

Hillcrest Center

600-696 University Avenue, San Diego

Prime Retail Space Available

For Lease: ± 1,050 SF



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CalDRE #01960128

The information contained herein, while obtained from sources believed to be reliable, is not guaranteed

Highlights:

- **Prime west-facing elevation with billboard-level exposure** to the State Route 163 on/off ramps
- **Exceptional traffic counts:** $\pm 36,000$ cars/day on Sixth Ave and $\pm 26,000$ cars/day on University Ave, totaling $\pm 62,000$ cars/day
- **Strong daytime and evening pedestrian activity**, further strengthened by thousands of new residential units recently built within blocks of the site
- **Unmatched visibility with easy ingress/egress** from one of Hillcrest's busiest intersections
- **One of Hillcrest's few retail centers with dedicated on-site parking**
- **Located in a highly curated retail corridor** alongside national anchors including Whole Foods Market, Walgreens, Starbucks, Pavilions, Trader Joe's, Ralphs, Peet's Coffee, GNC, Chipotle FedEx Office, and iTAN Sun Spray Spa
- **Dense urban trade area** with $\pm 240,000$ residents within a 3-mile radius
- **Affluent surrounding demographics** with average household income of $\pm \$102,500$ within a 1-mile radius



Dual-Facing Signage: SR-163 Gateway Exposure + University Avenue Parking Lot Visibility



Prime Retail Space For Lease $\pm$ 1,050 SF



Billboard-Level Exposure at a High-Traffic Intersection

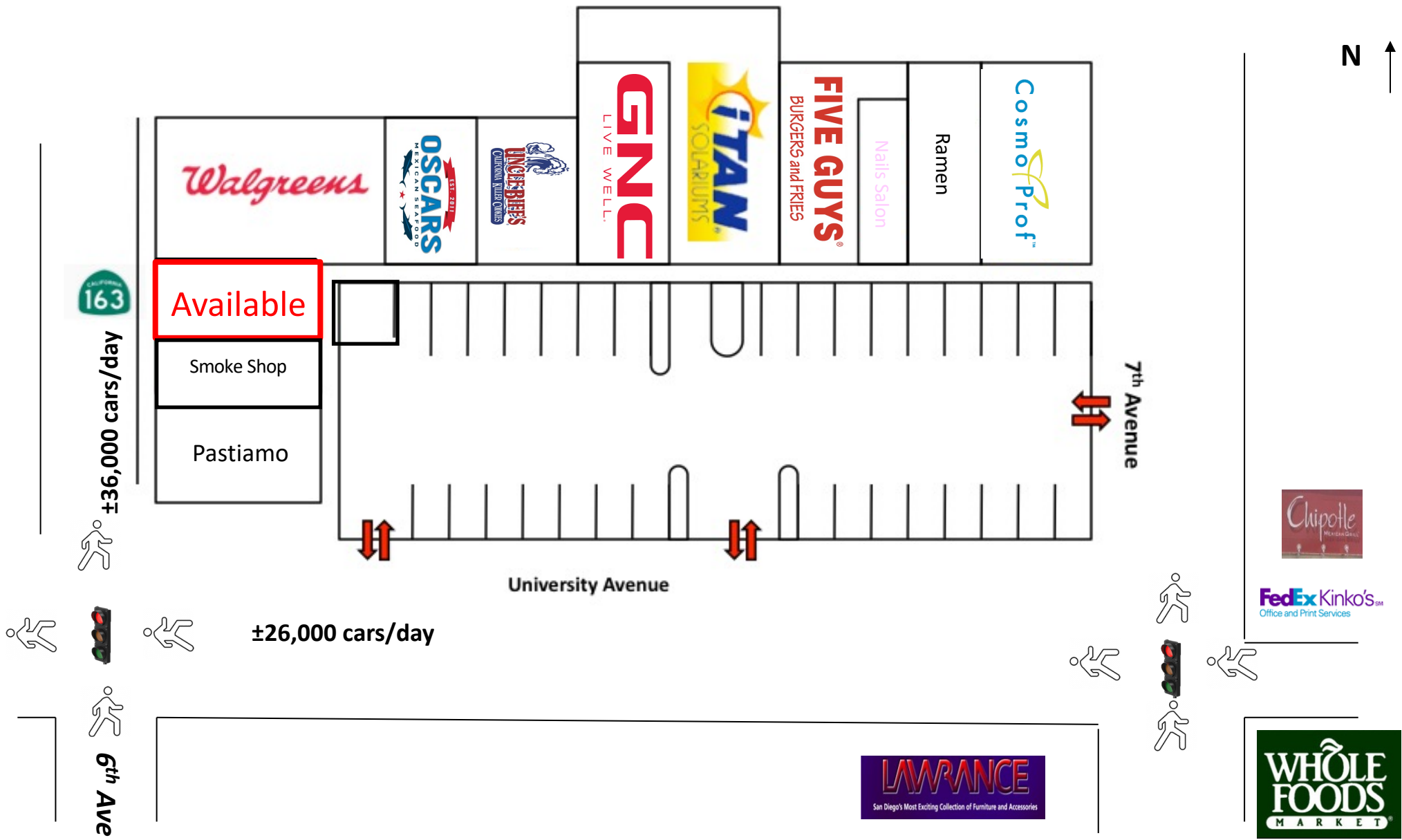


Your Name Here

±62,000 cars/day

Site Plan

(Square footages are approximate)



Traffic Drivers

+/-1,300+ nearby residential units plus national grocery, pharmacy, coffee and medical demand drivers within the immediate Hillcrest core

Nearby Housing Developments

Development	Units
Rowyn Luxury / Class A	435
FLATS Hillcrest Luxury / Class A	301
Denizen Luxury / Class A	151
8th & U New luxury	90
4th & Brookes New luxury	88
8th Avenue Family Housing	80
10th & Robinson Luxury / new construction	69
Hillcrest Hall	98
7th & Robinson Lofts	16

Retailers & Traffic Drivers

National Credit Retailers

Whole Foods

Trader Joe's

Ralphs

Walgreens

FedEx

Peet's

GNC

Major Traffic Drivers

UC San Diego Health

24-hour Hillcrest Medical Center and ER; major employee, patient and visitor draw.

Scripps Mercy

Central San Diego hospital with 24/7 ER and Level I trauma services nearby.

Hillcrest Farmers Market

Every Sunday, 9 AM-2 PM, on University Ave between Herbert St. and Park Blvd.

San Diego Pride

Regional event draw centered in Hillcrest; Pride weekend brings 250,000+ attendees.

The Center

San Diego LGBT Community Center at 3909 Centre St.; daily services, events and civic traffic.

DEMOGRAPHICS



POPULATION

1 MILE

30,076

3 MILE

244,827

5 MILE

567,450



AVERAGE HOUSEHOLD INCOME

1 MILE

\$102,561

3 MILE

\$98,753

5 MILE

\$97,074

*Data from Costar

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