

870 W Washington Street

For Lease in Mission Hills

CORNER RETAIL / RESTAURANT OPPORTUNITY
±2,948 SF & ±1,918 SF

*Intersection of Goldfinch and
Washington Street!*



*Opportunity to
combine both spaces*
±4,900 SF

**FLOCKE &
AVOYER**
Commercial Real Estate



Ideally located at the **MAIN & MAIN** intersection of Washington and Goldfinch, in the **HEART OF MISSION HILLS!**

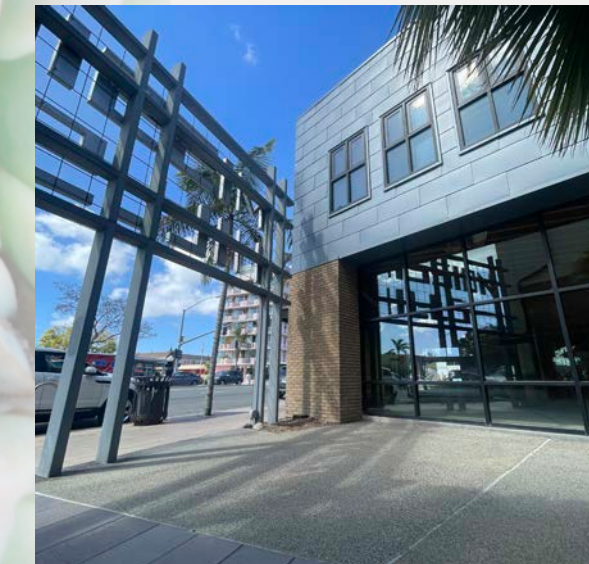
FOR LEASE



