

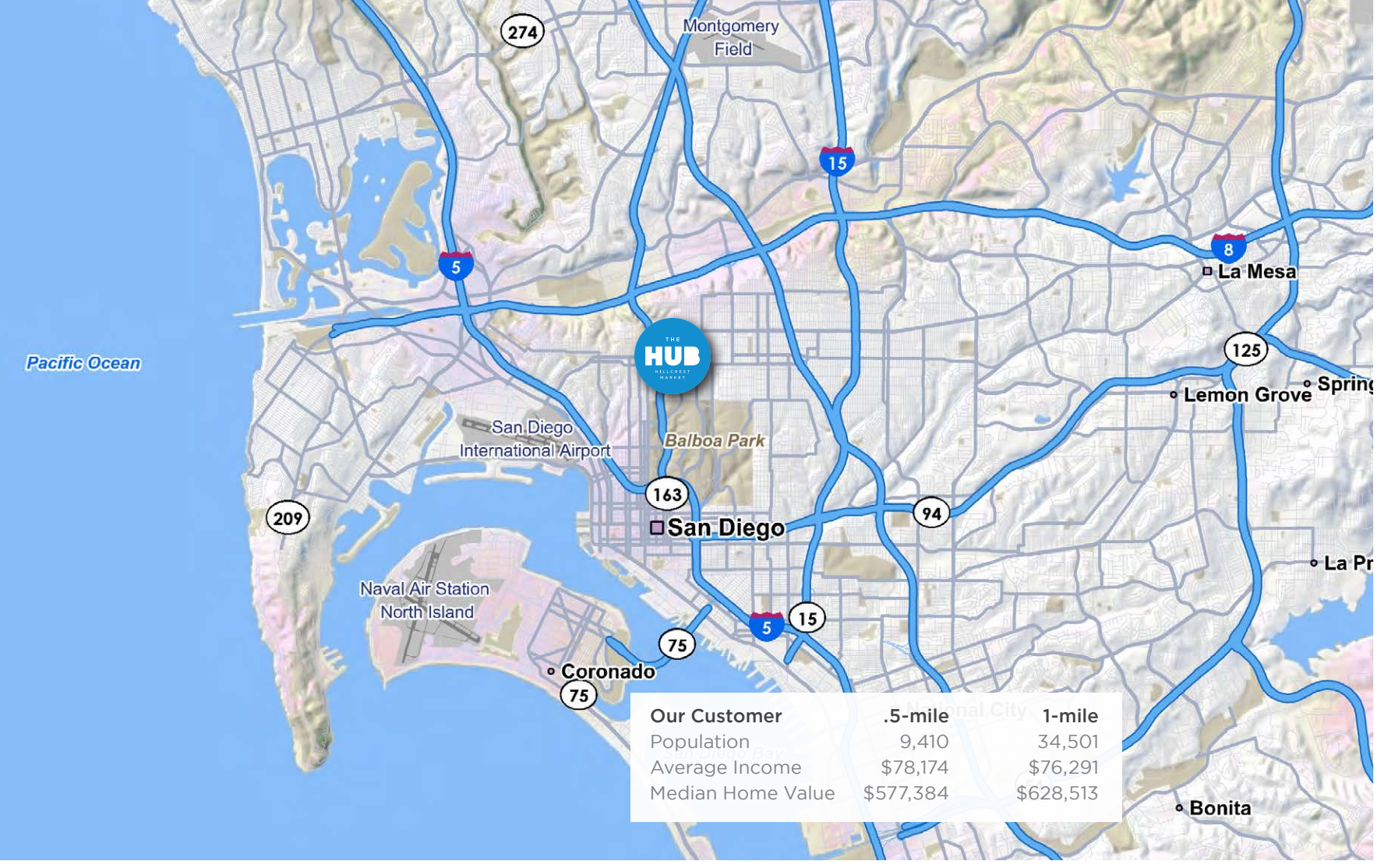
Regency  
Centers.



