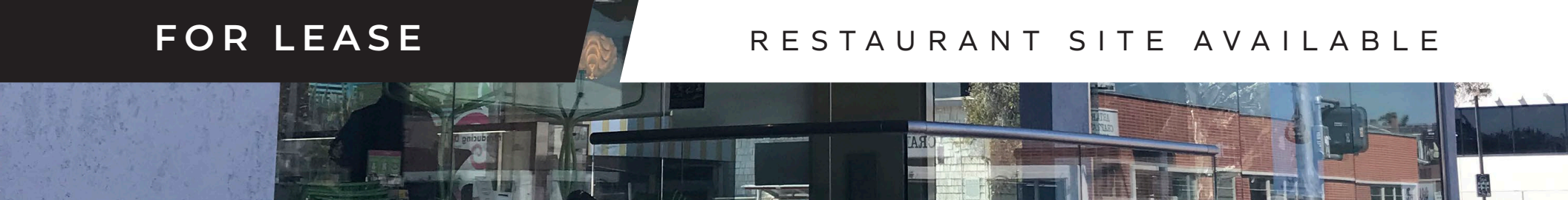


3795 4th Avenue | Hillcrest, CA

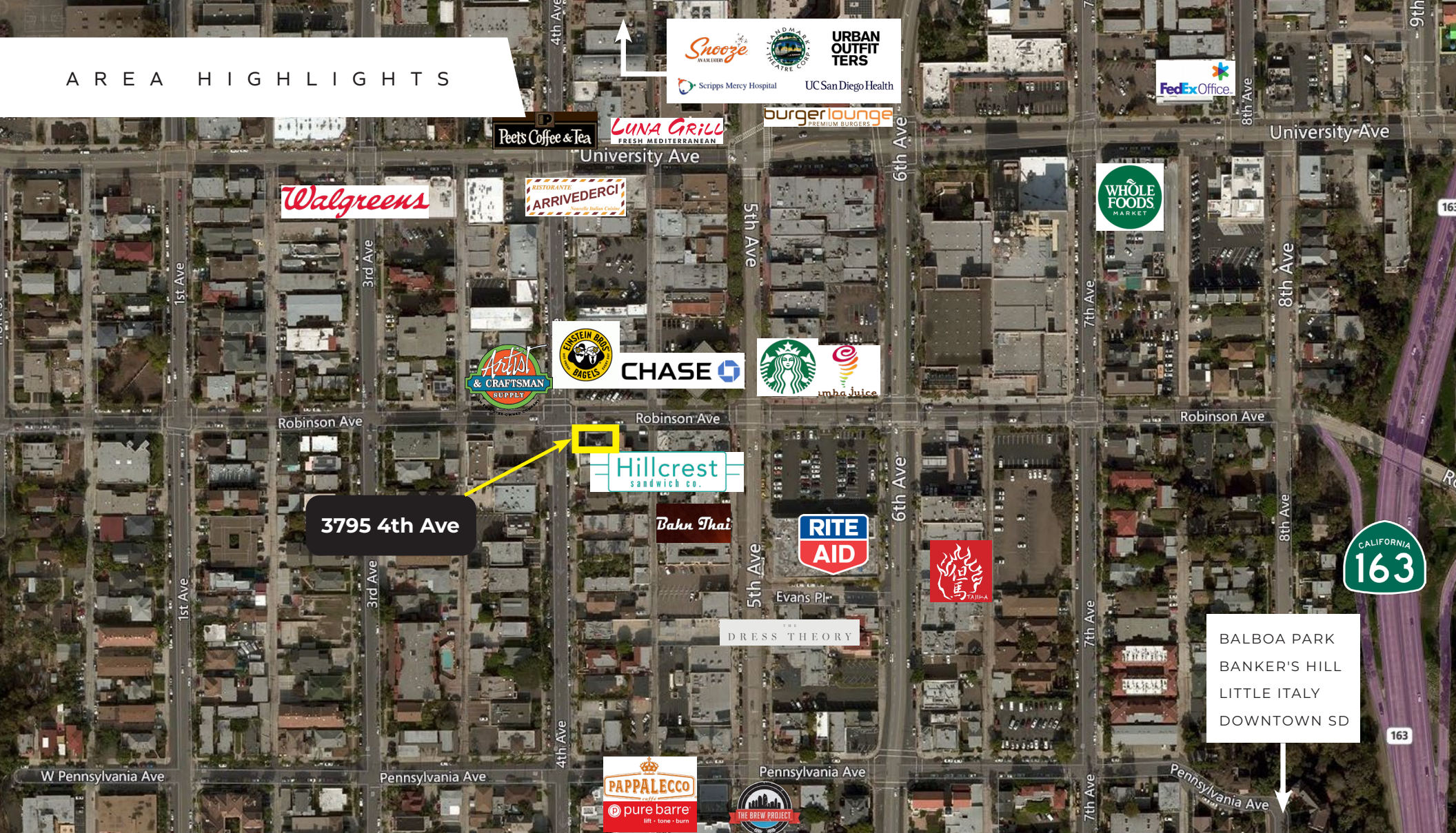


FOR LEASE

RESTAURANT SITE AVAILABLE



AREA HIGHLIGHTS



- In the sought-after neighborhood of Hillcrest
- Charming setting draws traffic from surrounding residents and businesses
- Scripps Mercy Hospital & UCSD Medical Center are within a mile from the building
- California State Route 163 is just blocks away, providing convenient access from all over San Diego
- San Diego residents frequent Hillcrest as a week night and weekend destination



- ±1,014 SF freestanding restaurant building with rare off-street parking
- Incredible opportunity at the busy signalized intersection of Robinson Ave and 4th Ave
- Three parking spaces included with abundant street parking available
- Close proximity to other thriving restaurants: Snooze an A.M. Eatery, Tajima Ramen
- Luna Grill, Burger Lounge, Hash House A Go Go



RETAIL INSITE

Market Summary

3795 4th Ave, San Diego, California, 92103

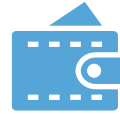
