

FOR LEASE | FORMER COFFEE SHOP

412 University Ave., San Diego, CA 92103

HIGHLIGHTS:

- Prime Hillcrest Location on University Ave between 4th Ave & 5th Ave
- Former Coffee Shop Space
- Excellent Foot Traffic in the Immediate Area—Walker's paradise score of 91
- Located in the Heart of Hillcrest's Dining and Shopping District
- Great Retail Synergy—Excellent mix of diverse restaurants, nightclubs, boutiques, and wine bars
- Near the large Retro Hillcrest Sign

APPROX. 1,600 SF

Rob Bloom

Vice President

Rob@duhscommercial.com

619.269.6076

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Anthony Acosta

Associate

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AERIAL MAP

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COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

PHOTOS

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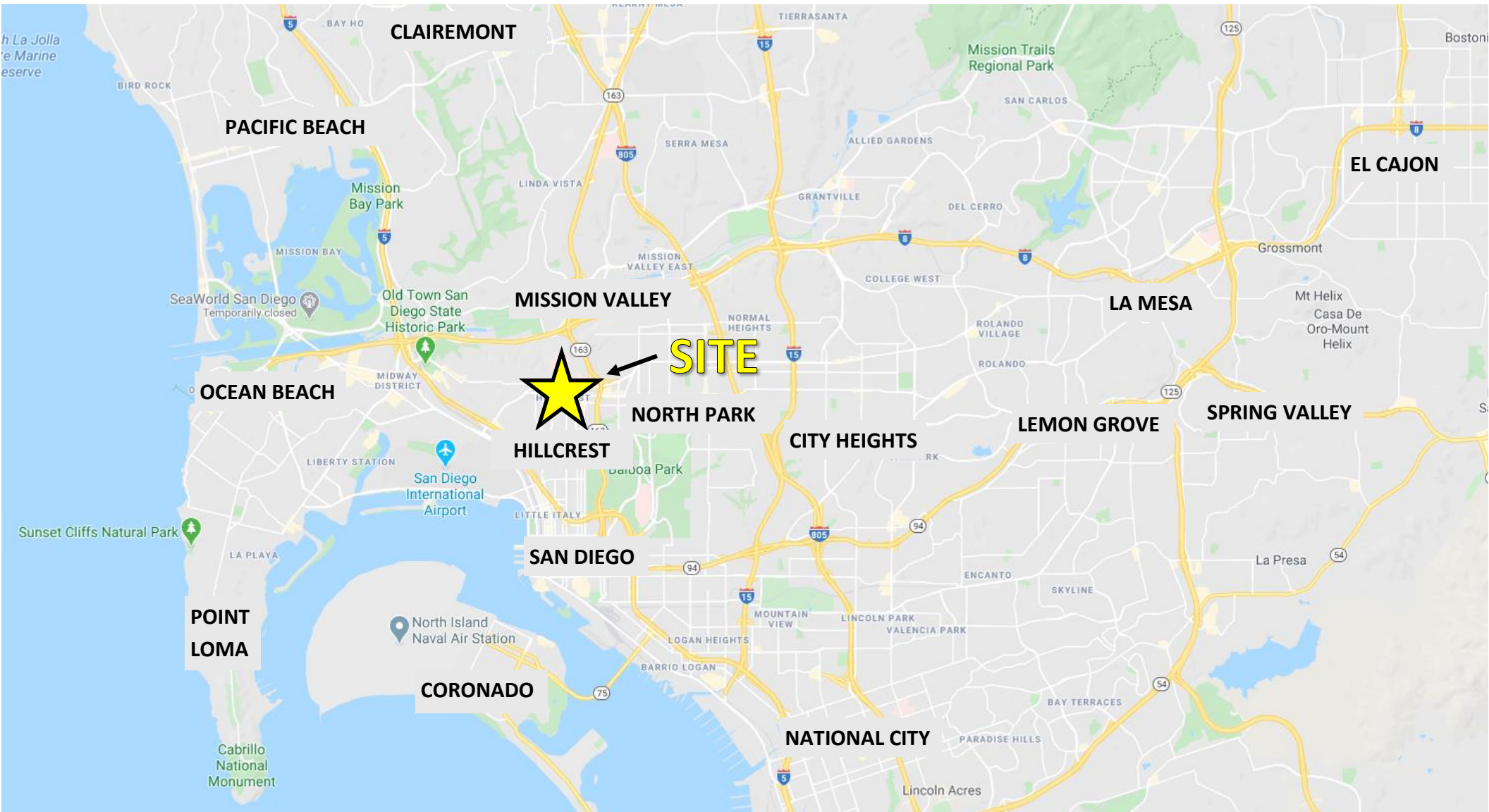


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REGIONAL MAP

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DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
Population			
2020 Estimate	26,710	232,232	534,089
2025 Projection	27,289	238,719	546,923
Median Age	41.60	37.60	35.40
2020 Population By Race			
White	22,341 83.64%	176,957 76.20%	918,388 72.05%
Black	963 3.61%	18,533 7.98%	107,952 8.47%
Am. Indian & Alaskan	200 0.75%	3,169 1.36%	15,758 1.24%
Asian	2,069 7.75%	21,768 9.37%	166,480 13.06%
Hawaiian & Pacific Island	81 0.30%	1,160 0.50%	8,271 0.65%
Other	1,057 3.96%	10,646 4.58%	57,832 4.54%
Population by Hispanic Origin			
Non-Hispanic Origin	22,217 83.18%	161,888 69.71%	834,481 65.47%
Hispanic Origin	4,493 16.82%	70,344 30.29%	440,199 34.53%
Households			
2020 Estimate	15,440	109,940	479,807
2025 Projection	15,731	112,949	491,040
2010 Census	14,664	99,210	443,504
2020 Average Household Size	1.70	1.90	2.50
2020 Avg Household Income	\$106,187	\$94,681	\$94,856
2020 Occupied Housing			
Owner Occupied	4,551 29.48%	32,643 29.69%	202,906 42.29%
Renter Occupied	10,889 70.52%	77,297 70.31%	276,901 57.71%
2020 Median Home Value	\$780,471	\$697,795	\$627,295

