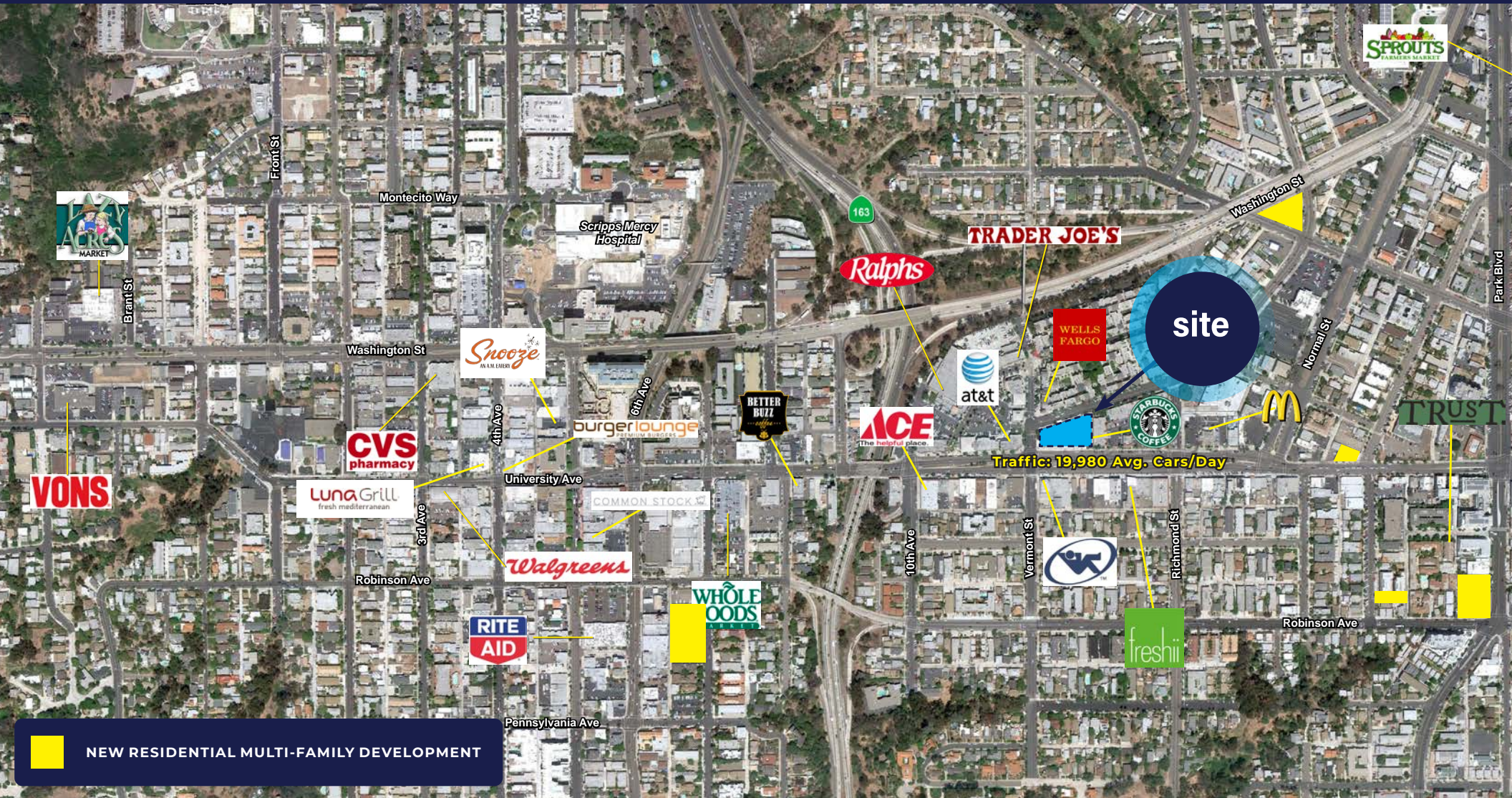
±1,000 SF
Available

For Lease

1226 UNIVERSITY AVENUE | HILLCREST | ±1,000 SF AVAILABLE

JIM RINEHART | RETAIL PARTNER | **T.** 619.726.8557 | **E.** JRINEHART@RETAILINSITE.NET





 NEW RESIDENTIAL MULTI-FAMILY DEVELOPMENT

1226 UNIVERSITY AVENUE SAN DIEGO, CALIFORNIA 92103

±1,000 SF AVAILABLE



Site Map



The Hillcrest Neighborhood

Located only a few miles north of San Diego's bustling downtown, the vibrant uptown neighborhood of Hillcrest has welcoming vibe, pedestrian-friendly streets, and sidewalk patios, that create a San Francisco vibe. It's urban nature has attracted a bustling mix of ethnically diverse restaurants, nightclubs and acclaimed wine bars. You'll also discover home decor shops, distinctive boutiques. Whole Foods, Trader Joe's, and Ralph's grocery stores have been long standing establishments in Hillcrest due in part to the residential community is the pinnacle of San Diego's dense dwellings.

