

4th university



Prime Hillcrest Retail Opportunity

3913 Fourth Ave, San Diego, CA 92103

±1,019 SF

the property.

phenomenal signage and frontage along 4th ave



signalized intersection, great central location

vibrant urban neighborhood

easy freeway ingress & egress via Hwy 163

neighbor tenants include: Luna Grill, Peet's Coffee, Bread & Cie, Burger Lounge, Figard Dessert Cafe & more!

space features hardwood floors, high ceilings, & a spacious, contemporary interior



3913 fourth ave
address

±1,019 sf
square feet

retail
space type

available now
timing

\$3.50 psf, nnn
lease rate

“ **Hillcrest, where diversity thrives and culture shines.** ”

the neighbors.

6
min to san diego
international airport

\$1.8 B
total
consumer spending

102,774
population

\$112,029
avg household
income

dining

Brimming with cafes, bistros and five-star dining restaurants, Hillcrest is a connoisseur's delight! With over 200 restaurants lining the streets of Hillcrest, there is something for everyone to enjoy! Diners can now find award winning restaurants or mouth watering dishes with a few simple clicks.

strong work force

Hillcrest is San Diego's most vibrant neighborhood, and its bustling business district offers lots of opportunities for shopping. From handcrafted art and gifts to gorgeous furnishings and home decor, Hillcrest has it all!

unique night life

In keeping with it's youthful population, Hillcrest has a thriving reputation for its unique nightlife in San Diego. The neighborhood is known for its progressive attitude and active LGBTQ+ community so a night out here might mean you seeing a nationally known artist performing. From fabulous nightclubs to quaint retreats, whether you are looking to see and be seen, or looking for something off the beaten track - Hillcrest is the perfect playground for you.

97
walk
score

1
min to
hwy 163



in the path of development.

