

FOR LEASE

# DENIZEN

HEART OF HILLCREST

*San Diego, CA*

A RETAIL *Opportunity*



## PROPERTY *highlights*

- Newly delivered street retail space at 2,585 sq. ft., attached to 151 new first class residential units
- Currently under construction, with delivery slated for Q1 2024
- 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
- 40 feet of frontage along 5th Avenue, with locally beloved neighboring businesses including Number One Fifth Avenue, Breakfast Bitch, Common Stock, HiroNori Craft Ramen, Whole Foods, and more
- Delivery with restaurant infrastructure in place, as well as indoor/outdoor patio opportunity with a moveable glass storefront system





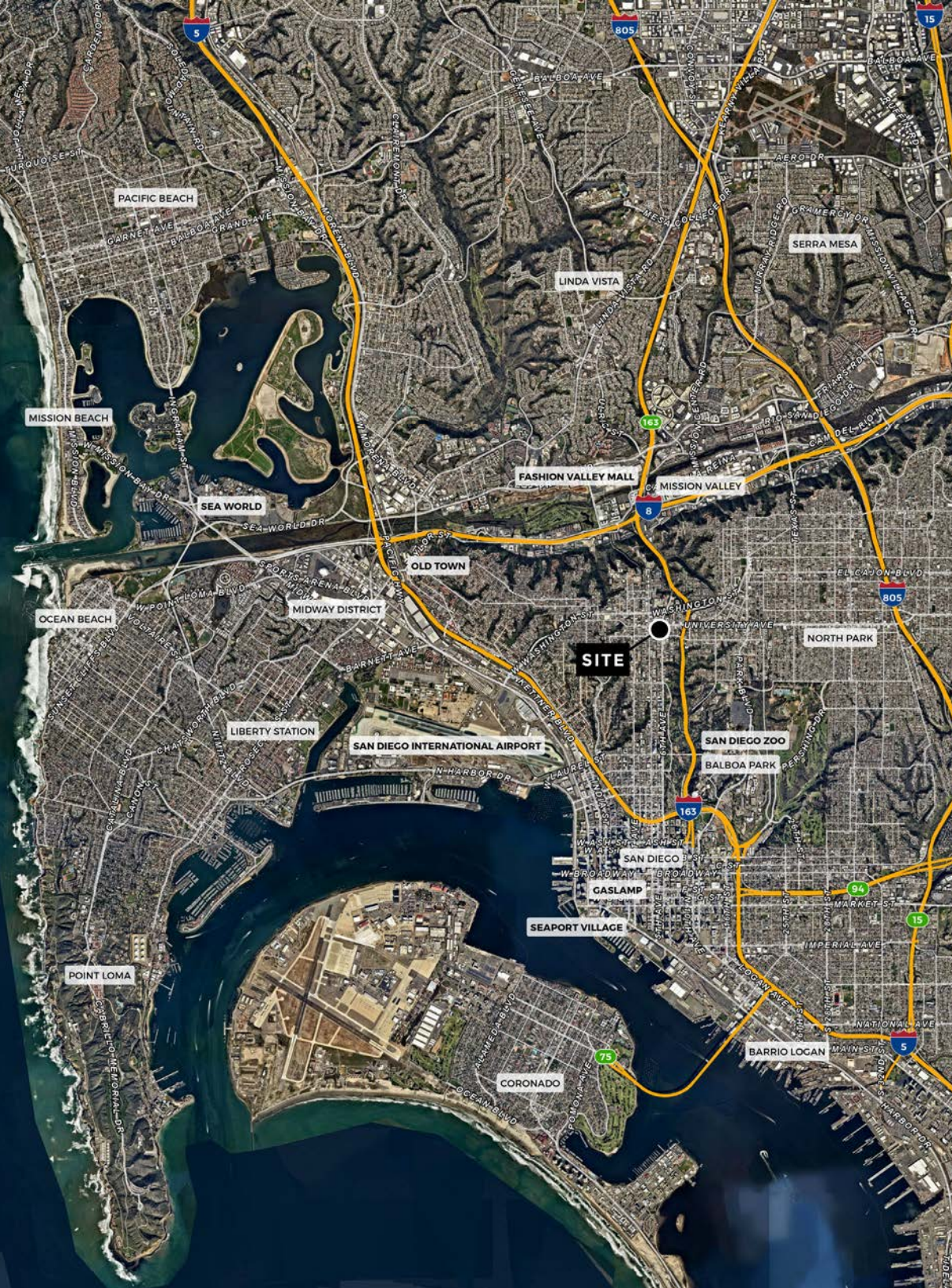
# ABOUT

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*



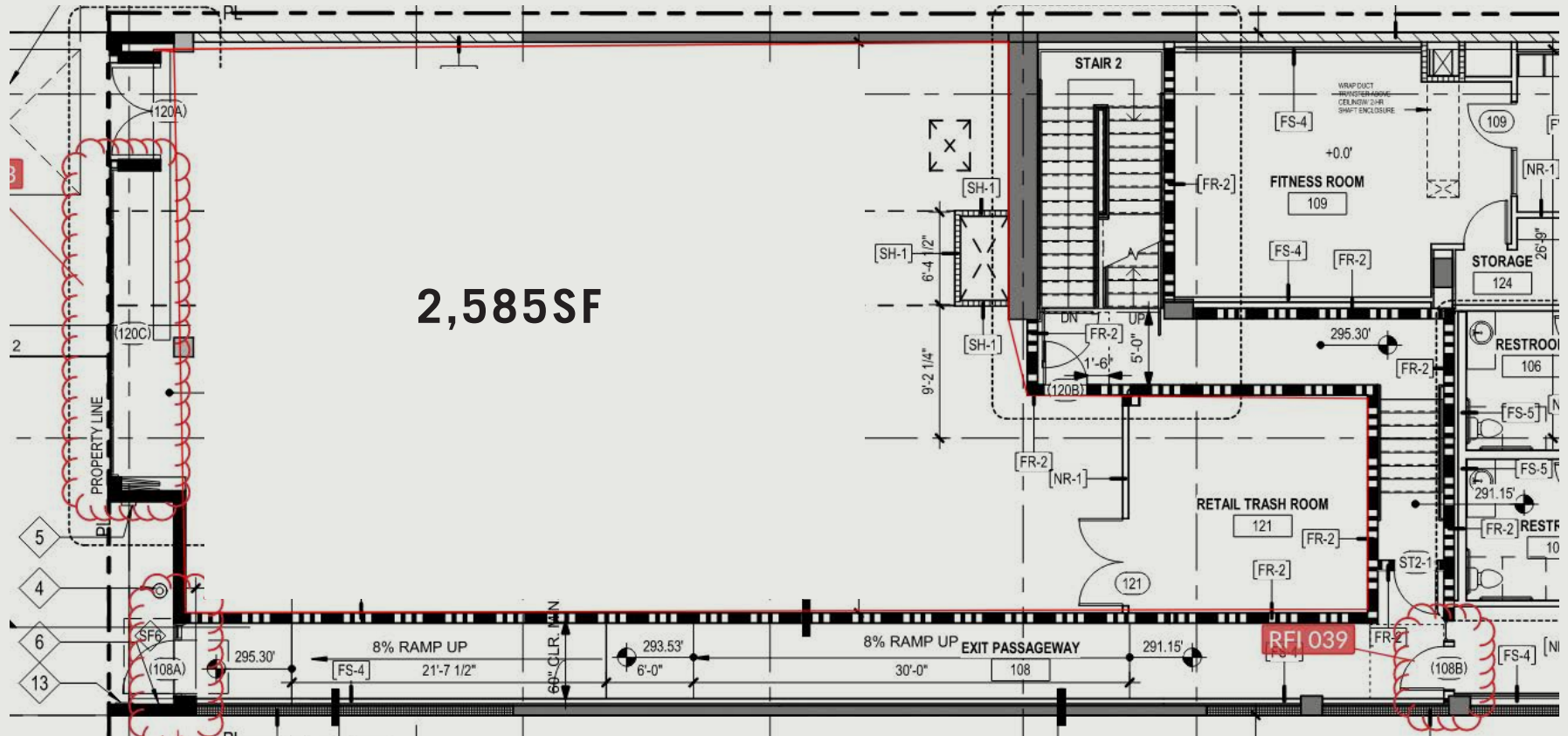
# NEIGHBORHOOD *aerial*





# LOD *space* PLAN

5TH AVENUE





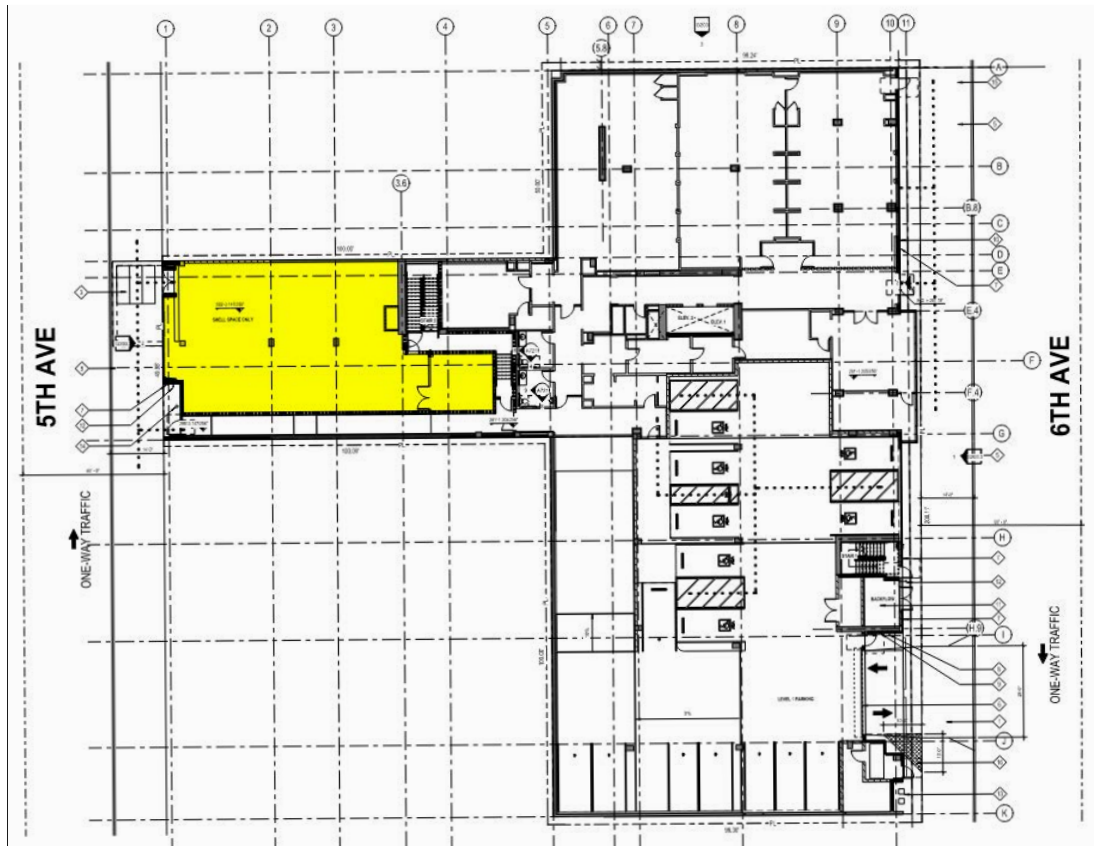
# DENIZEN

## HEART OF HILLCREST

*San Diego, CA*

### RETAIL SHELL SPACE

- Space Structural Slab to Finished Floor (verify final dimensions in field)
