



# 1253-55 University Ave

Signature Hillcrest Retail/Office Space For Lease

±685 - 6,300 SF



# The Property

**1253-55 University Ave**

Address

**±685 - 6,300 SF**

Available Space

**Retail/Office**

Space Use

**Contact Broker**

Lease Rate

For leasing information, contact

**Cam Lacey**

619 736 4014

cam@upgsocal.com

Lic No 01955796

## **Prime Location**

Ground floor retail and second-floor office space available in the heart of Hillcrest's vibrant urban core

## **Retail Features**

Turnkey fitness space featuring quality gym flooring, showers, and restrooms

## **Office Features**

Modern second-floor office space with a kitchen, private offices, large open workspace, and smooth concrete floors

## **Office Parking**

8 parking spaces available for office space

## **Signage and Visibility**

Exceptional signage and visibility with 65 feet of frontage along University Avenue (22,926 ADT)

## **The Neighbors**

Surrounded by top neighborhood amenities, including Negotiant Winery, Hillcrest Corner Kitchen, Prager Brothers, Gossip Grill, and many more!

## **2nd Floor**

### **Office Space**

±685 - 6,300 SF

## **Ground Floor** **Retail Space**

±3,045 SF

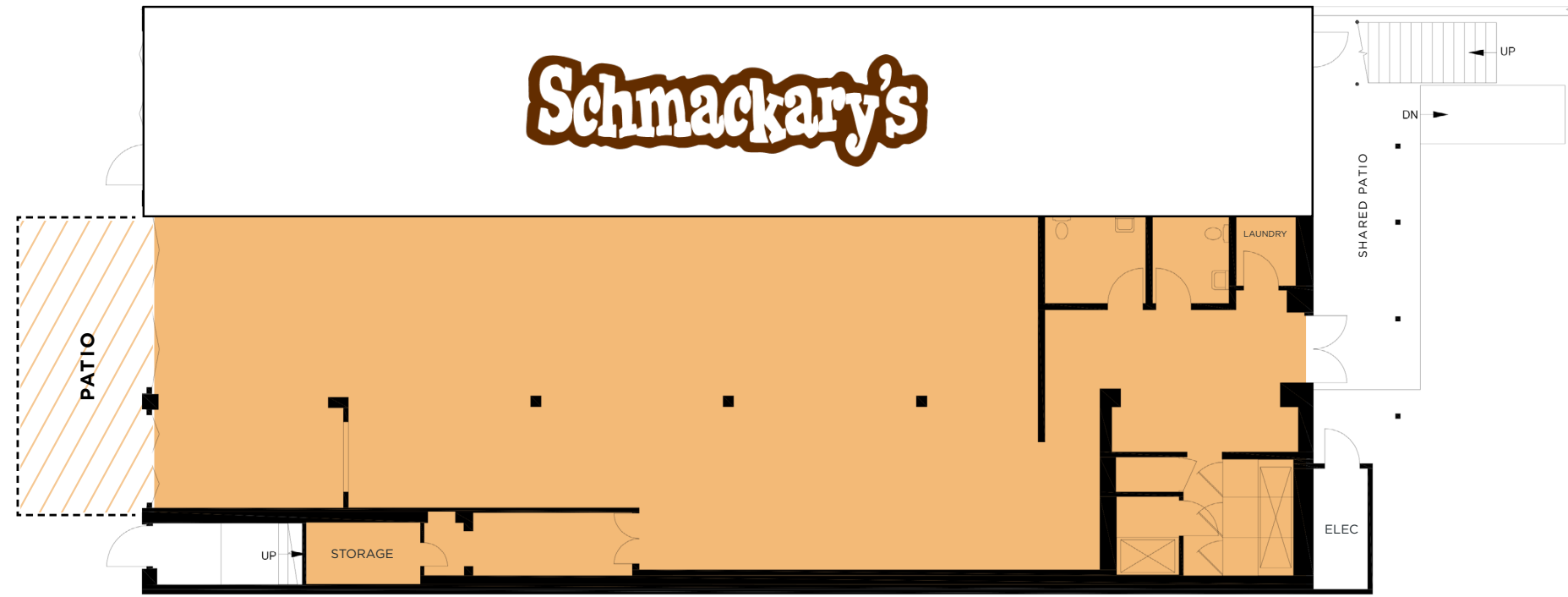


# Ground Floor Retail Space

±3,045 SF



UNIVERSITY AVE - 22,926 ADT



# Second Floor Office Space

±685 - 6,300 SF



Suite 1001

**Suite 1001 | ±685 SF | \$2.75 + UTIL & JAN**

- 3 treatment rooms/offices (1 with water)
- Private restroom
- Reception area



Suite 1002

**Suite 1002 | ±1,990 SF | \$2.75 + UTIL & JAN**

- 6 private offices (inclusive of 1 conference room)
- Kitchenette
- Reception area
- Open area



