

# MISSION HILLS Corner Retail / Restaurant Opportunity

FOR LEASE ±2,948

870 W WASHINGTON STREET



URBAN  
STRATEGIES GROUP  
BROKER & ADVISOR COMMERCIAL REAL ESTATE



Goldfinch Street

W. Washington Street

JOIN THESE TENANTS TODAY



**Komatsuya**  
Japanese Cuisine &  
Natural Wine

Aesthetic Arts MD



# 1Mission

Ideally located at the Main & Main intersection of Washington and Goldfinch, in the heart of Mission Hills

For Lease



Washington Street



## Opportunity Highlights

870 W WASHINGTON STREET

Corner ±2,948 SF

Subterranean paid parking available

Situated on the corner of Washington Street & Goldfinch Street

Unparalleled visibility in the Mission Hills neighborhood and close proximity to Hillcrest

Ideal location for a restaurant user

Previously an office space occupied by Berkshire Real Estate

Adjacent to Farmers Bottega and Cardellino (a new Trust Restaurant Group concept)

Located beside the 1Mission residential building with 48 condo units

±80 SF of Frontage along Washington Street

### FOR LEASING INFORMATION

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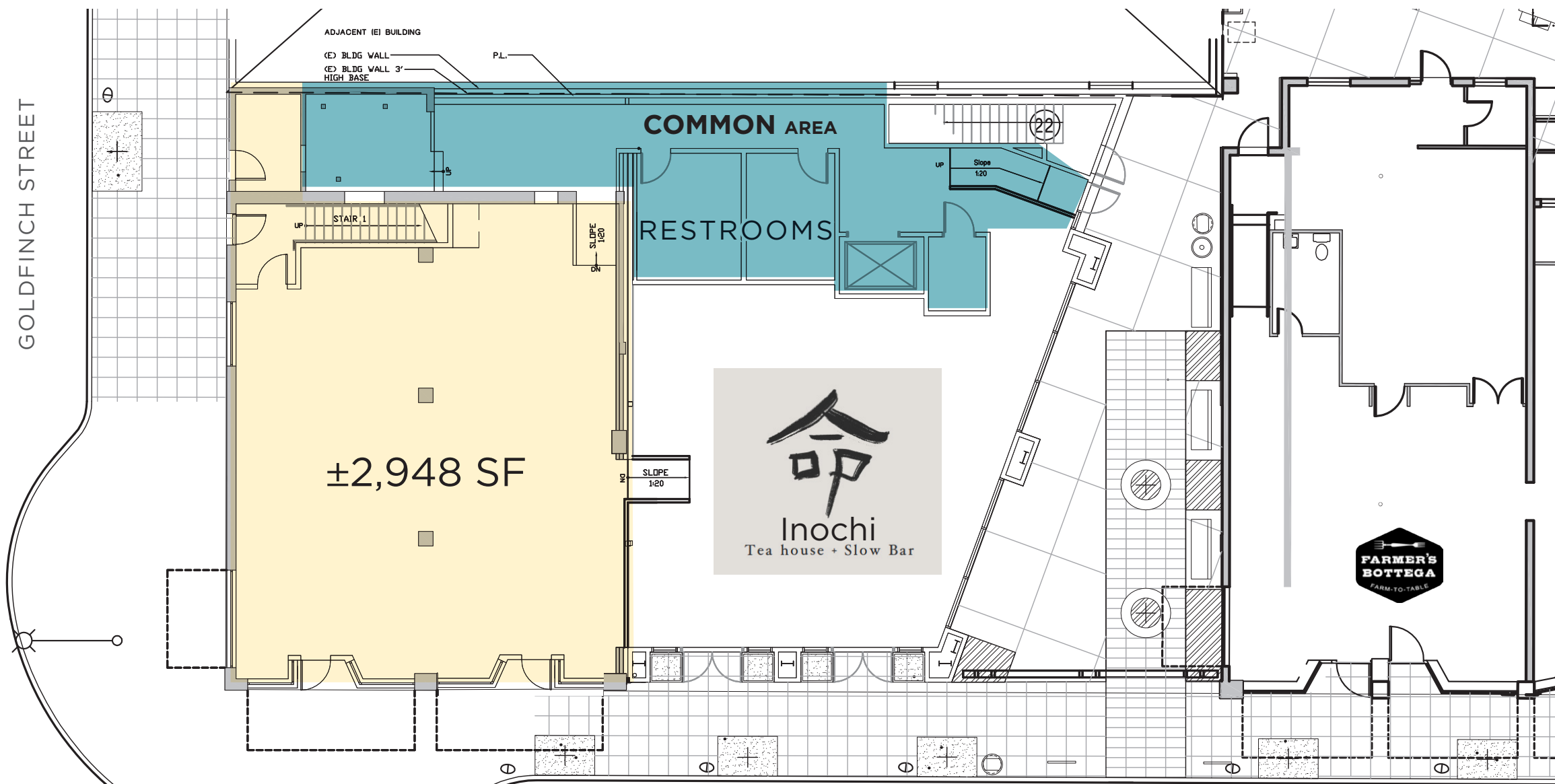
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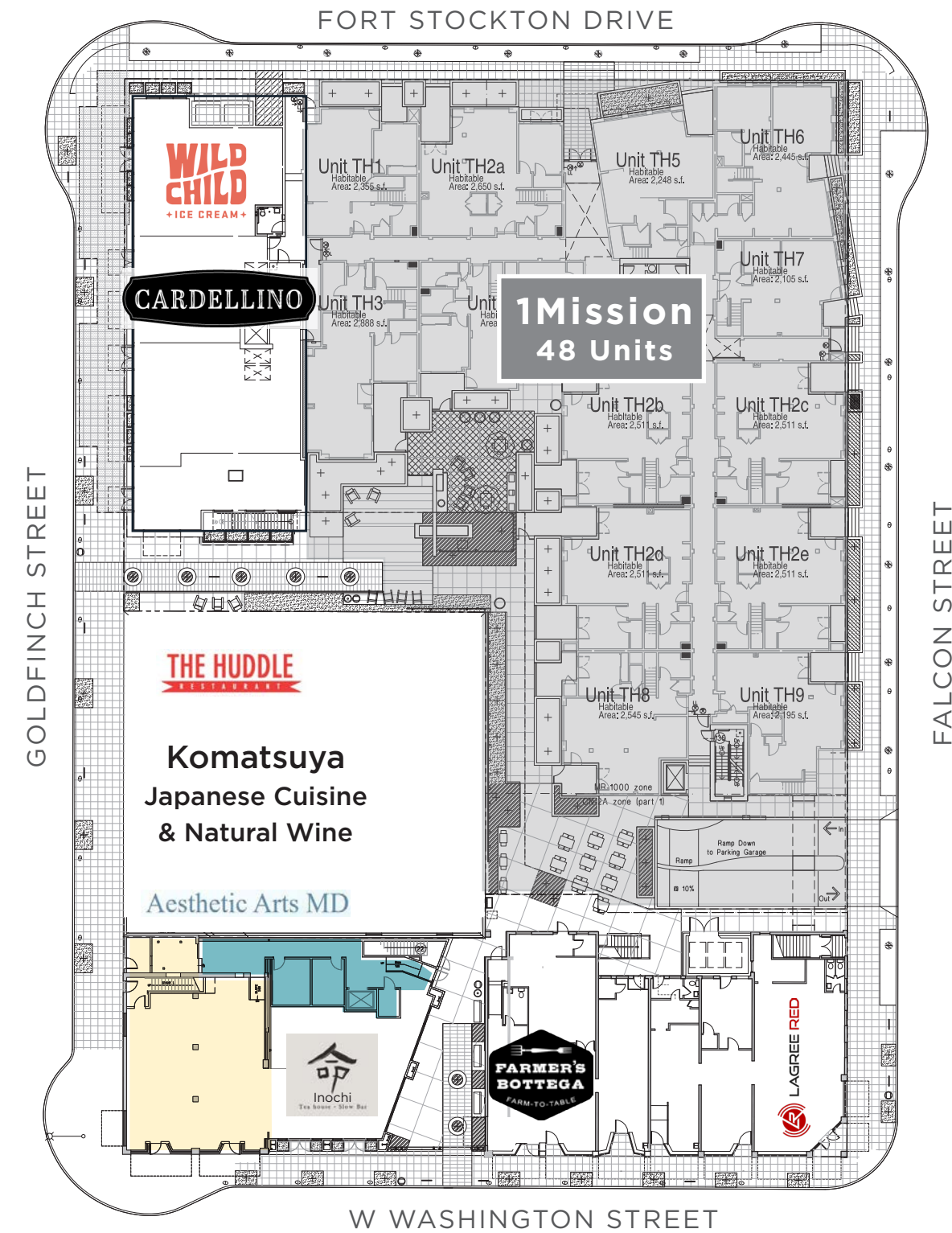
# Site Plan

Vanilla shell condition with built-out restrooms and HVAC



W WASHINGTON STREET

\*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.





