

## For lease

Hillcrest Colonnade, 1240-1294 University Ave San Diego, CA 92103

± 2,180 SF available for lease





#### Hillcrest Colonnade, 1240-1294 University Ave / San Diego



















#### Penzeys Spices









### Site plan

Suite	Tenant	SF
1240	Starbucks Coffee	1,200
1244	HearUSA	2,375
1246	Hillcrest Optometry	1,375
1248	Verizon Wireless	2,200
1252	Prager Brothers Artisan Breads	1,000
1254	Golden Spoon	1,000
1260	Taste of the Himalayas	1,075
1262	NuSpine	1,294
1264	The Experience Fitness Studio	1,100
1266	Tacaliente Mexican Restaurant	1,650
1270	Pride Pharmacy	2,120
1274	Penzeys Spices	2,830
1278	K&K Nails & Spa	825
1280	Papa John's Pizza	1,650
1284	Postal Annex	1,100
1288	Wonderful Sushi	2,175
1290	Cali "O" Burgers	1,120
1294	Available	2,180

This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



Hillcrest Colonnade, 1240-1294 University Ave / San Diego

### Demographics



**Traffic counts** 

University Avenue: ±23,687 ADT Richmond Street: ±6,122 ADT



**Population** 

**1 Mile: 3 Miles: 5 Miles:** 37,481 259,986 540,278



**Daytime population** 

**1 Mile: 3 Miles: 5 Miles:** 52,865 350,484 652,896

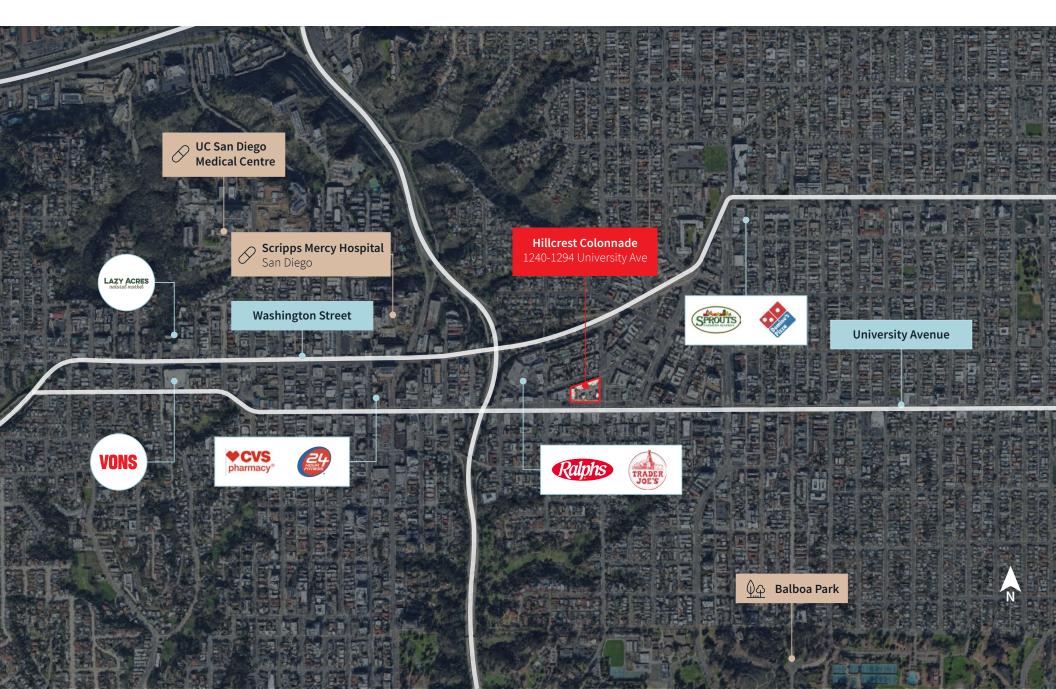


Average household income

**1 Mile: 3 Miles: 5 Miles:** \$125,751 \$124,435 \$123,548



#### Aerial



#### Hillcrest Colonnade, 1240-1294 University Ave / San Diego





## Hillcrest Colonnade

Vibrant uptown neighborhood

Bars, Restaurants, Coffee houses, Boutiques, Unique shops





# Thank you



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