



# 1253-55 University Ave

**Signature Hillcrest Retail/Office Space For Lease**

±3,045 - 6,300 SF



**URBAN**  
PROPERTY  
GROUP est. 1989



# The Property

1253-55 University Ave

Address

±3,045 - 6,300 SF

Available Space

Retail/Office

Space Use

Contact Broker

Lease Rate

For leasing information, contact

Cam Lacey

619 736 4014

cam@upgsocal.com

Lic No 01955796

## Prime Location

Ground floor retail and second-floor office space available in the heart of Hillcrest’s vibrant urban core

## Retail Features

Turnkey fitness space featuring quality gym flooring, showers, and restrooms

## Office Features

Modern second-floor office space with a kitchen, private offices, large open workspace, and smooth concrete floors

## Office Parking

8 parking spaces available for office space

## Signage and Visibility

Exceptional signage and visibility with 65 feet of frontage along University Avenue (22,926 ADT)

## The Neighbors

Surrounded by top neighborhood amenities, including Negociant Winery, Hillcrest Corner Kitchen, Prager Brothers, Gossip Grill, and many more!

## 2nd Floor Office Space

±6,300 SF

## Ground Floor Retail Space

±3,045 SF



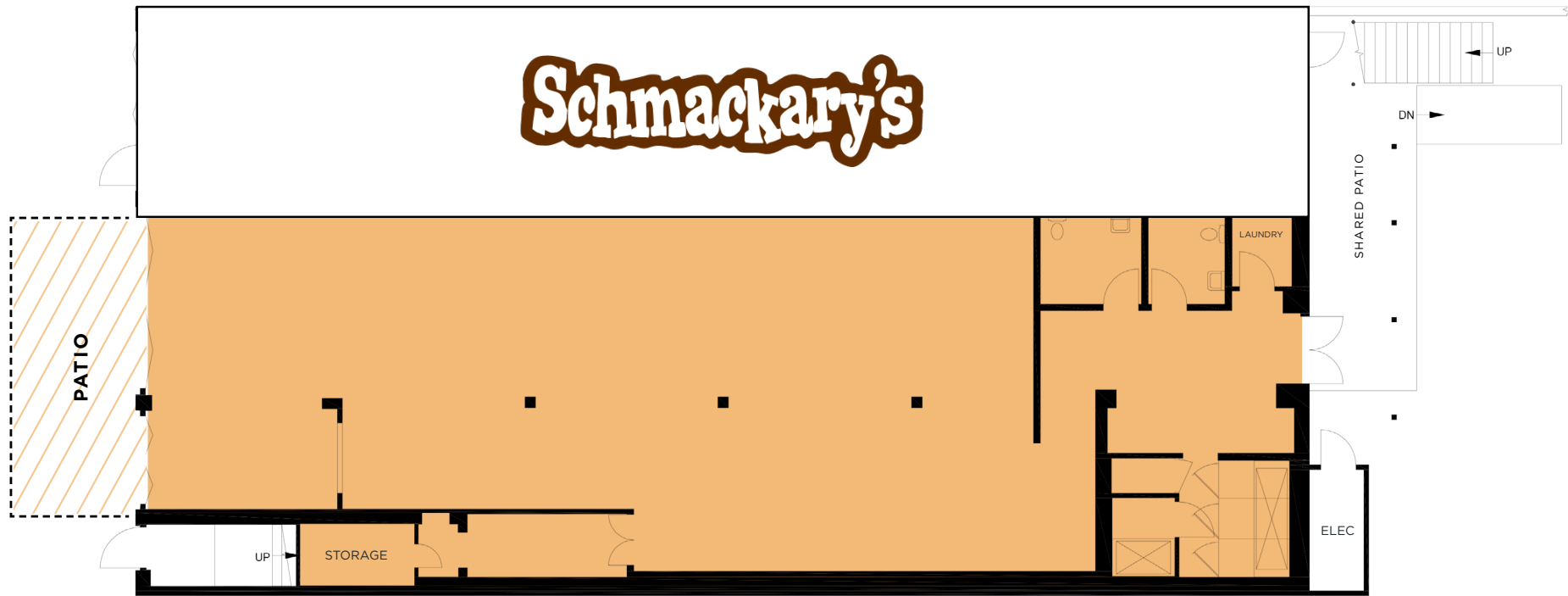


Ground Floor  
Retail Space

±3,045 SF



UNIVERSITY AVE - 22,926 ADT

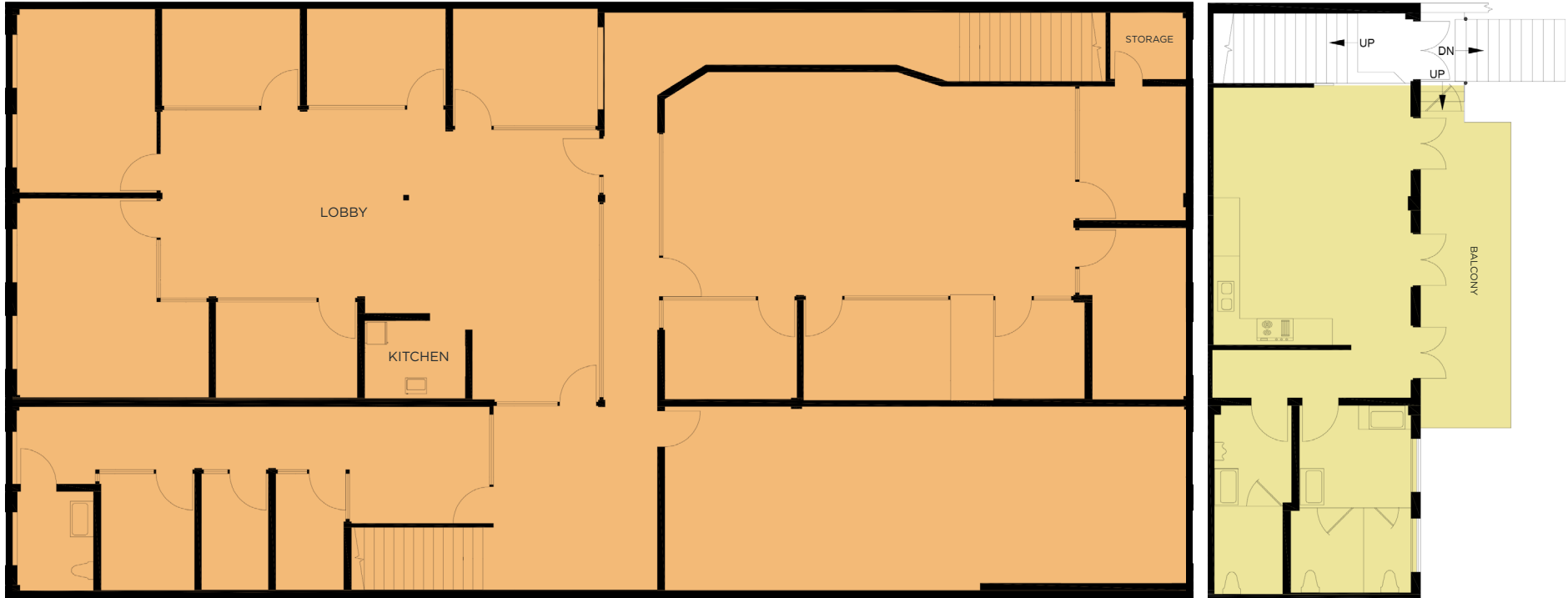




Second Floor  
Office Space

±6,300 SF

UNIVERSITY AVE - 22,926 ADT



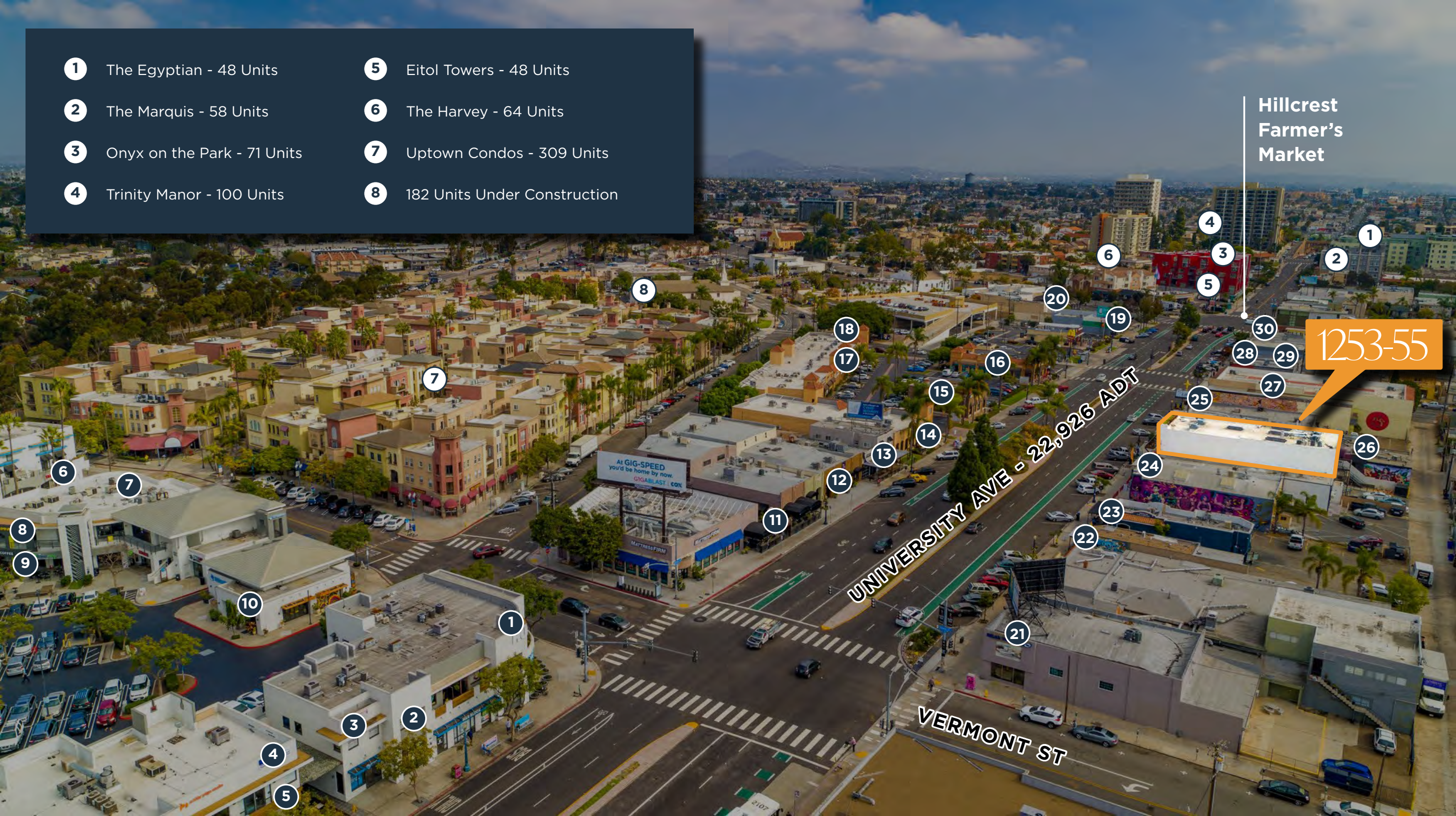
±5,049 SF

±1,251 SF MEZZANINE





- 1 The Egyptian - 48 Units
- 2 The Marquis - 58 Units
- 3 Onyx on the Park - 71 Units
- 4 Trinity Manor - 100 Units
- 5 Eitol Towers - 48 Units
- 6 The Harvey - 64 Units
- 7 Uptown Condos - 309 Units
- 8 182 Units Under Construction



Hillcrest  
Farmer's  
Market

1253-55

- |                          |                            |
|--------------------------|----------------------------|
| 1 Dental Express         | 16 Cali "O" Burgers        |
| 2 Regenerative Wellness  | 17 Penzey's Spices         |
| 3 Grace Threading        | 18 Wonderful Sushi         |
| 4 Covet Beauty Studio    | 19 Cellar Hand             |
| 5 Tavola Nostra          | 20 Hillcrest Brewing       |
| 6 Trader Joe's           | 21 Insufficient Fun        |
| 7 Handel's Icecream      | 22 Roots Bowls             |
| 8 Core Power Yoga        | 23 La Fuente               |
| 9 Starbucks              | 24 LIV Juice Bar           |
| 10 Rainbow Flowers       | 25 Negociant Winery        |
| 11 Gossip Grill          | 26 EQ San Diego            |
| 12 Hillcrest Nail Lounge | 27 Celestial Lotus Healing |
| 13 Uptown Tavern         | 28 Alibi                   |
| 14 Starbucks             | 29 White Elephant          |
| 15 Prager Brothers       | 30 Baja Betty's            |





What's Nearby?

