

FOR LEASE

# Unique Retail Opportunity in the Heart of Hillcrest

1,685 SF - 6,301 SF

3946 FIFTH AVE.,  
SAN DIEGO, CA 92103

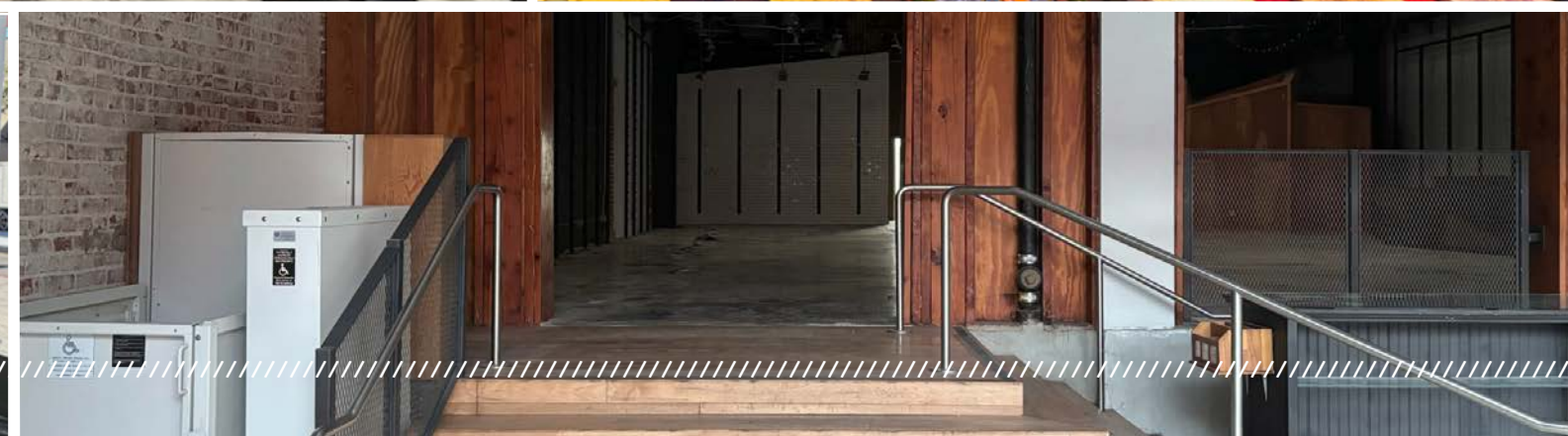
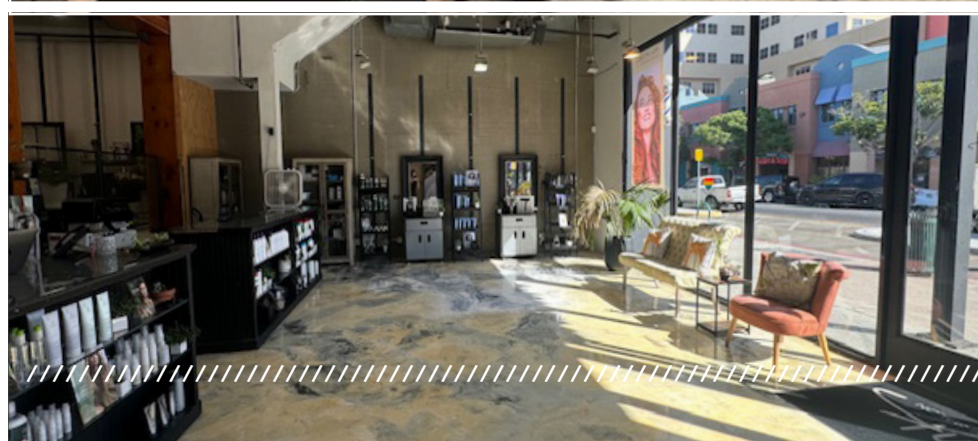
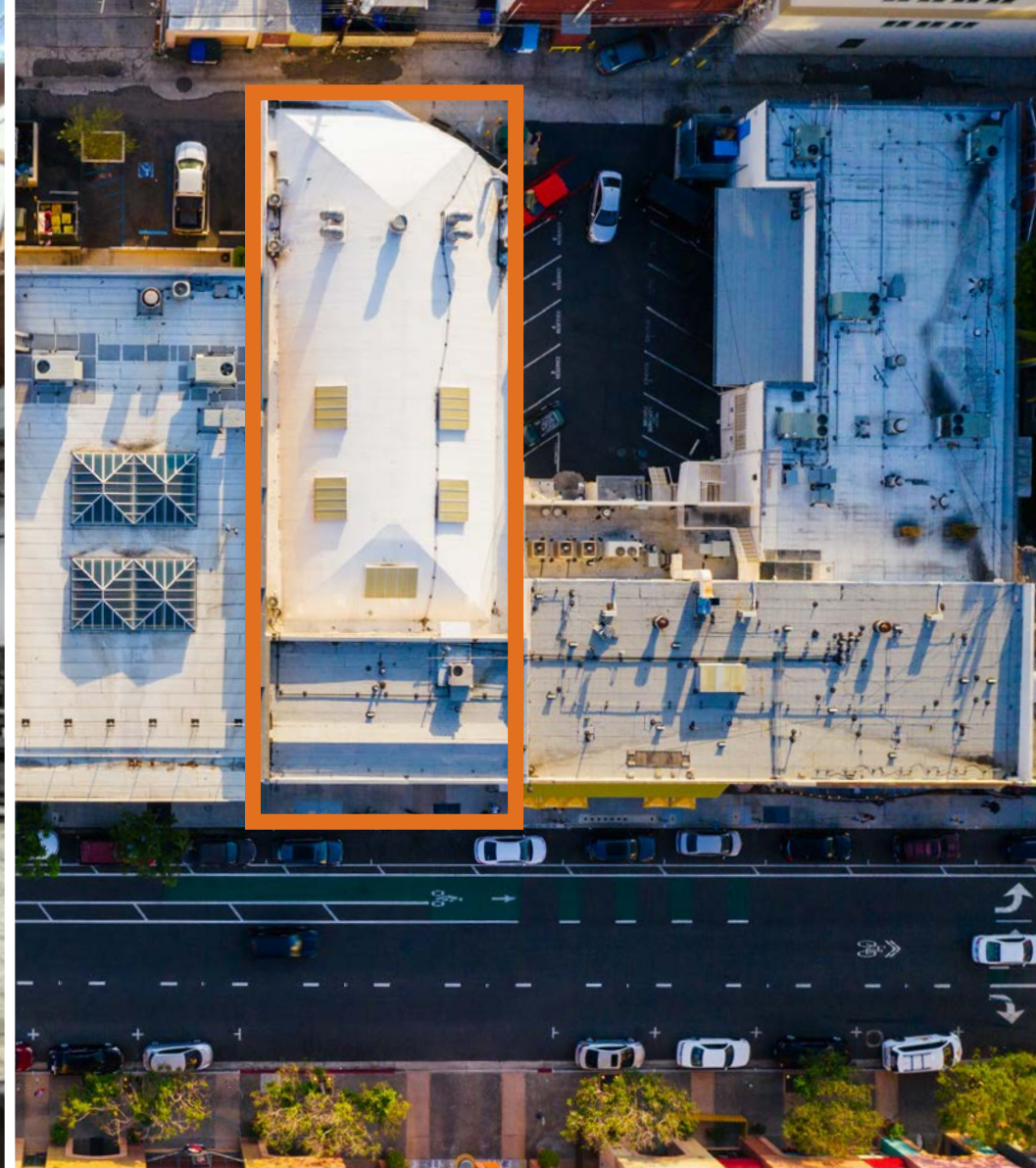


