



Voit
Real Estate Services



Hillcrest Restaurant With Parking!

FOR LEASE

Remodel Coming Soon



1458 University Avenue San Diego, CA 92003

PROPERTY INFORMATION

- Existing ± 2,500 SF restaurant building
- Dedicated parking
- Busy corner location with exposure to University Ave. and Normal Street
- Building & monument signage available
- Entire center to be remodeled soon
- Great pedestrian traffic

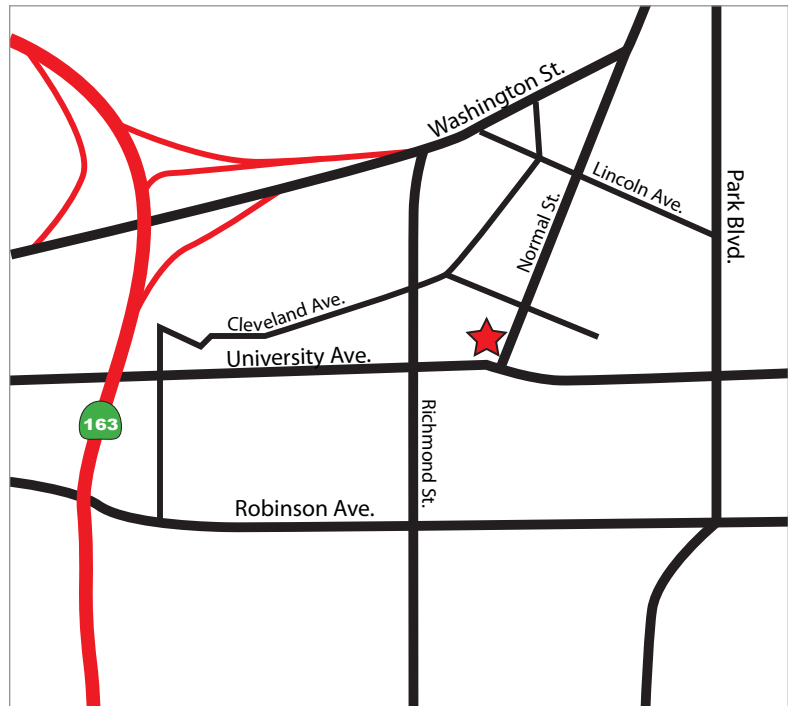
For additional information:

RICK WU

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REX HUFFMAN

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Vice President
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Real People. Real Solutions.

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



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SITE PLAN



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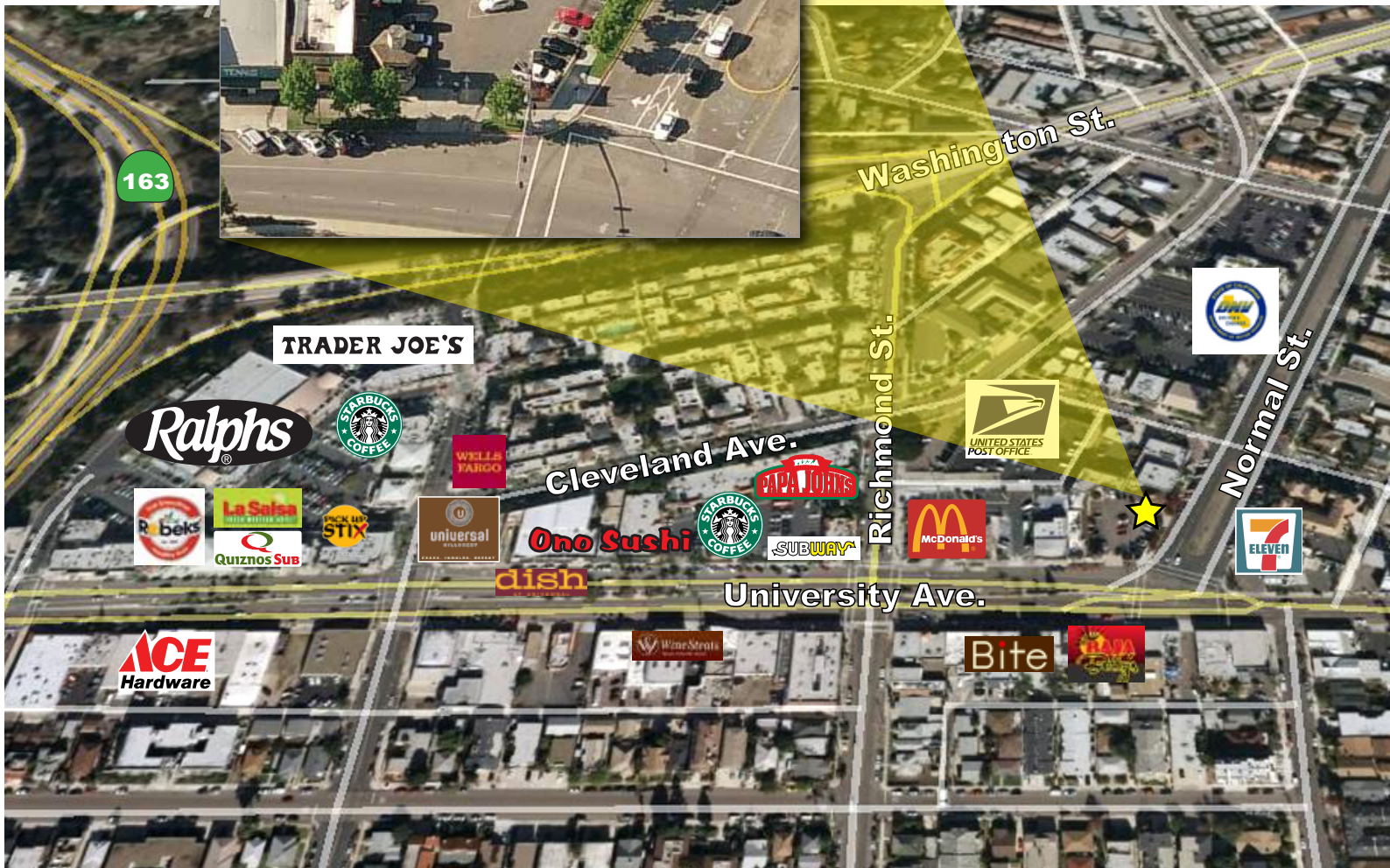
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CORFAC
International

