

±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

±28,700 VPD

Hilltop Dr

Euclid Ave

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

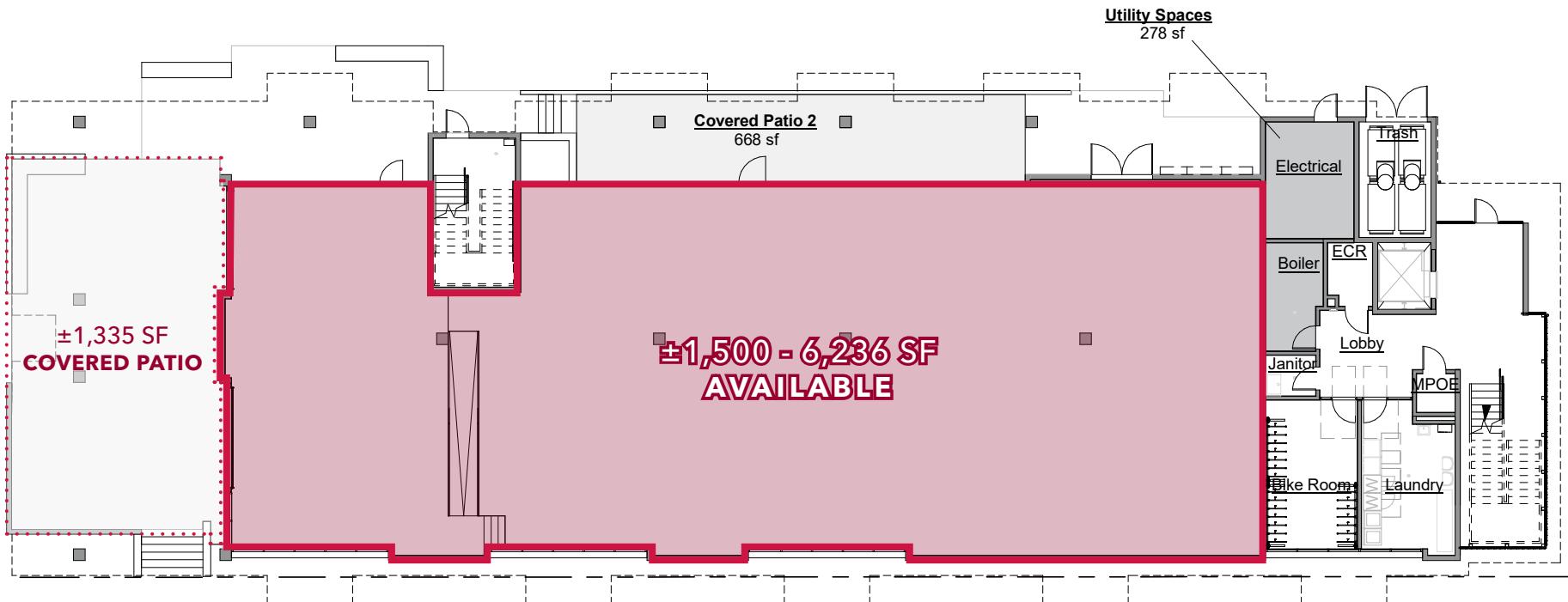
Hilltop Dr

±1,335 SF
COVERED PATIO

±1,500 - 6,236 SF
AVAILABLE

Euclid Ave ± 28,700 VPD

FLOOR PLAN



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

PROPERTY PHOTOS

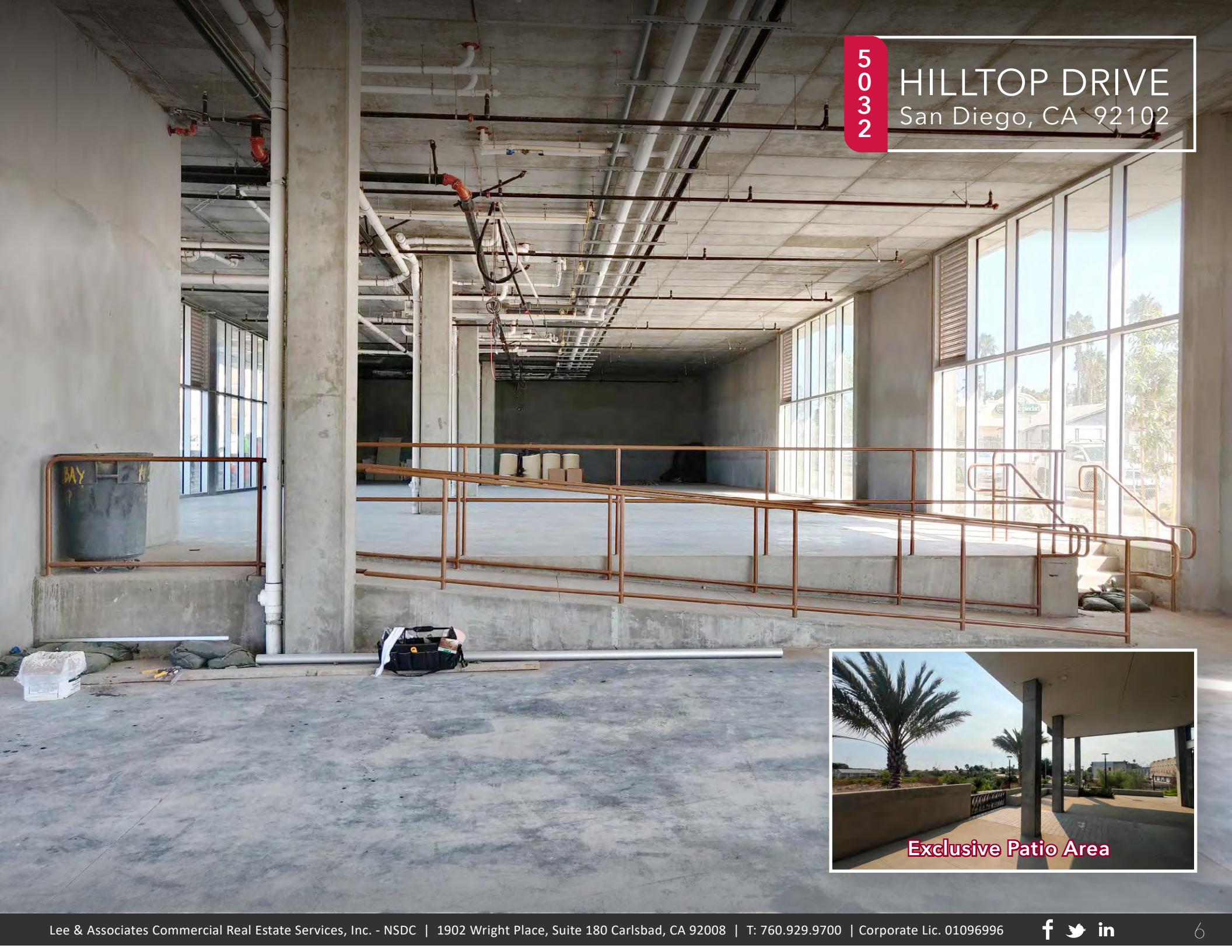


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Exclusive Patio Area

5
0
3
2

HILLTOP DRIVE

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