



1727
UNIVERSITY AVE

Prime Hillcrest Retail Space

±1,000 SF



HILLCREST

WELCOMING.VIBRANT.
ARTISTIC.CULTURED.

Prime retail space now available in the heart of Hillcrest, one of San Diego’s most vibrant and walkable neighborhoods. Surrounded by top restaurants, boutiques, and heavy foot traffic, this location offers exceptional visibility and access.

ADDRESS: 1727 University Ave, San Diego, CA

AVAILABLE SPACE : ±1,000 SF

LEASE RATE: \$3,500/Mo. + Utilities

SPACE TYPE: Retail

TIMING: 30–60 Days



CONDITION

Second generation retail space in the heart of Hillcrest

SIGNAGE AND VISIBILITY

Fantastic visibility and signage opportunity on University Ave – 19,000+ vehicles pass this site daily

NEIGHBORHOOD

Walking distance to Mostra Coffee, InsideOUT, RustiCucina, Trust, Alibi, and many more!

HILLCREST FARMER’S MARKET PROXIMITY

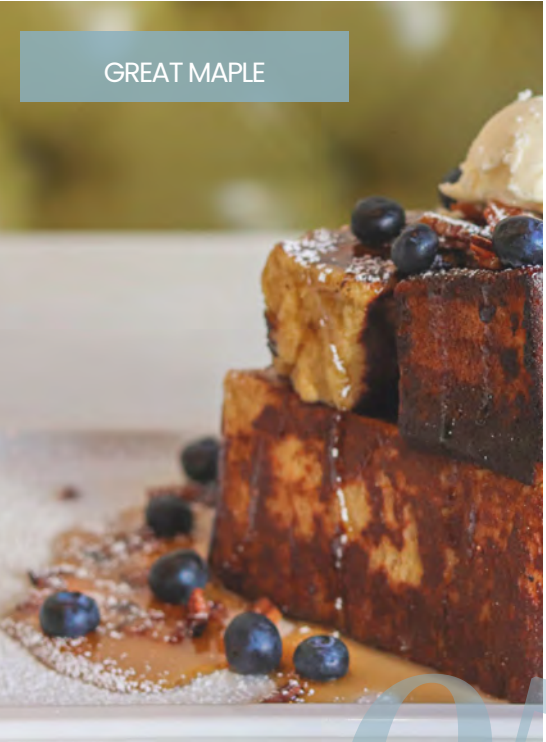
Just one block from Hillcrest Farmers Market (San Diego’s original and largest) featuring 175+ vendors and drawing over 10,000 weekly visitors

