

# FOR LEASE | FORMER COFFEE SHOP

412 University Ave., San Diego, CA 92103

## HIGHLIGHTS:

- Prime Hillcrest Location on University Ave between 4<sup>th</sup> Ave & 5<sup>th</sup> 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



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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.

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# AERIAL MAP

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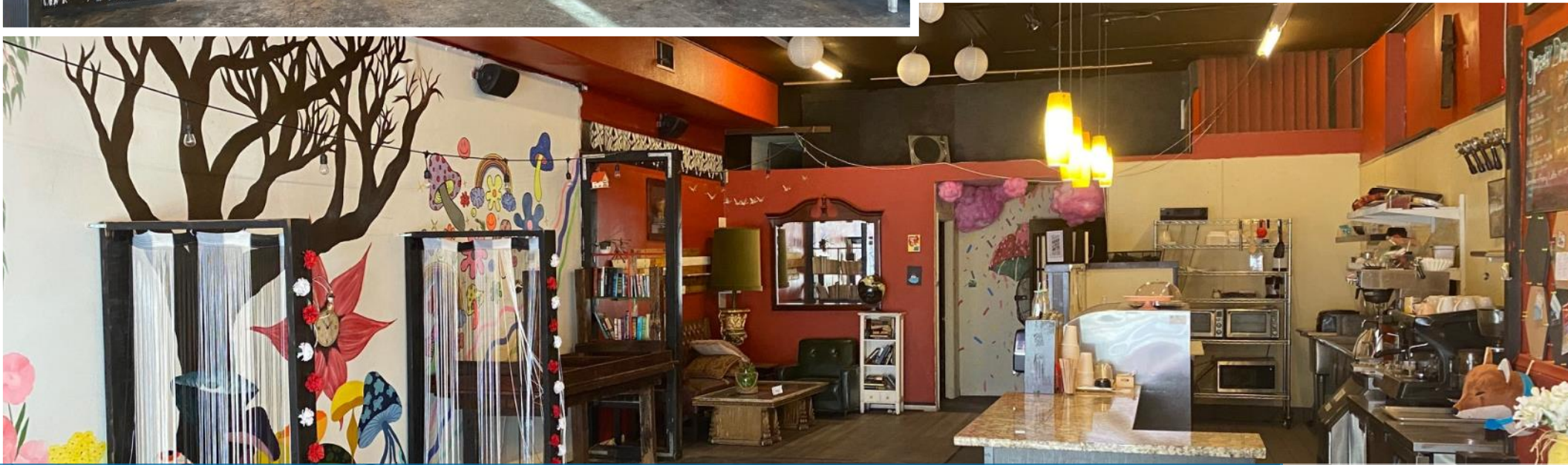
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# INTERIOR PHOTOS

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# EXTERIOR PHOTO

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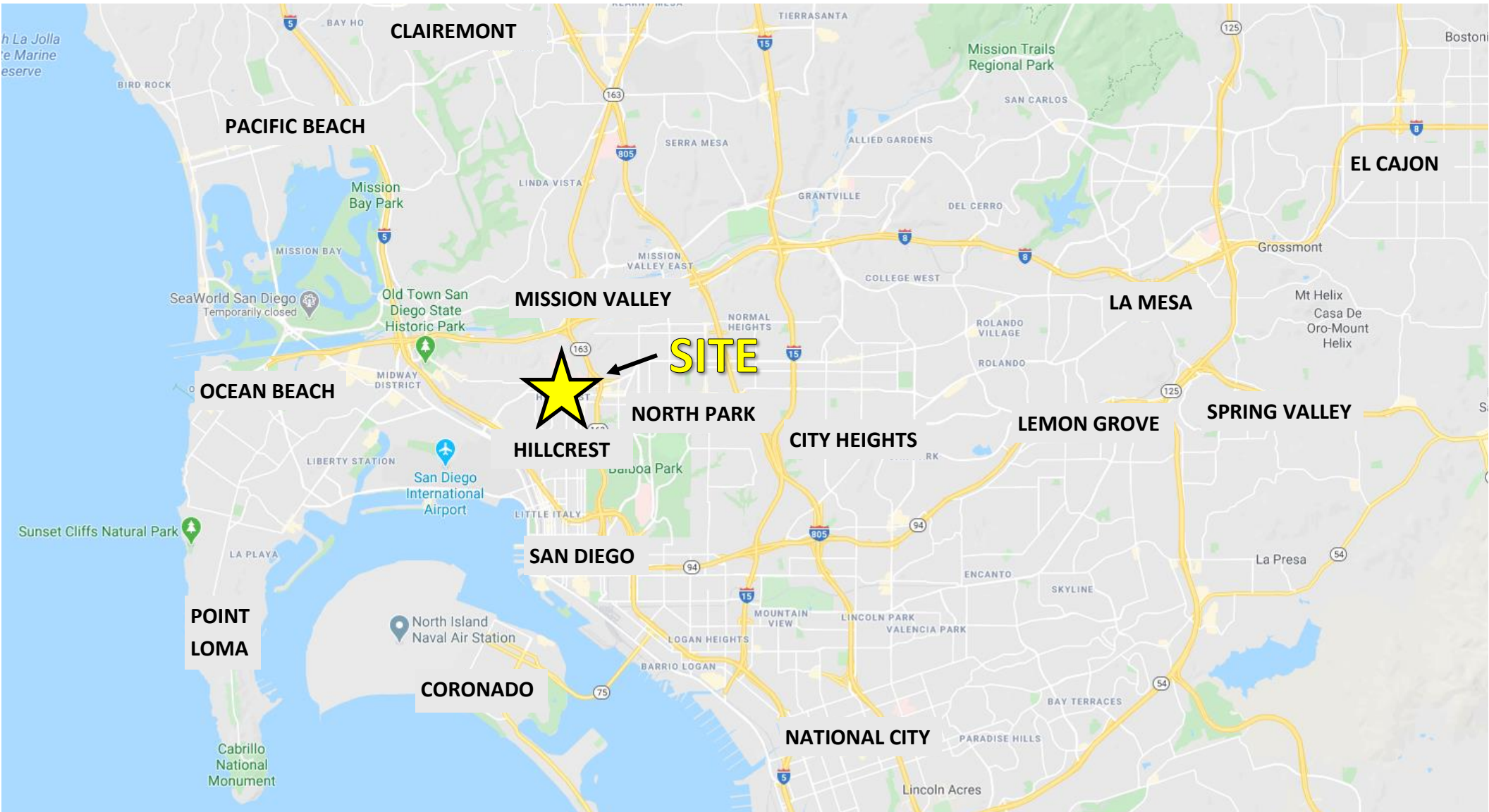
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# REGIONAL MAP

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# DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
<b>Population</b>			
<b>2020 Estimate</b>	26,710	232,232	534,089
2025 Projection	27,289	238,719	546,923
Median Age	41.60	37.60	35.40
<b>2020 Population By Race</b>			
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%
<b>Population by Hispanic Origin</b>			
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%
<b>Households</b>			
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
<b>2020 Avg Household Income</b>	\$106,187	\$94,681	\$94,856
<b>2020 Occupied Housing</b>			
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%
<b>2020 Median Home Value</b>	\$780,471	\$697,795	\$627,295



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