

Hillcrest Center

620 University Ave. (At 6th Ave.), San Diego CA 92103 Ave.

FOR LEASE: 1,050 SF & 2,300 SF (+/-) Restaurant or Retail AVAILABLE



Highlights

- ❖ Adjacent to Highway 163 on/off ramp
- ❖ Substantial pedestrian & vehicular traffic
- ❖ Excellent visibility and access
- ❖ Abundant parking with lot attendant 65,200 cars per day (SANDAG '01)
- ❖ Prominent Area Tenants Include: Whole Foods Market, Walgreens, Starbuck's, Quiznos, Trader Joes, HR Block, Ralph's, Peet's Coffee, GNC, Kinko's, Hollywood Tan, among others.
- ❖ 166,890 people in 3 mile radius (MapInfo '07)

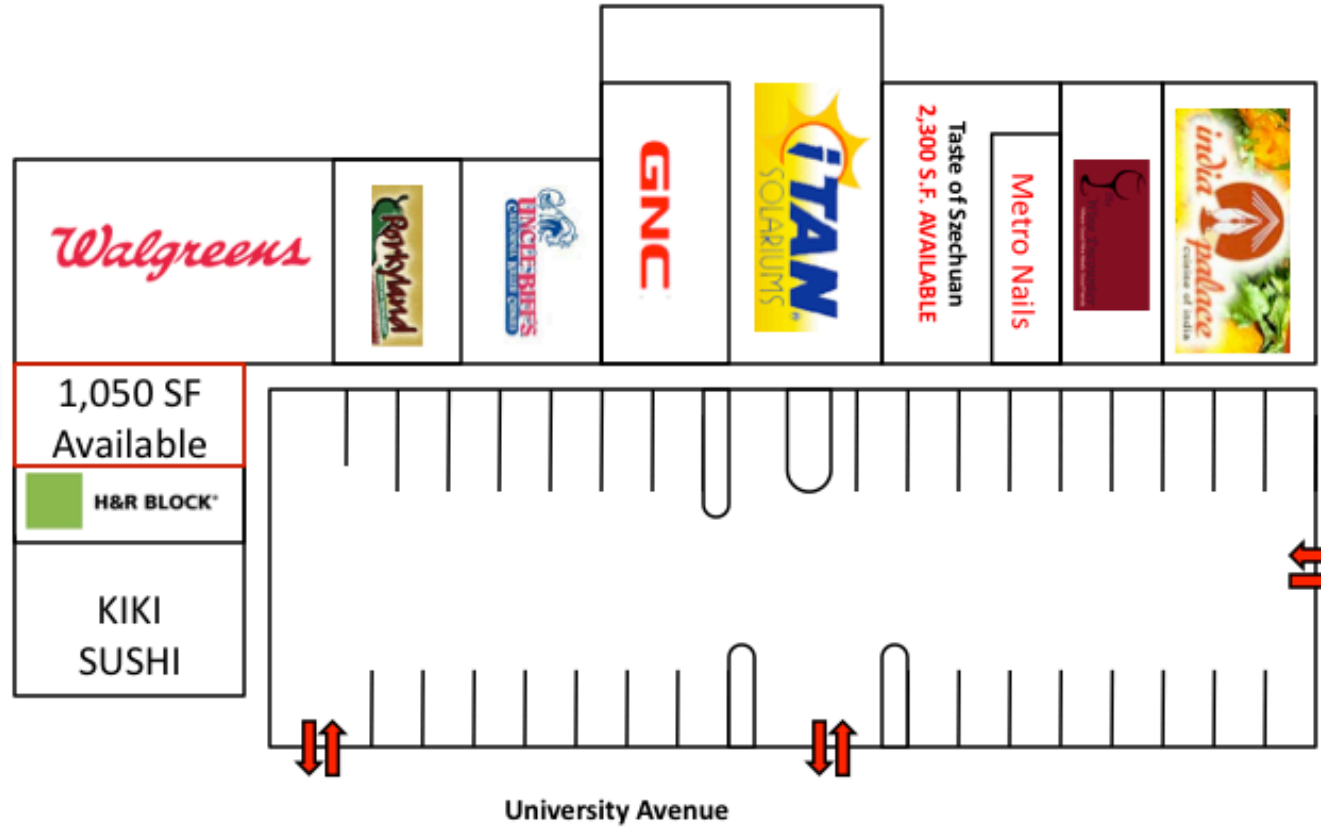


BOARDWALK
DEVELOPMENT, INC.

