

MISSION HILLS

● PLAZA ●

FOR LEASE

*Freestanding
Retail / Restaurant /
Bank Opportunity
With Parking*

Fronting Washington Street



Washington Street - 22,559 ADT

**FLOCKE &
AVOYER**

Commercial Real Estate

For Leasing Information

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*Disclaimers



Opportunity Highlights

515 W WASHINGTON STREET

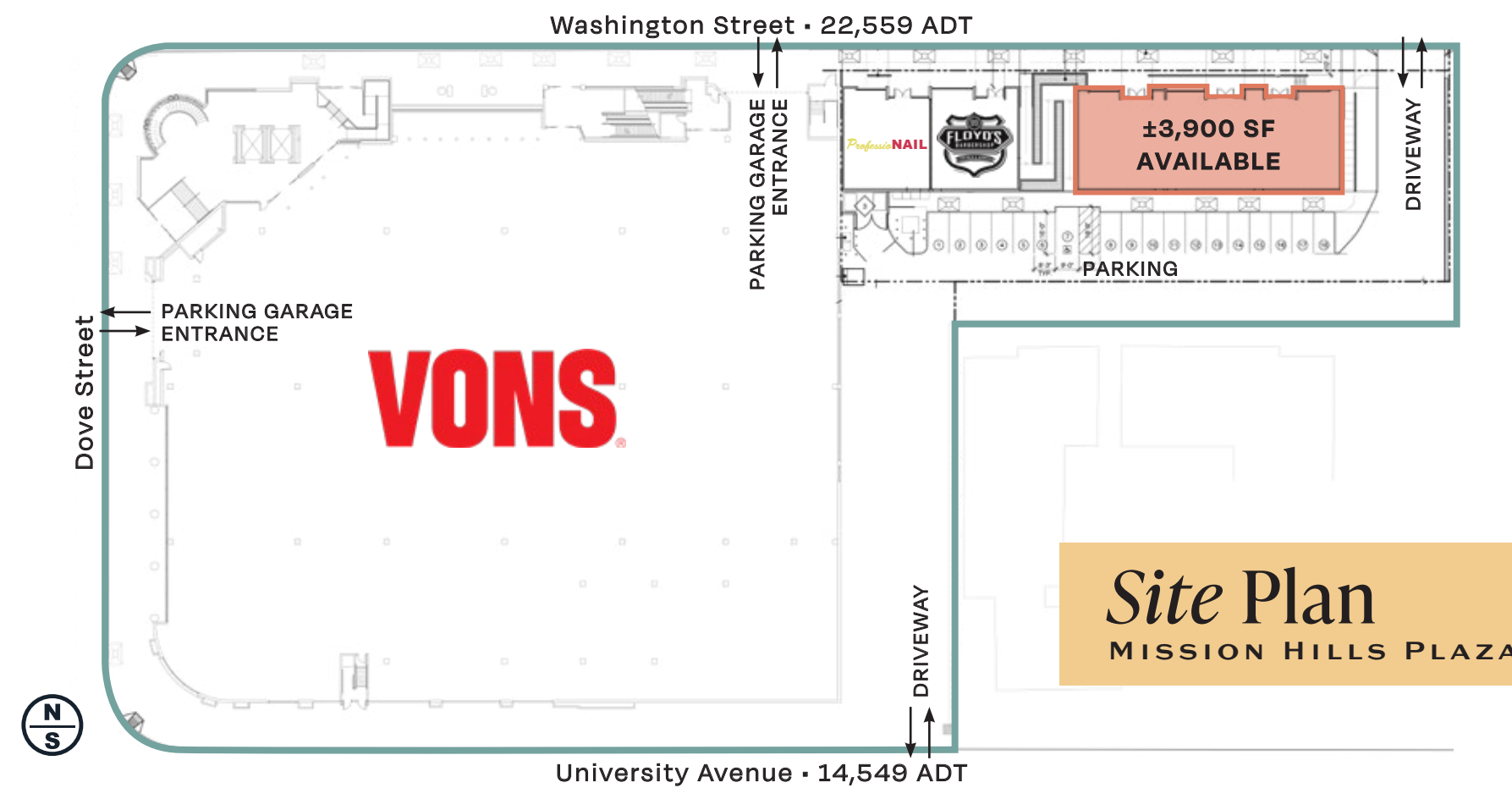
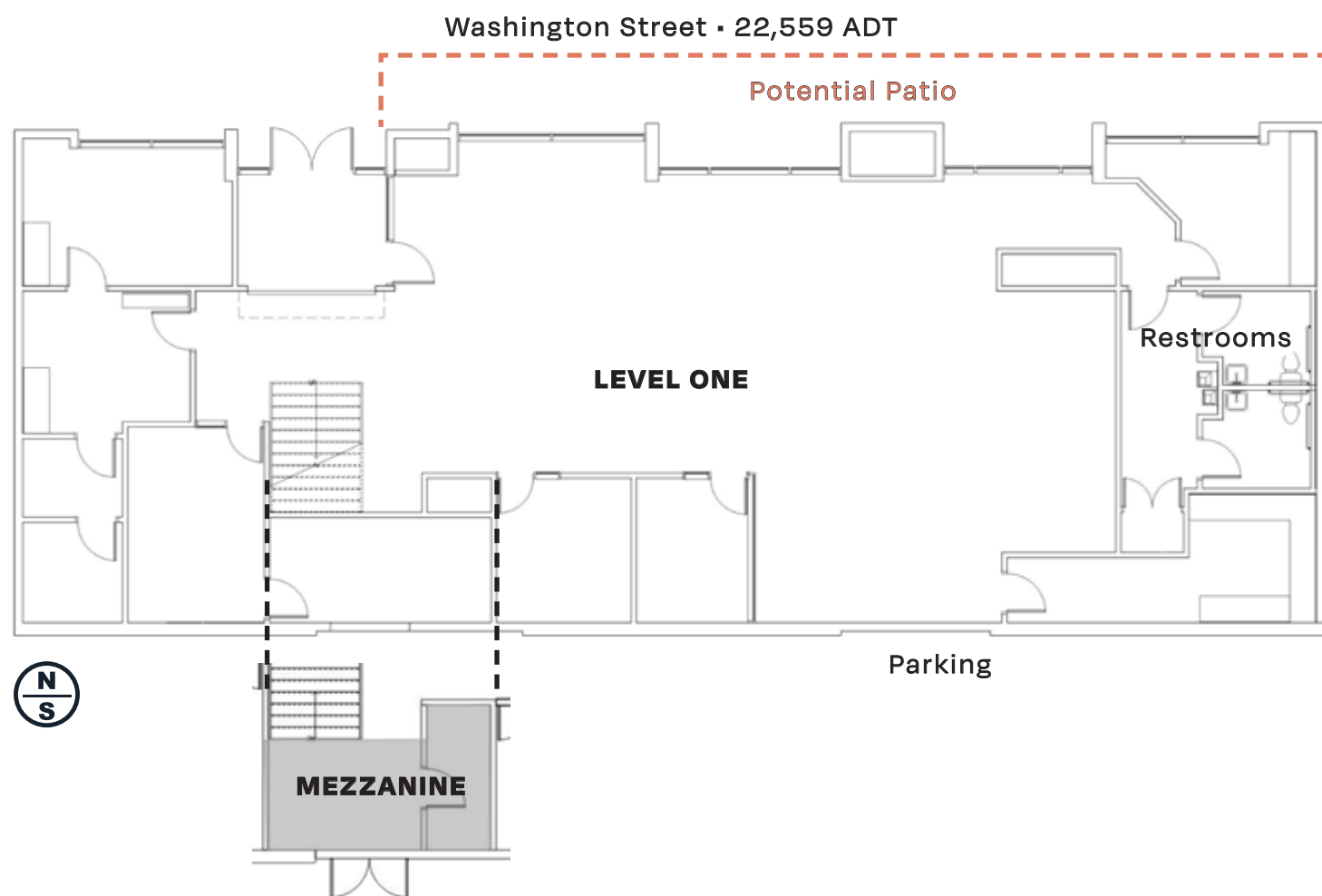
- + ±3,900 SF freestanding retail / restaurant / bank space for lease
- + Co-tenancy with Vons, Floyd's Barbershop, and Professional Nail Salon
- + ±103ft of high-visibility frontage on Washington Street (22,559 cars per day)
- + Surface parking stalls at back plus shared access to Vons parking garage
- + Potential patio space available
- + Previously occupied by Chase Bank
- + In the heart of the Mission Hills neighborhood and close proximity to Hillcrest
- + Area tenants include Lazy Acres, Farmer's Bottega, Cardellino by Trust Restaurant Group, Renegade Fitness, and Bronx Pizza