Suite 1003

**Suite 1003 | ±1,413 SF | \$2.75 + UTIL & JAN**

- 5 private offices
- Storage Area
- Open area

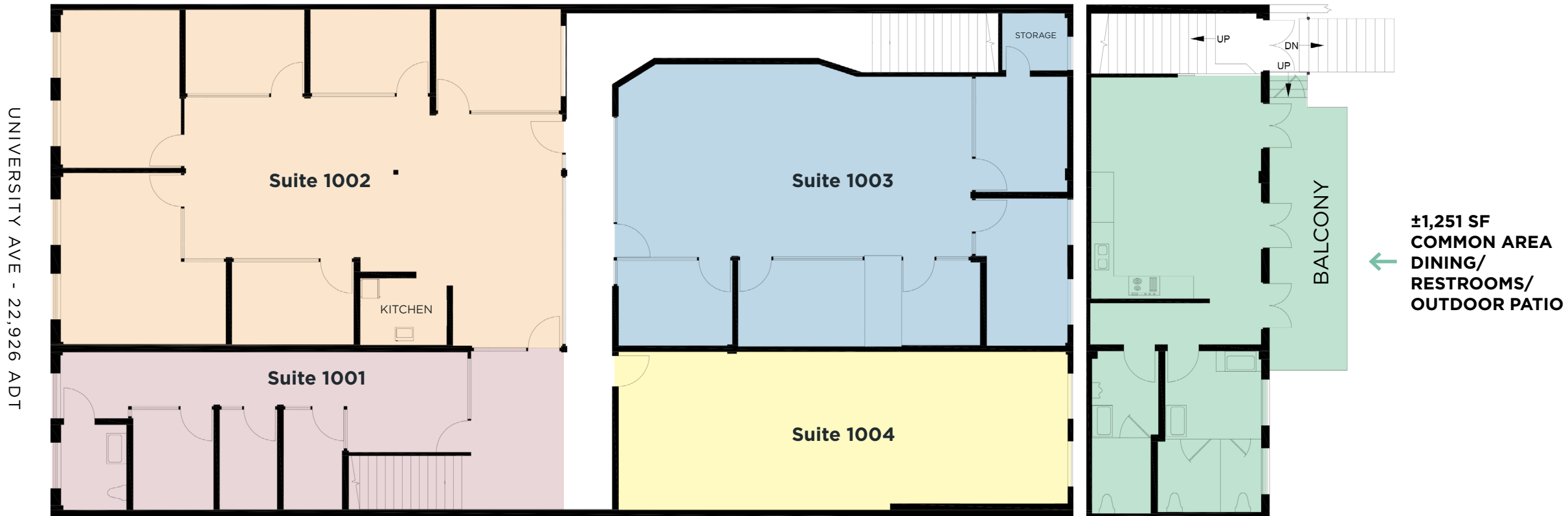


Suite 1004

**Suite 1004 | ±878 SF | \$2.75 + UTIL & JAN**

- Open office with kitchenette

**ALL SUITES CONTIGUOUS TO ±6,300 SF**

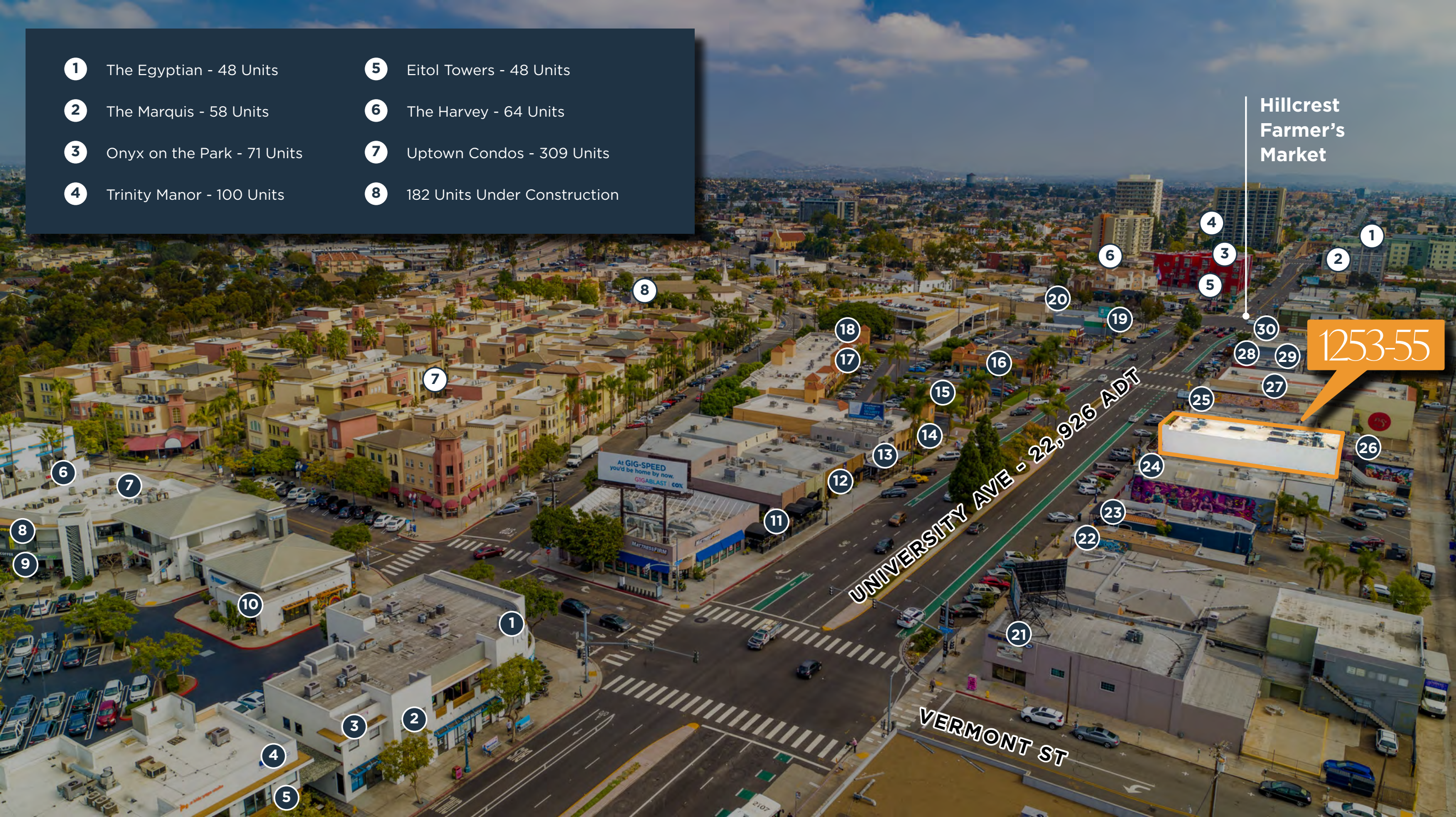


Shared Common Area Space

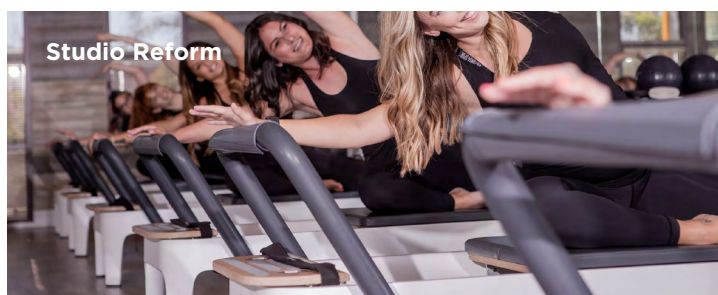


Outdoor Area + Patio Space

- 1 The Egyptian - 48 Units
- 2 The Marquis - 58 Units
- 3 Onyx on the Park - 71 Units
- 4 Trinity Manor - 100 Units
- 5 Eitol Towers - 48 Units
- 6 The Harvey - 64 Units
- 7 Uptown Condos - 309 Units
- 8 182 Units Under Construction