THE LOCATION

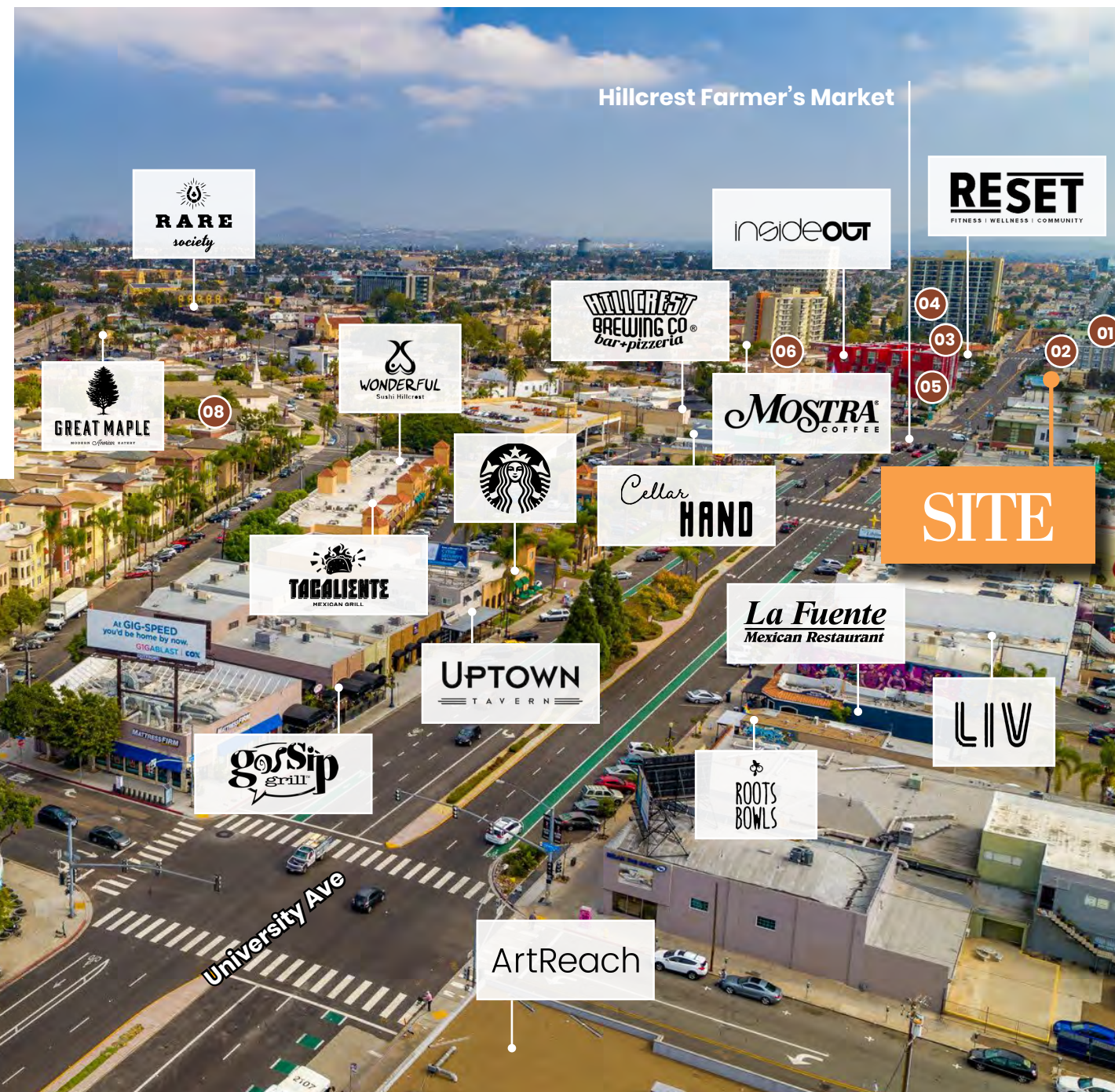
Hillcrest is one of San Diego’s best urban neighborhoods and a hub for recreation, arts, and culture

THE
NEIGHBORS

Just north of downtown, Hillcrest is a lively neighborhood filled with bars, restaurants, coffee houses, boutiques, and shops. Known for its welcoming vibe and walkable streets, it also hosts community events and serves as a central hub for gatherings.



- 01 The Egyptian | 48 Units
- 02 The Marquis | 58 Units
- 03 Onyx on the Park | 71 Units
- 04 Trinity Manor | 100 Units
- 05 Eitol Towers | 48 Units
- 06 The Harvey | 64 Units
- 07 Uptown Condos | 309 Units
- 08 182 Units Under Construction



DISCOVER
HILLCREST

	1 Mile	2 Mile	3 Mile
Population (2024)	50,773	99,960	167,549
Project Population (2029)	51,510	100,721	168,104
Total Daytime Employment	66,548	110,948	217,028
Total Households	27,765	48,328	78,590
Avg. Household Income	\$108,660	\$108,285	\$109,445
Total Consumer Spending	\$809M	\$1.5B	\$2.5B



LOCAL BUSINESSES

Hillcrest is San Diego’s most vibrant neighborhood, and its bustling business district offers lots of opportunities for shopping. From handcrafted art and gifts to gorgeous furnishings and home decor, Hillcrest has it all!

DINING

Brimming with cafes, bistros and five-star dining restaurants, Hillcrest is a connoisseur’s delight! With over 200 restaurants lining the streets of Hillcrest, there is something for everyone to enjoy! Diners can now find award winning restaurants or mouth watering dishes with a few simple clicks.

UNIQUE NIGHTLIFE

In keeping with it’s youthful population, Hillcrest has a thriving reputation for its unique nightlife in San Diego. The neighborhood is known for its progressive attitude and active LGBT community so a night out here might mean you seeing a nationally known artist performing. From fabulous nightclubs to quaint retreats, whether you are looking to see and be seen, or looking for something off the beaten track – Hillcrest is the perfect playground.



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