

Turnkey Movement Studio in Hillcrest For Lease



1440

University Ave #B, San Diego, CA 92103

±1,408 SF Retail Space

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Address
1440 University Ave #B, San Diego, CA 92103



Available SF
± 1,408 SF



Access
Second-Story Suite Via Stairway



Location
Heart of Hillcrest With Strong Foot Traffic and Exceptional Visibility



Use Type
Ideal for Yoga, Pilates, Barre, Dance, Fitness Classes, Mindfulness Programs, and Wellness Sessions



Lease Rate
Contact Agent

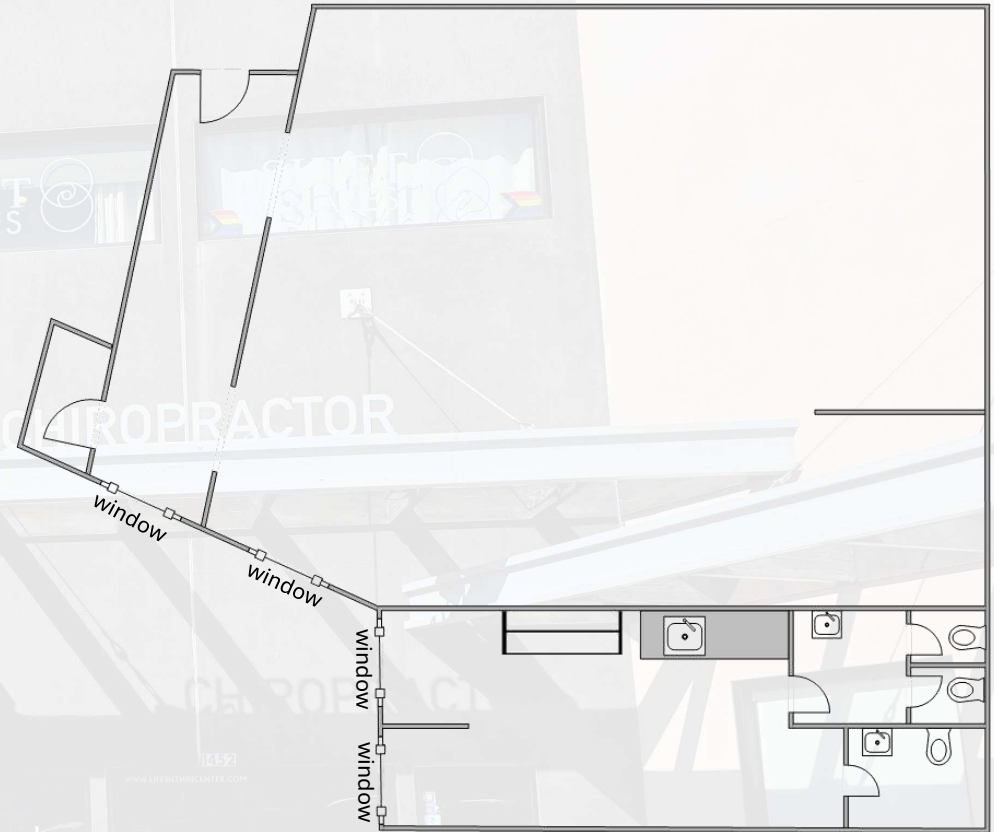


Collection St	Cross St	Traffic Volume	Distance
University Ave	Richmond St W	18,652	0.05 mi
University Ave	Normal St W	18,314	0.06 mi

1440 University Ave #B

- ± 1,408 SF
- Turnkey movement studio layout
- Welcoming reception area
- Large studio space with mirror-lined walls
- Changing rooms for clients
- (2) Two in-suite bathrooms
- Excellent window signage opportunity facing University Avenue
- Lease Rate: Contact Agent

Floor Plan



Floor Plan Not Fit to Scale;
for Reference Purposes Only.

Co-Tenants

**PALI
WINE
CO**
ESTD 2005

**HILL CREST
BREWING CO.**
bar+pizzeria

moda
Hair salon

RANCHO
DENTAL GROUP

LIFE
CHIROPRACTIC

DEMOGRAPHICS



312,569
5-Mile Employees



409,565
5-Mile Total Population



\$90,808
5-Mile Avg. HH Income



\$303,895
5-Mile Median Home Value



\$4.9B
5-Mile Consumer Spending

	1 MILE	3 MILE	5 MILE
2024 Population	25,282	164,649	409,565
2029 Population	24,722	160,669	401,311
Median Age	54.9	44.7	35.5
Avg HH Income	\$90,642	\$100,918	\$90,808
Median HH Income	\$66,842	\$72,137	\$66,776
Consumer Spending	\$295.3M	\$2.2B	\$4.9B
2024 Households	10,259	69,717	168,780
Owner Occupied	4,291	34,252	76,605
Renter Occupied	5,723	33,704	88,647
Median Home Value	\$287,456	\$334,222	\$303,895
Median Year Built	1947	1948	1955
Businesses	1,912	10,224	28,424
Employees	16,310	103,518	312,568

CoStar Demographics: 1 Mile, 3 Mile, 5 Mile Radius

2
MINS

SR-163

6
MINS

I-8

10
MINS

Downtown
San Diego

12
MINS

Mission
Valley

14
MINS

Pacific
Beach



Affluent & Educated Target Market:

The neighborhood features a high population density and an affluent, highly educated demographic, which is ideal for premium retail and service businesses.



Adjacent to Hillcrest Farmers Market :

Home to the popular Hillcrest Farmer's Market, which draws over 10,000 visitors every Sunday, providing unmatched weekly exposure.



Central Location & Accessibility:

Minutes away from Downtown San Diego and Balboa Park, boasting a "Walker's Paradise" status with excellent public transit access.



Regional Wellness Hub:

A concentrated area of health and wellness focus, hosting major medical centers and drawing a health-conscious consumer base.



Vibrant Cultural Core:

A diverse, established, and inclusive commercial district that generates consistently high foot traffic and spending across its boutiques and restaurants.





PATRON COFFEE
BRINGING YOU THE BEST

SEÑOR MANGO'S Fall

UNIVERSITY HEIGHTS

Starbucks 7-ELEVEN. POMEGRANATE
CVS TACO BELL POPEYES SHRIMP HEADS

WING STOP Choke Plus SALLY BEAUTY QUIXOTE
McDonald's Denny's Wendy's DONNA JEAN



HILLCREST

inner balance INSTITUTE WHOLE FOODS MARKET
Walgreens VONS
Snooze DUNKIN'
CHIPOTLE Babycakes
Bread & Cie RITE AID



1440 University Ave

UNIVERSITY AVE

CVS PAPA JOHN'S Starbucks McDonald's
Goodwill UPTOWN
Ralphs ACE Hardware TRADER JOE'S

MOSTRA COFFEE insideOUT
HILLCREST FARMERS MARKET
KAVA COLLECTIVE

NORTH PARK

CVS TARGET KFC LEILA NORTH PARK BEER CO
Starbucks BREAKFAST REPUBLIC BARONS market

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