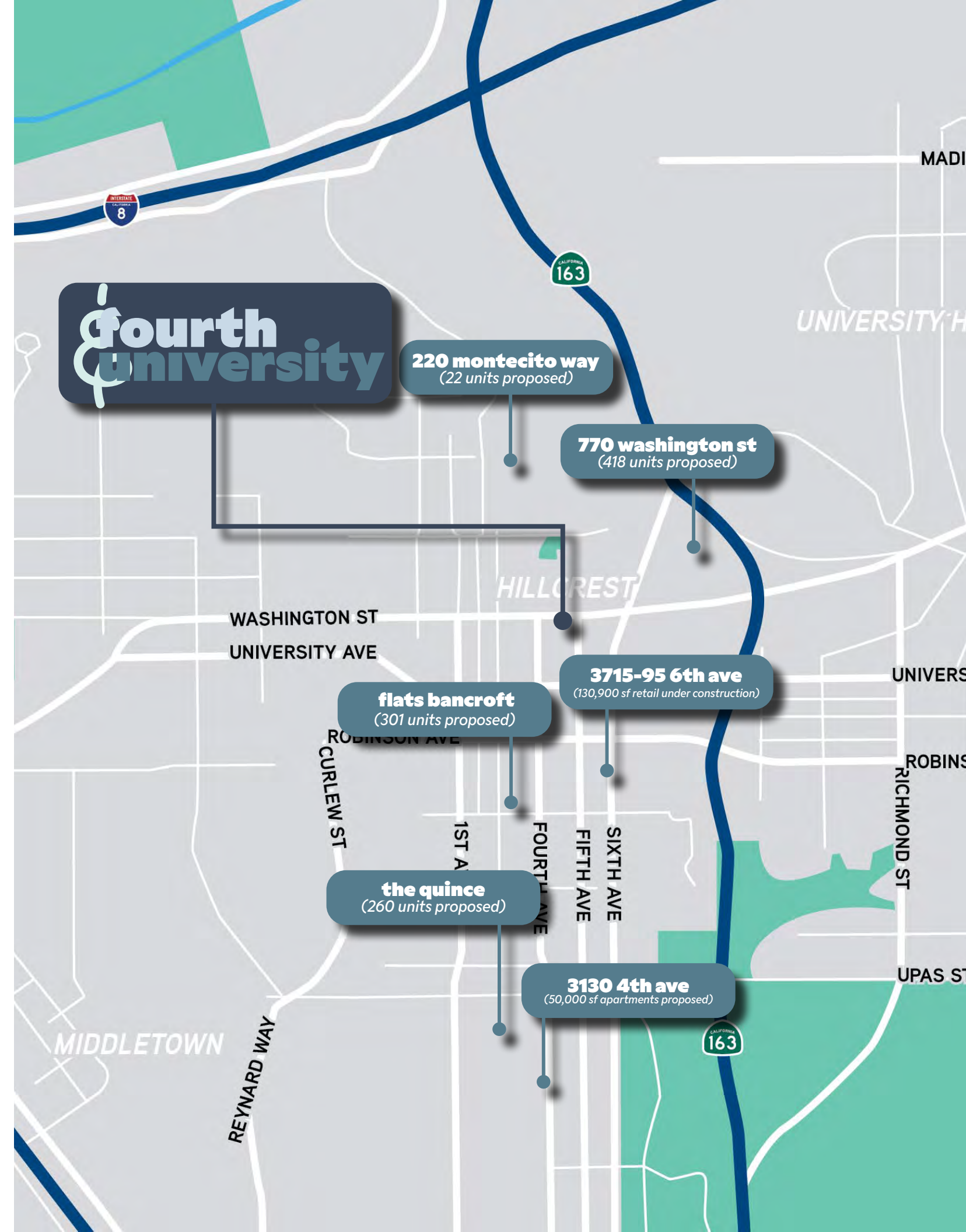


the quince

The San Diego Planning Commission unanimously approved the Quince Apartments, a 17-story mixed-use project in Banker's Hill, bringing 262 new housing units to the city, including affordable options. Located at 301 Spruce Street, this development will offer commercial space, modern amenities like a gym and pool, and is strategically close to transit and job centers. As one of the first projects under the Complete Communities program, it maximizes density while

flats bancroft

Hillcrest has announced plans for a 301-unit, \$145 million multifamily development, the first of three planned projects in San Diego totaling \$685 million. The development will feature modern amenities such as fitness and spa facilities, coworking spaces, and a sunset deck, with 10% of the units dedicated to affordable housing. Located near restaurants and Balboa Park, the project aims to complement the vibrant character of the Hillcrest community.



plan hillcrest.

City Council Approves Vision for Future Development in Hillcrest, University City

The “Plan Hillcrest” initiative is a focused development plan aimed at transforming the Hillcrest neighborhood in San Diego. It addresses the urgent need for more housing by proposing significant increases in residential density, with some areas seeing potential development of buildings as tall as 30 stories. The plan also includes infrastructure improvements, such as pedestrian promenades and enhanced bicycle lanes, while recognizing the cultural significance of Hillcrest.

community & cultural considerations

Introduction of an LGBTQ+ cultural district to preserve and honor Hillcrest’s legacy, while also emphasizing the importance of creating additional parks, libraries, and other community amenities to support the growing population.

infrastructure improvements

Proposed pedestrian promenades on Normal Street, University Avenue, and Robinson Avenue, expanded bike lanes, and ambitious transit plans like an aerial skyway and streetcar systems aim to improve walkability and promote cycling.

increased housing density

Significant increase to the housing density in Hillcrest from 109 to 290 units per acre, allowing for the construction of 20- to 30-story buildings in certain areas.

feedback & process

The city is committed to redefining the proposal by incorporating public feedback, with a focus on ensuring community input is considered.



- ✓ **Create Homes**
- ✓ **Protect & Enrich Every Neighborhood**
- ✓ **Advance Mobility & Infrastructure**
- ✓ **Champion Sustainability**
- ✓ **Foster Regional Prosperity**

Up to
72,000
additional jobs

Up to
17,200
additional homes

“Plan Hillcrest envisions a complete neighborhood that celebrates its unique identity and honors the legacy of a place that welcomes everyone.”

discover hillcrest.

offering something for everyone to enjoy

Located a few miles north of downtown San Diego, Hillcrest stands as a vibrant uptown neighborhood and a central hub for the city's LGBTQ+ community. Its lively streets offer an impressive mix of bars, restaurants, coffee houses, boutiques, and unique shops. Stretching west from the Pride flag along University Avenue, visitors can explore a diverse range of restaurants, acclaimed wine bars, nightclubs, boutiques, and home decor shops. On Sundays, Hillcrest hosts one of San Diego's largest farmers markets, featuring local produce, arts, crafts, and gourmet food stalls. The area's "village" section, marked by the historic neon "Hillcrest" sign on Fifth Avenue, offers an enticing mix of restaurants, dessert-centric eateries, vintage clothing shops, bookstores, and the multiplex Landmark Cinemas.