- 1 Dental Express
- 2 Regenerative Wellness
- 3 Grace Threading
- 4 Covet Beauty Studio
- 5 Tavola Nostra
- 6 Trader Joe's
- 7 Handel's Icecream
- 8 Core Power Yoga
- 9 Starbucks
- 10 Rainbow Flowers
- 11 Gossip Grill
- 12 Hillcrest Nail Lounge
- 13 Uptown Tavern
- 14 Starbucks
- 15 Prager Brothers
- 16 Cali "O" Burgers
- 17 Penzey's Spices
- 18 Wonderful Sushi
- 19 Cellar Hand
- 20 Hillcrest Brewing
- 21 Insufficient Fun
- 22 Roots Bowls
- 23 La Fuente
- 24 LIV Juice Bar
- 25 Negotiant Winery
- 26 EQ San Diego
- 27 Celestial Lotus Healing
- 28 Alibi
- 29 White Elephant
- 30 Baja Betty's



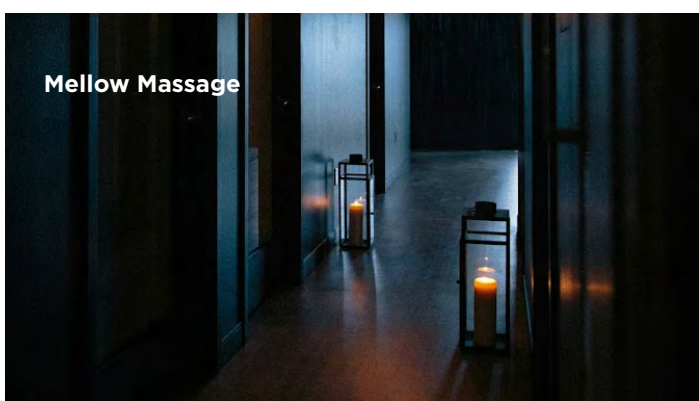
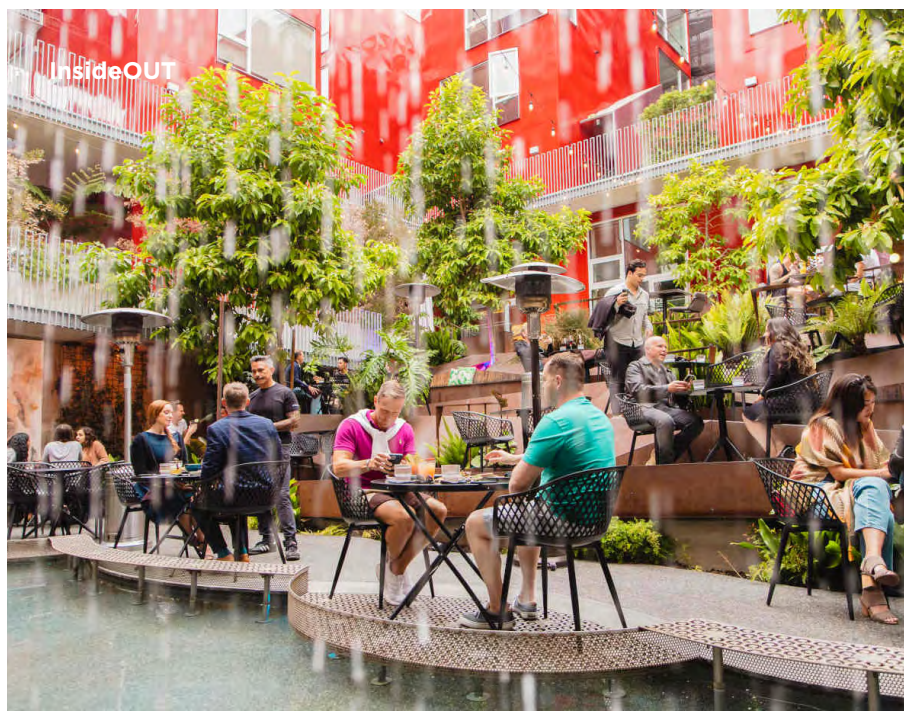
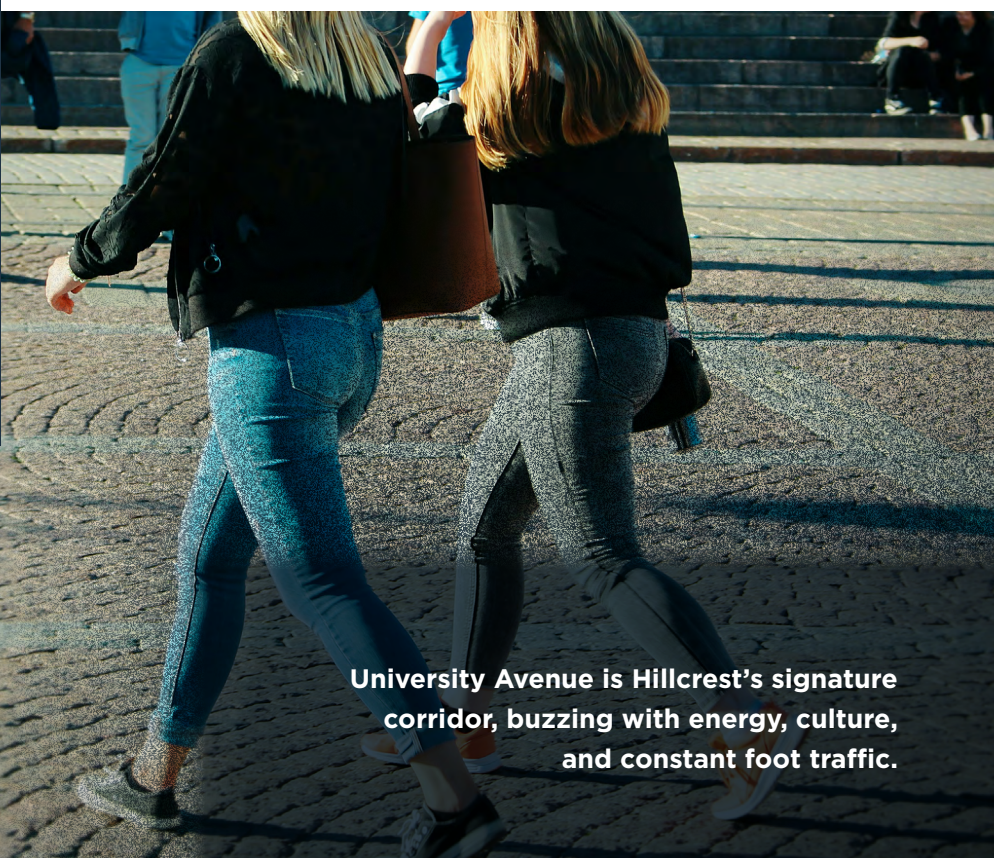
What's Nearby?

**1,300+**  
Businesses

**200+**  
Eateries

*Anchoring a dynamic neighborhood filled with nonstop activity*

*Offering flavors from casual comfort food to upscale dining*



**The Neighbors**

In the heart of Hillcrest's busiest corridor, surrounded by nonstop neighborhood activity, this location places you steps from a lively mix of cafés, restaurants, boutiques, fitness studios, and everyday essentials that keep University Avenue thriving from morning to night.

Join the  
Urban Buzz

Hillcrest Brewing Co.

Uptown Tavern

Mostra Coffee

Negociant

RustiCucina

Studio Reform

Mellow Massage

Hillcrest keeps topping “Best Neighborhoods in San Diego” lists thanks to its walkability, buzzing dining scene, and endless local flavor.



There's something for everyone to enjoy



### The Heart of Uptown

Just north of Downtown, Hillcrest is a vibrant and walkable neighborhood known for its eclectic mix of dining, cafés, boutiques, and unique local shops that create a lively, welcoming atmosphere.



