

FOR LEASE



RETAIL
▪
OFFICE
▪
INDUSTRIAL
▪
SALES
▪
LEASING
▪
PROPERTY
MANAGEMENT

Hillcrest Charm

Prime Storefront Retail



1251 University Avenue
San Diego, CA 92103

- 2,465 s.f. ground floor retail space
- \$1.50 p.s.f. NNN (estimated to be \$.25 p.s.f.)
- Great exposure in the heart of Hillcrest featuring an exciting synergy of creative design businesses, art galleries, restaurants, and shops
- Daily traffic count estimated over 18,000 by sandag.org
- Next to Wine Steals & across from Starbucks
- Walk to Movies, Whole Foods, Ralphs, and Health Care Facilities
- Easy Freeway Access to Hwy 8

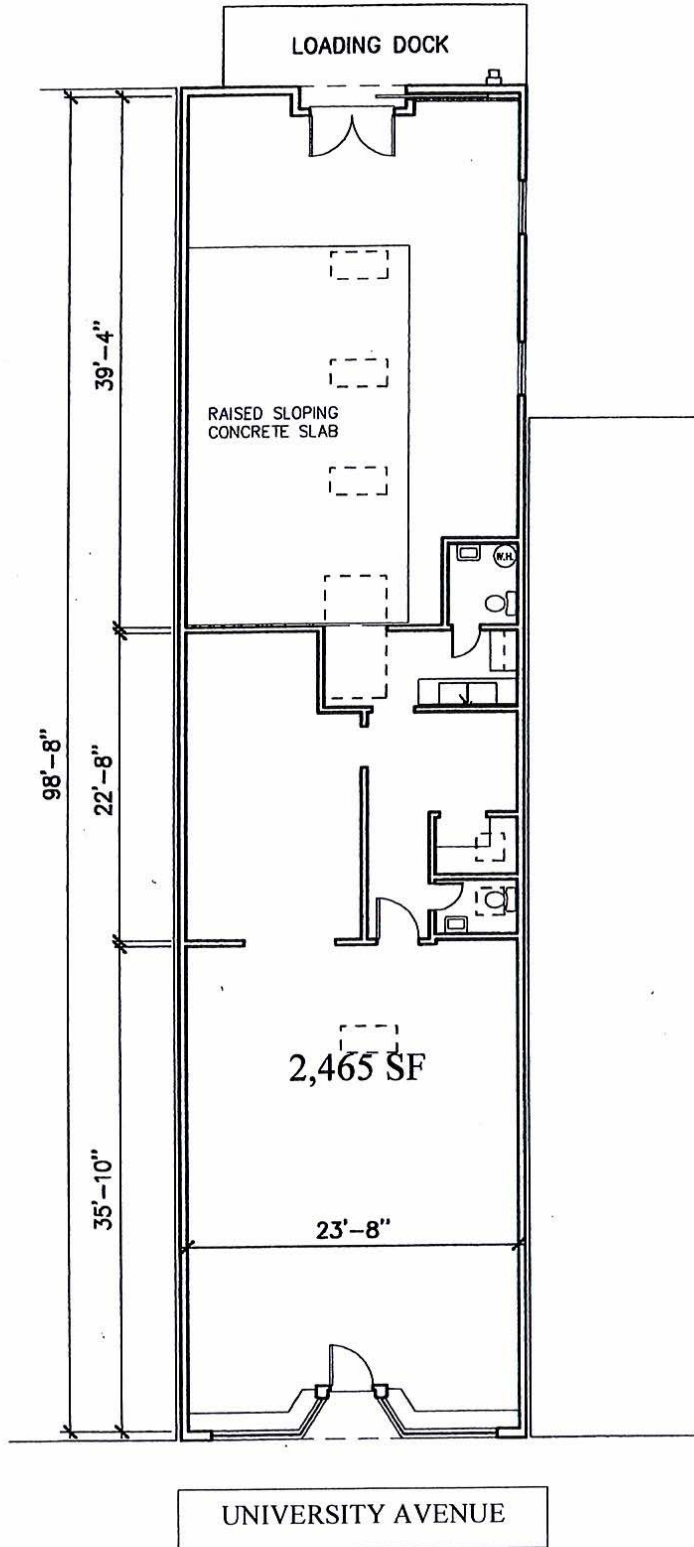
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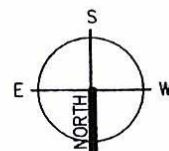
Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