Opportunity Highlights

870 W WASHINGTON STREET

- 2 spaces available:
Space 1 - Corner $\pm 2,948$ SF
Space 2 - Inline $\pm 1,918$ SF
(Opportunity to combine both spaces for $\pm 4,900$ 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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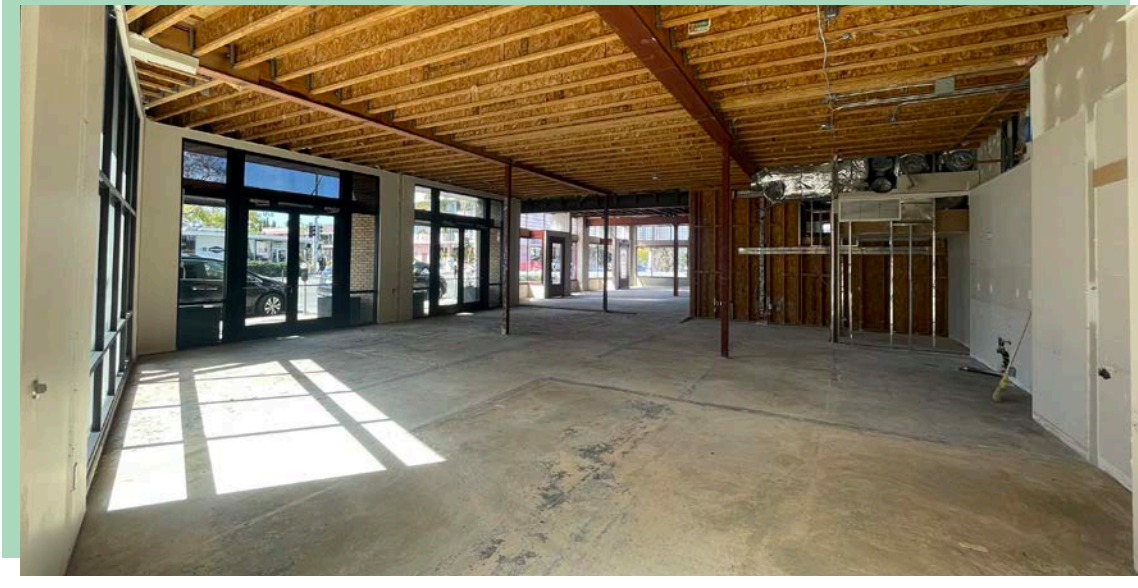
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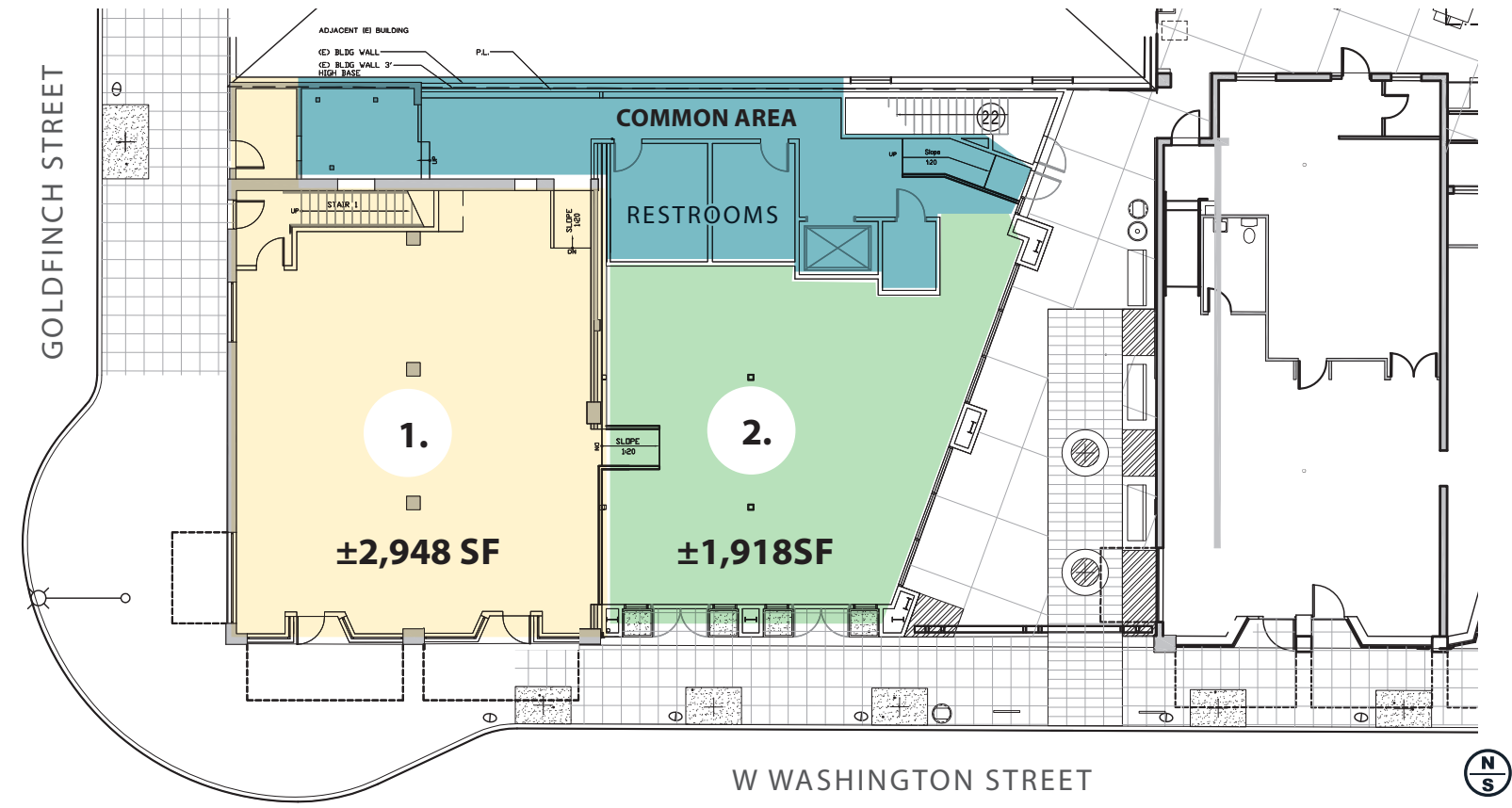


