

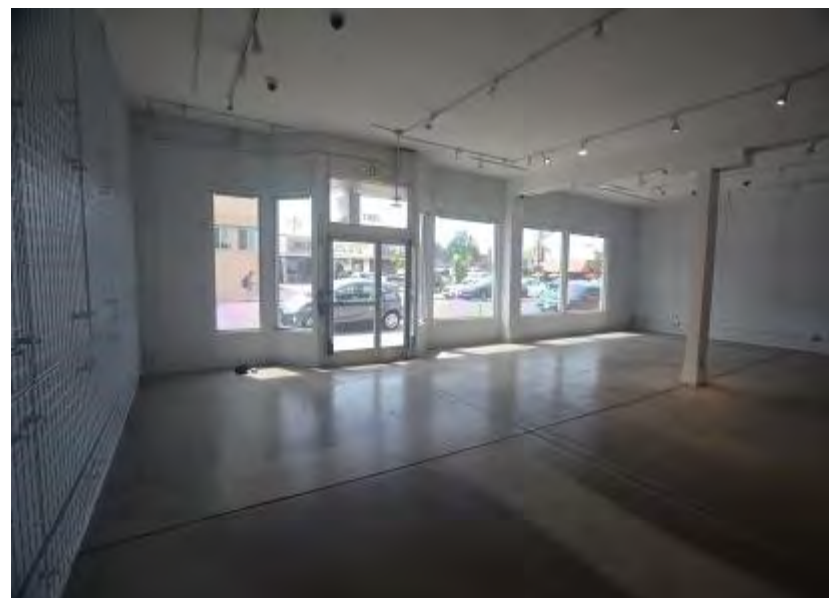


FOR LEASE > HILLCREST

# PRIME RETAIL/SHOWROOM



3867 Fourth Avenue, San Diego, CA 92103 | ± 4,300 SF



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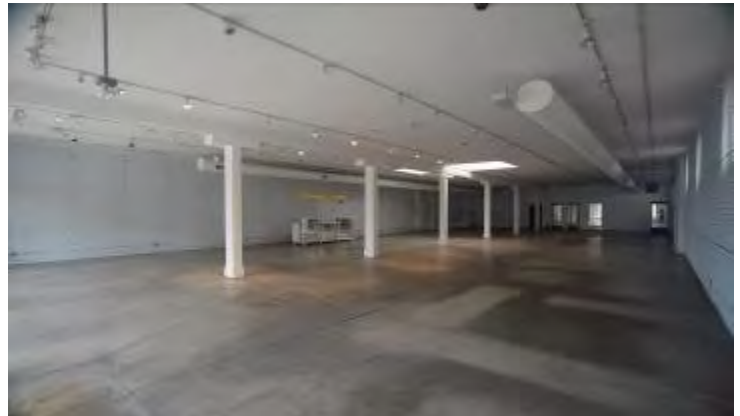


## HIGHLIGHTS

- > Fantastic freestanding retail building in the heart of Hillcrest
- > Phenomenal signage opportunity along 4th Avenue, just off University

## TRADE AREA

- > Vibrant urban neighborhood, short walk to many restaurants and retailers
- > Adjacent to Burger Lounge, Pinkberry, Einstein's Bagels, Luna Grill, Peets Coffee & Bread & Cie, Project Pie, Village Hat Shop and steps to Urban Outfitters, Snooze A.M., Lemonade and many more!
- > Steps to UCSD Medical Center, Scripps Mercy Hospital
- > 2.3 million SF of office space in 1-mile radius
- > Easy freeway ingress & egress via Hwy 163
  - University at 4th/5th: 20,644 AWDT
  - 4th Ave at University/Robinson: 17,791 AWDT
  - Hwy 163 at University: 104,716 MPSI



## SUITE DETAILS

TOTAL AVAILABLE	4,300 SF
AVAILABILITY	Immediate
PARKING	3 Tandem/6 Space (rear/alley)
AMENITIES	Large skylights, HVAC, open plan, wall racks, alley access
LEASE RATE	\$2.45 PSF, NNN (Low Management, Net Expenses)