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AERIAL IMAGE

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Executive Summary

Prepared by STDBonline

1458 University Ave, San Diego, CA, 9210

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Hillcrest
Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

2009 Population

Total Population	34,948	244,139	538,818
Male Population	52.0%	52.9%	52.1%
Female Population	48.0%	47.1%	47.9%
Median Age	38.2	34.0	31.6

2009 Income

Median HH Income	\$45,790	\$42,038	\$44,315
Per Capita Income	\$34,358	\$26,151	\$23,729
Average HH Income	\$58,161	\$56,157	\$58,682

2009 Households

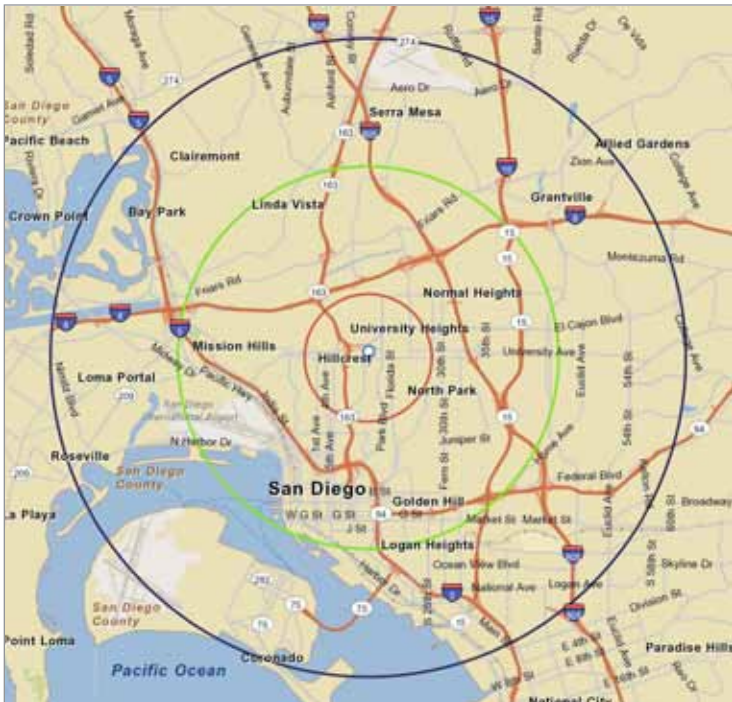
Total Households	20,487	108,328	205,931
Average Household Size	1.68	2.12	2.45

2009 Housing

Owner Occupied Housing Units	19.8%	26.9%	32.5%
Renter Occupied Housing Units	75.4%	67.2%	62.1%
Vacant Housing Units	4.7%	5.9%	5.5%

Population

1990 Population	34,013	207,367	485,678
2000 Population	35,154	225,150	511,474
2009 Population	34,948	244,139	538,818
2014 Population	35,206	253,709	553,058
1990-2000 Annual Rate	0.33%	0.83%	0.52%
2000-2009 Annual Rate	-0.06%	0.88%	0.56%
2009-2014 Annual Rate	0.15%	0.77%	0.52%



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