

# MÖDE

HILLCREST

RECENTLY COMPLETED!

PRIME RETAIL SPACES FOR LEASE  
AT BASE OF NEW DEVELOPMENT



**FLOCKE &  
AVOYER**  
Commercial Real Estate



# PROPERTY HIGHLIGHTS

## 635 ROBINSON AVENUE

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Multiple retail / cafe spaces available for lease, ranging from ±1,075 SF - ±1,325 SF

Ideally located at the corner of Robinson Avenue & 7th Avenue in the heart of Hillcrest with a strong daytime population of 25,948 within 1 mile

At the base of recently completed 7-story development by Greystar which includes 111 residential units

On-site parking with dedicated retail stalls plus underground residential parking

Less than a mile from Balboa Park, which contains 17 major museums, and the world-famous San Diego Zoo, which sees more than 12M visitors per year

Close proximity to Mission Hills, North Park, and Bankers Hill

Area tenants include Tajima Ramen, Bahn Thai, Common Stock, Better Buzz, Hash House A Go Go, Whole Foods, and many more

Easy access to the 163 freeway



## FOR RETAIL LEASING

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• www.flockeavoyer.com • \*Disclaimers

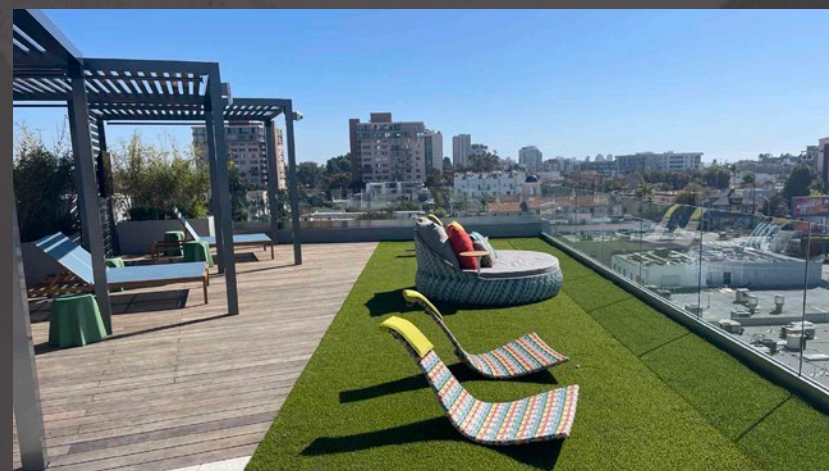
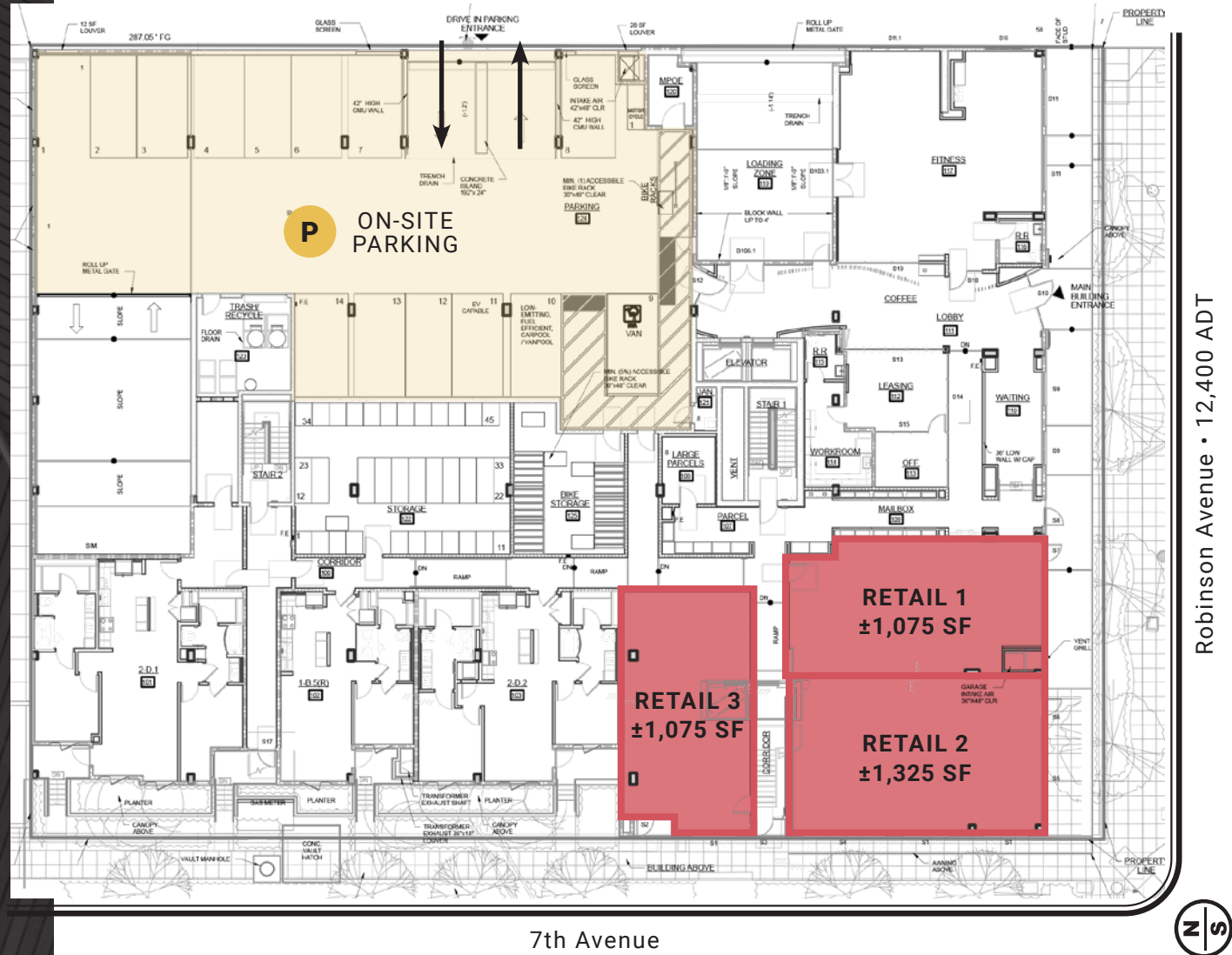


