

THE HUB

H I L L C R E S T M A R K E T



940-1092
University Ave,
San Diego,
CA 92103



Regency
Centers.





PROPERTY HIGHLIGHTS

2.8M
Annual visits*

618.5K
Unique annual visitors*

33 Mins
Average dwell time on site*

89th percentile
For annual visits nation wide*

Walk Score: 93
A Walker's Paradise

*Source: Place AI

2.8M
618.5K
33
89th
93



DEMOGRAPHICS





123

MILE MILES MILES



BUSINESSES
EMPLOYEES

2,779	20,000	31,930
32,582	218,878	354,108



POPULATION
2030 PROJECTED POPULATION

36,856	253,606	536,790
37,387	264,278	548,747



HOUSEHOLDS
2030 PROJECTED HOUSEHOLDS
2025 HOUSING UNITS

21,985	126,578	228,733
22,581	134,722	238,803
23,819	140,886	249,205



AVERAGE HOUSEHOLD INCOME
2030 PROJECTED AVERAGE HOUSEHOLD INCOME

\$127,816	\$125,393	\$123,978
\$137,678	\$135,696	\$135,317



DAYTIME POPULATION
DAYTIME WORKERS
DAYTIME RESIDENTS

54,515	346,546	651,546
43,616	252,417	418,026
10,899	94,129	233,520

Demographics for 2025. **Source: CBRE, ESRI**

SITE PLAN



AVAILABLE SPACES

E103	1,028 SF
H115	711 SF
J103	600 SF
C201 (former fitness space)	2,495 SF
N200 (office/retail)	3,575 SF

This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

LEASED
VACANT

SPACE	TENANT	SF
SECOND FLOOR		
A201	DENTAL EXPRESS	3,065
A211	REGENERATIVE WELLNESS	615
A215	GRACE THREADING	530
B201	LASH LIFT SAN DIEGO	753
B203	LOGIC FIX	878
B205	MELLOW	1,347
B209A	KENTARO E. YAMADA, M.D., INC.	869
B209B	STUDIO REFORM PILATES	610
B210	ANATOMY CHIROPRATIC	763
B213	CYCLEBAR	2,636
C201	AVAILABLE (FITNESS SPACE)	2,495
C203	STRETCHLAB	1,514
C207	PAPA JOEY'S COLLECTIBLES	1,960
C209	THE UNOPTICAL	775
C213	BE FIT MODERN PILATES	2,116
H201	AGELESS AND BEAUTIFUL	2,379
H205	COREPOWER YOGA	2,977
N200	AVAILABLE (OFFICE/RETAIL)	3,575

