

FOR LEASE

FULLY FIXTURIZED RESTAURANT

— MISSION HILLS —



OPPORTUNITY HIGHLIGHTS

4033 Goldfinch Street

- 2nd generation restaurant space
- Fully fixtured & amenitized (all FF&E)
- ±4,808 SF
- Previously occupied by Brooklyn Girl Eatery
- ABC Type 47 license available for purchase - ABC license includes right for off-site sale of wine
- 47 On-site parking spaces and community parking
- Potential for valet parking
- Located below the 1Mission residential building with 48 condo units
- Ideally located at the intersection of Goldfinch & Fort Stockton
- Situated in the Mission Hills neighborhood and adjacent to Hillcrest
- Easy access to Interstate 5, 8 and Highway 163

FOR LEASING INFORMATION

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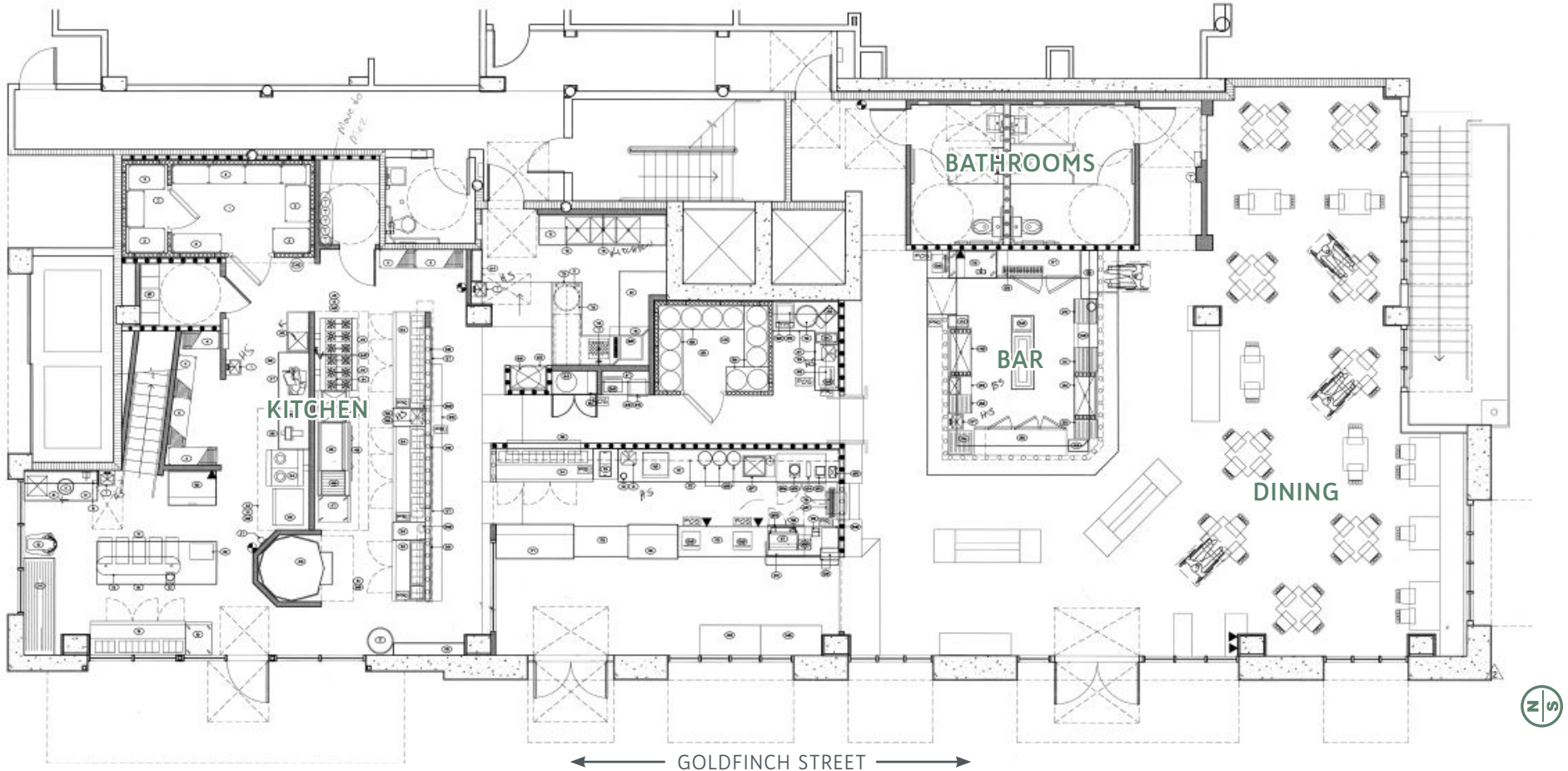
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SITE PLAN

- ±4,808 SF
- All FF&E included
- Built-out kitchen
- Mezzanine office / storage space
- ABC Type 47 license available for purchase, which includes the right for off-site sale of wine



