

CREATIVE OFFICE
IN THE HEART OF HILLCREST

FOR LEASE

416 UNIVERSITY AVENUE
SAN DIEGO, CA 92103

STEVE MALLEY

smalley@lee-associates.com
858.642.2354 | Lic.No. 01335036



5186 Carroll Canyon Road, Suite A
San Diego, CA 92121
www.lee-associates.com



FOR LEASE

416 UNIVERSITY AVENUE | SAN DIEGO, CA 92103

416 University Avenue is located in the heart of Hillcrest with easy access to the 163 and walking distance to many restaurants, Whole Foods Market and Sharp Hospital. The suite is open and light with tall ceilings, skylights and floor to ceiling windows. A large private balcony is accessible from two suites and a kitchenette. In addition to Office Use, the suite was formerly a salon, a tattoo shop and most recently a Hostel (NEED CUP). Suite has extensive restrooms and three showers. There are four secured covered parking stalls and two stairwells to access the second floor. Brand New Breakfast Republic opening on ground floor. <https://www.breakfastrepublic.com/>

Bring your imagination to make this suite your own.

PROPERTY FEATURES

Suite 200: 1,500 SF

Suite 201: 1,850 SF

Total SF: 3,350 SF for the entire 2nd floor

ZONING

CC-3-9

Click here to view zoning information.

LEASE RATE: \$2.00 / SF NNN



Balcony



Parking Garage



Lobby

For more information, please contact:

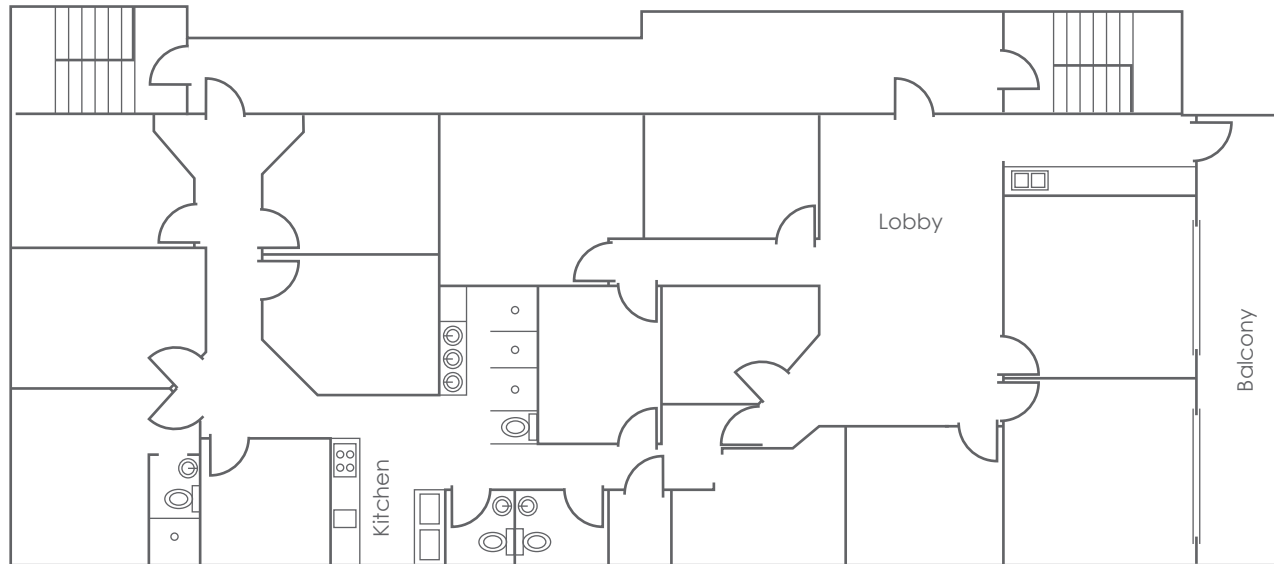
STEVE MALLEY

smalley@lee-associates.com

858.642.2354 | Lic.No. 01335036

FOR LEASE

416 UNIVERSITY AVENUE | SAN DIEGO, CA 92103



Floorplan for reference only,
not to scale.

