

±1,500-6,236 SF Retail/Restaurant Space Available For Lease

FOR LEASE

Hwy-94 ±179,000 VPD

The
ORCHARD
at Hilltop

±1,500 - 6,236 SF
AVAILABLE

±1,335 SF
COVERED PATIO

Hilltop Dr

Euclid Ave ±28,700 VPD

5
0
3
2

HILLTOP DRIVE
San Diego, CA 92102

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

- Located at The Orchard at Hilltop, a mixed-use affordable development with 113 apartments
- Excellent visibility and signage along Euclid Ave with 28,700 VPD
- Conveniently located directly adjacent to the H-94 off-ramp, with 179,000 VPD
- Densely populated area with 275,000 residents in a 3-mile radius
- 21 designated retail parking spaces
- Retail space can be demised as needed
- Landlord is willing to offer tenant attractive terms & favorable TI package

RATE: CONTACT BROKER FOR DETAILS



Demographic summary

	1 Mile	3 Mile	5 Mile
Population	26,117	275,395	642,227
Households	7,391	82,945	232,557
Average HH Income	\$72,637	\$81,096	\$92,922

Traffic counts

STREET	VPD
Hwy-94	±179,000 VPD
Euclid Ave	±28,700 VPD

SITE PLAN

Hilltop Crossing
Construction Completed Nov 24'
47 Single Family Homes/Townhouses

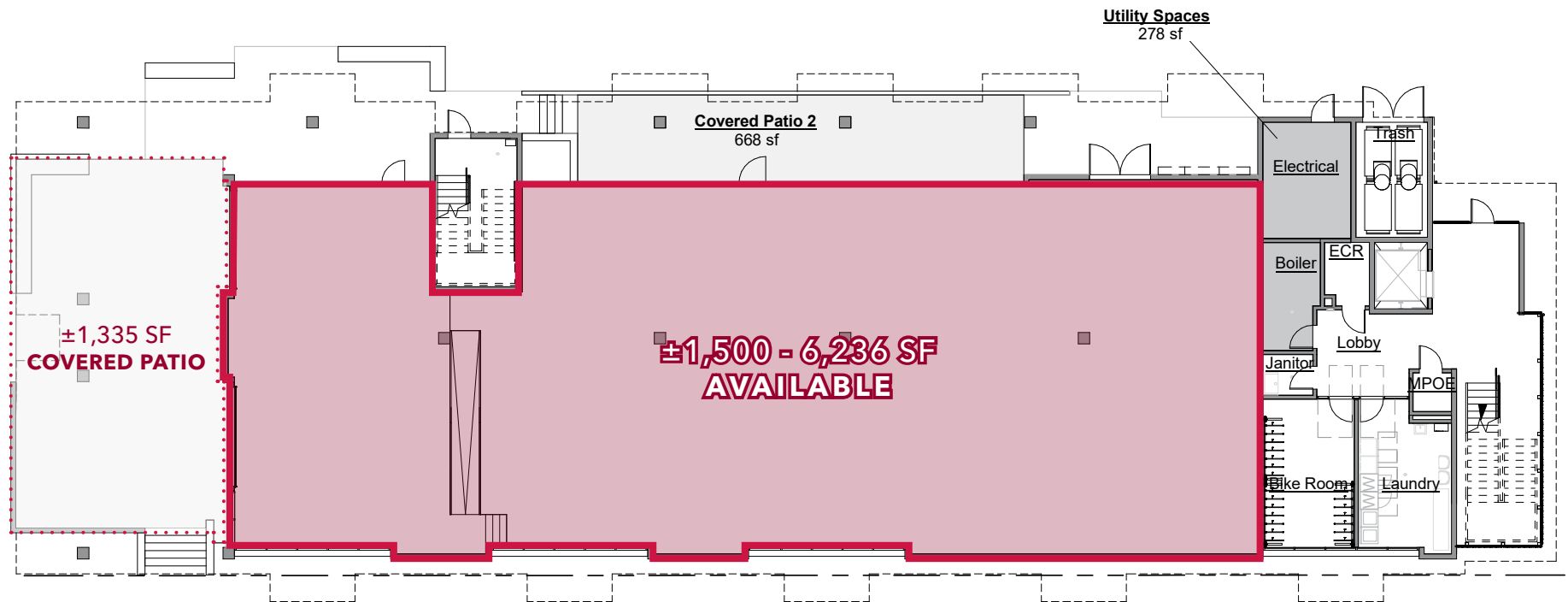
Hilltop Dr

±1,500 - 6,236 SF
AVAILABLE

±1,335 SF
COVERED PATIO

Euclid Ave ± 23,700 VPD

FLOOR PLAN



**Landlord is open to demising retail space as needed*

PROPERTY PHOTOS



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HILLTOP DRIVE
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San Diego, CA 92102



5032

HILLTOP DRIVE

San Diego, CA 92102



±179,000 VPD

Gompers
Preparatory
Academy

Gompers
Park

HILLTOP CROSSING

Construction
Completed Nov 24'
47 Single Family
Homes/Townhouses

SUBJECT
SITE


Hilltop Dr



Euclid Ave ±28,700 VPD

Winston Dr

Roswell St



FOOD 4 LESS



Horton
Elementary
School

Access
Youth
Academy

Walgreens

Central
Region Public
Health Center



DOLLAR TREE

dd's
DISCOUNTS





1



SUBJECT SITE
LA





2



3

BALBOA PARK

Balboa Park Golf Course
San Diego Air & Space Museum
San Diego Automotive Museum
San Diego Museum of Art
Museum of Us
San Diego Natural History Museum
Japanese Friendship Garden

DRIVE TIMES		
	Balboa Park	13 min
	Gaslamp Quarter	13 min
	San Diego International Airport	15 min
	UCSD	25 min



5032

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