* This report was produced using data from private and government sourced deemed to be reliable. The information herein is provided without representation or warranty

INCOME



70,152

Median HH Income



56,035

Median Disposable Income

EMPLOYMENT



79%

White Collar



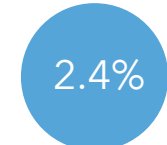
7%

Blue Collar

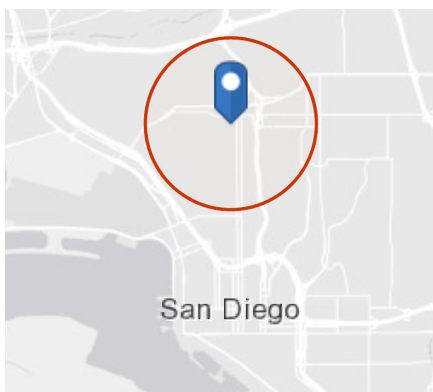


14%

Services



2.4%
Unemployment Rate



San Diego

EDUCATION



10%

High School Graduate



24%

Some College



63%

Bachelor's/Grad/Prof Degree

POPULATION



28,193
Total Population



16,544
Total Households

38,471
Total Daytime Population

40.8
Median Age

Tapestry Segments



3C

Trendsetters

7,365 households

44.5

of Households



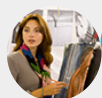
3B

Metro Renters

5,453 households

33.0

of Households



8B

Emerald City

2,055 households

12.4

of Households

RACE AND ETHNICITY

White	22,235	78.87%
Black/African American	954	3.38%
American Indian/Alaska Native	151	0.54%
Asian	2,047	7.26%
Pacific Islander	78	0.28%
Other Race	1,415	5.02%
Two or More Races	1,313	4.66%
Hispanic	4,902	17.39%



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