

MISSION HILLS - 820 W WASHINGTON STREET

***For Lease ±2,769 SF***

CORNER **RETAIL** OPPORTUNITY



INTERSECTION OF FALCON STREET AND WASHINGTON STREET!



820 W WASHINGTON STREET

## Opportunity Highlights

**±2,769 SF**  
**Corner Retail Space**

Subterranean paid parking available

Situated on the corner of Washington Street & Falcon Street

Great frontage and visibility along Washington Ave

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

Ideal location for a restaurant user

Previously an office space occupied by Pacific | Sotheby's Real Estate

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

Located beside the 1Mission residential building with 48 condo units

## For Lease

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



# 1Mission

**For Leasing Information**

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# 1 Mission



## Nighborhood Highlights



## In Mission Hills...

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

Close proximity to Hillcrest, Old Town, Bankers Hill & Downtown

Located just minutes from the San Diego Zoo and Balboa Park

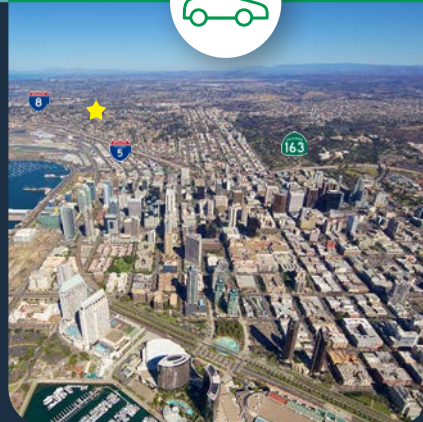
Easy access to interstate 5, 8 and the 163

**\$173,792**  
Average Household Income

**3,620**  
Total Household

**594**  
Total Businesses

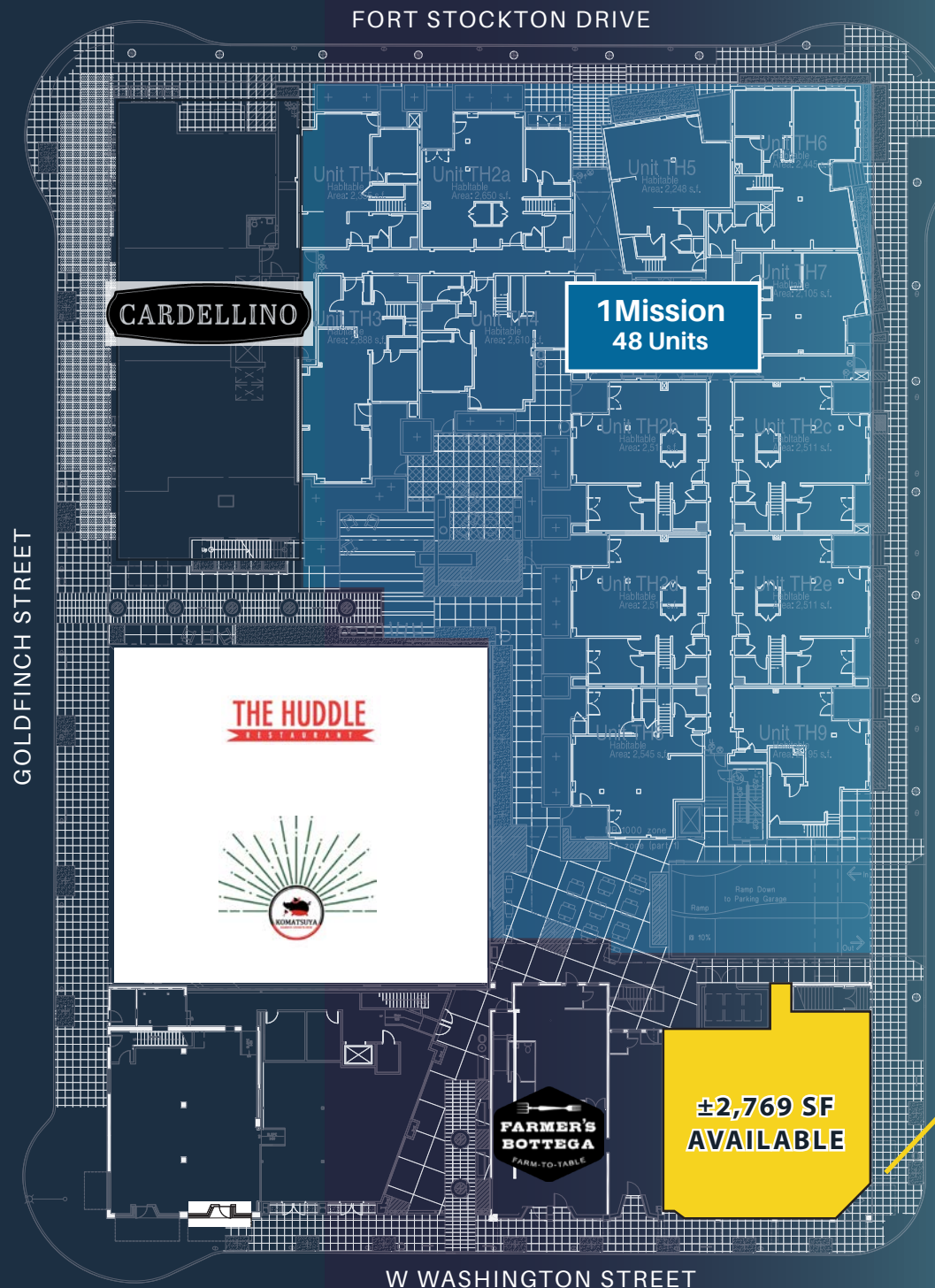
WASHINGTON STREET IS A MAIN ARTERY CONNECTING MISSION HILLS TO MAJOR FREEWAYS AND NEARBY COMMUNITIES