- W WASHINGTON STREET • 19,618 ADT**  
**W UNIVERSITY AVENUE • 8,900 ADT**

**FOR LEASE**  
**±2,948**

**Antone Apartments**  
60 units

**Mission Hills Commons**  
57 units

**1Mission**  
48 units

**Shadow Glen Apt**  
20 units

**4077 Goldfinch St.**  
50 units

**Habitat**  
29 units

**Green Manor**  
150 units

**4011 Ingalls St.**  
15 units

**Villa Bahia**  
42 units

**Sasan**  
54 units

**La Paloma Apartments**  
41 units

**Francis Parker Lower School**

**St. Vincent de Paul School**

**Grant Elementary School**

**Hospital UCSD Medical Center**

**San Diego Cooperative Preschool**

**W University Ave**

**W Washington St**

**W Lewis St**

**W Montecito Wy**

**W Arbor Dr**

**Falcon St**

**Eagle St**

**Jackdaw St**

**Ingalls St**

**Albion St**

**Albatross Dr**

**Brant St**

**Dove St**

**Goldfinch St**

**Hawk St**

**Ibis St**

**Lark St**

**Randolph St**

**Washington Pl**

**W University Ave**

**W Washington St**

**W Lewis St**

**W Montecito Wy**

**W Arbor Dr**

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A photograph of a modern, multi-story brick building with large windows and balconies, identified as the CardeLLino Trust Restaurant Group Concept. The building features a ground-floor storefront with large glass windows and striped awnings. Several cars are parked along the street in front of the building under a clear blue sky.

# LEFTY'S PIZZERIA



A photograph of Lefty's Chicago Pizzeria at night. The building is a brick structure with a sign that reads "LEFTY'S CHICAGO PIZZERIA". A street sign on a pole in front of the building says "Live". A car is parked in front of the building, and a long-exposure light trail from a passing car is visible in the foreground. A street lamp is also visible.

In the upscale neighborhood of Mission Hills, with a growing culinary scene

W Washington Street - ±19,618 ADT  
Goldfinch Street - ±6,312 ADT

Easy access to interstate 5, 8 and the 163

Washington Street is a main artery connecting Mission Hills to major freeways and nearby communities

# FORT OAK

A photograph of the Fort Oak building at dusk. The building is a multi-story structure with a modern design, featuring a large glass facade and a prominent, illuminated sign that reads "FORT OAK". The building is situated on a street corner, with a "GILMORE" sign visible on the corner. Several cars are parked along the street in front of the building. The sky is a deep blue, and the building's lights are on, creating a warm glow.



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+

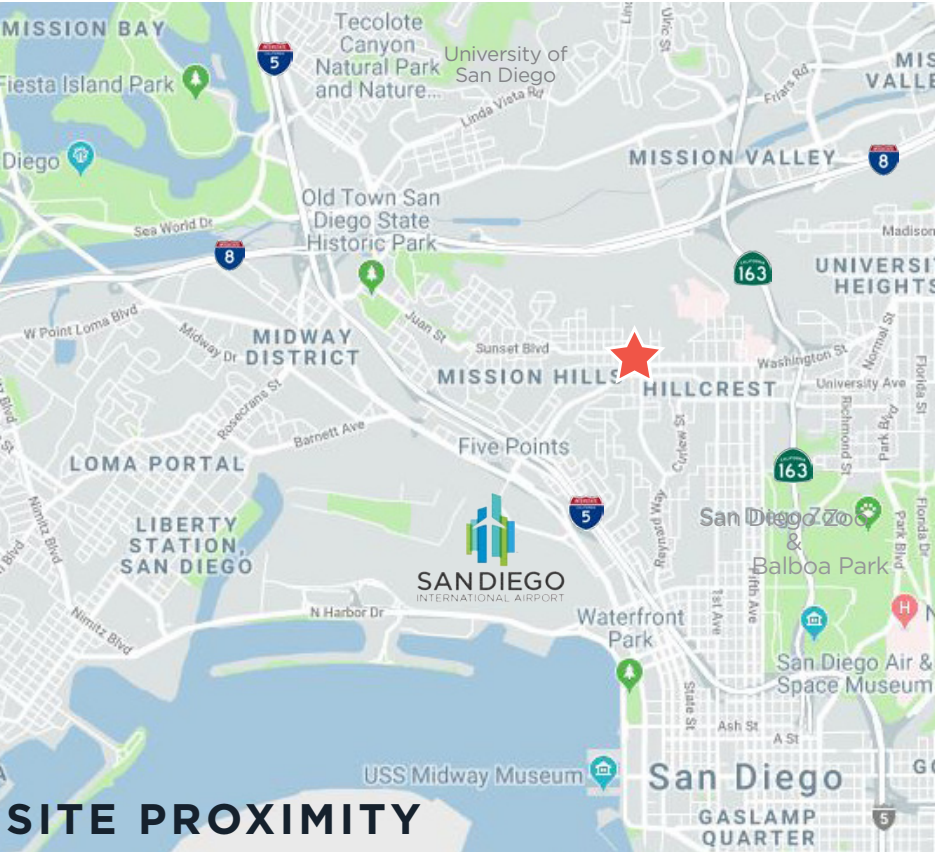
Annual visitors to  
Balboa Park & the  
San Diego Zoo

3.3M

Population of  
San Diego County

34.9M

Visitors to  
San Diego



\*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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# MISSION HILLS Join the Vibrant Community

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@USGsanDiego

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