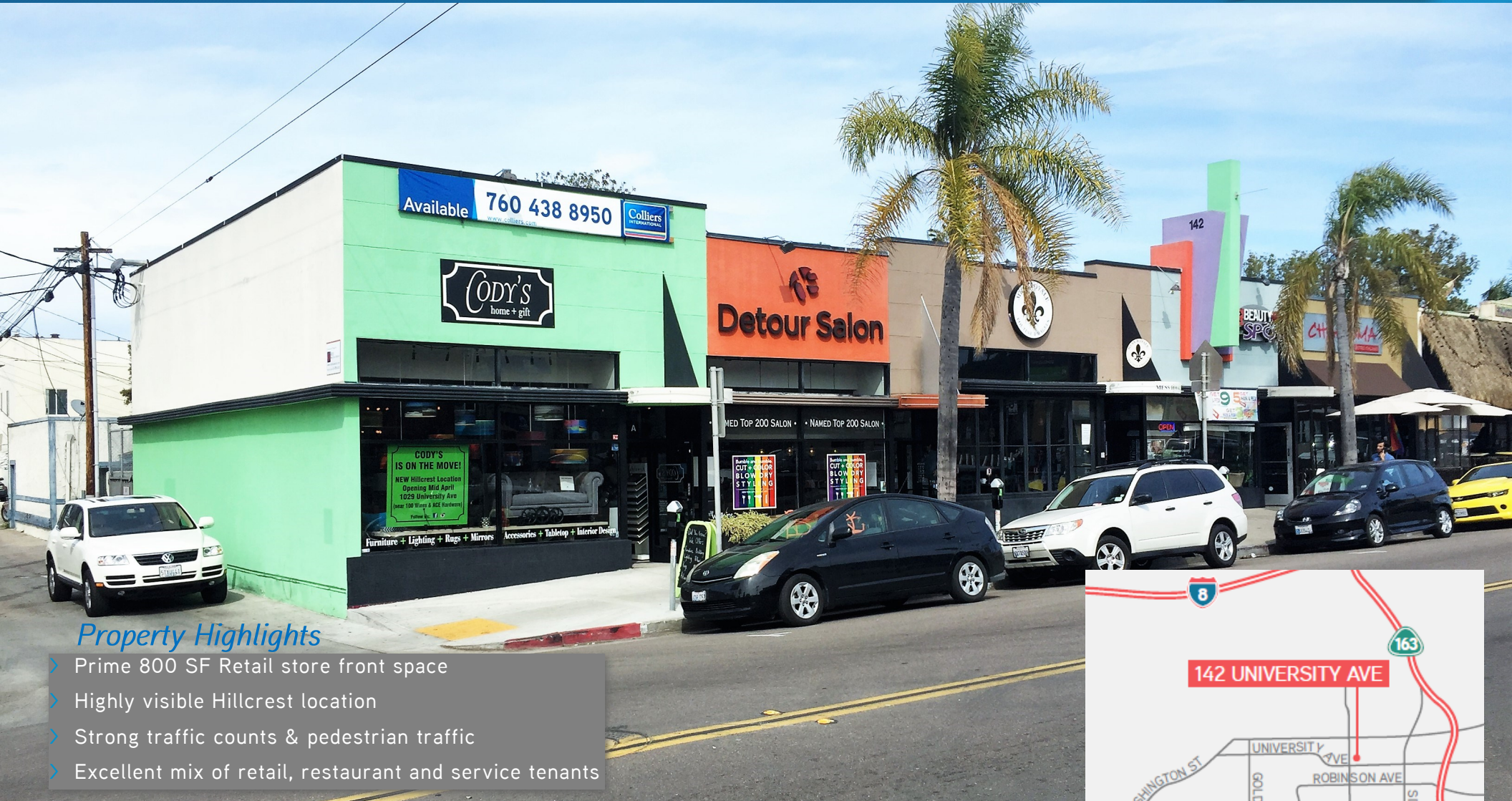


# Available For Lease

142 University Avenue, San Diego, CA 92103



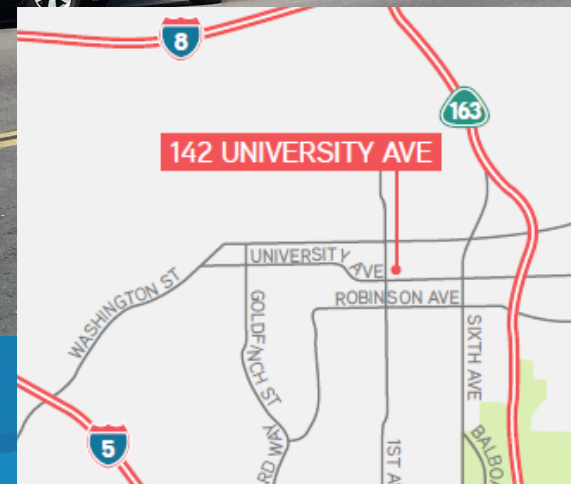
## Property Highlights

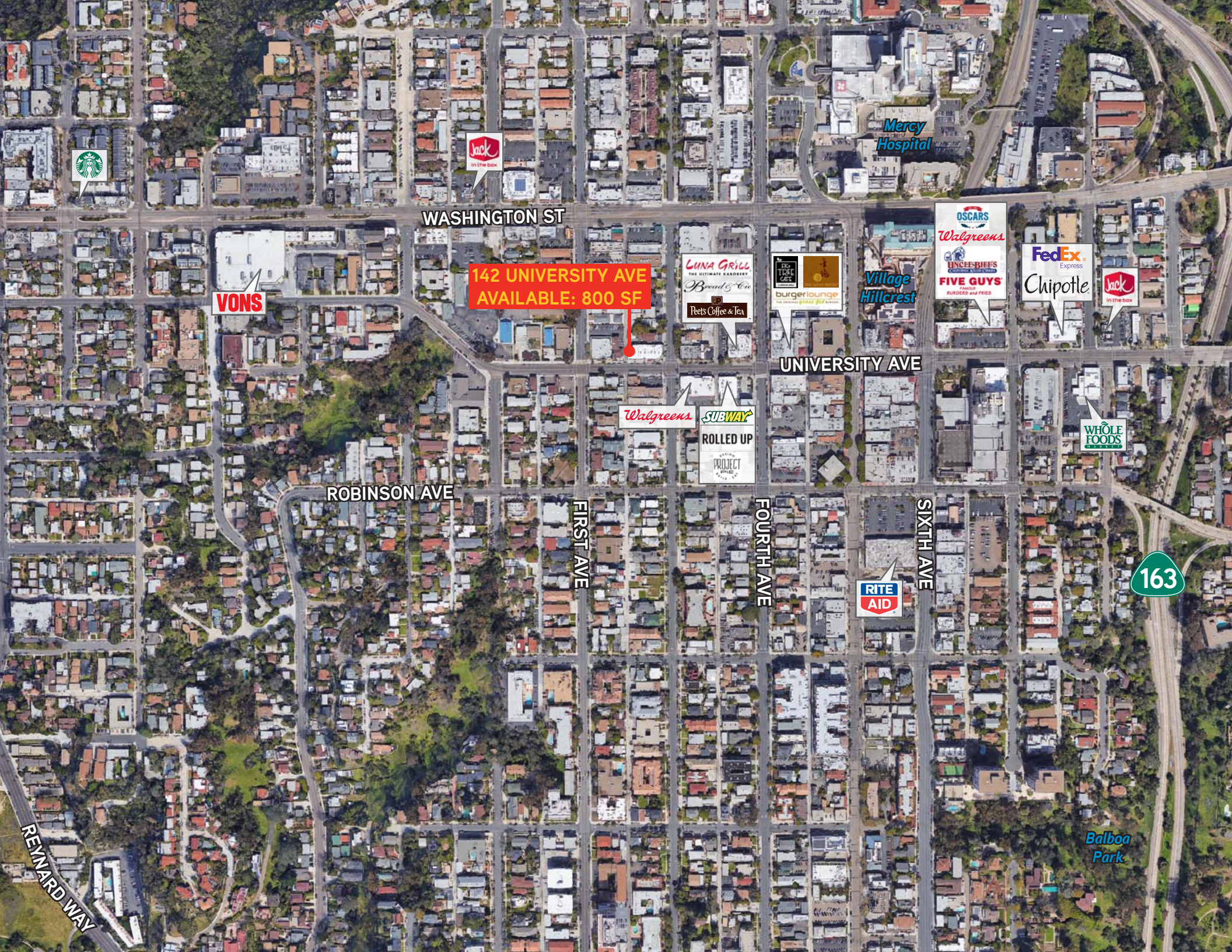
- > Prime 800 SF Retail store front space
- > Highly visible Hillcrest location
- > Strong traffic counts & pedestrian traffic
- > Excellent mix of retail, restaurant and service tenants

VIC GAUSEPOHL  
760 930 7912  
CARLSBAD, CA  
vic.gausepohl@colliers.com  
Lic# 01070105

KIRK ALLISON  
760 930 7922  
CARLSBAD, CA  
kirk.allison@colliers.com  
Lic# 01049184

COLLIERS INTERNATIONAL  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
www.colliers.com/carlsbad





Mercy Hospital

WASHINGTON ST

142 UNIVERSITY AVE  
AVAILABLE: 800 SF

VONS

LUNA GRILL  
THE ULTIMATE BARBERSHOP  
Bread & Co  
Peet's Coffee & Tea

burgerlounge  
The original. Glorious. Fast service.

