

MISSION HILLS Corner Retail / Restaurant Opportunity

FOR LEASE ±2,948

870 W WASHINGTON STREET



Goldfinch Street

W. Washington Street

JOIN THESE TENANTS TODAY



Komatsuya
Japanese Cuisine &
Natural Wine

Aesthetic Arts MD

1Mission

Ideally located at the Main & Main intersection of Washington and Goldfinch, in the heart of Mission Hills

For Lease

FOR LEASING INFORMATION

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Washington Street



Opportunity Highlights

870 W WASHINGTON STREET

Corner ±2,948 SF

Subterranean paid parking available

Situated on the corner of Washington Street & Goldfinch Street

Unparalleled visibility in the Mission Hills neighborhood and close proximity to Hillcrest

Ideal location for a restaurant user

Previously an office space occupied by Berkshire Real Estate

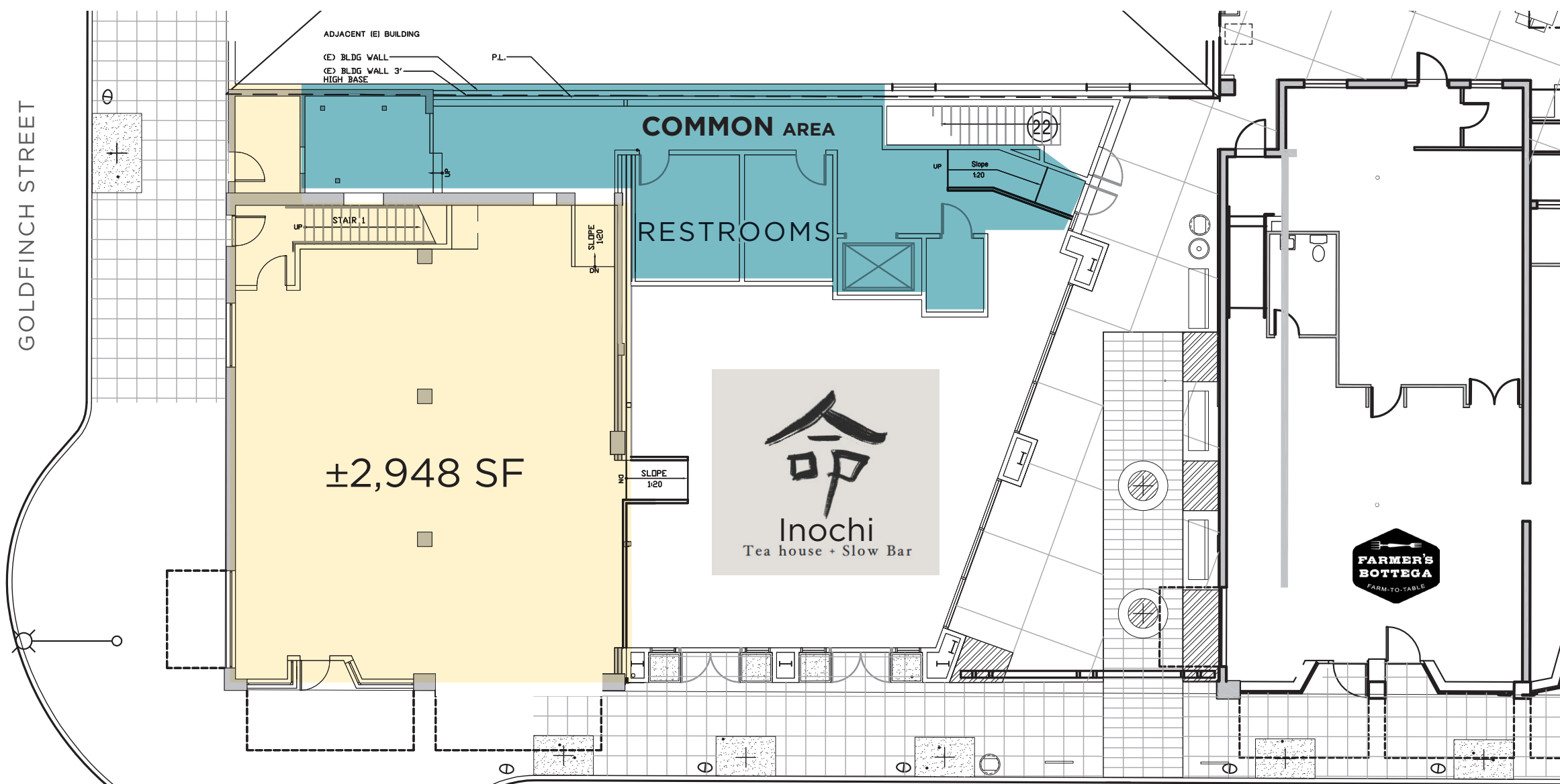
Adjacent to Farmers Bottega and Cardellino (a new Trust Restaurant Group concept)