# SITE PLAN

RETAIL 1 - ±1,075 SF

RETAIL 2 - ±1,325 SF

RETAIL 3 - ±1,075 SF



## A NEW LOOK FOR APARTMENT LIVING IN HILLCREST

- > UPSCALE AMENITIES LIKE A ROOFTOP DECK FEATURING RAISED INFINITY SPA AND EVENT LAWN WITH OUTDOOR KITCHEN & BOCCE BALL
- > MODERN, LUXURIOUS INTERIORS ACROSS 111 RESIDENTIAL UNITS
- > PET-FRIENDLY COMMUNITY
- > UNPARALLELED ACCESS TO HILLCREST





# AREA TENANTS





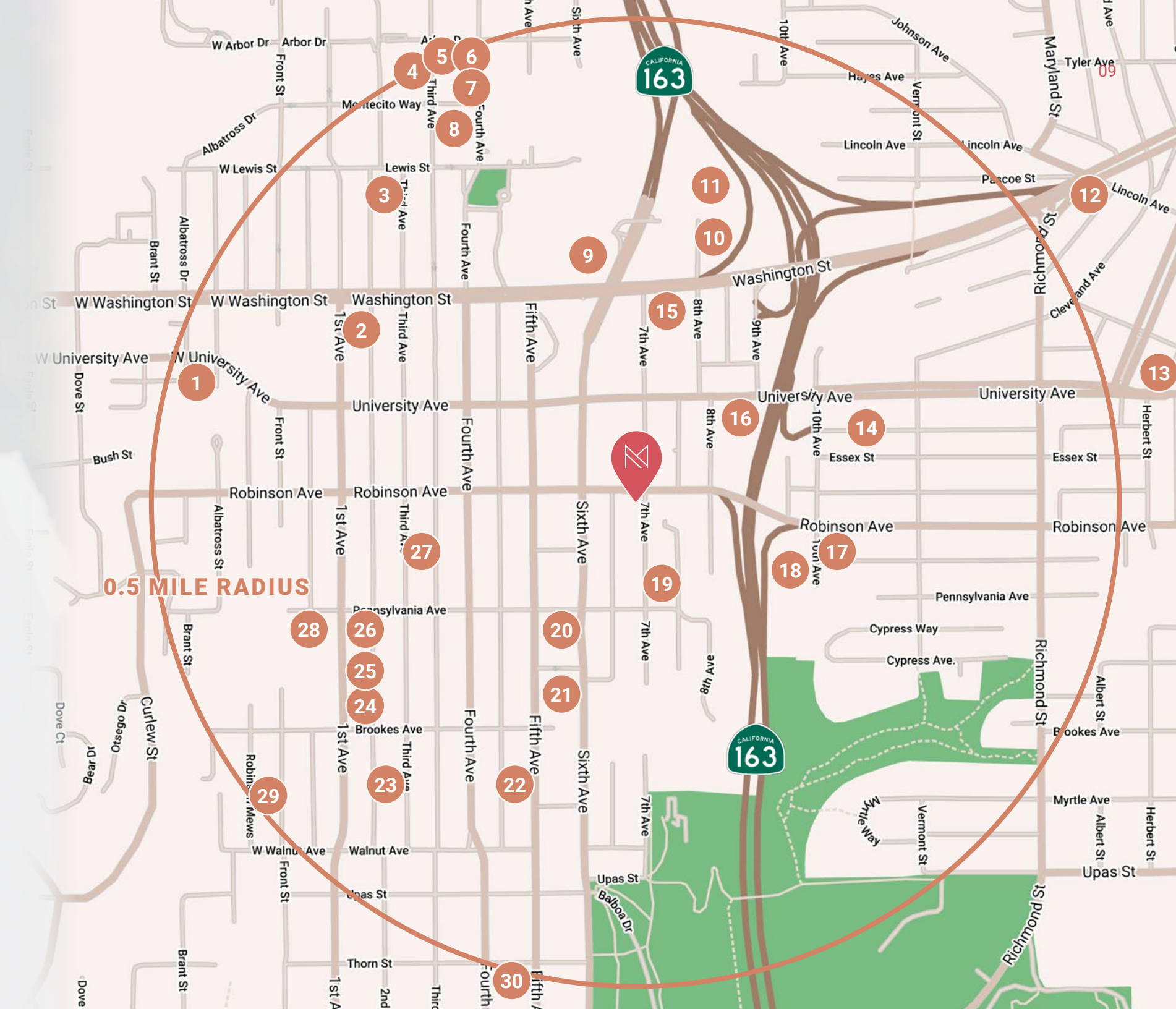
# RESIDENTIAL MAP

- 1. SANTA FE VILLAS | 37 UNITS
- 2. FIRST AVENUE APARTMENTS | 19 UNITS
- 3. UPTOWN VILLAS | 60 UNITS
- 4. NIGHTINGALE APARTMENTS | 69 UNITS
- 5. MONTECITO POINT | 72 UNITS
- 6. ARBOR CREST ON FOURTH | 50 UNITS
- 7. HILLTOP TERRACE | 42 UNITS
- 8. HILLCREST SUMMIT | 78 UNITS