### TRAFFIC COUNTS:

W WASHINGTON STREET  
±19,618 ADT

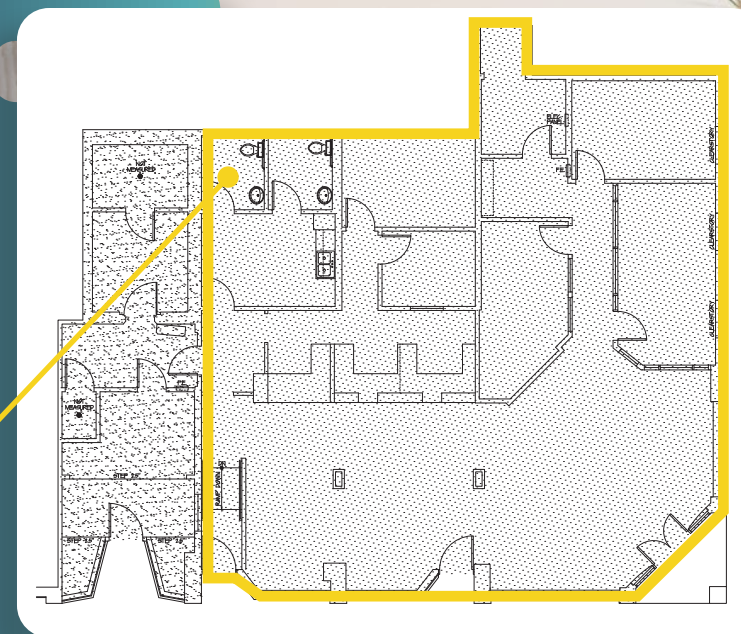
GOLDFINCH STREET  
±6,312 ADT



## Site Plan

±2,769 SF

2nd gen. space with air condition, built-out restrooms and HVAC.