THE HEART OF HILLCREST | AN URBAN REDEVELOPMENT

NOW LEASING



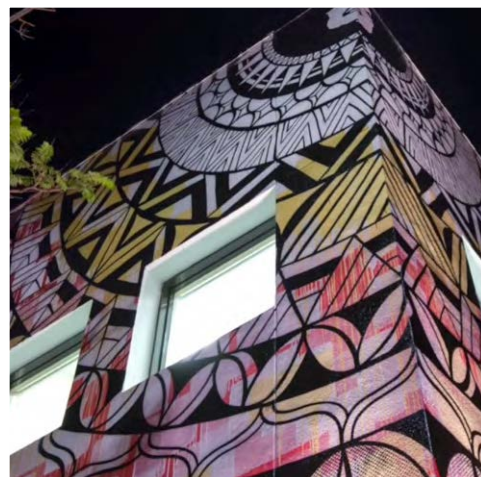


**SITE LOCATION MAP**  
 1030 UNIVERSITY AVE | SAN DIEGO, CA



Every city needs that place - a neighborhood centerpiece where people can tend to life's necessities and indulge in life's niceties. Welcome to **The Hub | Hillcrest Market**, where an offbeat collection of shops, boutiques and restaurants provides a refreshing alternative to the status quo.

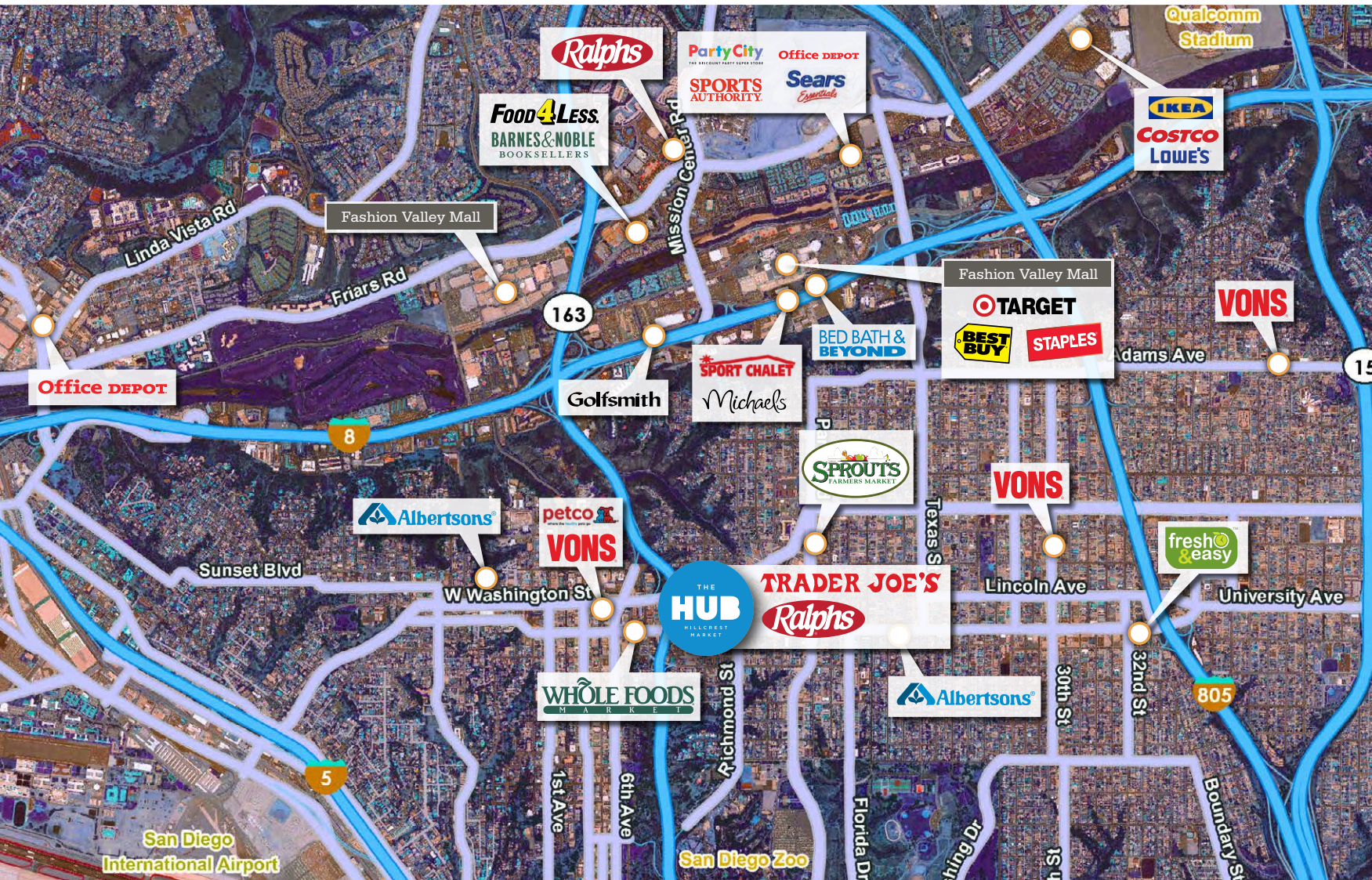
Outdoor plazas beckon passers-by to slow down and linger, and crowd watching becomes a spectator sport through an ever-changing kaleidoscope of people and activities. Celebrating 25 years serving the Uptown/Hillcrest community, The Hub | Hillcrest Market revitalization is a work of art, combining eclectic sensibilities with social experience for an experiential gathering place to serve its urban community for years to come.







