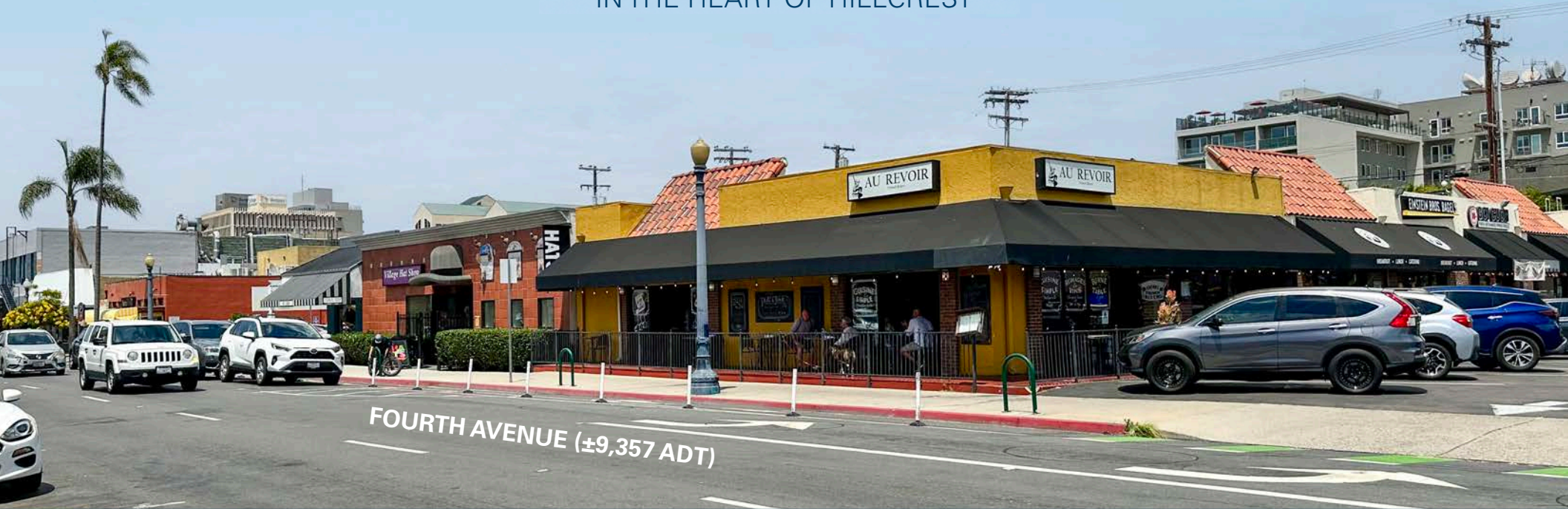


# 2nd Generation Restaurant For Lease

IN THE HEART OF HILLCREST



Rare 2nd Generation ±935 SF Restaurant Space located in the heart of Hillcrest.



Located at the signalized intersection of Robinson Avenue at Fourth Avenue.



On-site parking in addition to ample street parking.



Walker's Paradise and Very Bikable neighborhood (Source: Walkscore.com)