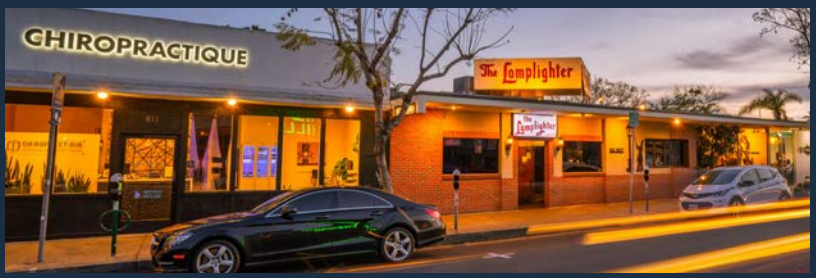
W WASHINGTON STREET • 19,618 ADT

RK SUSHI



W UNIVERSITY AVENUE • 8,900 ADT

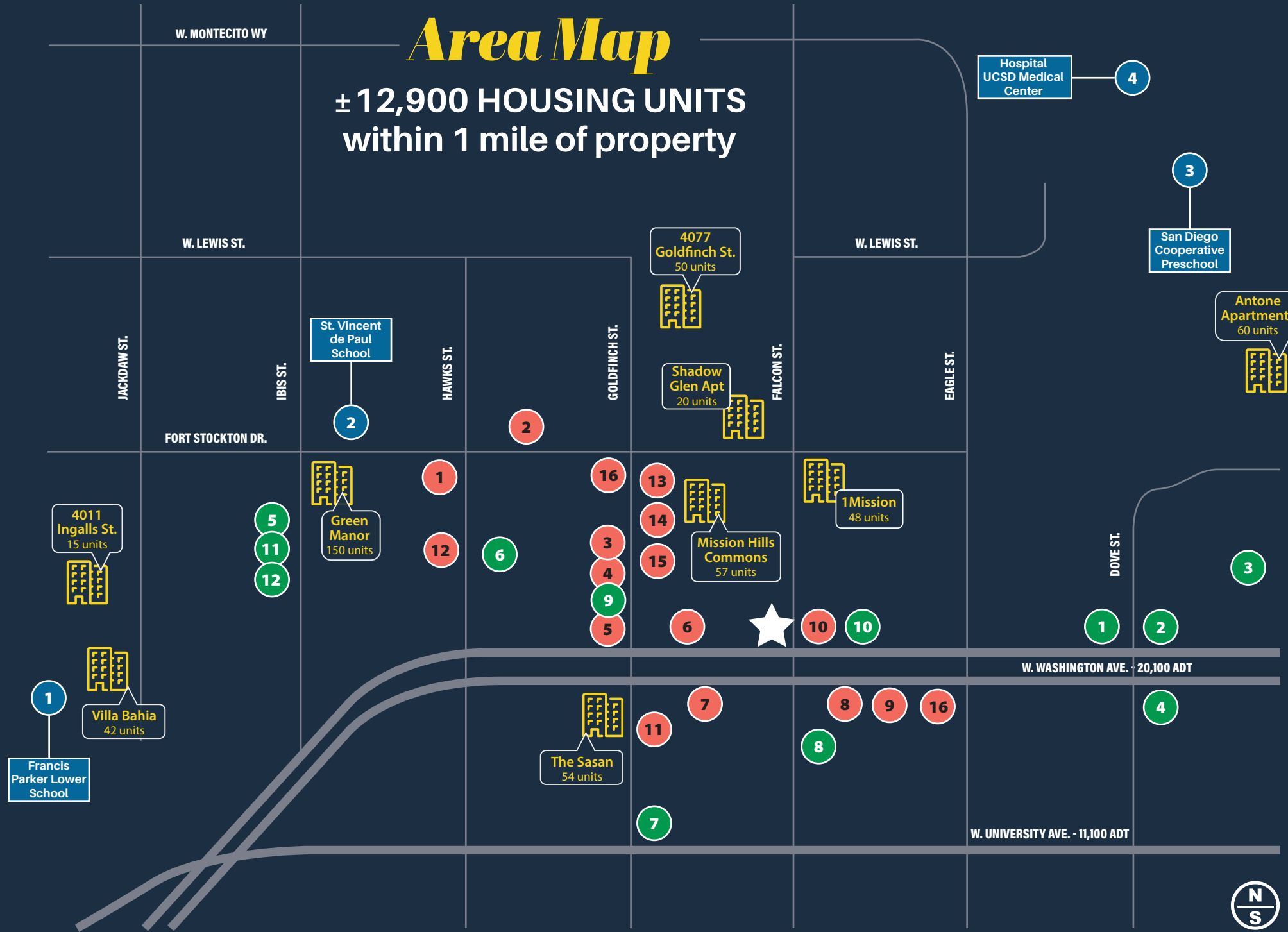
JOIN THESE POPULAR AREA TENANTS





# Area Map

± 12,900 HOUSING UNITS within 1 mile of property



## Food / Drinks

1. Fort Oak
2. Izakaya Masa
3. Leftys Pizza
4. La Puerta
5. Harley Grey
6. Farmers Bottega
7. Lamplighter
8. The Red Door
9. Modern Martini
10. Starbucks
11. Heartwork Coffee
12. Thorn Brewing