Located beside the 1Mission residential building with 48 condo units

±80 SF of Frontage along Washington Street

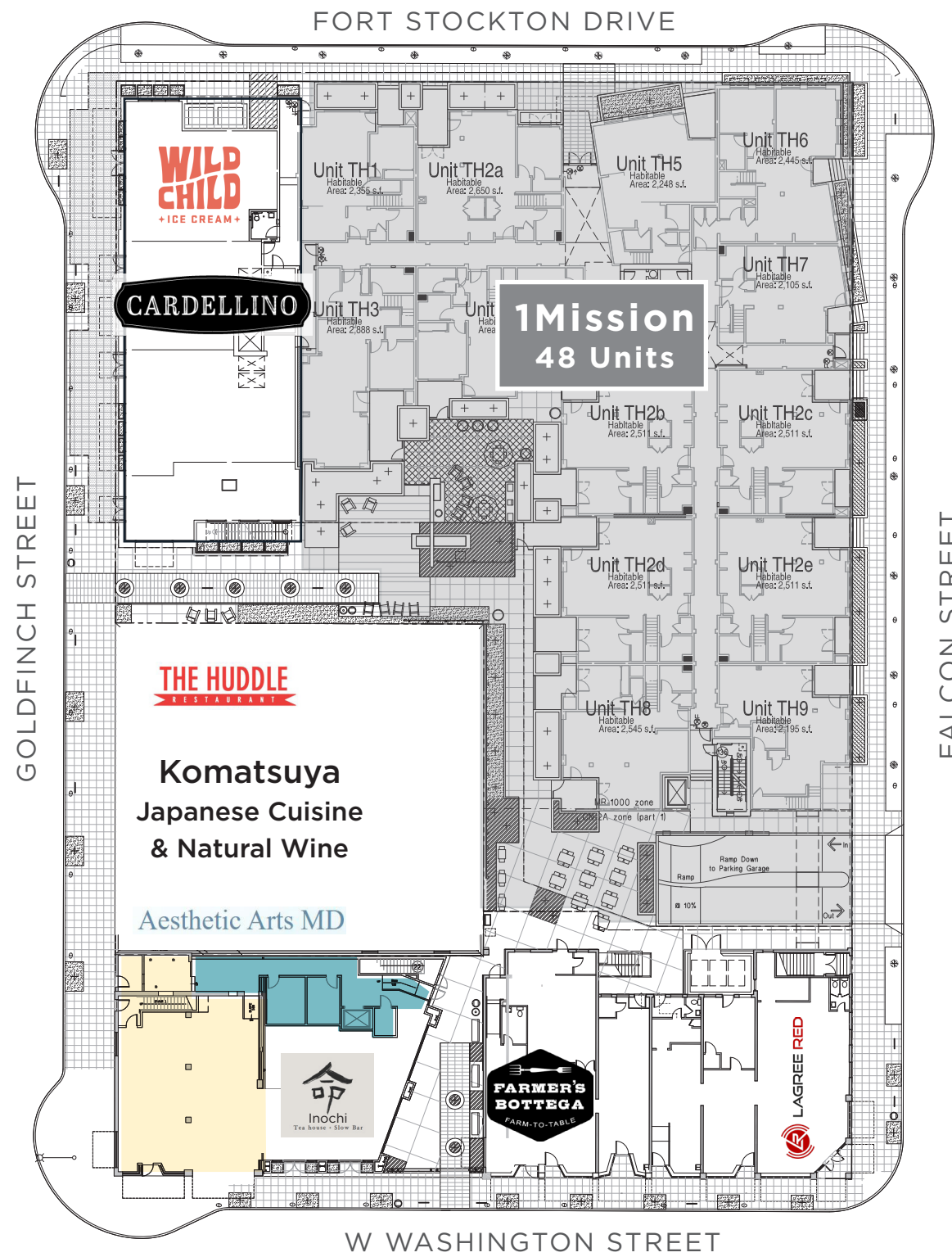
Site Plan

Vanilla shell condition with built-out restrooms and HVAC



W WASHINGTON STREET

*This site plan, artistic rendering and/or other graphics 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.