Just south of Hillcrest lies Balboa Park, North America's largest urban cultural park, offering an array of recreational activities, arts and cultural events, and community gatherings. With 16 museums, performing arts venues, stunning gardens, and the renowned San Diego Zoo, the proximity of Balboa Park enhances Hillcrest's appeal, creating a dynamic and captivating neighborhood that caters to a wide array of interests and passions. Hillcrest's vibrant and inclusive atmosphere, coupled with its diverse array of attractions, makes it a beloved destination for both locals and visitors alike.

33,837

hillcrest residents

200 +

hillcrest restaurants

3.3 m

hillcrest annual events

\$136,652

hillcrest avg. household income

better buzz



snooze



hillcrest farmers market



common stock



burger lounge



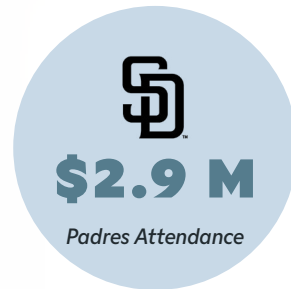
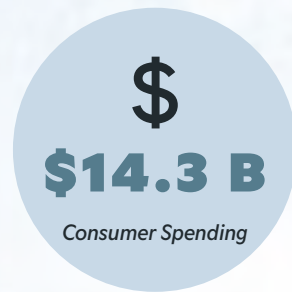
nola on 5th



san diego.

america's finest city

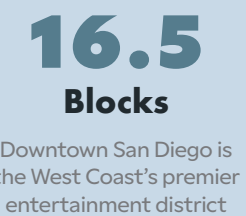
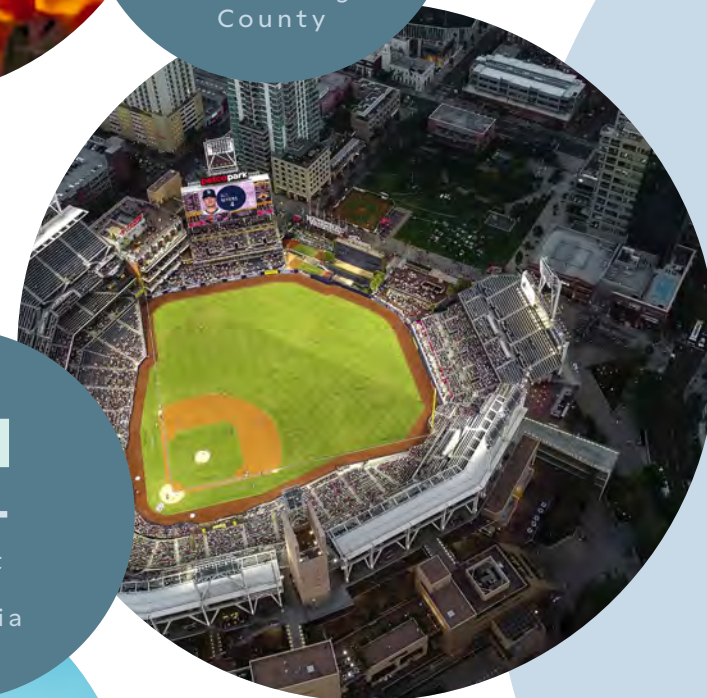
California's second largest city and the United States' eighth largest, San Diego boasts a citywide population of nearly 1.4 million residents and more than 3 million residents countywide. Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, Carlsbad, Escondido, La Mesa, Hillcrest, Barrio Logan and Chula Vista just to name a few.



Central San Diego is a dynamic hub that offers a blend of urban sophistication, cultural landmarks, and scenic coastal beauty. The area is home to Balboa Park, the largest urban cultural park in the U.S., which hosts 15 museums, art galleries, beautiful gardens, and the world-renowned San Diego Zoo. Downtown San Diego is a vibrant district featuring the historic Gaslamp Quarter, known for its nightlife, dining, and entertainment options.

The waterfront area, including the Embarcadero, provides stunning views of the harbor, access to maritime museums, and activities like boat tours. Little Italy, another central neighborhood, is famous for its lively street festivals, farmers' markets, and an array of Italian restaurants and cafes.

“The planned growth of Downtown will only boost its popularity among desirable American cities to live, work & play.”



fourth university



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