**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.*

• AREA MAP

Hospital
UCSD Medical Center

San Diego
Cooperative
Preschool

Francis
Parker Lower
School

±12,900
housing units
within 1 mile
of property

Antone
Apartments
60 units

4077
Goldfinch St.
50 units

Shadow
Glen Apt
20 units

St. Vincent
de Paul
School

IZAKAYA MASA

1 Mission
48 units

Mission Hills
Commons
57 units

Green
Manor
150 units

FORT OAK

4011
Ingalls St.
15 units

LEFTY'S
CHICAGO
PIZZERIA

THE PATIO
ON GOLDFINCH

FOOLS
AND
KINGS

FARMER'S
BOTTEGA



usbank

WELLS
FARGO

LAZY ACRES
natural market

RK
SUSHI

Grant
Elementary
School

Villa Bahia
42 units

W WASHINGTON STREET • 20,100 ADT

The
Samplighter

THE RED DOOR

VONS

HEARTWORK
COFFEE BAR

W UNIVERSITY AVENUE • 11,100 ADT



Join these popular area tenants

FOOLS
AND
KINGS

FORT OAK

The
Samplighter



THE RED DOOR

THE PATIO
ON GOLDFINCH



Harley Gray
kitchen & bar mission hills



IZAKAYA MASA





NEIGHBORHOOD HIGHLIGHTS

- In the upscale neighborhood of Mission Hills, with a growing culinary scene
- Close proximity to Hillcrest, Old Town, Bankers Hill & Downtown
- Easy access to interstate 5, 8 and the 163
- Located just minutes from the San Diego Zoo and Balboa Park
- Main & main Mission Hills location at Washington & Goldfinch
- Washington Street is a main artery connecting Mission Hills to major freeways and nearby communities



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	22,665	201,809	539,051
Daytime Population	36,985	272,382	492,949
Average Household Income	\$125,032	\$96,828	\$94,908
Total Housing Units	12,900	104,094	235,470



20.6M

Annual Air Passengers
at San Diego
International Airport

10M+

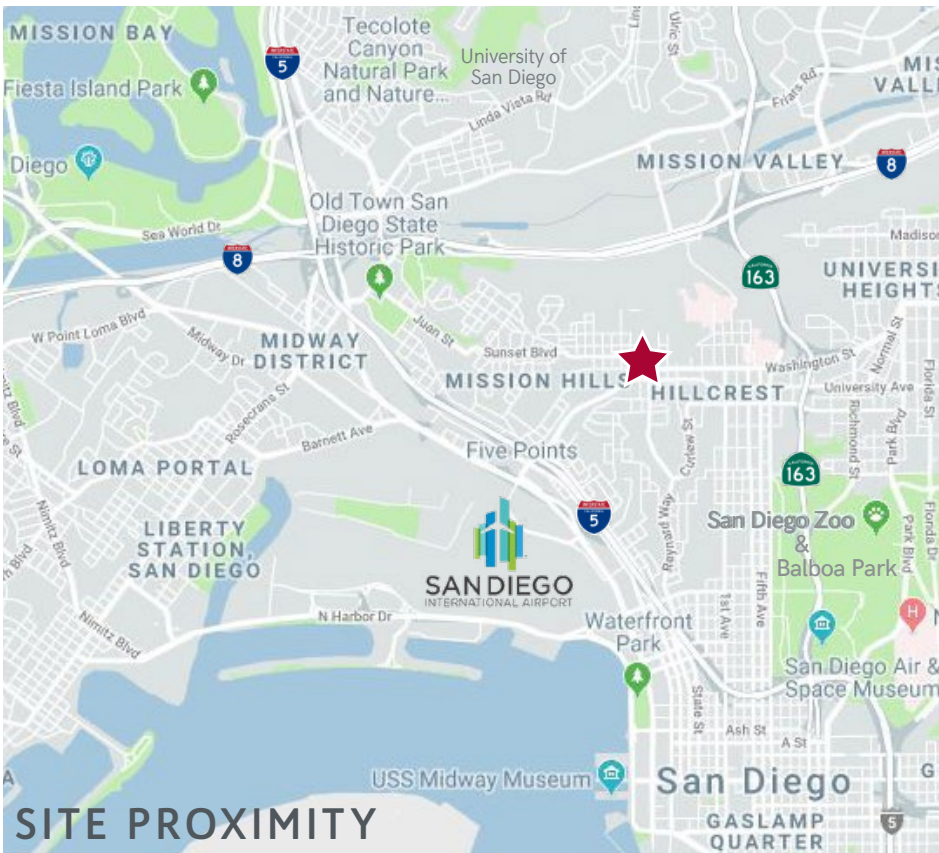
Annual visitors to
Balboa Park & the
San Diego Zoo

3.3M

Population of
San Diego County

34.9M

Visitors to
San Diego



SITE PROXIMITY

**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.*





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