Hillcrest stands as San Diego's LGBTQ+ central hub and host to the city's massive annual Pride parade and the largest farmers markets in San Diego.

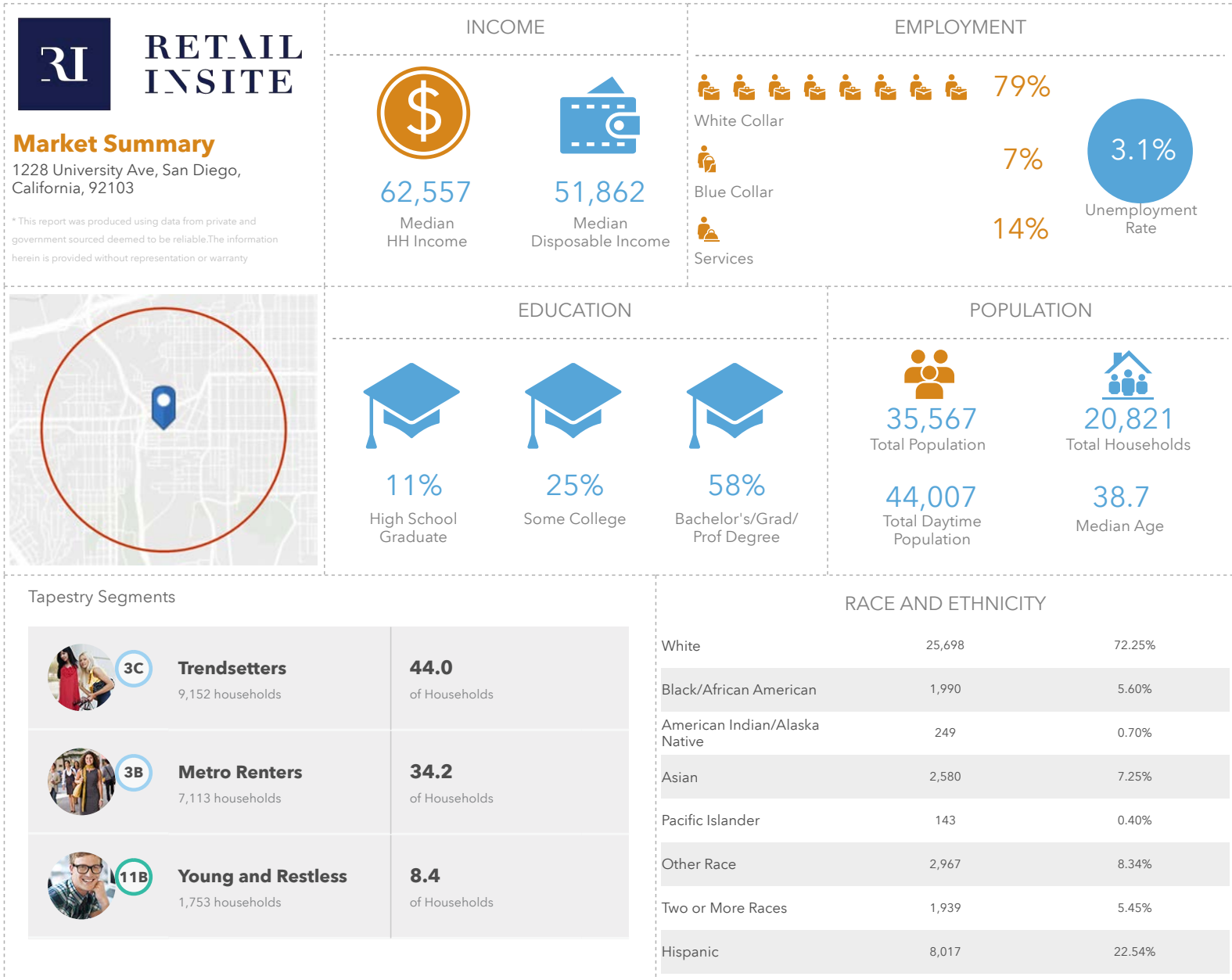
Spanning a dozen blocks west along University leads into the neighborhood's "village" area designated by the historic, neon "Hillcrest" sign. On intersecting Fifth Avenue, you'll find a concentration of new and established restaurants, as well as a few dessert-centric eateries. Thrown into the mix are vintage clothing shops, book outlets and the multiplex Landmark Cinemas for taking in independent and foreign films.

Just south of Hillcrest sits Balboa Park, the largest urban cultural park in North America and a hub for recreation, arts and culture, and community gatherings. The park is home to 16 museums and performing arts venues, ornate Spanish-Renaissance architecture, 1,200 acres of beautiful gardens and the world-famous San Diego Zoo.

East of Hillcrest and bordering Balboa Park, you'll find the diverse and eclectic uptown neighborhoods of North Park and South Park. Catering to a local crowd, streets here are lined with coffee shops, boutiques, art galleries, diverse restaurants and craft beer pubs.



Demographics: 1-Mile Radius



**1226
University
Avenue**



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120 S SIERRA AVE STE. 110, SOLANA BEACH, CA 92075 | LIC # 01206760 | T: 858 523 2090 | RETAILINSITE.NET