



For Lease

401 University Ave.

4TH & UNIVERSITY HARD CORNER
RETAIL SPACE OPPORTUNITY

HILLCREST
SAN DIEGO, CA 92103



401 UNIVERSITY

PRICE: \$3.95/SF+NNN (\$.60)

SIZE: +/- 2,000 SF

Hard Corner of 4th & University (Main & Main) in the heart of Hillcrest's dining and shopping district.

Busy intersection with @27,000 cars per day.

Strong day and evening foot traffic with both Scripps & UCSD hospitals within walking distance.

Large street facing windows on both 4th and University with an excellent branding opportunity on the awning.

High ceilings

Surrounding tenants include Snooze, Lemonade, Peet's Coffee, Luna Grill, Urban Outfitters, Burger Lounge, Juice Crafters, Buffalo Exchange and Bread & Cie

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HILLCREST'S PREMIER CORNER RETAIL LOCATION