Ben Longwell
16909 West Bernardo Dr. San Diego.CA.92127
PH 858.485.9300 FX 858.487.1099
ben@boardwalkdevelopment.com

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7th Avenue

University Avenue



65,200
ADT *

6th Ave

* (SANDAG 2001)



The information contained herein, while obtained from sources believed to be reliable, is not guaranteed. Not to scale.



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Monument Sign



Southwest Elevation



Visibility from 163 Freeway



Excellent co-tenancy



Abundant parking with lot attendant

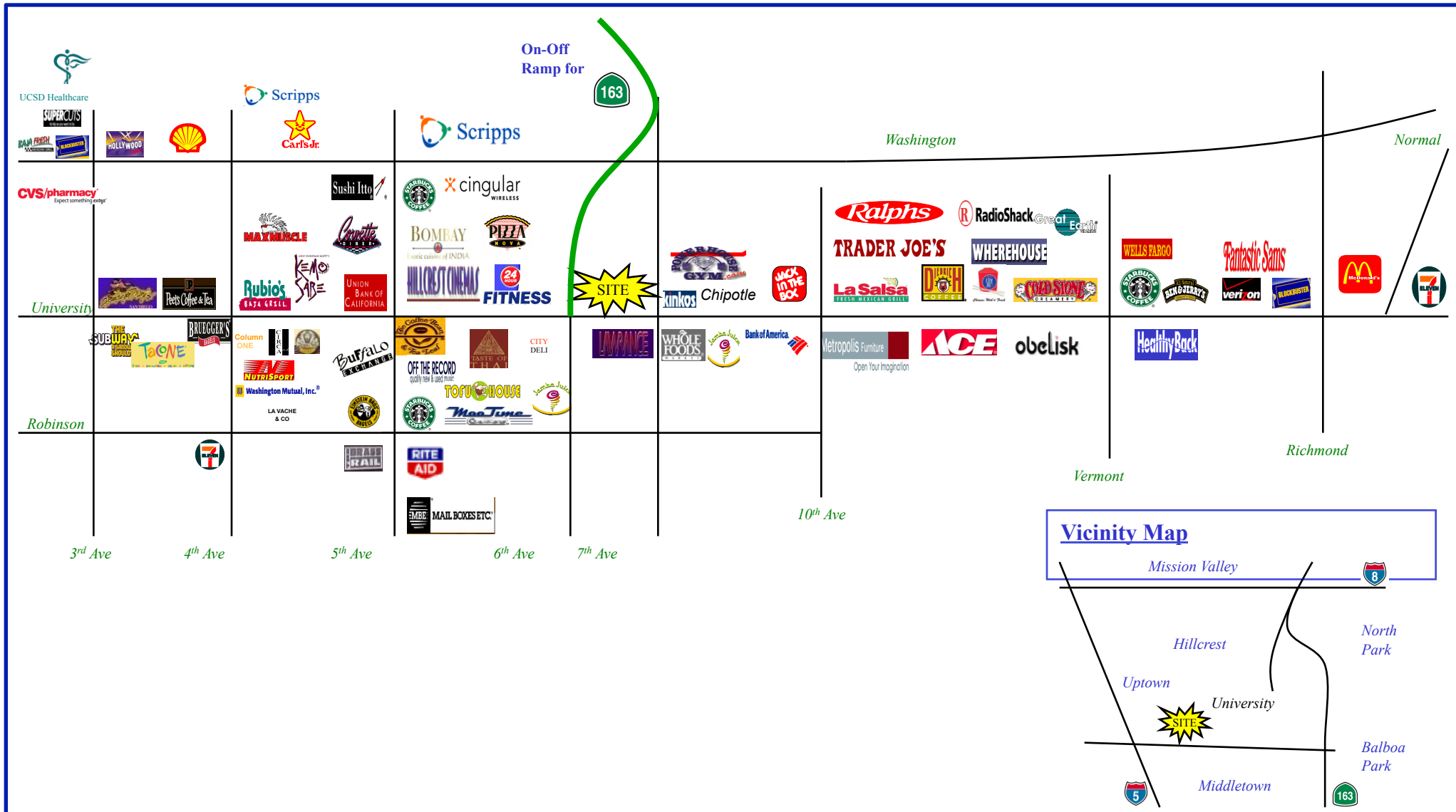
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Trade Area