- Retail Shell Space. SS 295.3' FF 295.3' Difference 0'
- Existing Overhead Structure: 17 - 18 feet
- Existing Exterior Wall: Storefront system is Arcadia TC/OP Exterior and Arcadia 10000 Oasis Series Bifolding Doors
- Existing Water: 2-inch domestic cold water
- Existing Sewer: 6-inch sanitary
- Existing Grease Interceptor: 418 gallon dedicated
- Existing Gas: One (1)  $\frac{3}{4}$  inch high pressure gas pipe. Tenant responsible for supply and installation of step down regulator for high pressure gas
- Existing Telephone and Internet: 1- $\frac{1}{2}$ " conduit sleeve
- Existing Electrical: 400 amps (restaurant, other uses default to 100 amps, 3 phase, 120/208 volt Cable tray or conduit. Electric service for Retail Space to have dedicated meter in main electric room
- Existing Storefronts: Double entry doors and bifolding doors
- Rear Service Door: None provided
- Grease Exhaust Shaft: Grease shaft sized 2'7" x 3'3" for future ducts. Future ducts to be supplied and installed by tenant
- Patio: None provided





# demographics

3829 FIFTH AVE, SAN DIEGO, CA 92103

## POPULATION

	1 mile	3 miles	5 miles
Total Population	30,787	234,503	526,144
Projected Population (2027)	31,052	240,265	530,647

## HOUSING

	1 mile	3 miles	5 miles
Total Households	17,850	113,926	218,795
Projected Total Households (2027)	18,002	117,423	221,921

## INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$89,909	\$81,962	\$78,543
Average Household Income	\$123,333	\$114,917	\$112,261
Per Capita Income	\$71,892	\$56,646	\$47,510
Median Disposable Income	\$72,406	\$65,378	\$62,759
Average Disposable Income	\$89,111	\$83,332	\$81,728

## DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	38,310	307,561	655,281
Daytime Population Workers	28,037	212,369	413,125
Daytime Population Residents	10,273	95,192	242,156

## RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	20,565 <b>66.80%</b>	130,481 <b>55.64%</b>	251,233 <b>47.75%</b>
Black or African American	1,205 <b>3.91%</b>	14,551 <b>6.21%</b>	39,679 <b>7.54%</b>
