

For Lease

265 W WASHINGTON STREET, SAN DIEGO, CA

**BRAND NEW
HILLCREST/MISSION
HILLS LIBRARY**

Now Open!

AVAILABLE
±1,800 SF

WASHINGTON STREET

32,809 ADT

FEATURES

- High visibility retail building for lease in the heart of Hillcrest
- Located adjacent to the brand new state of the art Hillcrest/ Mission Hills Public Library
- 1,800 SF available for lease
- Suitable for office, retail, and restaurants
- Rare on-site parking
- Heavy daytime population and surrounded by synergistic retail, medical, and office
- Located in the middle of Hillcrest and Mission Hills, drawing customers from both communities



RETAIL INSITE

A MEMBER OF
CHAIN LINKS
RETAIL ADVISORS

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SITE PLAN

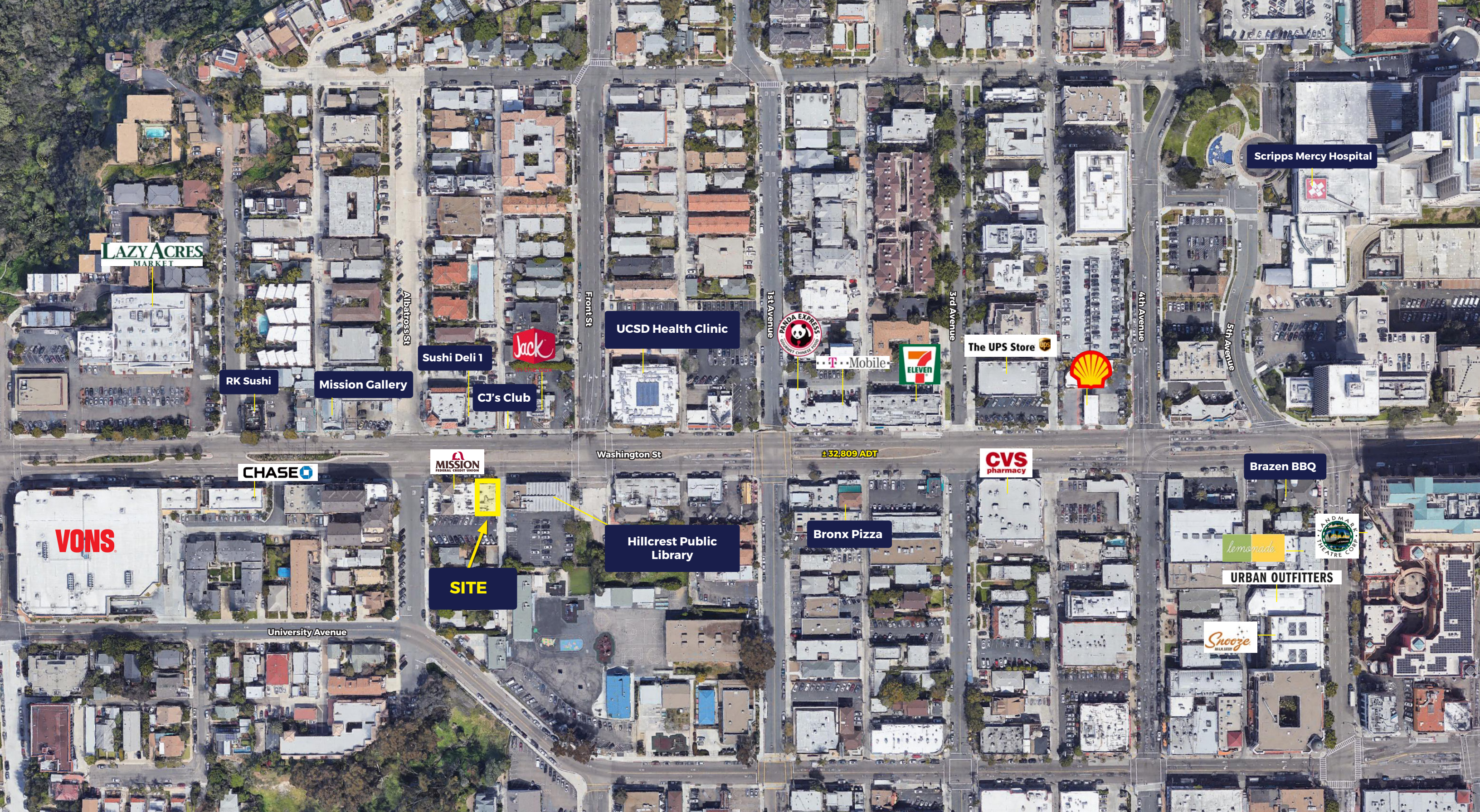


ALBATROSS STREET

WASHINGTON STREET 32,809 ADT



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Scripps Mercy Hospital

LAZY ACRES MARKET

UCSD Health Clinic

Sushi Deli 1



CJ's Club



T-Mobile



The UPS Store



RK Sushi

Mission Gallery

CHASE

MISSION FEDERAL CREDIT UNION

Washington St

±32,809 ADT

CVS pharmacy

Brazen BBQ

VONS

Hillcrest Public Library

Bronx Pizza

lemonade



URBAN OUTFITTERS

Snooze

SITE

University Avenue



265 W WASHINGTON ST

Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

265 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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