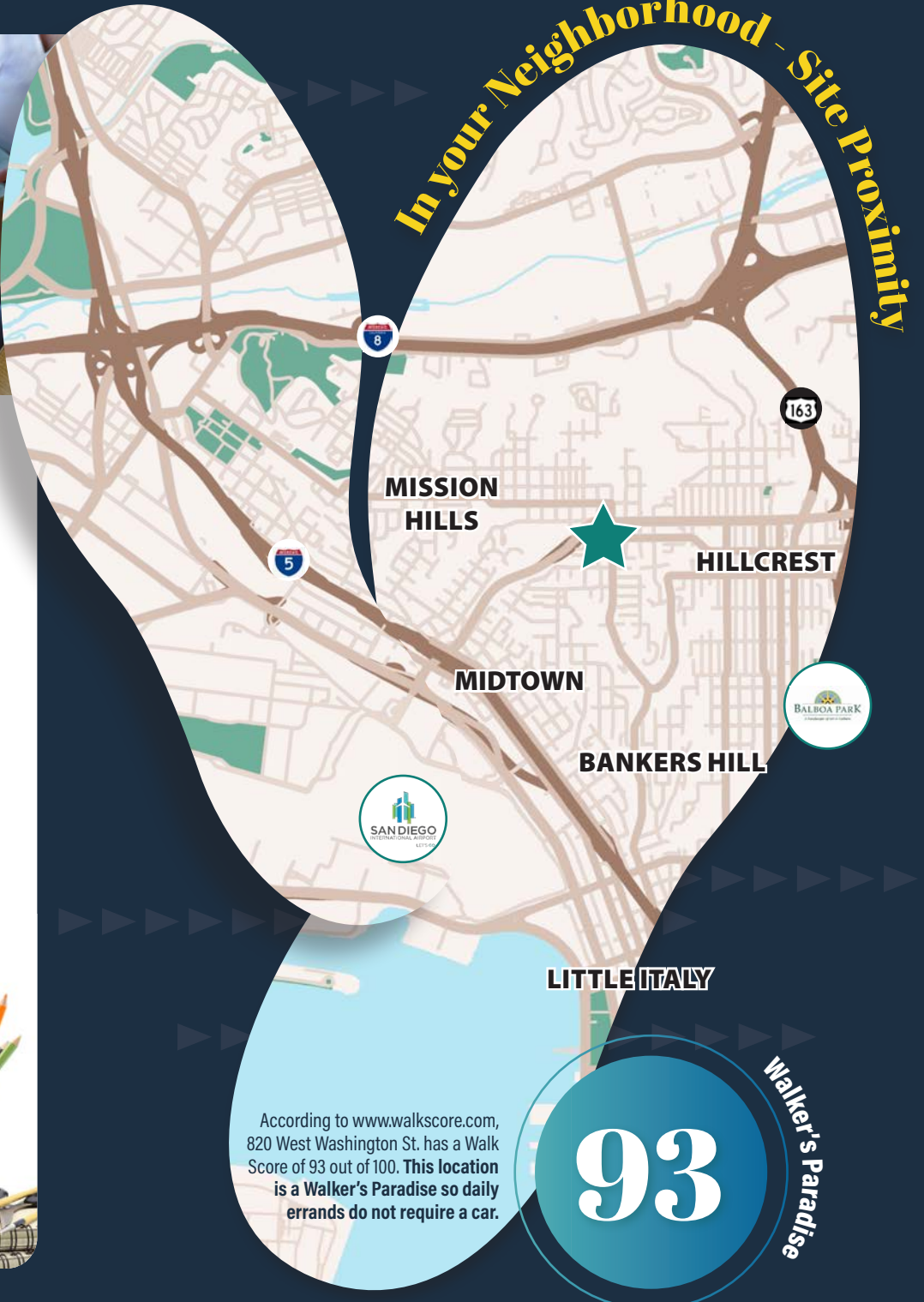
13. Cardellino
14. Huddle
15. Komatsya
16. Tony's Fresh Mexican
17. Meshuggah Shack

## Banks / Grocery / Services

1. US Bank
2. Wells Fargo
3. Lazy Acres
4. Vons
5. Mission: Fit
6. Pure Skin Lounge
7. Hair Daze
8. Shear Paradise
9. Top Cutts Barber Shop
10. Lavish Aromatherapy
11. Isabela Skincare
12. Firefly Wellness Day Spa

## Schools / Medical

1. Grant Elementary School
2. St. Vincent de Paul School
3. San Diego Cooperative Preschool
4. Hospital UCSD Medical Center



According to [www.walkscore.com](http://www.walkscore.com), 820 West Washington St. has a Walk Score of 93 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

