

# Hillcrest Center

600–696 University Avenue, San Diego CA 92103

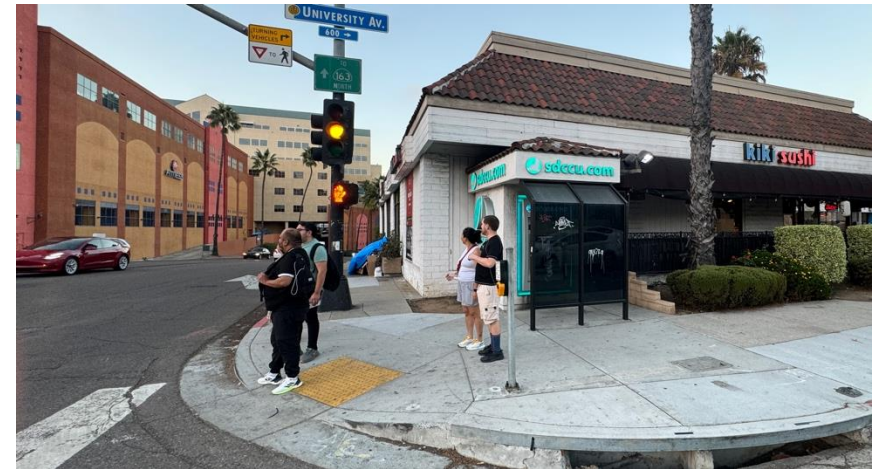
Available: ± 896 S.F. + Patio Restaurant Space



## Highlights

High Traffic ATM Space Available

- ❖ West elevation of the Premises is like a billboard to Highway 163 on/off ramp
- ❖ Huge traffic counts: ± 36,000 cars per day on Sixth Ave and ±26,000 on University (from Loopnet)
- ❖ Substantial pedestrian traffic
- ❖ Excellent visibility and access
- ❖ Abundant parking with lot attendant
- ❖ Prominent Area Tenants Include: Whole Foods Market, Walgreens, Starbuck's, Von's, Trader Joes, Ralph's, Peet's Coffee, GNC, Kinko's and iTAN, among others.
- ❖ ± 240,000 people in 3 mile radius
- ❖ \$102,500 Average HH Income in 1 mile radius



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



**SAN DIEGO REAL ESTATE ADVISORS**

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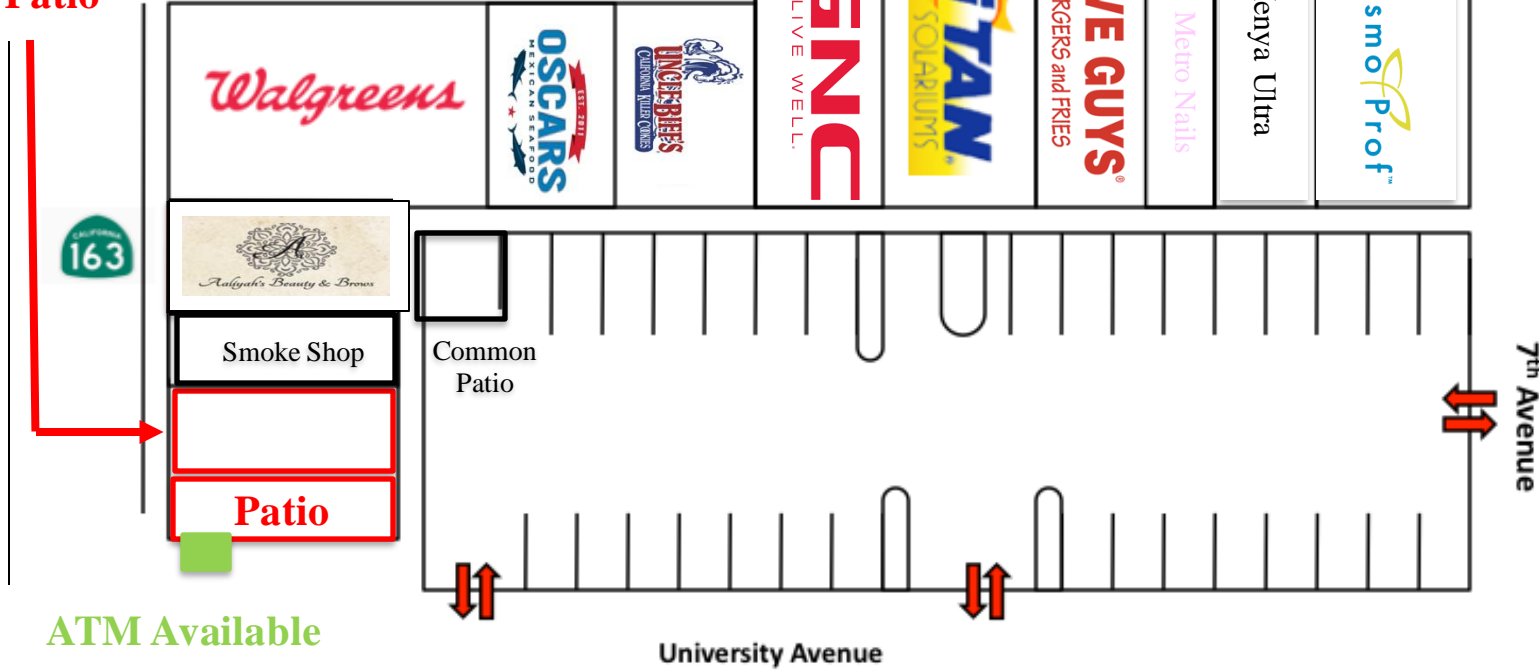
CalDRE #01960128

