

RETAIL OR OFFICE FOR LEASE

Available: ±967 SF & ±1,188 SF



1795 UNIVERSITY AVENUE, SAN DIEGO, CA 92103

- Hillcrest Restaurant, Retail or Office Space for Lease
- Pedestrian friendly, high density residential area
- Signalized intersection of University Avenue and Park Boulevard
- Location offers great visibility
- On-site parking available
- Bus rapid transit corridor

BUILDING DATA

Total Building SF: 37,655 SF
Year Built: 2005

LISTING DATA

Available SF
1795 University Ave: 1,188 SF
Lease Rate: \$1.40/SF Modified Gross

3810 Park Boulevard 967 SF - Available January 1, 2016
Lease Rate: \$3.00/SF Modified Gross

CO-TENANTS

Atomic Bazaar

CITYMARK

HALE MEDIA

LEAD
THE WAY

Sunshine
Market



For more information contact:

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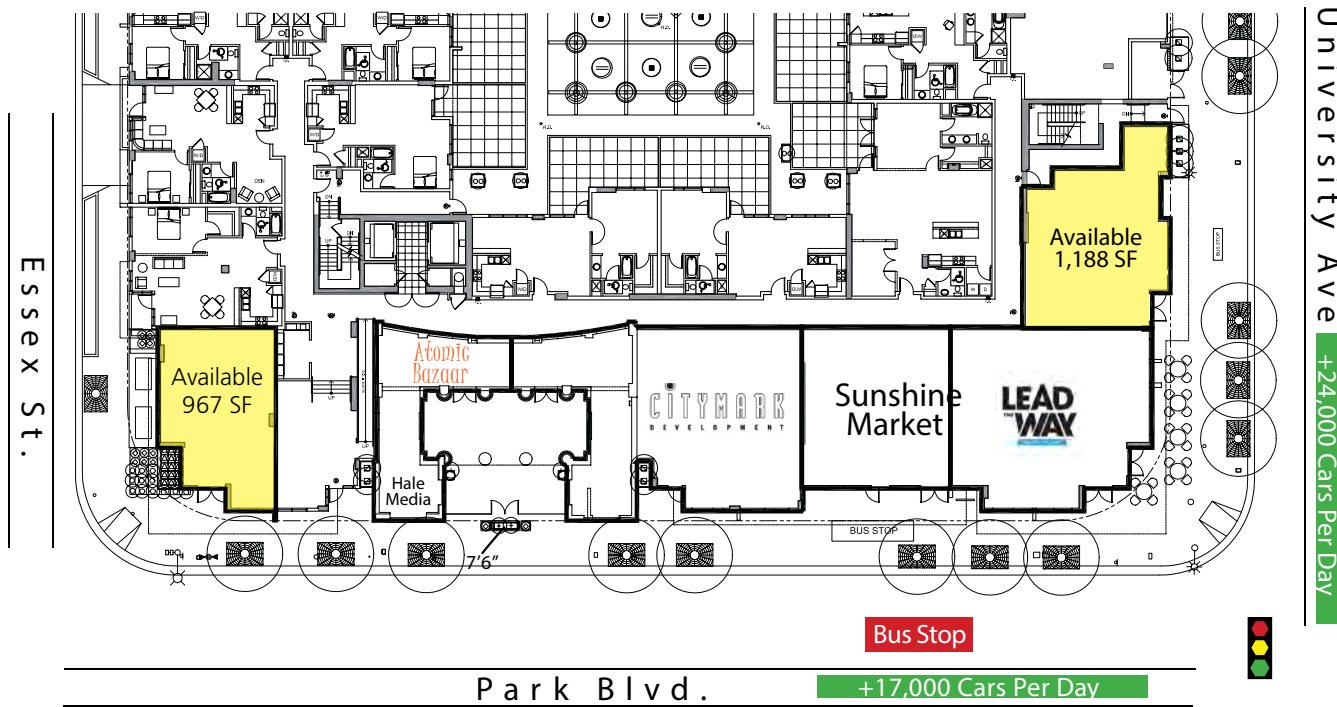
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SITE PLAN



SITE FEATURES

- At the base of a high profile, 80-unit, six story, landmark mixed-use development
- Allocated parking spaces for each shop available
- Historic Egyptian Theater facade opens to a large open patio
- Located along University Avenue, the main corridor linking Hillcrest and North Park
- Pedestrian friendly, high-density, dynamic neighborhood
- High volume foot and vehicle traffic day and night

DEMOGRAPHICS

Population Report

	1 Mile	3 Miles	5 Miles
2014 Estimate	35,425	255,889	547,373
Population Growth 2014-2019	4.54%	5.25%	5.25%
Average Age	38.90	36.90	35.50
2014 Average Household Income	\$63,189	\$67,073	\$66,610

Traffic Report

	Cars Per Day Count
Park Boulevard	± 17,000
University Ave	± 24,000

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