Village Hillcrest

OSCAR'S  
Walgreens  
UNCEE-BEEFS  
FIVE GUYS  
BURGERS and FRIES

FedEx Express  
Chipotle



UNIVERSITY AVE

Walgreens

SUBWAY

ROLLED UP

PROJECT

WHOLE FOODS

ROBINSON AVE

FIRST AVE

FOURTH AVE

SIXTH AVE

RITE AID

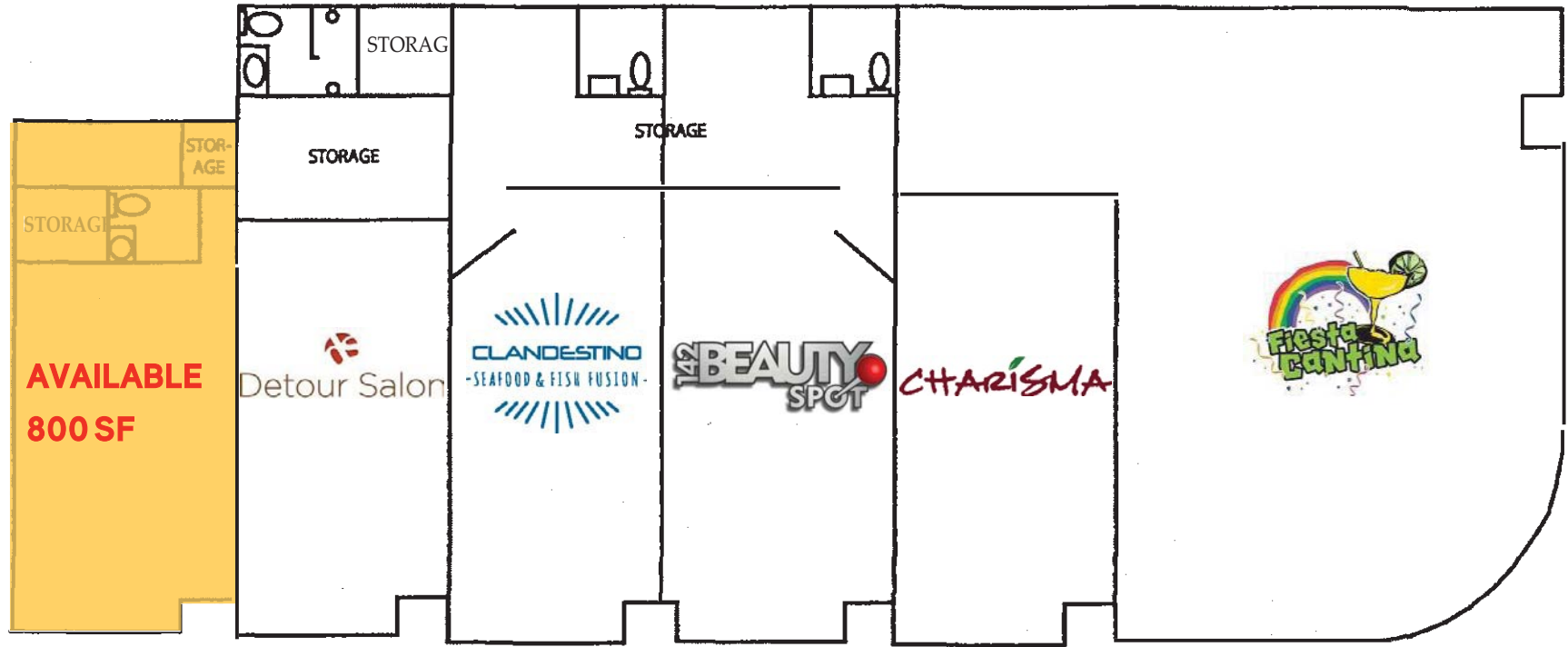
163

Balboa Park

REYNARD WAY

1ST AVENUE

3RD AVENUE



UNIVERSITY AVE

**DEMOGRAPHICS**

	<u>1 MILE RING</u>	<u>3 MILE RING</u>	<u>5 MILE RING</u>
2015 TOTAL POPULATION	26,423	220,096	524,996
2020 TOTAL POPULATION	28,291	236,051	556,404
HOUSE HOLD INCOME	\$83,259.00	\$75,208.00	\$74,094.00



1ST AVE

3RD AVE

800 SF

empirehouse

UNIVERSITY AVE

MO'S  
BARBQ

Walgreens

ORTEGA'S  
A Mexican Bistros