American Indian& Alaska Native Population	193 <b>0.63%</b>	2,638 <b>1.12%</b>	6,506 <b>1.24%</b>
Asian Population	2,432 <b>7.90%</b>	22,840 <b>9.74%</b>	57,049 <b>10.84%</b>
Pacific Islander Population	68 <b>0.22%</b>	736 <b>0.31%</b>	1,947 <b>0.37%</b>
Other Race Population	2,131 <b>6.92%</b>	30,246 <b>12.90%</b>	93,165 <b>17.71%</b>
Population of Two or More Races	4,193 <b>13.62%</b>	33,012 <b>14.08%</b>	76,565 <b>14.55%</b>
Hispanic Population	5,892 <b>19.14%</b>	65,849 <b>28.08%</b>	179,196 <b>34.06%</b>
Non-Hispanic Population	24,895 <b>80.86%</b>	168,653 <b>71.92%</b>	346,948 <b>65.94%</b>

## EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	10,069 <b>38.08%</b>	59,860 <b>33.77%</b>	108,185 <b>29.40%</b>
Graduate/Professional Degree	7,472 <b>28.26%</b>	37,615 <b>21.22%</b>	65,241 <b>17.73%</b>

## AGE

	1 mile	3 miles	5 miles
Median Age	40.9	36.6	35.0

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# DENIZEN

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FOR LEASE

*retail space*

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