PARKING OFF ALLEY

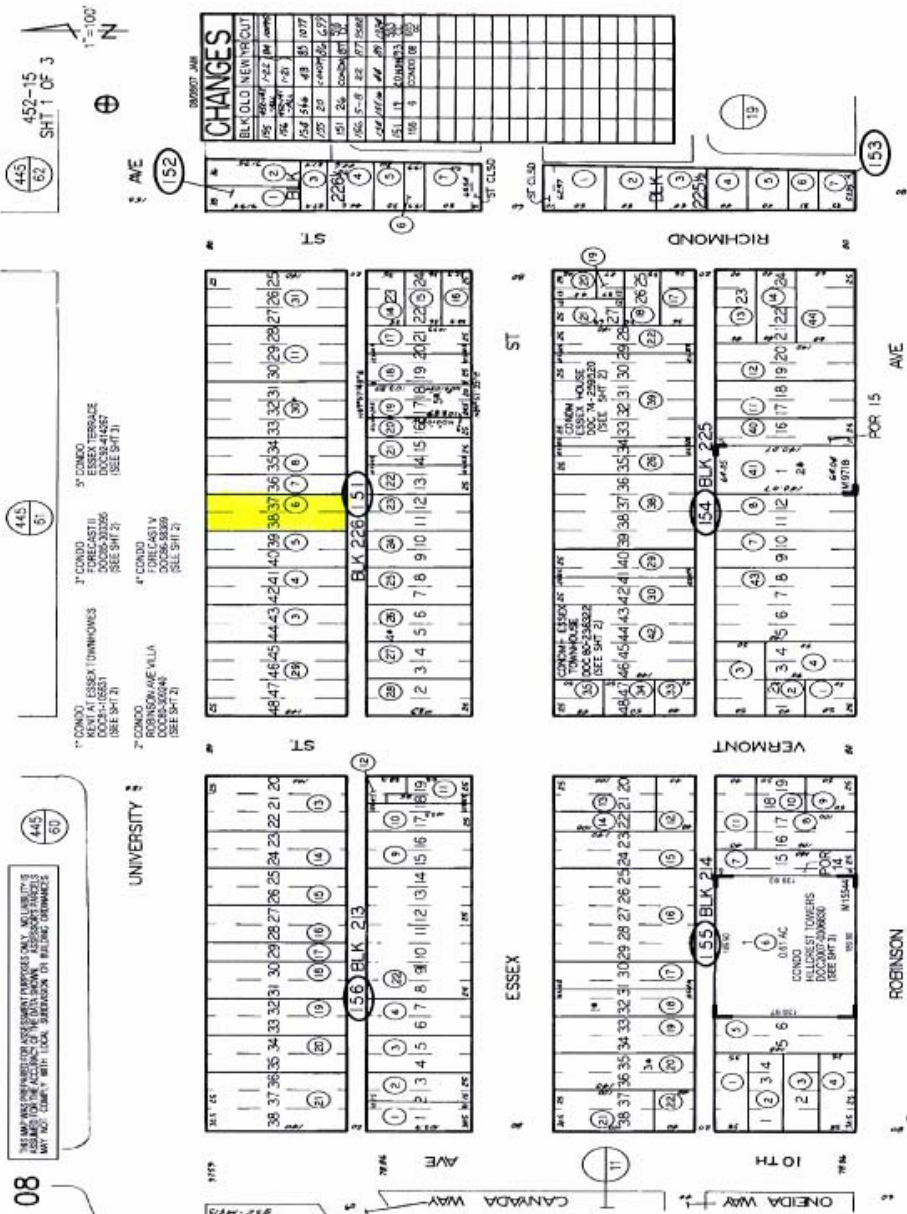


1251 UNIVERSITY AVENUE, SAN DIEGO, CA 92103
EXISTING FLOOR PLAN 2,465 SQ.FT. GROSS FLOOR AREA

NOT TO SCALE



07.24.2008
HAR-UNIV/LP-1251



UNIVERSITY ST, ESSEX ST, VERMONT ST, RICHMOND ST, POR 15 AVE, CANADA WAY, ONEIDA WAY

MAP 15544 - 1030 ROBINSON AVENUE CONDOMINIUMS
 MAP 9778-ROBINSON AVE VILLAS CONDM
 LP 8 PG 36-UNIVERSITY HTS. DIHEMOCOURT MAP - AMENDED
 ROS 13339