Site Plan

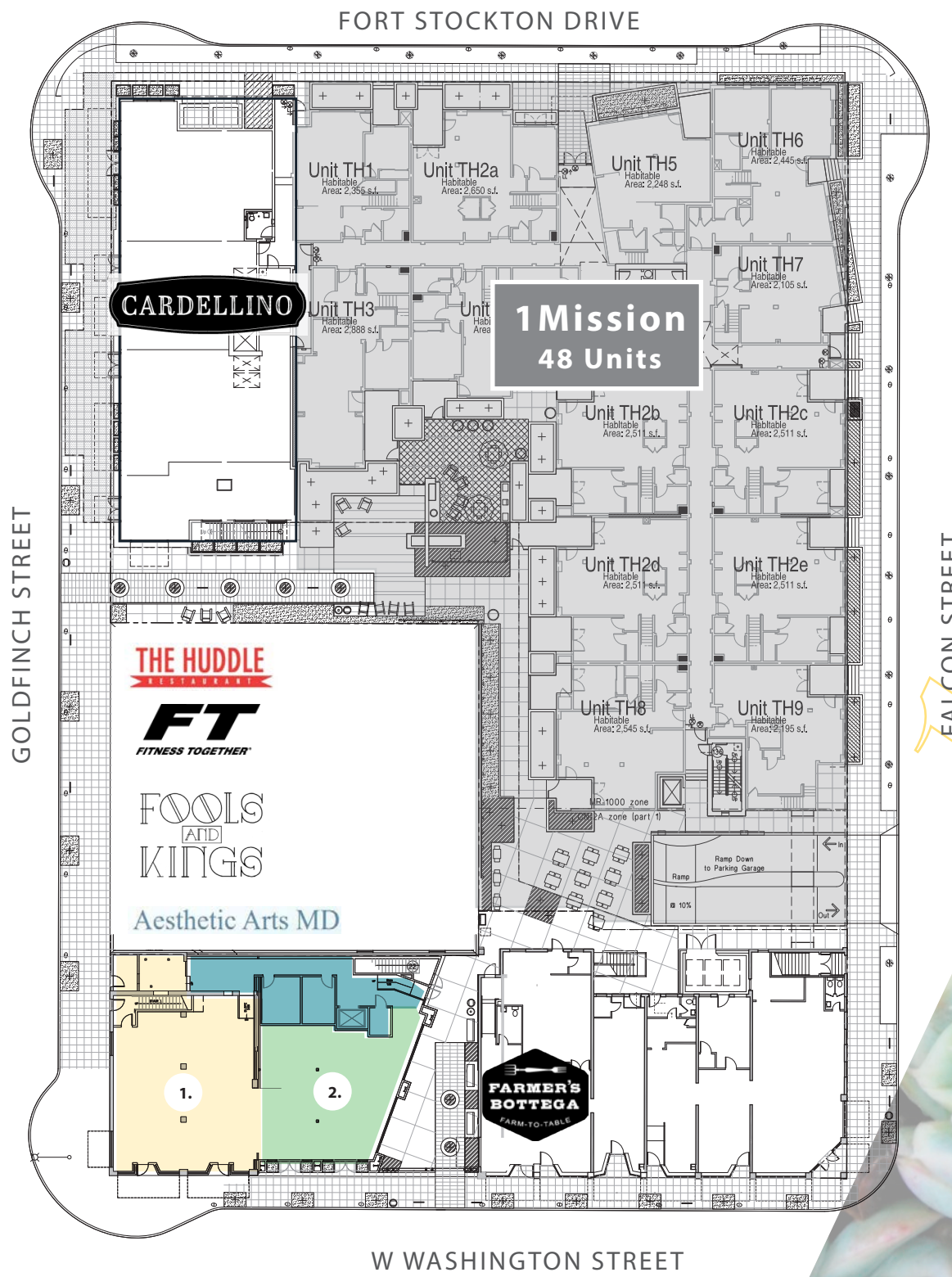
Space 1 - Corner
±2,948 SF

Space 2 - Inline
±1,918 SF

Vanilla shell
condition
with built-out
restrooms
and HVAC



**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.*



1 Mission





Area Map
 ±12,900 HOUSING UNITS
 within 1 mile of property

FOR LEASE

JOIN THESE POPULAR AREA TENANTS



Neighborhood Highlights



CARDELLINO
 TRUST RESTAURANT GROUP CONCEPT



LEFTY'S PIZZERIA

- In the upscale neighborhood of Mission Hills, with a growing culinary scene
- Traffic counts:
 W Washington Street - ±19,618 ADT
 Goldfinch Street - ±6,312 ADT
- 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
- Washington Street is a main artery connecting Mission Hills to major freeways and nearby communities