THE PLACE TO BE



The Hub | Hillcrest Market serves the dynamic urban Uptown and Hillcrest neighborhoods of San Diego, in one of the most densely populated neighborhoods in the city.

Having undergone a \$3 million renovation in 2014, The Hub | Hillcrest Market is enhancing its position as the neighborhood centerpiece, where wanderlust, community and convenience meet. Updated façades, new public art, fresh retail and restaurant concepts in an open air market environment make every day feel like a festival for the senses.



# The Hub | Hillcrest Market

The best block around.



35,988

Total Daytime Population



20,300

Total Number of Households



22,890

Total Workplace Population



\$60M

Annual Center Grocer Sales (approx.)



\$76,291

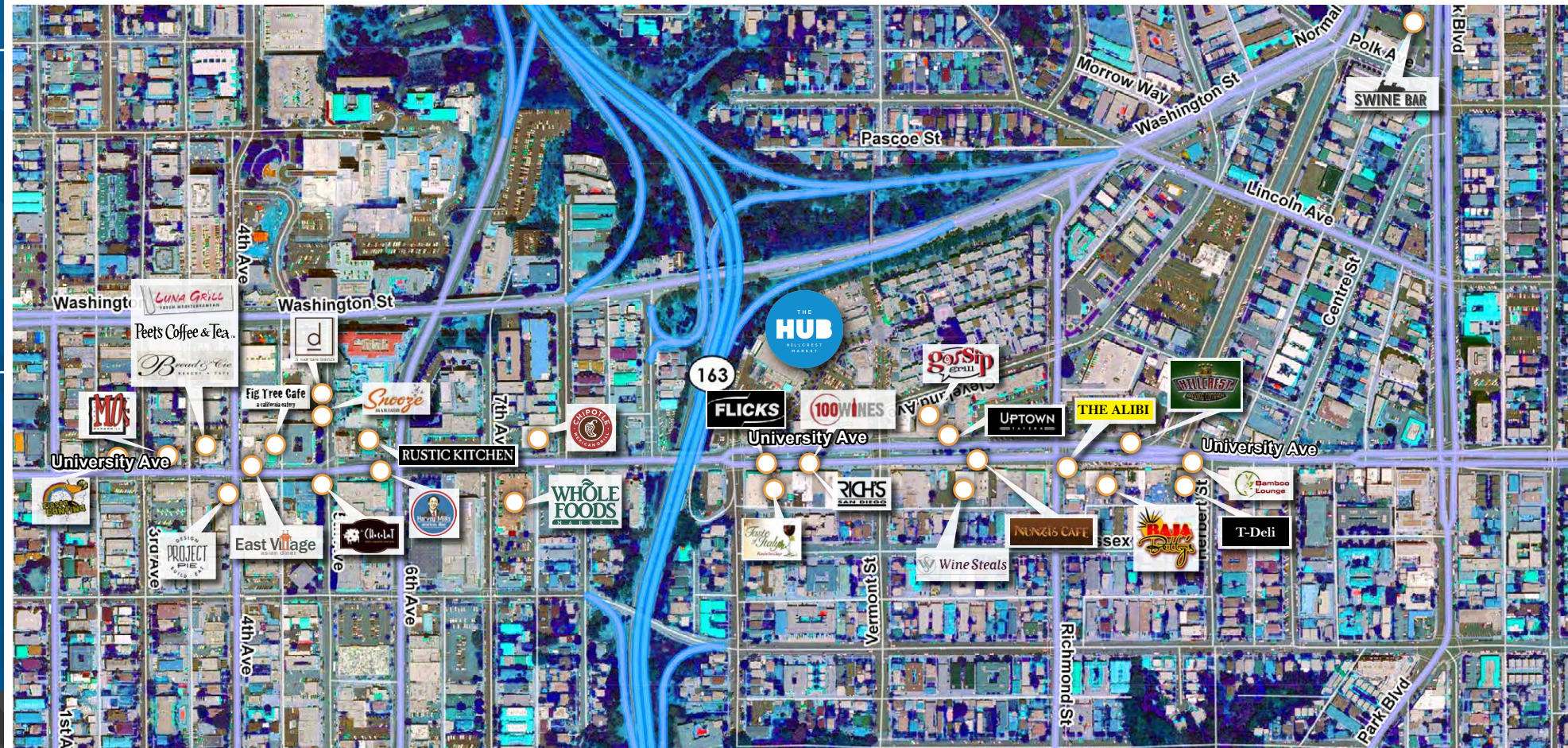
Average Household Income



\$628,513

Median Home Value

ALL NUMBERS WITHIN 1-MILE RADIUS







Local. Unexpected. Refreshing.



The Hub | Hillcrest Market represents some of the final work by the late Graham Downes, a notable local architect who was killed in 2013. He began work on the Hillcrest project in late 2012.



# SITE SUMMARY

A101	CALIFORNIA COAST CREDIT UNION
A105	H&R BLOCK
A107	AT&T WIRELESS
A201	HILLCREST DENTAL CENTRE
A215	GRACE THREADING
B101	NAPIZZA
B105	RADIO SHACK
B11	WHISTLING DUCK TAVERN
B113	BO'S SEAFOOD MARKET AND GRILL
B201	STATE FARM INSURANCE
B203	IF I WAS A BIRD YOGA
B205	LUNCHBOX (A WAXING SALON)
B210	CHILTONIC
B211	EDWARD JONES
C101	IKE'S PLACE
C102	BIG CITY BAGEL
C103	FIJI YOGURT
C105	CAREPLUS CVS
C109	THE UNOPTICAL
C203	FIX BODY GROUP
C207	GTR GLOBAL MEETINGS & EVENTS
C209	THE UNOPTICAL
D103	EMPIRE BEAUTY SUPPLY
D105	UPTOWN CLEANERS
E101	NUTRISHOP
E103	VOM FASS
E105	CAREPLUS CVS
E107	HAIRCUT BOULEVARD

F100	RALPHS
G101	TRADER JOE'S
H105	STARBUCKS
H107	PROJECT JUICE