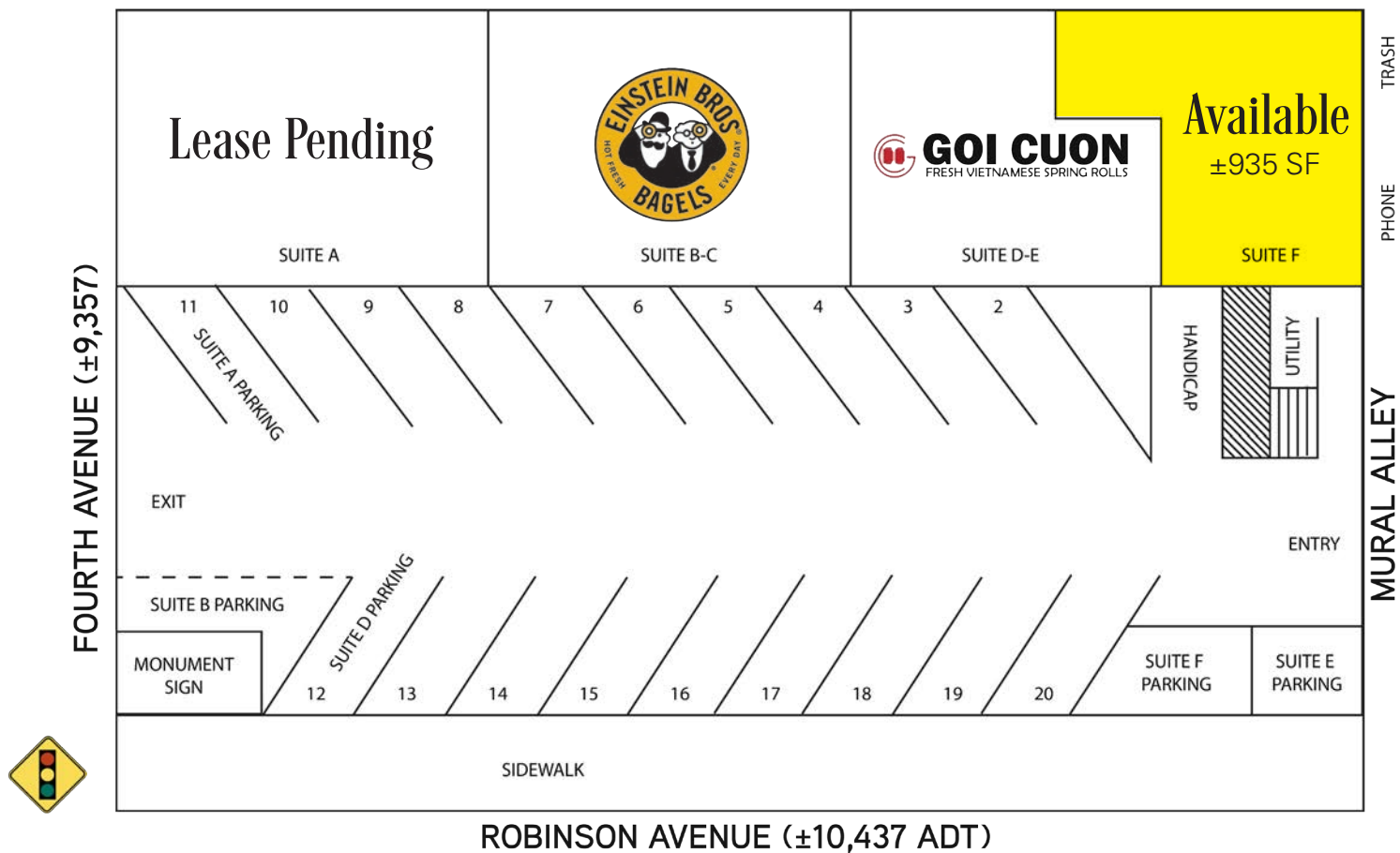


Convenient access to State Route 163 and close proximity to Interstate 5 and Interstate 8.



Densely populated with more than 524,000 residents and daytime population of 678,738 within in 5 miles.









unleashed!



CVS  
pharmacy

DUNKIN'



Concentra  
urgent care

Snooze  
AMERICAN

LunaGrill  
mediterranean kitchen

US Bank

Peet's  
coffee

burgerlounge

perlmancinic++

Walgreens

SUBWAY



VILLAGE HAT SHOP  
SOUTHWEST CALIFORNIA

SITE

Buffalo  
Wild Wings



Jamba



RITE  
AID



COCINA  
de BARRIO

La Bonne Table



pure barre

GNC  
LIVE WELL

FIVE GUYS  
BURGERS and FRIES

FedEx Office



WHOLE  
FOODS  
MARKET

Bank of America

Better Buzz  
COFFEE ROASTERS

CALIFORNIA  
163

HILLCREST  
Trade Area



# Demographics



## 233,769

3-MILE TOTAL POPULATION



## 331,681

3-MILE DAYTIME POPULATION



## \$128,079

3-MILE AVG. HOUSEHOLD INCOME



## \$952,234

3-MILE MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE	
POPULATION	2024 Population	29,469	233,769	524,394
	2029 Population	29,943	245,725	535,697
	Total Businesses	3,093	21,365	34,181
	Total Employees	41,613	247,870	439,194
	Total Daytime Population	49,042	331,681	678,738
	2024 Median Age	41.4	36.8	36.0
HOUSING	2024 Total Households	17,394	116,648	222,875
	2024 Housing Units	18,854	129,147	242,670
	Owner Occupied Housing Units	26.8%	24.8%	30.2%
	Renter Occupied Housing Units	65.4%	65.5%	61.7%
	Vacant Housing Units	7.7%	9.7%	8.2%
	2024 Median Home Value	\$1,034,075	\$952,234	\$918,965
INCOME	2024 Average Household Income	\$141,353	\$128,079	\$124,652
	2024 Median Household Income	\$100,474	\$92,366	\$88,746
	2024 Per Capita Income	\$83,325	\$64,859	\$54,048
INCOME BREAKDOWN	<\$15,000	6.7%	8.9%	8.7%
	\$15,000- \$24,999	5.8%	5.1%	5.6%
	\$25,000- \$34,999	4.0%	5.0%	5.9%
	\$35,000- \$49,999	6.6%	6.9%	7.4%
	\$50,000- \$74,999	13.1%	14.3%	15.0%
	\$75,000- \$99,999	13.5%	13.0%	12.1%
	\$100,000- \$149,999	20.1%	20.4%	20.0%
	\$150,000- \$199,999	12.0%	11.1%	10.7%
	\$200,000+	18.1%	15.2%	14.7%

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