



Hillcrest Restaurant & Two Apartments

3685-87 5th Ave., San Diego, CA 92103

For Sale or Lease



Highlights & Details

Excellent opportunity to acquire or lease a fully built-out restaurant & bar with oversized front and back patios!

Exciting Hillcrest location surrounded by over 1,000 new apartments (by 2027) and successful restaurants like Hash House, Cocina de Barrio, Bahn Thai and Commons Stock.

Both Apartments have been newly renovated and can either be leased or the income could offset ownership expenses on a purchase.

Sale Price: \$2,350,000.00

Lease Price: Negotiable

Restaurant Building: @1,800 SF + @1500 SF Patios + Bonus 3 room office

Apartment 1: @425 SF 1BR with private back yard area (hardscape)

Apartment 2: @475 SF 1BR with covered balcony

Lot Size: +/- 5,000 SF

Zoning: CC-3-10

APN #: 452-282-02-00

ABC License: Type 47 (Full Liquor) available for sale separately.





premises



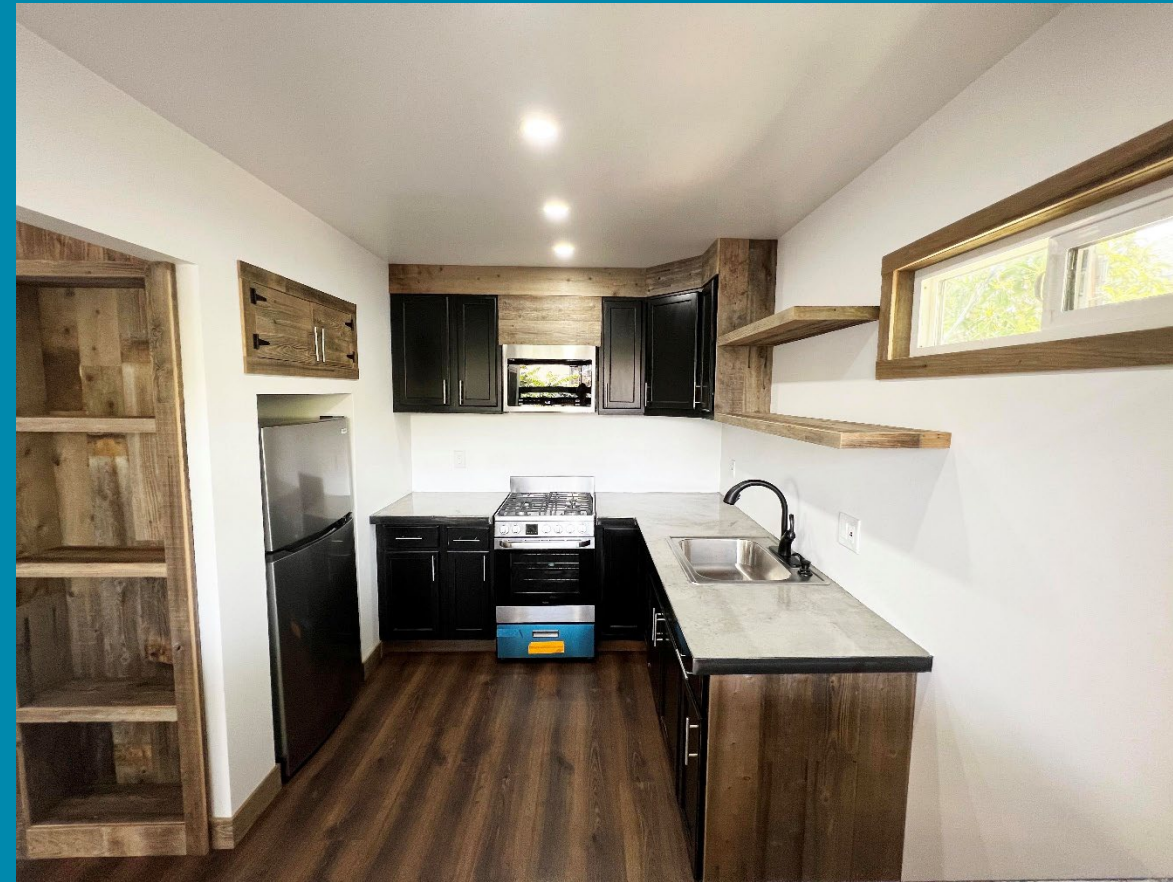
back patio



front patio

3685 5th Ave.

