

RESTAURANT/RETAIL FOR LEASE

6TH & ROBINSON

Hillcrest, San Diego, CA

A RETAIL *Opportunity*



PROPERTY *highlights*

- 4,909 SF of street restaurant/retail space on the prominent corner of 6th and Robinson. 435 first class residential units
- Currently under construction, with delivery slated for Q4 2025
- Convenient access to 163 Fwy
- Located in the Hillcrest neighborhood, with a high daytime population and near both the Scripps Mercy Hospital and UCSD Medical Center
- With locally beloved neighboring businesses including Whole Foods, Number One Fifth Avenue, Hotel Guys, Common Stock, HiroNori Craft Ramen, Better Buzz, and more



THE *project*



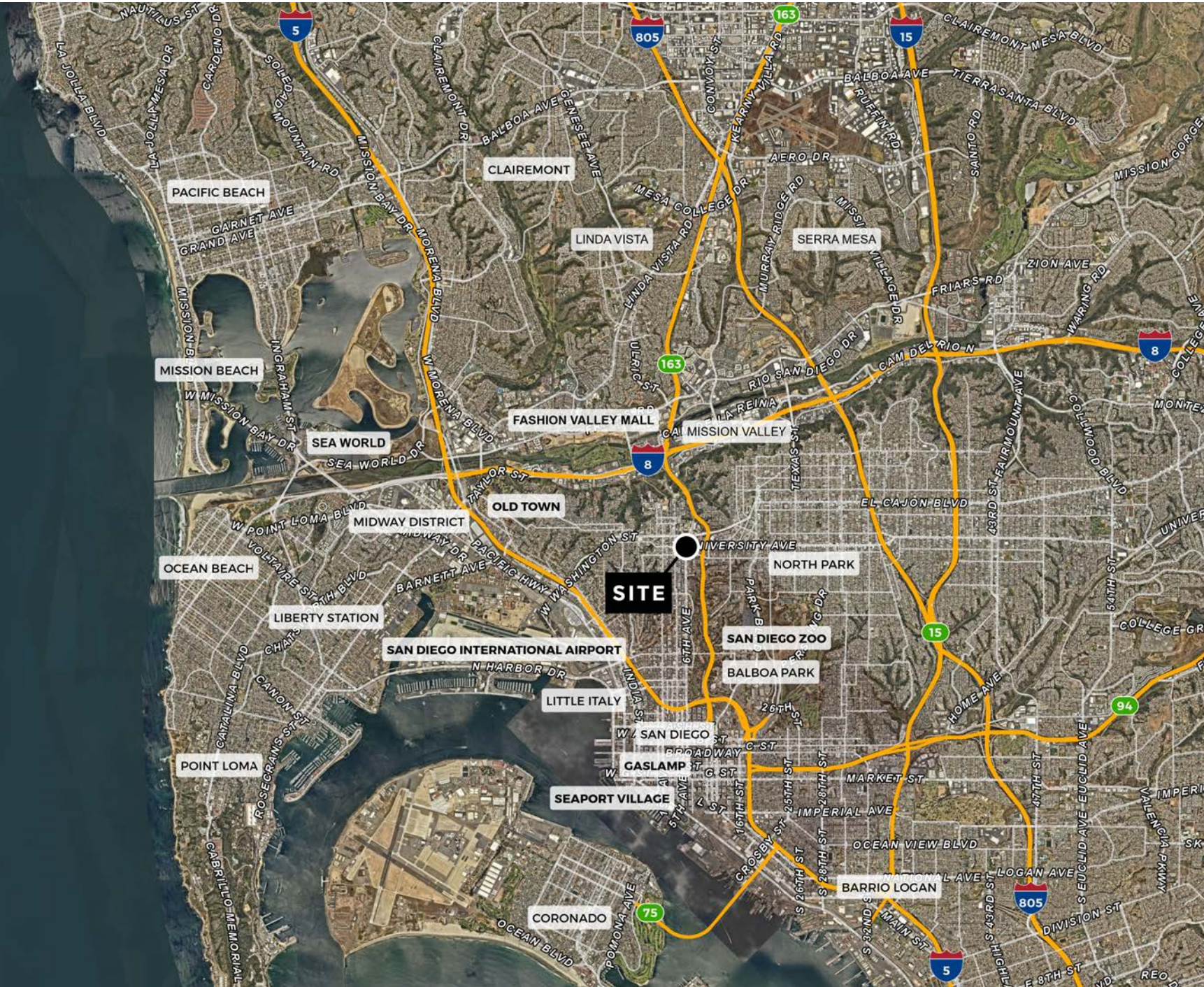
ABOUT



Located only a few miles north of San Diego's bustling downtown, the neighborhood of Hillcrest has a welcoming vibe, pedestrian-friendly streets and sidewalk patios that create an eclectic yet approachable urban village experience. Its metropolitan