



**Pinkberry**

**FOR LEASE**

Restaurant Site | **3795 4th Avenue** | Hillcrest



**3795 4th Ave**

BALBOA PARK  
BANKER'S HILL  
LITTLE ITALY  
DOWNTOWN SD

## AREA HIGHLIGHTS

- In the sought-after neighborhood of Hillcrest
- Charming setting draws traffic from surrounding residents and businesses
- Scripps Mercy Hospital & UCSD Medical Center are within a mile from the building
- California State Route 163 is just blocks away, providing convenient access from all over San Diego
- San Diego residents frequent Hillcrest as a week night and weekend destination



## BUILDING HIGHLIGHTS

- ±1,014 SF freestanding restaurant building with rare off-street parking
- Incredible opportunity at the busy signalized intersection of Robinson Ave and 4th Ave
- Three parking spaces included with abundant street parking available
- Close proximity to other thriving restaurants: Snooze an A.M. Eatery, Tajima Ramen
- Luna Grill, Burger Lounge, Hash House A Go Go



# RETAIL INSITE

## Market Summary

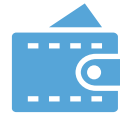
3795 4th Ave, San Diego, California, 92103

\* This report was produced using data from private and government sourced deemed to be reliable. The information herein is provided without representation or warranty

### INCOME



70,152  
Median HH Income



56,035  
Median Disposable Income

### EMPLOYMENT

79%

White Collar

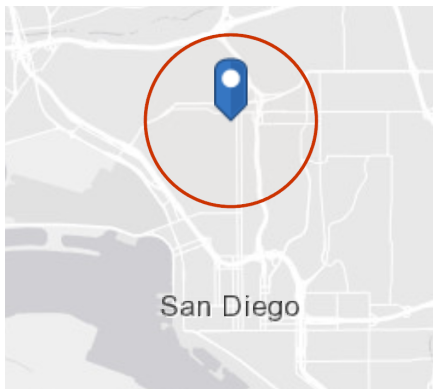
7%

Blue Collar

14%

Services

2.4%  
Unemployment Rate



### EDUCATION



10%  
High School Graduate



24%  
Some College



63%  
Bachelor's/Grad/Prof Degree

### POPULATION



28,193  
Total Population



16,544  
Total Households

38,471  
Total Daytime Population

40.8  
Median Age

### Tapestry Segments

<b>3C</b>	<b>Trendsetters</b> 7,365 households	<b>44.5</b> of Households
<b>3B</b>	<b>Metro Renters</b> 5,453 households	<b>33.0</b> of Households
<b>8B</b>	<b>Emerald City</b> 2,055 households	<b>12.4</b> of Households

### RACE AND ETHNICITY

White	22,235	78.87%
Black/African American	954	3.38%
American Indian/Alaska Native	151	0.54%
Asian	2,047	7.26%
Pacific Islander	78	0.28%
Other Race	1,415	5.02%
Two or More Races	1,313	4.66%
Hispanic	4,902	17.39%



**RI** RETAIL INSITE

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*La Pizzeria*  
*Arrivederci*

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