**93**  
Walker's Paradise



**POPULATION**

**24,262** 1 Mile  
**216,621** 3 Miles  
**548,138** 5 Miles

**DAYTIME POPULATION**

**36,985** 1 Mile  
**272,382** 3 Miles  
**492,949** 5 Miles

**Demographics**



**20.6M**

Annual Air Passengers at San Diego International Airport



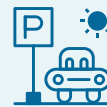
**3.3M**

Population of San Diego County



**12M+**

Annual visitors to Balboa Park & the San Diego Zoo



**35.1M**

Visitors to San Diego



**8TH**

Most popular city in the United States



**13.6B**

Visitors spending roughly in San Diego annually

*\*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.*

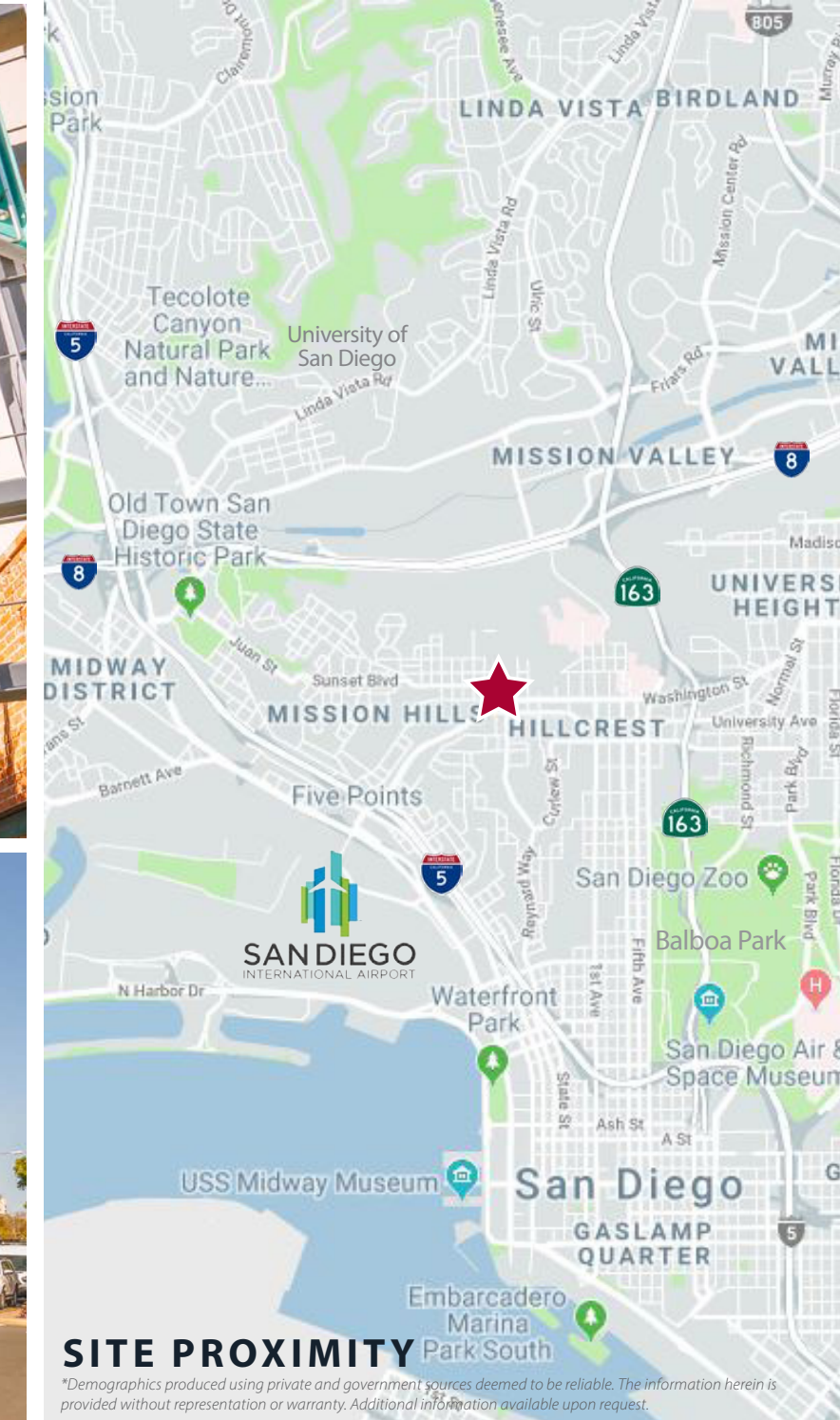
**By the Numbers**

**AVG. HOUSEHOLD INCOME**

**\$117,971** 1 Mile  
**\$102,218** 3 Miles  
**\$99,346** 5 Miles

**TOTAL HOUSING UNITS**

**12,900** 1 Mile  
**104,094** 3 Miles  
**235,470** 5 Miles



**SITE PROXIMITY**  
*\*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.*



JOIN THE **VIBRANT COMMUNITY OF**

# *Mission Hills!*



*For More Information*

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 @USGsandiego

 @urban\_strategies\_group

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