- 9. THE WARWICK | 80 UNITS
- 10. CREST URBAN | 36 UNITS
- 11. MELROSE CANYON | 52 UNITS
- 12. WASHINGTON CROSSING | 36 UNITS
- 13. EITOL TOWERS | 48 UNITS
- 14. HILLCREST REGENCY | 47 UNITS
- 15. HILLCREST PLACE | 41 UNITS
- 16. VANTAGGIO SUITES | 157 UNITS
- 17. PENNWOOD | 30 UNITS
- 18. PARK VIEW HILLCREST | 51 UNITS

- 19. 704 PENNSYLVANIA AVE | 12 UNITS
- 20. 526-528 ANDERSON PL | 16 UNITS
- 21. VILLA PACIFICA | 64 UNITS
- 22. STRAUSS ON FIFTH | 135 UNITS
- 23. THE ANDORRA | 30 UNITS
- 24. THE AEGEAN | 24 UNITS
- 25. THE MIRADOR | 24 UNITS
- 26. FIRST & PENNSYLVANIA | 32 UNITS
- 27. VILLA CAPRI | 30 UNITS
- 28. PARK EAST | 56 UNITS
- 29. LA CASA FLORES | 91 UNITS
- 30. BROADSTONE BALBOA PARK | 100 UNITS

.....