1,300+

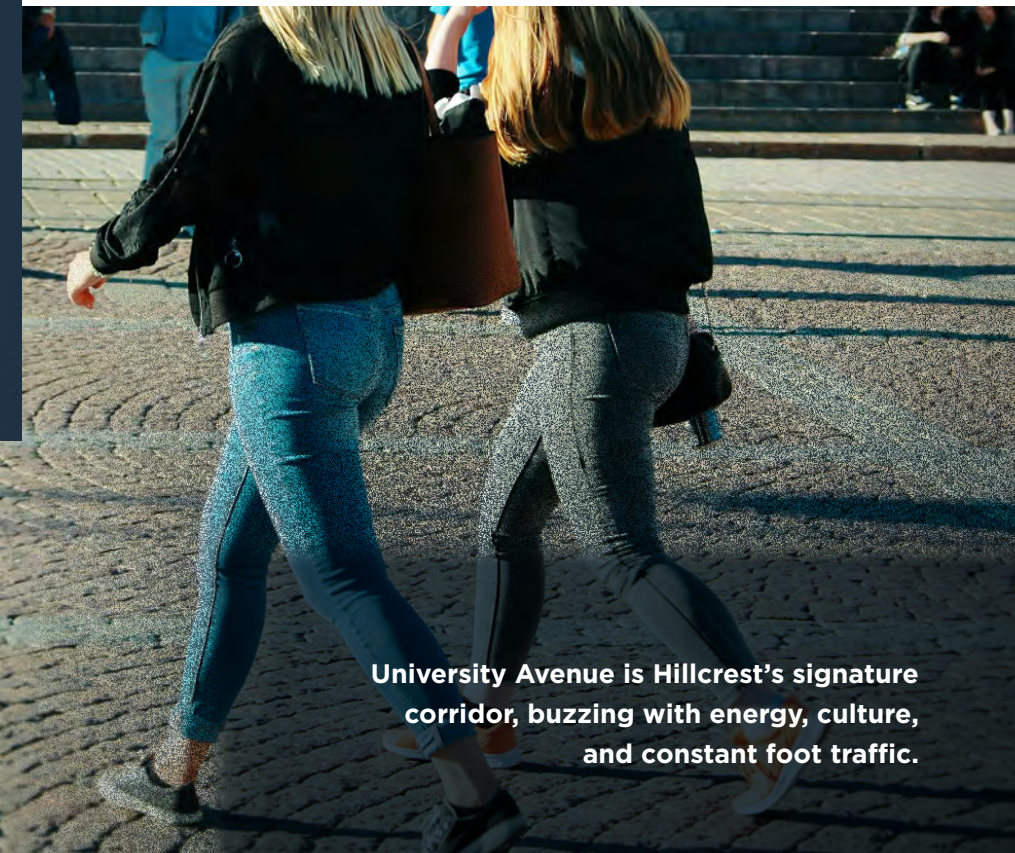
Businesses

*Anchoring a dynamic neighborhood filled with nonstop activity*

200+

Eateries

*Offering flavors from casual comfort food to upscale dining*

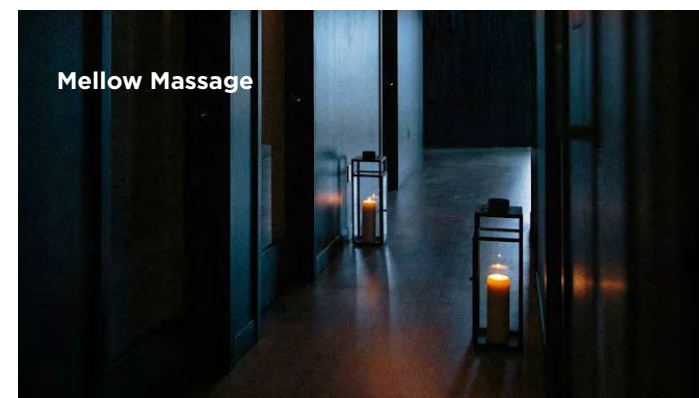


## Join the Urban Buzz

### The Neighbors

In the heart of Hillcrest's busiest corridor, surrounded by nonstop neighborhood activity, this location places you steps from a lively mix of cafés, restaurants, boutiques, fitness studios, and everyday essentials that keep University Avenue thriving from morning to night.