nature has attracted a mix of ethnically diverse restaurants, nightclubs and acclaimed wine bars. You'll also discover an array of vintage destinations, home decor shops and distinctive boutiques while Whole Foods, Trader Joe's and Ralph's grocery stores have been long-standing establishments in Hillcrest due in part to the growing residential community.

HILLCREST.

TRADE AREA *aerial*



NEIGHBORHOOD *aerial*



site

25,845 ADT

28,252 ADT

NEW RESIDENTIAL MULTI-FAMILY DEVELOPMENT

1	MODE: 111 Units	Apartments	Built 2022
2	EITOL: 48 Units	Apartments	Built 2018
3	WINSLOW: 379 Units	Apartments	Under Construction
4	ONYX ON PARK: 61 Units	Apartments	Under Construction
5	EVOC HILCREST: 82 Units	Apartments	Under Construction
6	DENIZEN: 151 Units	Apartments	Under Construction

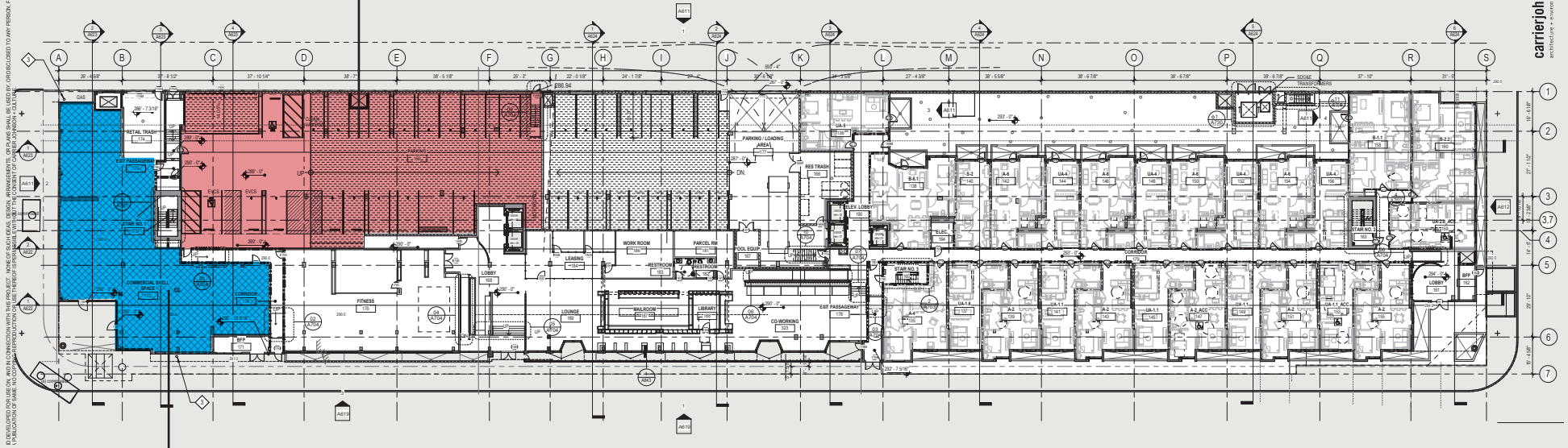
LOD space PLAN

19 RETAIL PARKING STALLS

ROBINSON AVE

6TH AVE

carrierjoh
architectural • interior



Subject space
4,909 SF
(divisible)