LOCATION  
MATTERS



# The Space

- / **Be Main & Main** in lively Hillcrest, a highly walkable neighborhood bustling with culture, food and shopping, with the unmistakable Hillcrest Sign only steps away
- / **Unique 6,301 SF Split Level Floor Plan** featuring a large front desk area, private rooms, commercial wheelchair lift, and plumbing in place for salon use
- / **Ideal Open Floorplan** with plenty of natural light from skylights and large storefront windows complemented by unique architecture with barrel, exposed wood ceilings and original brick walls
- / **Incredible Visibility** on Fifth Avenue with large signage opportunity on front facade - ideal for prominent branding
- / **Accessible Parking** with six dedicated employee parking spaces behind the building, two parking garages, with one on the same city block as site location & plenty of metered street parking
- / **Walking Distance** to the hippest retail shops, restaurants, and surrounding businesses including Snooze, Urban Mo's, Bread & Cie, Common Stock and more
- / **Centrally Located** in San Diego, only a few miles from Downtown and San Diego International Airport by SR-163, and within walking distance to Balboa Park which draws in millions of visitors annually



**FOR**  
**LEASE**

**MARC KARREN**  
858-779-3196  
marc@locationmatters.com  
CA LIC #01912607

**ALEXIS COUCH**  
858-427-2593  
alexis@locationmatters.com  
CA LIC #02040500



**INDIA PALACE**  
CUISINE OF INDIA

**SITE LOCATION**

**Snooze**  
AN A.M. EATERY

**ANVIL**

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Retail Space in the Heart of *Hillcrest*