W WASHINGTON STREET

- 1 Izakaya Masa
- 2 What de Heath Thai
- 3 Fort Oak
- 4 Meshuggah Shack
- 5 Lefty's Chicago Pizzeria
- 6 Le Puerta
- 7 Harley Gray
- 8 Communion
- 9 Paradis
- 10 Wild Child Ice Cream
- 11 Cardellino
- 12 The Huddle
- 13 Komatsuya
- 14 Aesthetic Arts MD
- 15 Inochi Tea House & Slow Bar
- 16 Farmers Bottega
- 17 Lagree Red
- 18 M-Theory Music
- 19 Heartworks Coffee
- 20 The Lamplighter
- 21 Starbucks
- 22 Venissmo
- 23 The Red Door
- 24 U.S. Bank
- 25 Wells Fargo
- 26 Renegade
- 27 Yoga Box
- 28 Lazy Acres Market
- 29 RK Sushi
- 30 Donut Star
- 31 Vons
- 32 Floyd's 99 Barbershop
- 33 Anytime Fitness

Area Map ±12,900 HOUSING UNITS within 1 mile of property



W WASHINGTON STREET • 19,618 ADT

W UNIVERSITY AVENUE • 8,900 ADT



CARDELLINO

TRUST RESTAURANT GROUP CONCEPT



LEFTY'S PIZZERIA

Neighborhood Highlights

In the upscale neighborhood of Mission Hills, with a growing culinary scene

Traffic counts:

- W Washington Street - ±19,618 ADT
- Goldfinch Street - ±6,312 ADT

Close proximity to Hillcrest, Old Town, Bankers Hill & Downtown

Easy access to interstate 5, 8 and the 163

Located just minutes from the San Diego Zoo and Balboa Park

Washington Street is a main artery connecting Mission Hills to major freeways and nearby communities

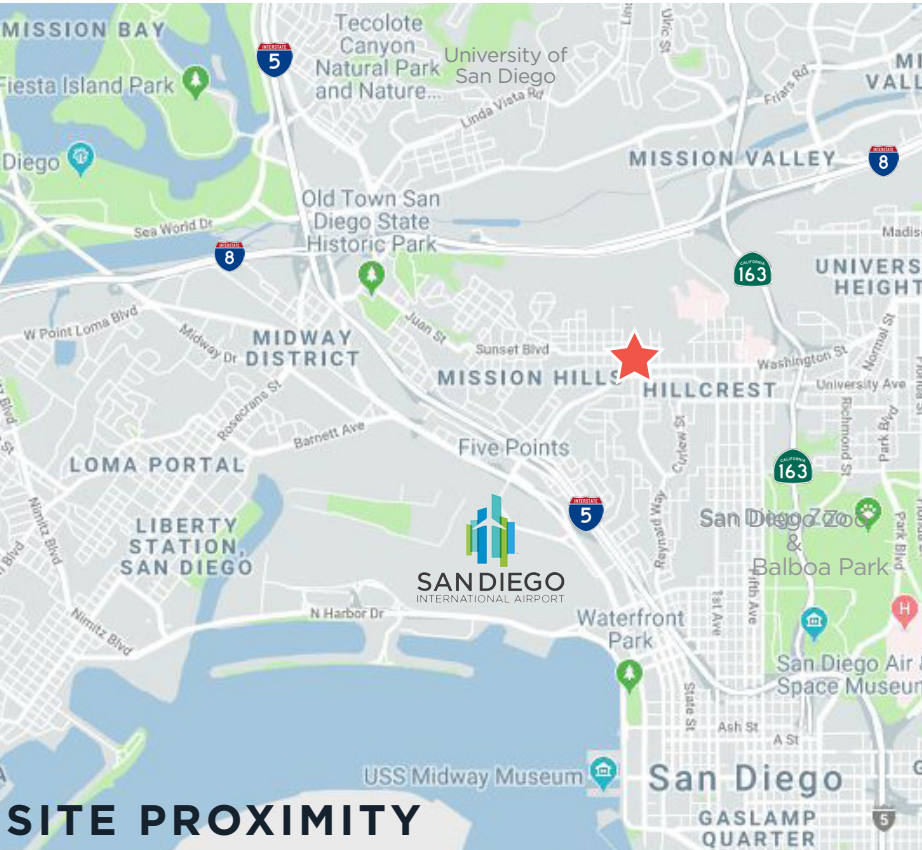


FORT OAK

Demographics

	1 Mile	3 Miles	5 Miles
Population	22,665	201,809	539,051
Daytime Population	36,985	272,382	492,949
Average Household Income	\$125,032	\$96,828	\$94,908
Total Housing Units	12,900	104,094	235,470

20.6M Annual Air Passengers at San Diego International Airport
10M+ Annual visitors to Balboa Park & the San Diego Zoo
3.3M Population of San Diego County
34.9M Visitors to San Diego



*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



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Join the Vibrant Community

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