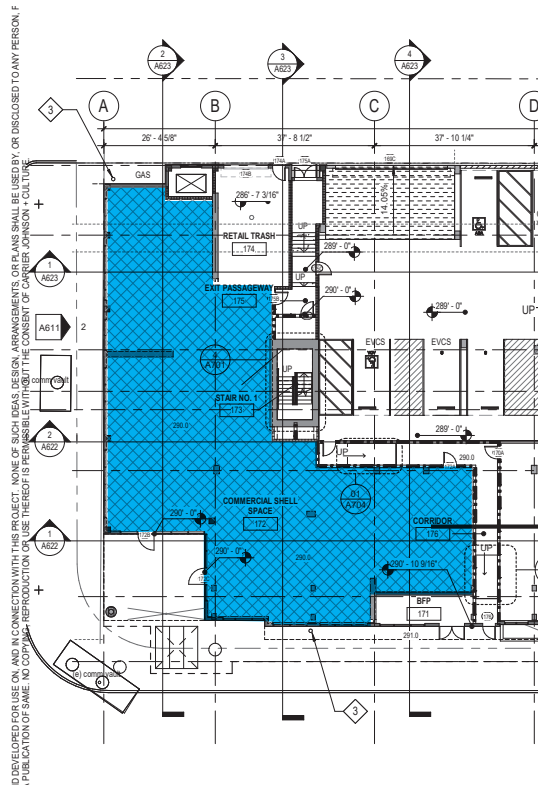
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RETAIL SHELL SPACE

- 4,909 sq. ft. total, potential demise
- 600 total amps at 277/480v shared
- 1-1/2" water line
- 4" sewer line
- 4" grease waste line to grease trap
- Concrete slab poured to grade
- 1" gas line
- 2 - 24"x24" fire wrapped grease duct



POTENTIAL TO DEMISE

demographics

3795 SIXTH AVE, SAN DIEGO, CA 92103

POPULATION

	1 mile	3 miles	5 miles
Total Population	31,630	239,570	528,048
Projected Population (2029)	32,291	251,387	539,178

HOUSING

Total Households	18,706	118,851	223,325
Projected Total Households (2029)	19,463	128,248	234,756

INCOME

Median Household Income	\$96,045	\$92,185	\$88,405
Average Household Income	\$135,551	\$127,717	\$124,210
Per Capita Income	\$79,967	\$64,291	\$53,572
Median Disposable Income	\$76,929	\$73,826	\$70,919
Average Disposable Income	\$93,901	\$89,572	\$87,871

DAYTIME DEMOS

Total Daytime Population	49,845	333,163	681,030
Daytime Population Workers	39,187	243,619	453,270
Daytime Population Residents	10,658	89,544	227,760

RACE & ETHNICITY

White	20,829 65.85%	130,220 54.36%	247,297 46.83%
Black or African American	1,300 4.11%	15,212 6.35%	40,241 7.62%
American Indian & Alaska Native Population	201 0.64%	2,730 1.14%	6,490 1.23%
Asian Population	2,527 7.99%	23,368 9.75%	57,230 10.84%
Pacific Islander Population	78 0.25%	781 0.33%	1,998 0.38%
Other Race Population	2,274 7.19%	32,734 13.66%	96,766 18.33%
Population of Two or More Races	4,421 13.98%	34,525 14.41%	78,026 14.78%
Hispanic Population	6,442 20.37%	71,247 29.74%	186,581 35.33%
Non-Hispanic Population	25,188 79.63%	168,323 70.26%	341,467 64.67%

EDUCATION

Bachelor's Degree	9,951 36.10%	64,678 33.95%	114,296 29.42%
Graduate/Professional Degree	7,885 28.60%	41,736 21.91%	72,392 18.63%

AGE

Median Age	40.9	36.8	36.0
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3795 SIXTH AVE

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FOR LEASE

Restaurant/Retail Space

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