**Up to 6,301 SF  
with an open  
layout, ideal  
for various  
concepts**



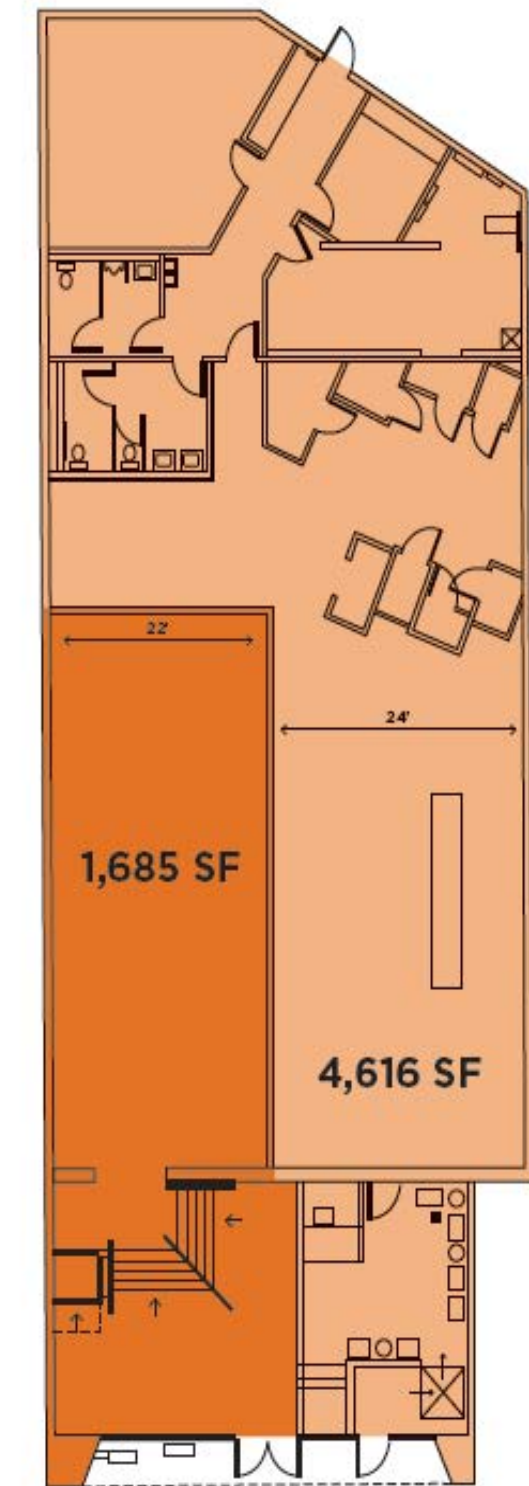
← Fifth Ave. →

# Floor Plan

# Demising Plan

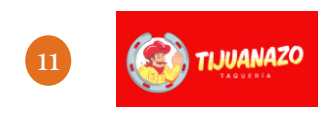


Up to +/-6,301  
contiguous SF  
and 1,685 SF  
min divisible



← Fifth Ave. →

# The Neighborhood



# The Demographics

## 1 MILE

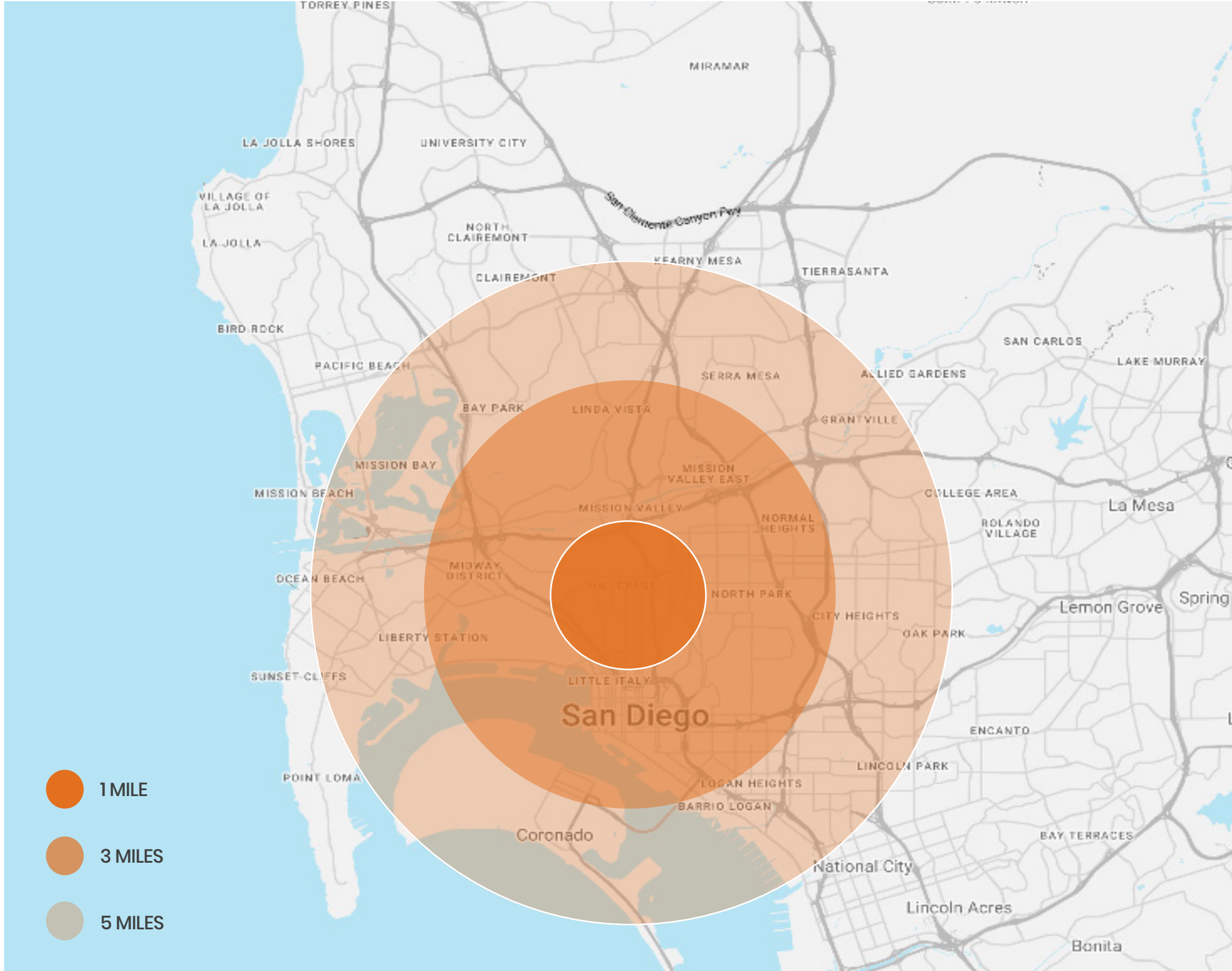
Daytime Population	<b>34,106</b>
Population	<b>29,551</b>
Average HH Income	<b>\$113,867</b>

## 3 MILES

Daytime Population	<b>228,042</b>
Population	<b>239,024</b>
Average HH Income	<b>\$107,617</b>