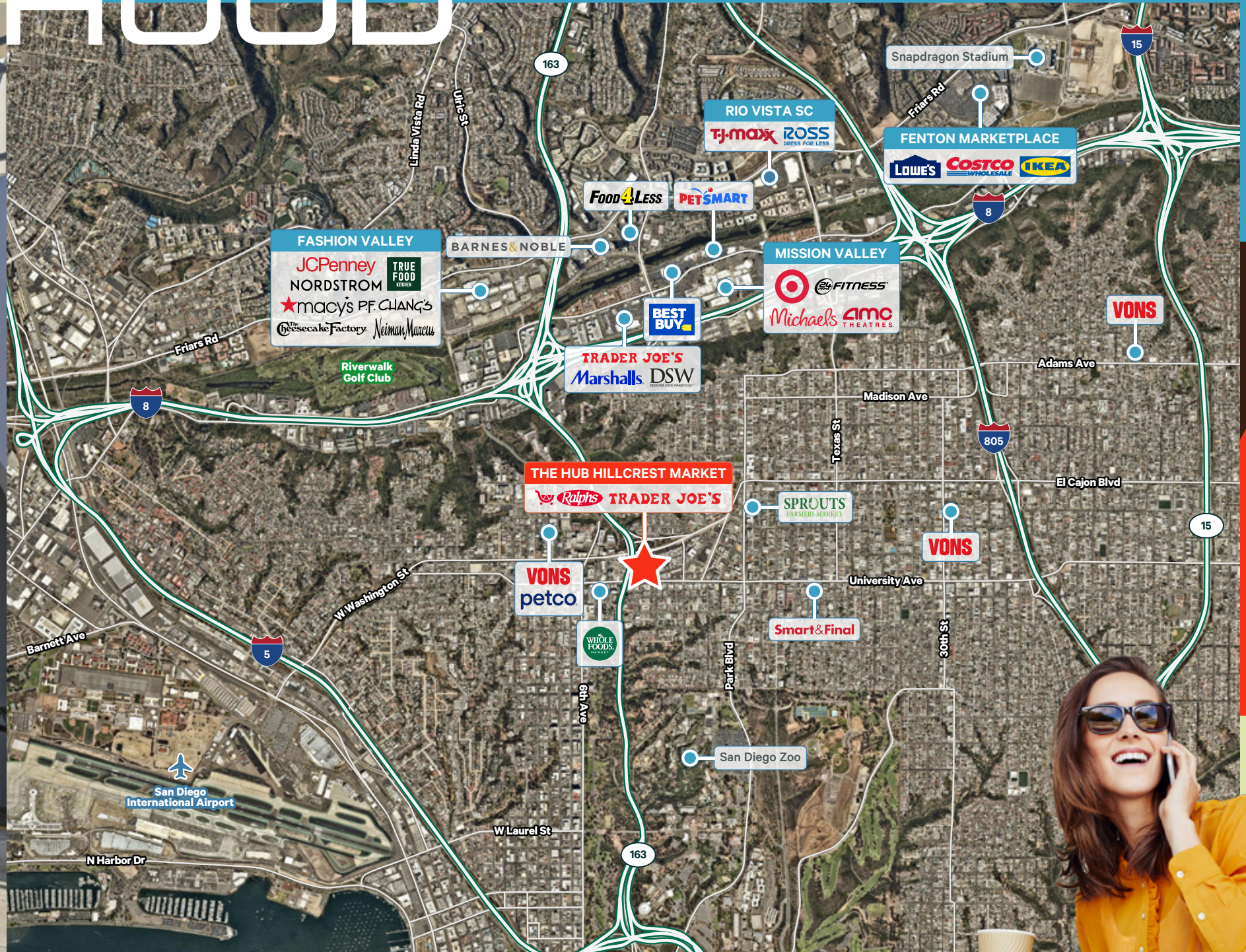
SPACE	TENANT	SF
A101	CALIFORNIA COAST CREDIT UNION	2,400
A105	H & R BLOCK	1,500
A107	AT&T	1,400
B101	TAVOLA NOSTRA ARTISAN PIZZERIA	2,178
B105	BANFIELD PET HOSPITAL	2,362
B111	NISHIKI RAMEN	2,082
B113	DIRTY DOGS	1,554
C101	IKE'S LOVE & SANDWICHES	1,100
C102	BIG CITY BAGEL	1,652
C103	HYDRATION ROOM	1,415
C105	CVS	2,024
C109	THE UNOPTICAL	1,189
C111	GILA RUT HAIR SALON	2,194
D102	THE HUB NAILS LOUNGE	1,254
D103	SWEATHOUZ	2,463
E101	HILLSIDE BARBER	956
E103	AVAILABLE	1,028
E105	OAKBERRY ACAI	643
E107	POSTAL ANNEX	818
F100	RALPHS	43,364
G101	TRADER JOE'S	9,012
H105	COMPRESSION HEALTH	1,500
H107	HANDEL'S HOMEMADE ICE CREAM	1,383
H109	MINISO	2,700
H113	HOLY SMOKE	621
H115	AVAILABLE	711
J101	DC COMPUTERS	1,398
J103	AVAILABLE	600
K101	MADI	4,209
M101	ALADDIN CAFE	1,800
M109	BARRY'S BOOTCAMP	3,258
M113	WELLS FARGO BANK	4,341
N101	SALONCENTRIC	2,558



THE NEIGHBORHOOD



RHOOD





PROPERTY



PHOTOS



THE HUB

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