Floor Plan

- + ±3,900 SF total
- + ±162 SF mezzanine
- + Potential patio space
- + Parking located behind building plus adjacent parking garage

**This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*



Site Plan

MISSION HILLS PLAZA

Area Map



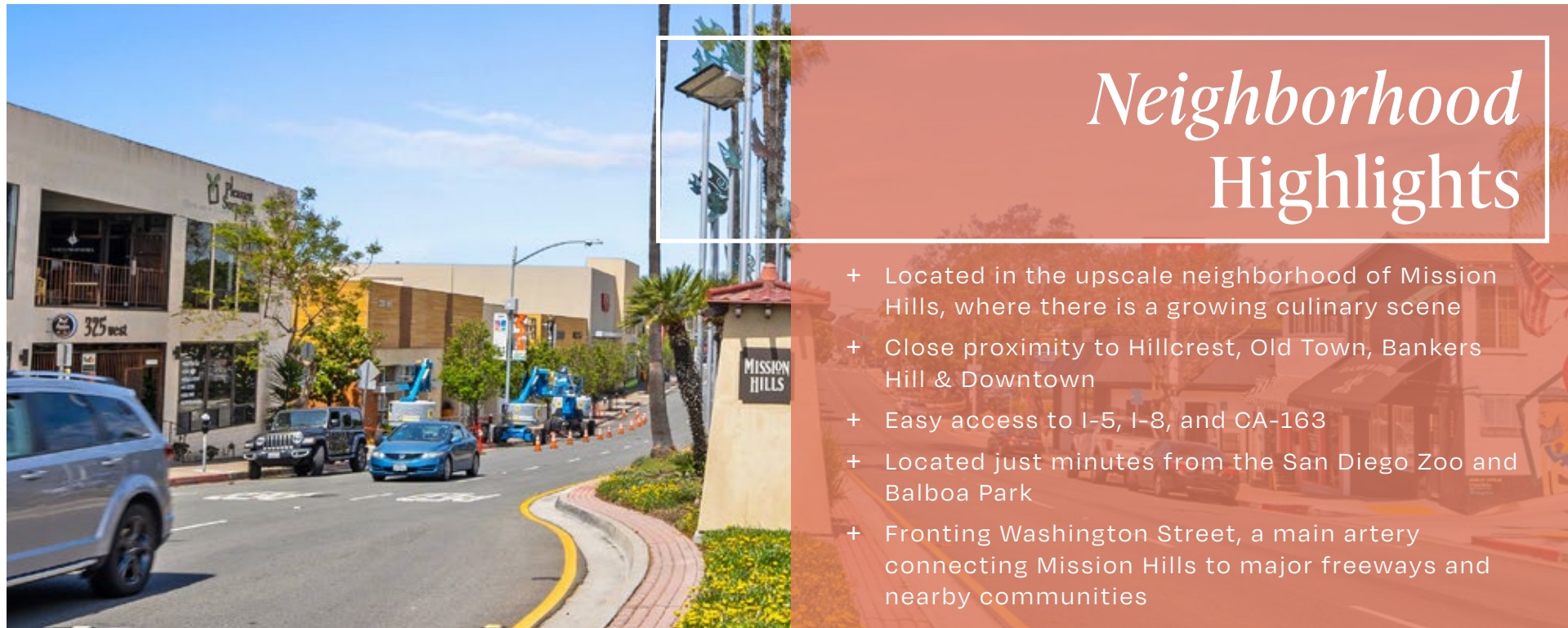
+14,497
housing units
within 1 mile
of property

Join these popular area tenants...