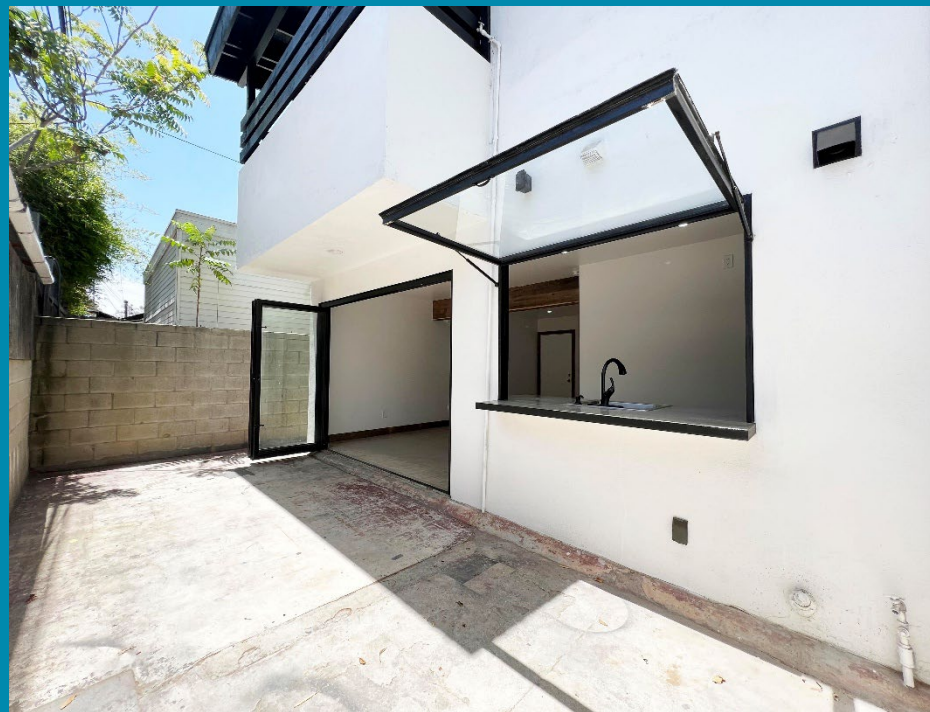
Upstairs Tenant pays \$2,195
per month
Lease expires 1/31/26
includes water bill



apartment 1

3685 5th Ave.

Downstairs Tenant pays \$2,100
per month
Lease expires 5/31/26
includes water, SDGE



apartment 2



Atlas
140 Condos


Subject
Site

CEDARst 301 Units
coming soon

5th Ave.
 COCINA
DE BARRIO

6th Ave.
Rowyn by Carmel Partners
435 Units under construction

Mode by
Greystar
111 units

bahn thai

Rite Aid Site
Future Mixed Use
Development with
high density
residential



Denizen by
Carmel
Partners
151 Units



HILLCREST MIXED USE SITE

Walk Score 90!

**1 Mile Avg Household Income:
\$114,710**

“A quirky and vibrant neighborhood filled with boutiques, restaurants, coffee shops, artists, bookstores, thrift stores and more... If you want to stay somewhere... besides Downtown, I recommend Hillcrest.”

AFAR magazine

“Hillcrest is a hub for the LGBTQ community in San Diego, but in recent years, the neighborhood also has blossomed into a foodie retreat with a number of new restaurants opening.”

San Diego Union Tribune

region



The neighborhood at a glance...



Residential Population:
1 Mile: 30,870
3 Mile: 241,885
5 Mile: 530,329



Business Population:
1 Mile: 33,605
3 Mile: 223,865
5 Mile: 412,196



Median Household Income:
1 Mile: \$88,275
3 Mile: \$82,010
5 Mile: \$78,484



Average Household Income:
1 Mile: \$114,710
3 Mile: \$106,245
5 Mile: \$104,484

neighborhood

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HILLCREST MIXED USE SITE

Plan Hillcrest

The Hillcrest Focused Plan Amendment — an amendment to the Uptown Community Plan that was adopted in 2016 — would reconstruct the neighborhood skyline with 20- story towers, paving the way for 17,000 new housing units, in an effort to more than double the population in the Uptown community from 40,000 now to 100,000 people in 2050. -NBC San Diego

For more information please visit

<https://www.planhillcrest.org/>

area



The new growth blueprints approved...

aim to fight climate change and solve the local housing crisis by encouraging high-rise buildings near transit.

—SD Union Tribune



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