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**AVAILABLE:**  
**± 896 S.F. +**  
**Patio**



**ATM Available**

6th Ave

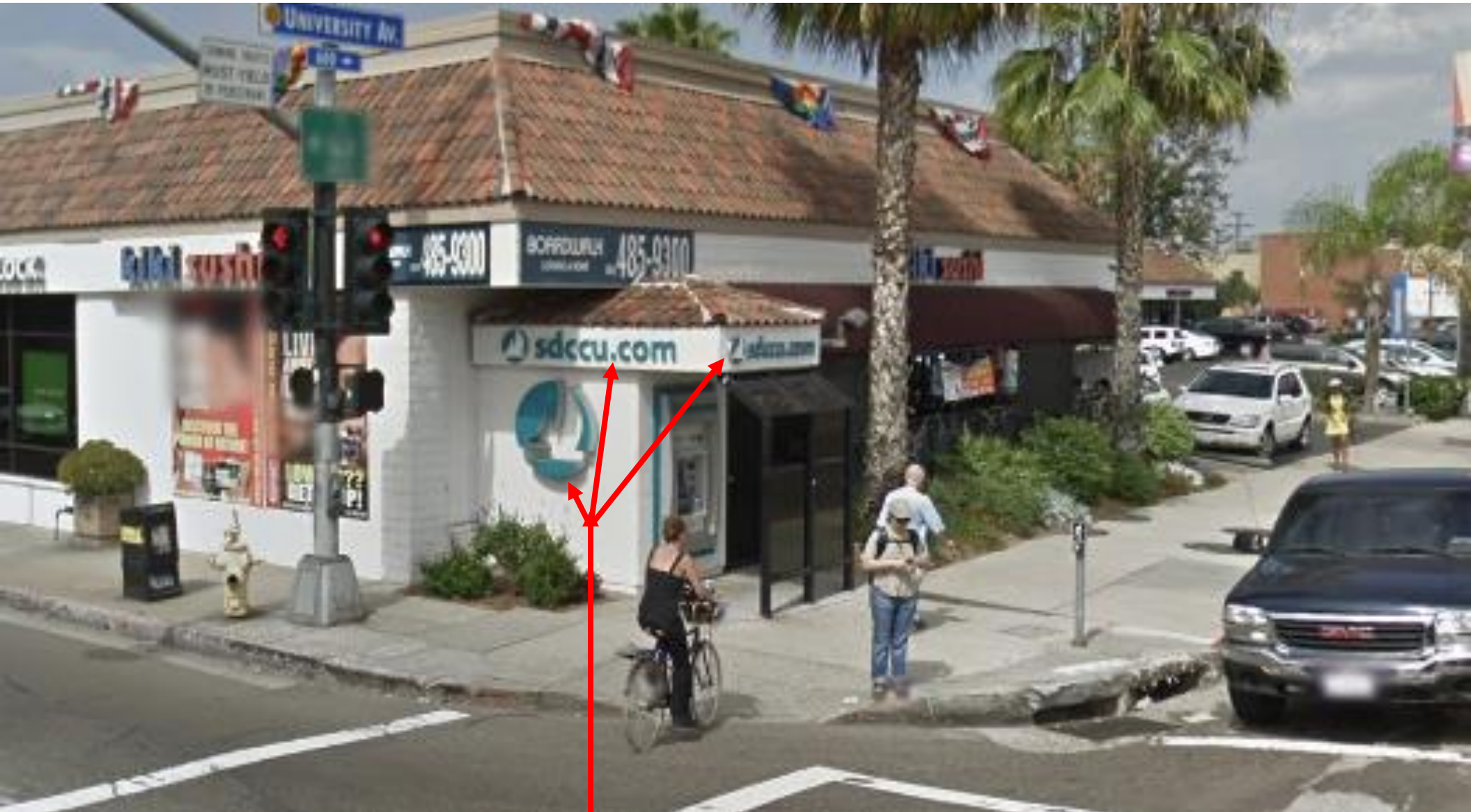




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ATM Space Available



Your Name and Logo Here

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## Demographics

|  | 1 MILE    | 3 MILES  | 5 MILES  |
|--|-----------|----------|----------|
|  <b>POPULATION</b>         | 30,076    | 244,827  | 567,450  |