Neighborhood Highlights

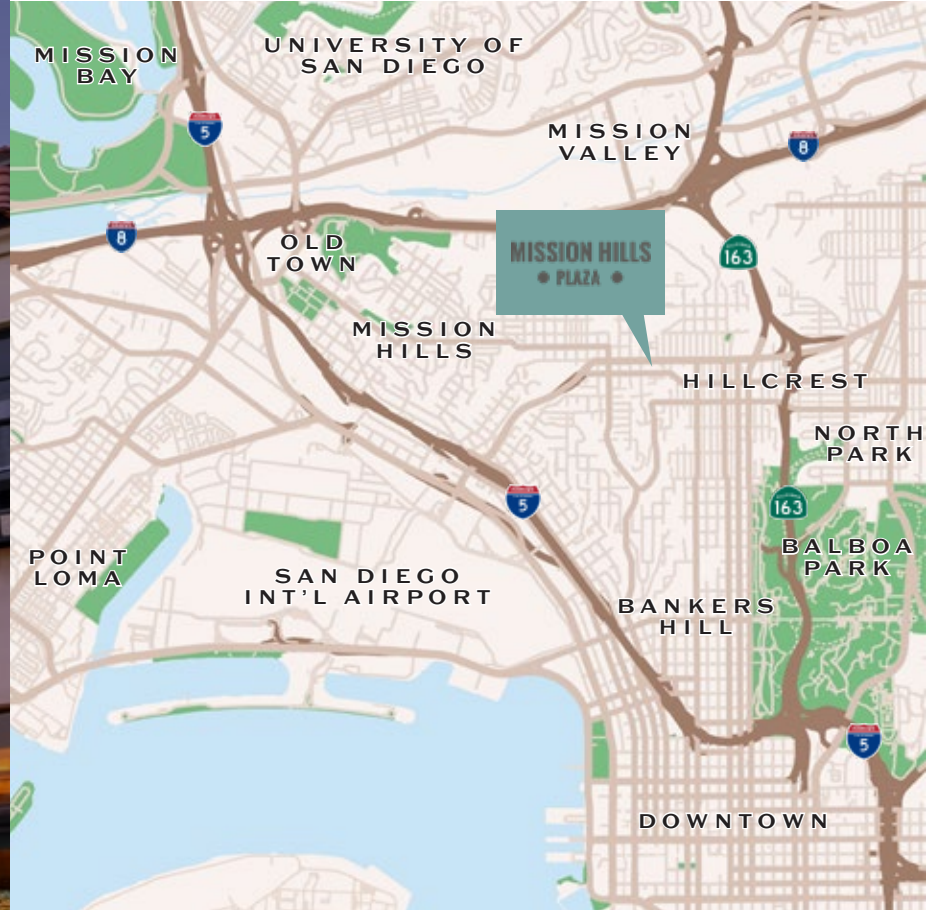
- + Located in the upscale neighborhood of Mission Hills, where there is a growing culinary scene
- + Close proximity to Hillcrest, Old Town, Bankers Hill & Downtown
- + Easy access to I-5, I-8, and CA-163
- + Located just minutes from the San Diego Zoo and Balboa Park
- + Fronting Washington Street, a main artery connecting Mission Hills to major freeways and nearby communities





Mission Hills | San Diego

Demographics



	1 MILE	3 MILES	5 MILES
POPULATION	24,262	216,621	548,138
HOUSEHOLD INCOME	\$117,971	\$102,218	\$99,346
DAYTIME POPULATION	28,049	260,186	466,112
MEDIAN AGE	39.5	36.0	35.1

IN MISSION HILLS...

\$173,792 <i>Average household income</i>	3,620 <i>Total households</i>	594 <i>Total businesses</i>
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*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



San Diego Facts



3.3M

Population of San Diego County

35.1M

Annual visitors to San Diego

\$11.6B

Visitor spending in San Diego annually

8TH

Largest city in the country

20.6M

Annual air passengers at San Diego Int'l Airport

12M

Annual visitors to Balboa Park & the San Diego Zoo

NO. 5
Best Foodie City in America (2021, Rent.com)





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