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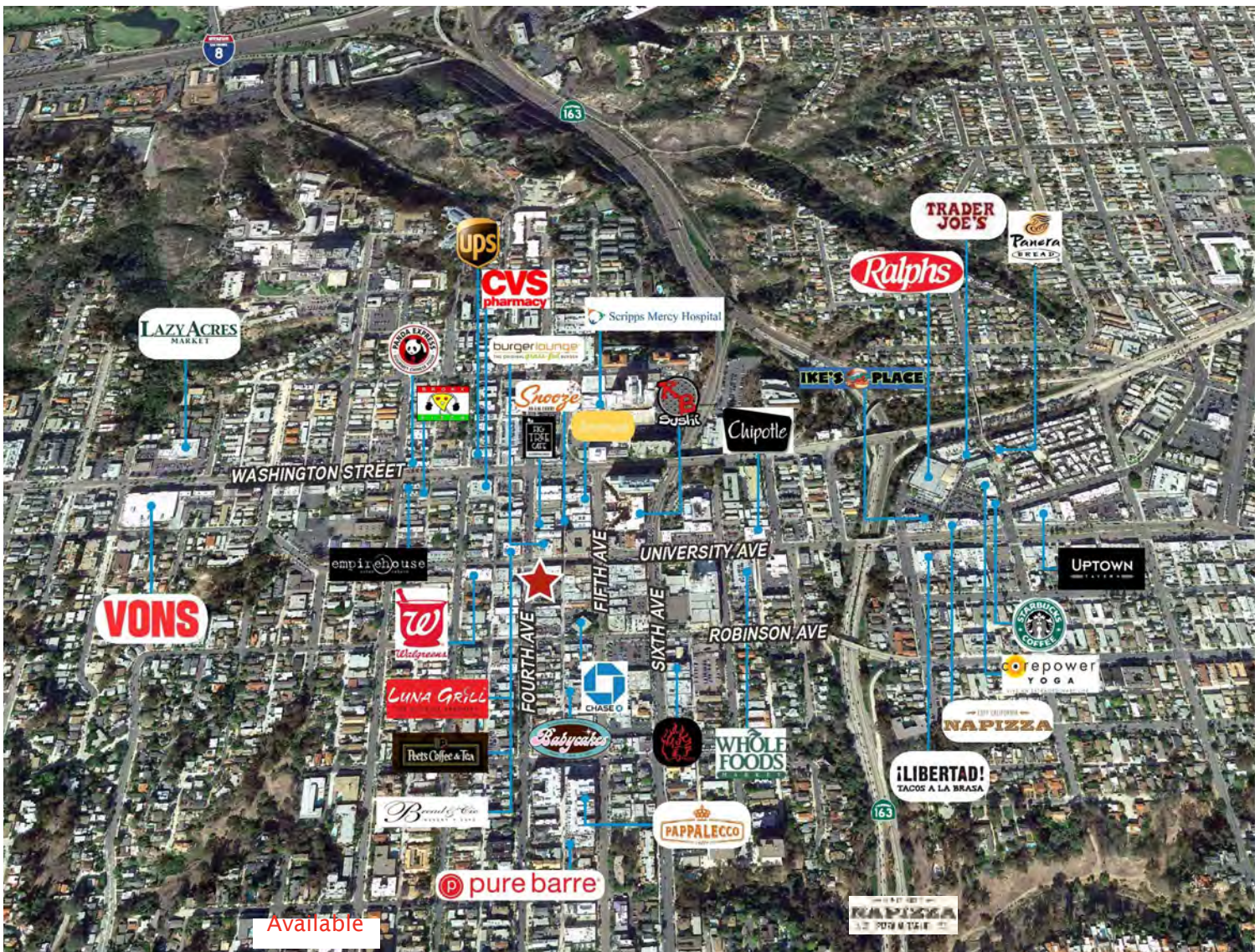
## > THE COMMUNITY

A true success story in terms of revitalization, Hillcrest has blossomed into one of the hippest, most vibrant communities in the nation. Eclectic and village-like, Hillcrest is known for its wide array of award winning restaurants, trendy and cutting edge stores, fabulous salons and spas, medical offices, two major hospitals and the largest concentration of gay and lesbian-owned businesses in the city. Those who live here enjoy a wide choice of older homes mixed with newer, upscale apartments and condominiums in one of the nation's premier walkable neighborhoods.

The American Planning Association (APA) designated Hillcrest as one of 10 Great Neighborhoods for 2007 through APA's Great Places in America program. APA Great Places exemplify exceptional character and highlight the role planners and planning play in creating communities of lasting value. APA selected Hillcrest as one of 10 Great Neighborhoods in America because of its legacy of activism and trendsetting.



## > TENANT AERIAL & AMENITIES



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## DEMOGRAPHICS

POPULATION TREND	1 mi	3 mi	5 mi
2000 Total Population	24,305	84,971	198,302
2010 Total Population	25,387	94,392	210,604
2015 Total Population	26,088	96,835	216,567
2020 Total Population	26,772	101,689	225,709

HOUSEHOLD TREND	1 mi	3 mi	5 mi
2000 Total Households	14,741	46,042	85,874
2010 Total Households	15,246	52,582	96,429
2015 Total Households	15,209	52,385	96,215
2020 Total Households	15,586	55,281	101,266

POPULATION CHANGE TREND	1 mi	3 mi	5 mi
2000 to 2010 Population Change	4.5%	11.1%	6.2%
2000 to 2015 Population Change	7.3%	14.0%	9.2%
2010 to 2015 Population Change	5.5%	7.7%	7.2%
2015 to 2020 Population Change	2.6%	5.0%	4.2%

2015 INCOME	1 mi	3 mi	5 mi
Per Capita Income	\$44,683	\$41,799	\$33,265
Household Income: Median	\$57,673	\$55,048	\$50,593
Household Income: Average	\$75,396	\$72,682	\$67,689

AVERAGE HOUSEHOLD SIZE	1 mi	3 mi	5 mi
	1.7	1.7	2.0

TOTAL DAYTIME POPULATION	40,384	176,115	310,051
Total Employee Population	28,757	132,628	204,224
Total Daytime at Home Population	11,627	43,487	105,826
Total Employee Population (% of Daytime Population)	71.2%	75.3%	65.9%
Total Daytime at Home Population (% of Daytime Population)	28.8%	24.7%	34.1%



**NEARLY 1M PEOPLE**  
**WITHIN 15 MINUTE DRIVETIME!**

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