|  <b>HOUSEHOLD INCOME</b>   | \$102,561 | \$98,753 | \$97,074 |
|  <b>DAYTIME POPULATION</b> | 25,948    | 269,970  | 473,997  |
|  <b>MEDIAN AGE</b>         | 39.6      | 35.4     | 34.8     |

### IN HILLCREST...

**\$103,789**

Average household income

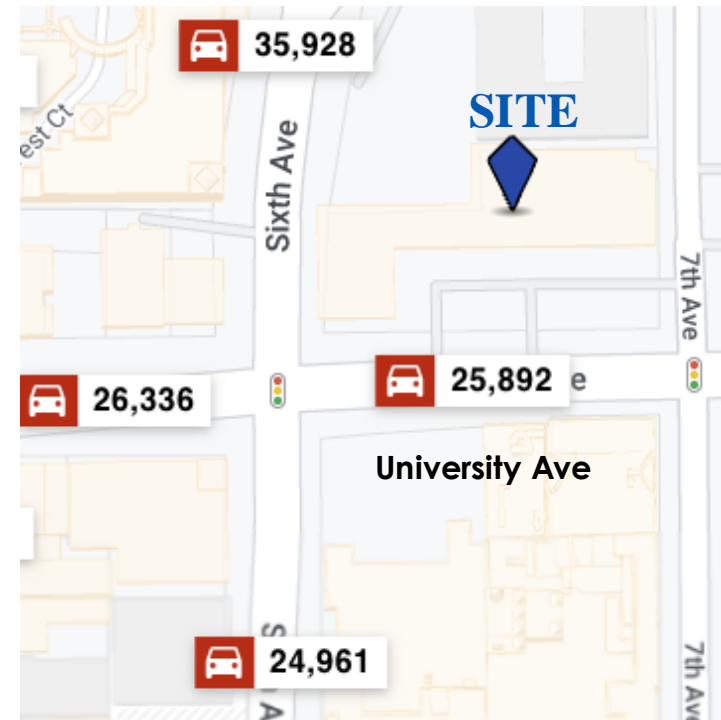
**9,247**

Total households

**1,684**

Total businesses

## Traffic Counts (Loopnet)



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