**WITHIN HALF A MILE, THERE ARE MORE THAN 3,850 RESIDENTIAL UNITS**





# PROJECT PHOTOS



RETAIL PATIO

CONSTRUCTION PHOTO TAKEN  
JAN. 2022



## TRAFFIC COUNTS

*Cars Per Day*

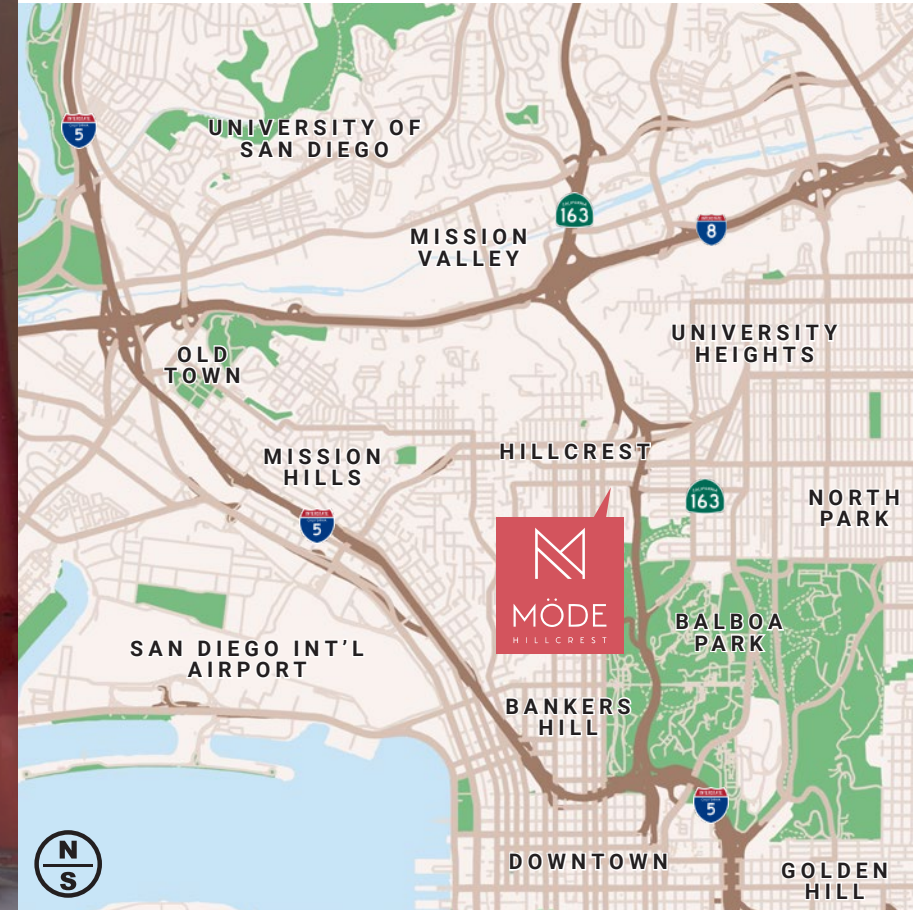
Robinson Avenue • 12,400 CPD

Sixth Avenue • 31,783 CPD



# Hillcrest | San Diego

# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	30,076	244,827	567,450
HOUSEHOLD INCOME	\$102,561	\$98,753	\$97,074
DAYTIME POPULATION	25,948	269,970	473,997
MEDIAN AGE	39.6	35.4	34.8

### IN HILLCREST...

**\$103,789**

Average household income

**9,247**

Total households

**1,684**

Total businesses



*\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.*



# San Diego, California

# SAN DIEGO FACTS



**3.3M**

*Population of San Diego County*

**35.1M**

*Annual visitors to San Diego*

**\$11.6B**

*Visitor spending in San Diego annually*

**8th**

*Largest city in the country*

**20.6M**

*Annual air passengers at San Diego Int'l Airport*

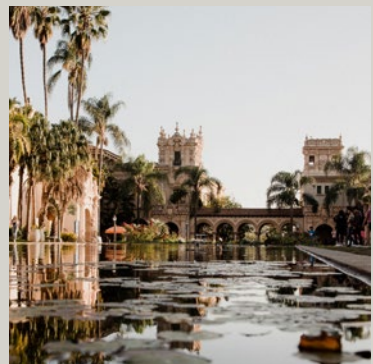
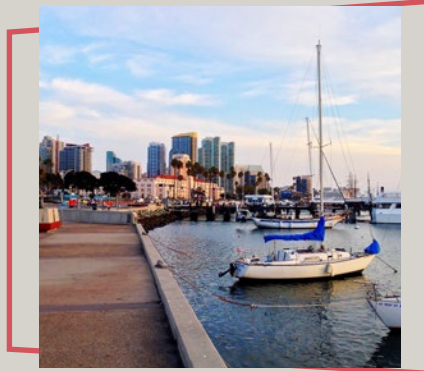
**12M**

*Annual visitors to Balboa Park & the San Diego Zoo*



**No. 5**

*Best Foodie City in America (2021, Rent.com)*







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