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Space Photos

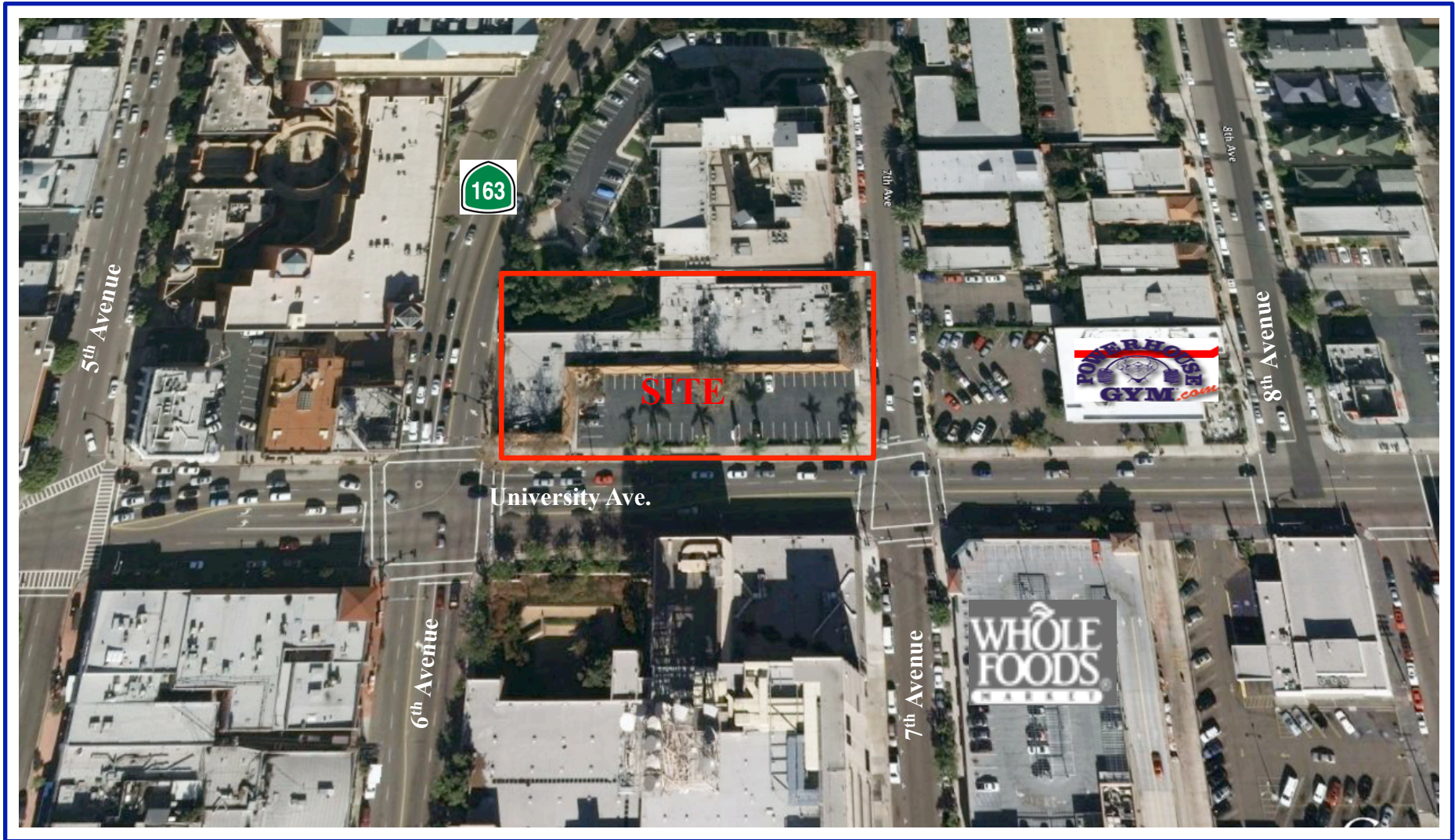
1,050 SF Juice Bar or Retail Space

(Improved as below)



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