FORT OAK



Demographics

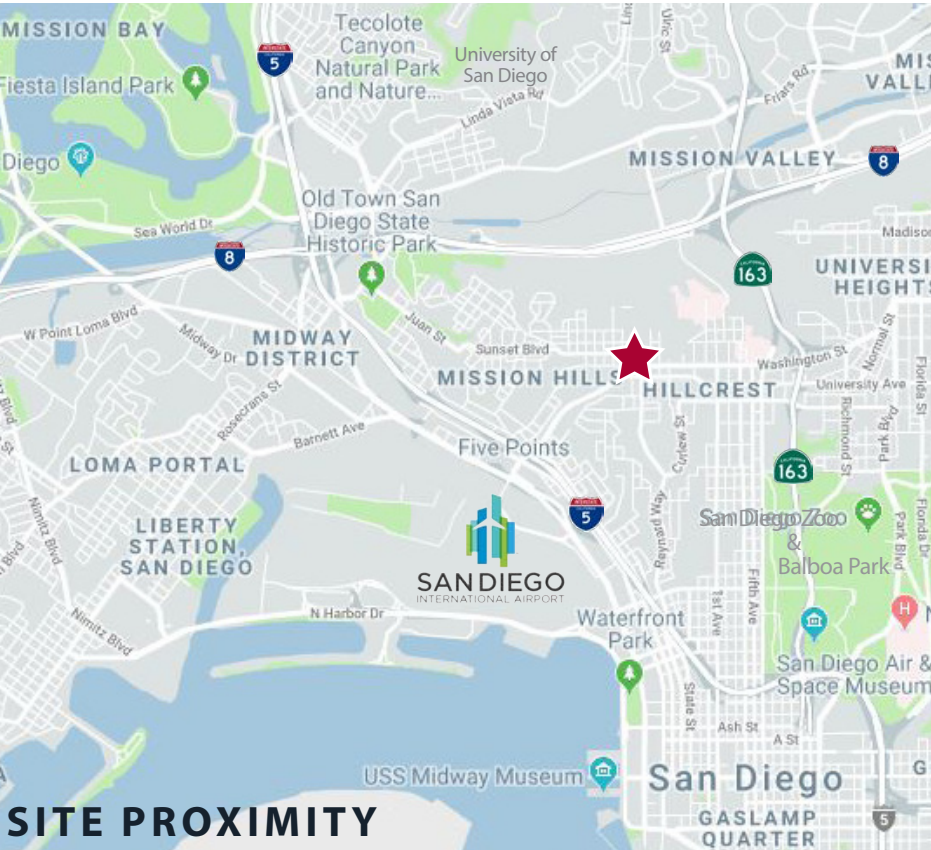
| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|----------|----------|
| Population | 22,665 | 201,809 | 539,051 |
| Daytime Population | 36,985 | 272,382 | 492,949 |
| Average Household Income | \$125,032 | \$96,828 | \$94,908 |
| Total Housing Units | 12,900 | 104,094 | 235,470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

20.6M Annual Air Passengers at San Diego International Airport

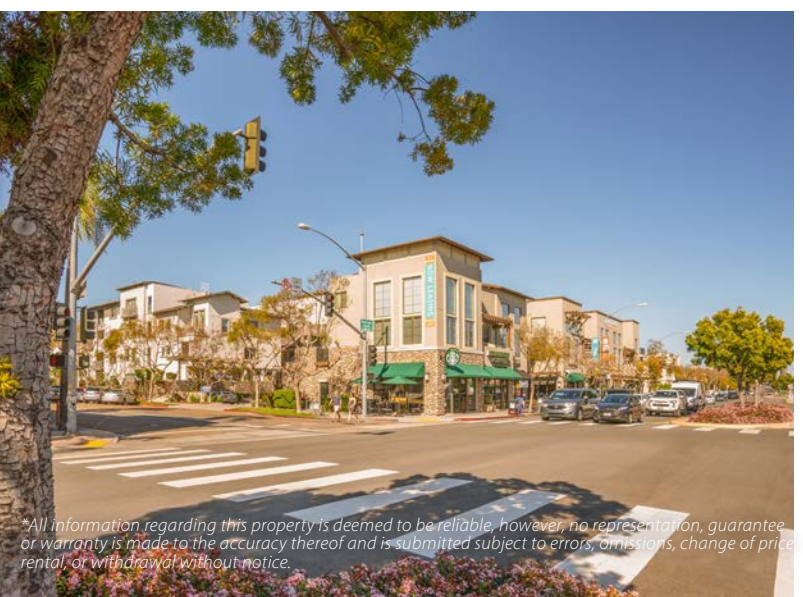
10M+ Annual visitors to Balboa Park & the San Diego Zoo

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.



*All information regarding this property is deemed to be reliable, however, no representation, guarantee, or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental, or withdrawal without notice.

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Mission Hills

JOIN THE **VIBRANT COMMUNITY**

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