Mellow Massage



University Avenue is Hillcrest's signature corridor, buzzing with energy, culture, and constant foot traffic.





Hillcrest keeps topping “Best Neighborhoods in San Diego” lists thanks to its walkability, buzzing dining scene, and endless local flavor.



There’s something for everyone to enjoy



The Heart of Uptown

Just north of Downtown, Hillcrest is a vibrant and walkable neighborhood known for its eclectic mix of dining, cafés, boutiques, and unique local shops that create a lively, welcoming atmosphere.



Food & Drink



Hillcrest offers fresh bites, craft drinks, and nonstop energy

Arts & Entertainment



A creative hub filled with galleries, shows, and nightlife

Local Events



Packed with festivals, markets, and community fun

The Demographics

*\*Within 2 mi. of site*

	1 Mile	2 Miles	3 Miles
Population (2024)	37,362	114,516	261,628
Population (2029)	37,400	114,963	262,241
Daytime Employment	33,115	98,134	225,489
Total Households	21,501	62,450	126,510
Avg. HH Income	\$107,542	\$108,756	\$105,955
Consumer Spending	\$665.1M	\$2B	\$3.9B

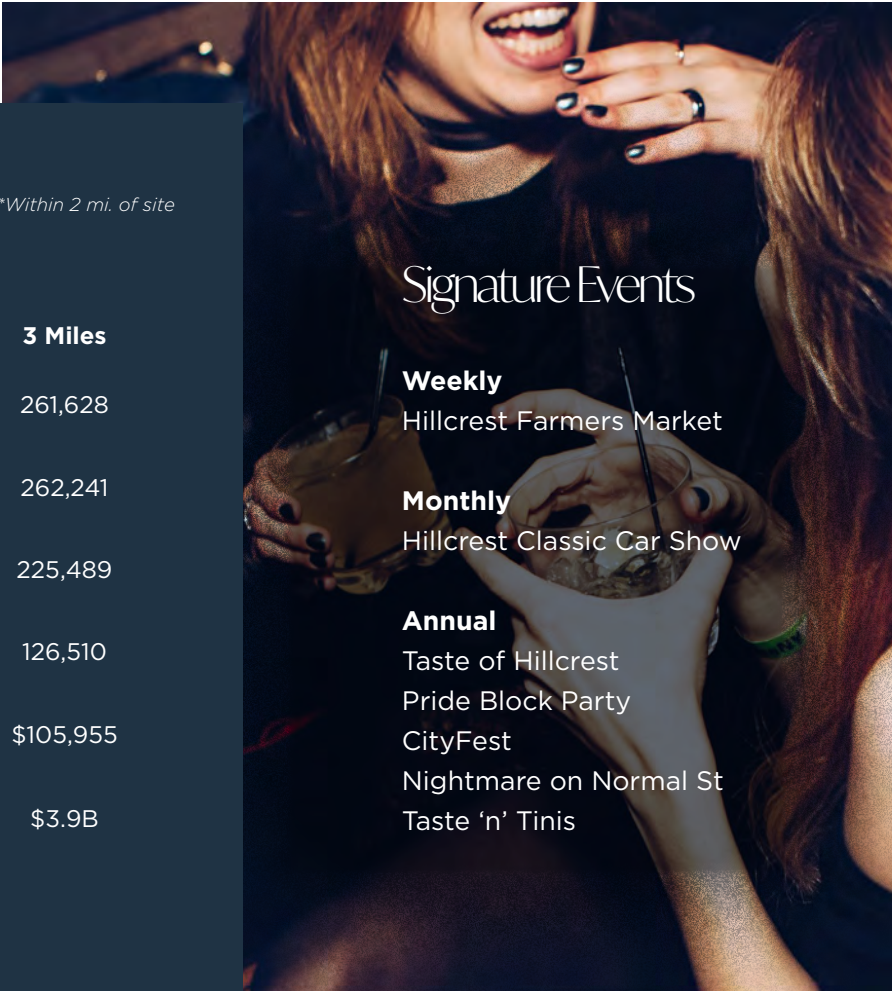
\* Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Signature Events

**Weekly**  
Hillcrest Farmers Market

**Monthly**  
Hillcrest Classic Car Show

**Annual**  
Taste of Hillcrest  
Pride Block Party  
CityFest  
Nightmare on Normal St  
Taste ‘n’ Tinis







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