For more information, please contact:

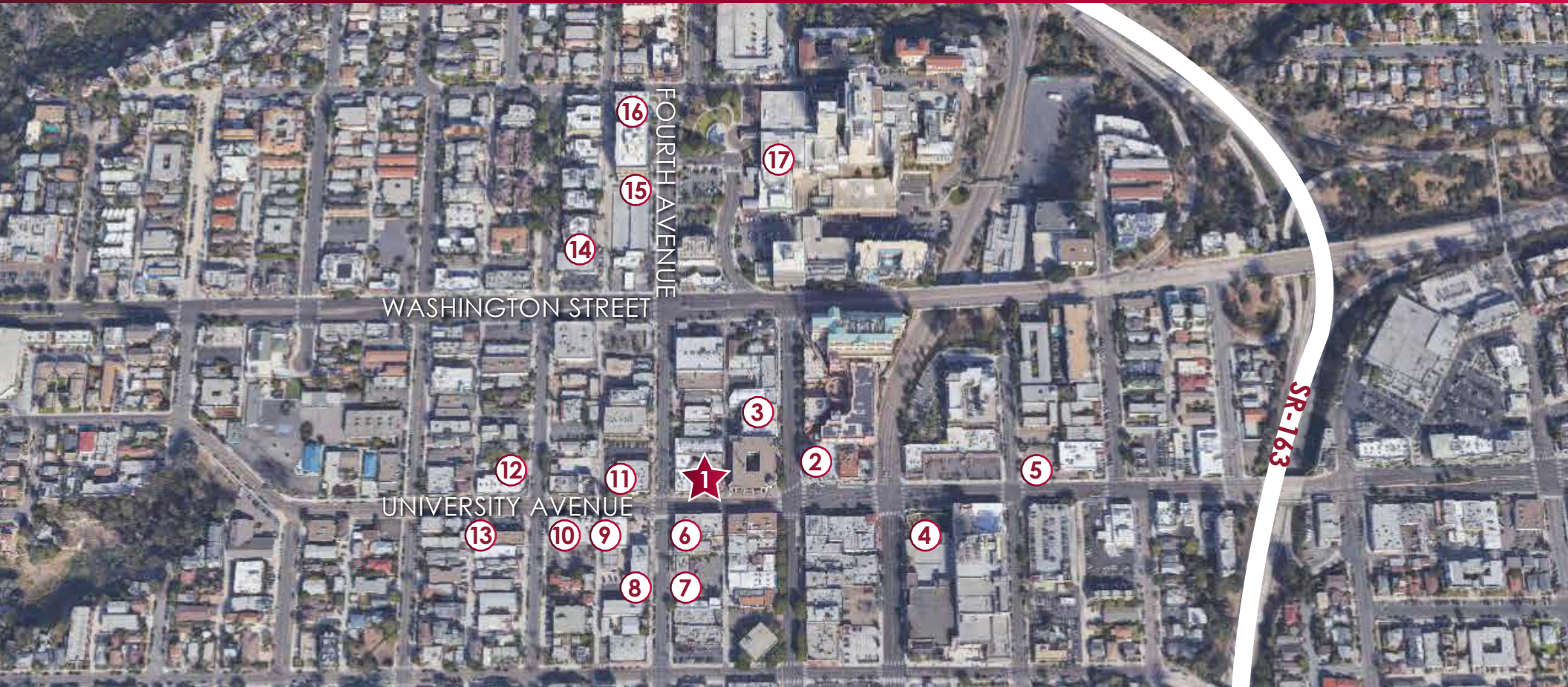
STEVE MALLEY

smalley@lee-associates.com

858.642.2354 | Lic.No. 01335036

FOR LEASE

416 UNIVERSITY AVENUE | SAN DIEGO, CA 92103



AMENITIES

1. 416 University Avenue
2. Walgreen's
3. 24 Hour Fitness
4. Whole Foods Market
5. Jack in the Box
6. Hong Kong Chinese Restaurant
7. Arrivederci Italian Restaurant
8. Hazel & Jade Bakery
9. Subway
10. Walgreen's
11. Peet's Coffee
12. Fiesta Cantina
13. Ortega's Mexican Food
14. Hillcrest Medical Center
15. San Diego Medical Group
16. Hillcrest Family Health Center
17. Scripps Coastal Medical Center

For more information,
please contact:

STEVE MALLEY
smalley@lee-associates.com
858.642.2354 | Lic.No. 01335036