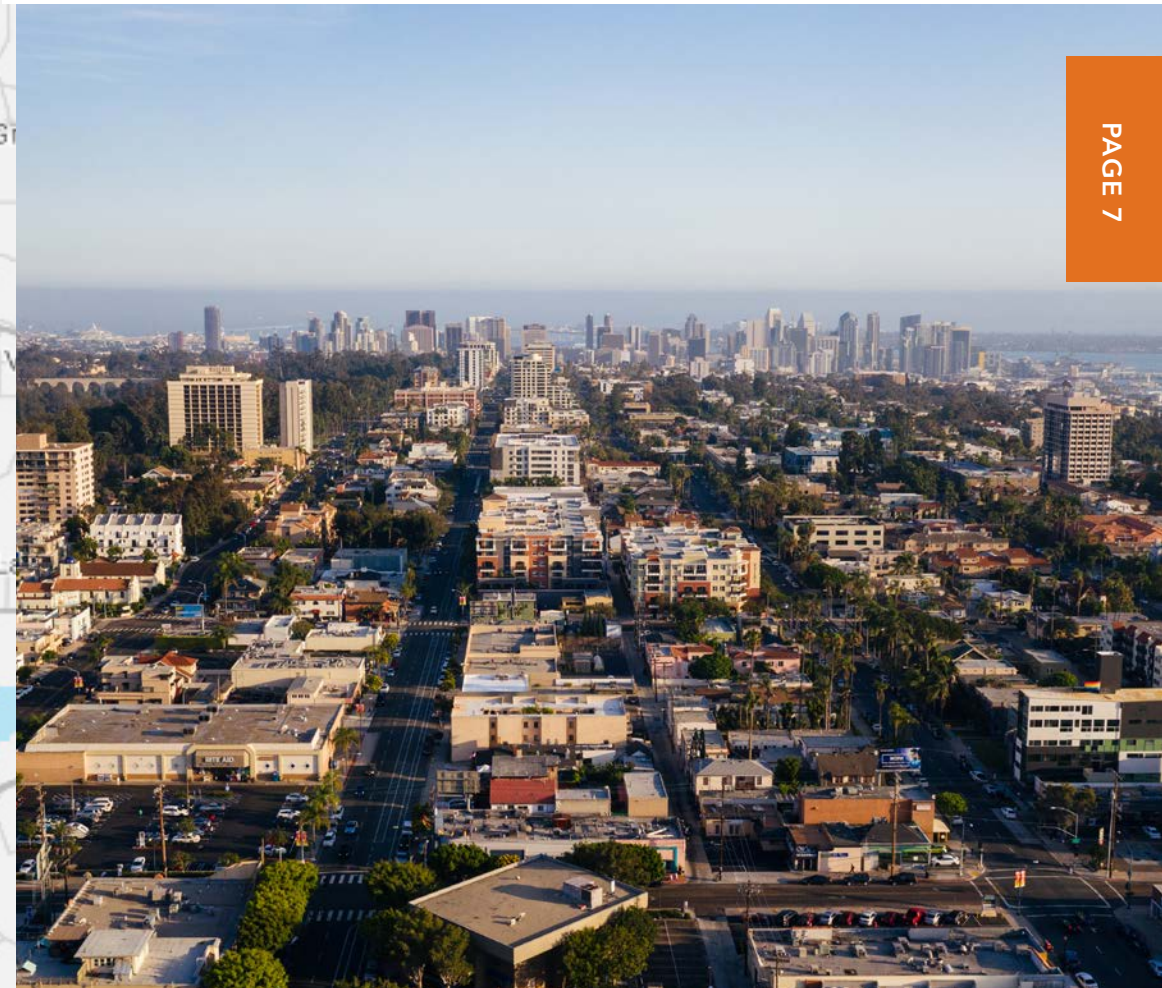
## 5 MILES

Daytime Population	<b>390,174</b>
Population	<b>530,920</b>
Average HH Income	<b>\$104,549</b>



- 1 MILE
- 3 MILES
- 5 MILES

*Hillcrest* is a vibrant uptown neighborhood in San Diego in close proximity to Downtown and Balboa Park. It is a popular destination for both locals and visitors that ranks high in daytime traffic and walk-ability. This centric neighborhood welcomes all with a diverse mix of restaurants, cafes, bars, boutique stores, and community driven events.



# What is Happening Around *Hillcrest*

## Farmers Market



Since the Spring of 1997, Normal Street in Hillcrest has transitioned into San Diego's largest Farmers Markets every Sunday. **With over 175 vendors it draws in an average of 10,000 visitors every weekend to shop from an array of local offerings.** Vendors present organic produce, local seafood, fresh cut flowers, incredible craftsmanship, food trucks, and so much more. What makes this Farmers Market stand out is its variety and emphasis on international cuisine.

## City Fest



**City Fest takes over 5th Avenue every August as the ultimate community art and music festival. Stretching over 9 city blocks and attracting 150,000 visitors** it is a fun event for all in attendance. The blocks are lined with a plethora of local food vendors, games, craft cocktails, and a kids zone. It is an all day event with a full music lineup split between two stages and multiple interactive art exhibits showcasing local businesses and talent.

## Monthly Events



**Every month Hillcrest hosts two reoccurring events, Walk-in-Art and Hillcrest Classic Car Show.** Every 1st Thursday, Mural Alley comes alive for Walk-in-Art. With live music, food vendors, and of course art, highlighting a new artist and signature cocktail at every event. The largest LGBTQ+ car club, Great Autos of Yesteryear, hosts Hillcrest's Saturday Car Show every 3rd weekend. At every show a few dozen car collectors share their classics and rare automobiles with other car enthusiasts.

## Pride Parade



While Pride month ends in June, Hillcrest continues the celebrate through July with it's annual Pride Parade and Block Party. **This mile and a half long parade is among the largest Prides in the United States, attracting over 250,000 supporters.** Participants create over 100 colorful floats to honor the event and designated theme of the year. After the parade and through the evening, Hillcrest is converted into a giant block party with live DJ's and entertainment.



# Leasing Inquiries:



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