H109	BODY SPIRIT (THE KNOT SHOP)
H113	HOLY SMOKE
H201	AGELESS AND BEAUTIFUL
H205	COREPOWER YOGA
J101	DC COMPUTERS
J103	RAINBOW FLOWERS
K101	PANERA BREAD
M101	ALADDIN CAFE
M107	COX COMMUNICATIONS
M109	BARRY'S BOOTCAMP
M111	PRETTY PLEASE
M113	WELLS FARGO
N101	SALONCENTRIC

## AVAILABILITY

A211	615 SF AVAILABLE
B113	1,661 SF AVAILABLE
B209	850 - 1,430 SF AVAILABLE
B213	1,814 SF AVAILABLE
C213	2,012 SF AVAILABLE
H115	711 SF AVAILABLE
N200	3,575 SF AVAILABLE





# Elevating The Experience



Why locate your retail business at a Regency center? Because

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**Your success  
is Our success**

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and every choice we make as a company supports this.







As a retail leader, we're committed to creating not just shopping centers, but community centers: thriving neighborhood gathering places that continue to attract consumers, year after successful year.



How? Simple. We focus on **MERCHANDISING** in order to find the right mix of the best operators and unique retailers to increase consumer interest.

We considerably incorporate **PLACEMAKING** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **CONNECTING** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.



# Regency at a glance.

For 50 years, Regency has owned, operated and developed dominant grocery-anchored retail centers that are exceptionally merchandised and maintained.

Our legacy of success is evidenced by 319 thriving centers, 19 regional offices and properties in most major U.S. markets. Retailers seek out Regency first, because of the expertise and integrity our people bring to every interaction.

Regency<sup>®</sup>  
Centers.







## LEASING CONTACTS

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