### Food & Drink



Hillcrest offers fresh bites, craft drinks, and nonstop energy

### Arts & Entertainment



A creative hub filled with galleries, shows, and nightlife

### Local Events



Packed with festivals, markets, and community fun

## The Demographics

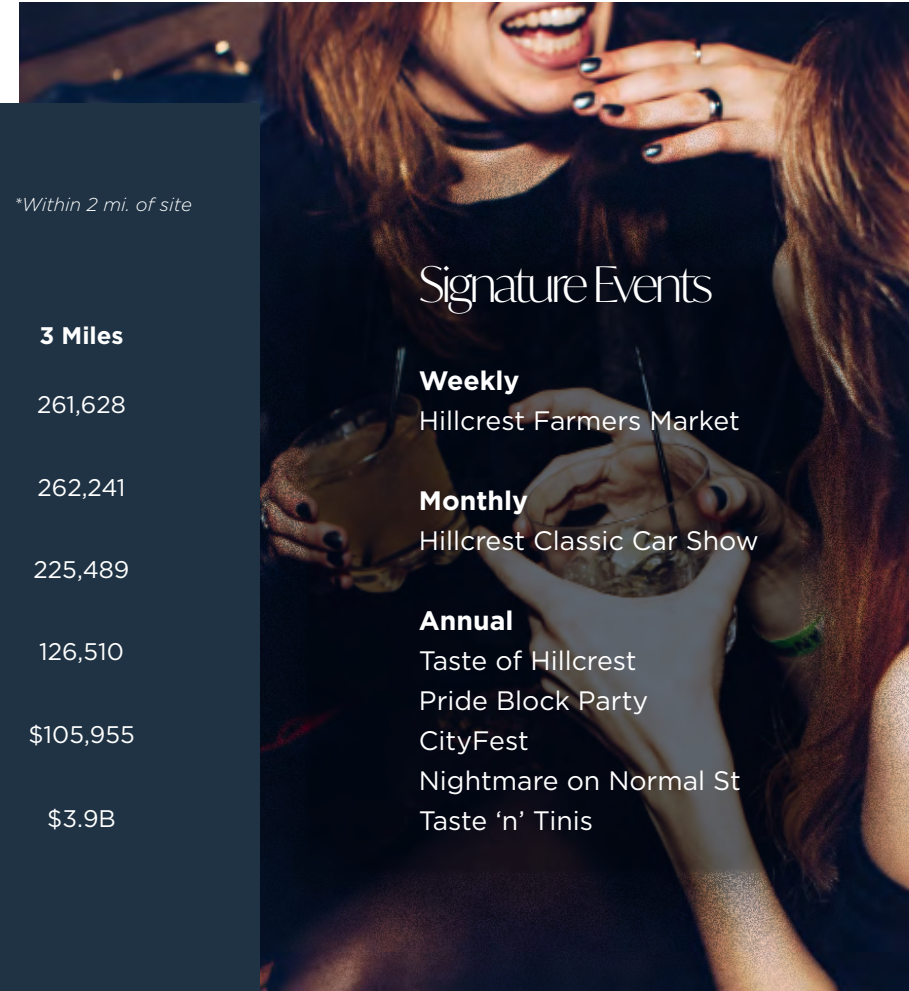
*\*Within 2 mi. of site*

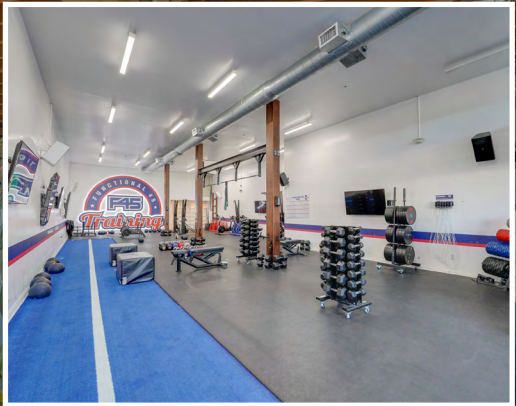
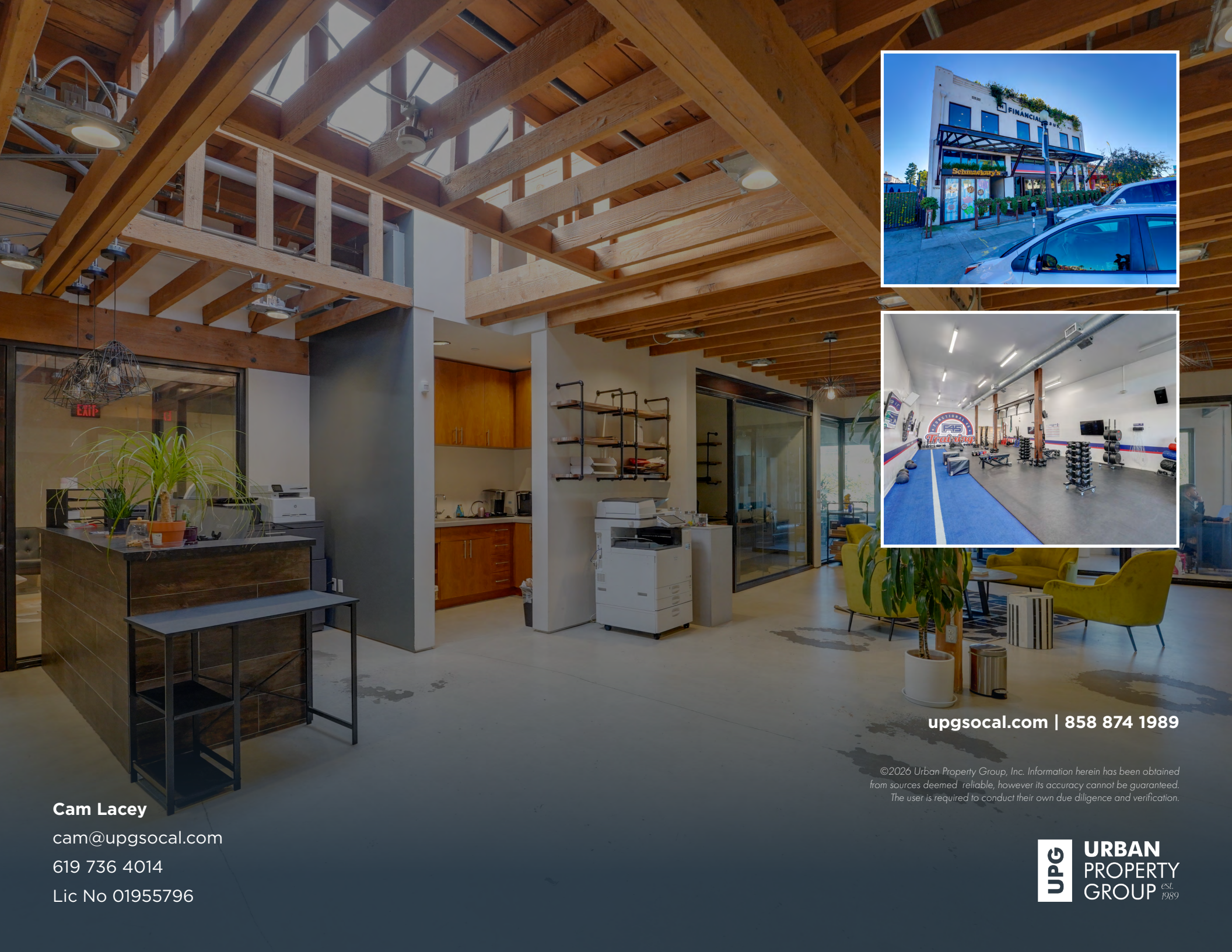
	1 Mile	2 Miles	3 Miles
Population (2024)	37,362	114,516	261,628
Population (2029)	37,400	114,963	262,241
Daytime Employment	33,115	98,134	225,489
Total Households	21,501	62,450	126,510
Avg. HH Income	\$107,542	\$108,756	\$105,955
Consumer Spending	\$665.1M	\$2B	\$3.9B

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

### Signature Events

- Weekly**  
Hillcrest Farmers Market
- Monthly**  
Hillcrest Classic Car Show
- Annual**  
Taste of Hillcrest  
Pride Block Party  
CityFest  
Nightmare on Normal St  
Taste 'n' Tinis





[upgsocal.com](http://upgsocal.com) | 858 874 1989

©2026 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

**Cam Lacey**  
cam@upgsocal.com  
619 736 4014  
Lic No 01955796

