

**FOR SALE OR LEASE**



**PREMIER HIGHLY IMPROVED MEDICAL OFFICE OPPORTUNITY**  
**TOP OF THE LINE CONSTRUCTION**

**3560 FAIRMOUNT AVENUE | SAN DIEGO, CALIFORNIA 92105**

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**CAST**  
CAPITAL PARTNERS

# BUILDING HIGHLIGHTS

## IDEAL SMALL OWNER-USER MEDICAL OPPORTUNITY

Property is highly improved with excellent construction and medical finishes including vaulted ceilings, Italian porcelain tile and custom cabinetry and features.

## TWO (2) BUILDING LAYOUT ALLOWS FOR ADDITIONAL INCOME FOR USER

Front and back building design allows for a Medical User to occupy one building or both. Property is three (3) suites with separate entrances and a serene courtyard.

## EXCELLENT DEMOGRAPHICS WITH HIGH BARRIERS TO ENTRY AND HIGH DEMAND MEDICAL PRODUCT

Extremely dense San Diego location with high demand in medical opportunities and ideal demographics. High density of patients in the immediate area with low supply of private healthcare providers.

## OPTOMETRIST & EYE CLINIC BUSINESS CAN BE AVAILABLE FOR SALE

**SALE PRICE: \$2,025,000**



# PROPERTY HIGHLIGHTS

BUILDING SIZE	2,450 SF
LOT SIZE	0.07 AC
NUMBER OF STORIES	TWO (2)
YEAR BUILT	2004
PARKING SPACES	TWO (2) PRIVATE & STREET PARKING

# AVAILABILITIES

LEASE AVAILABILITY	LEASE RATES
SUITE A   ±1,175 square feet	\$2.50 PSF + NNN (NNN = \$0.44/SF)
SUITE B   ±850 square feet	\$2.35 PSF + NNN (NNN = \$0.44/SF)
SUITE C   ±300 square feet	\$2.35 PSF + NNN (NNN = \$0.44/SF)



# SUITE A

±1,175 SQUARE FEET | \$2.50 PSF + NNN (NNN = \$0.44 /SF)

Italian porcelain granite counter tops, tile flooring, custom-lit cabinetry

Large waiting area and reception desk space, beautiful high ceilings, and mezzanine

Two (2) individual exam rooms downstairs; two rooms upstairs, and a break room.

Beautiful modern building with back door leading to inner courtyard private area, with a wall covered with ivy, can also be made more functional with tables/chairs and open-air activity space.

# SUITE B

±850 SQUARE FEET

\$2.35 PSF + NNN (NNN = \$0.44 /SF)

Italian porcelain granite counter tops, tile flooring, commercial grade finishes.

Three (3) individual exam rooms, large waiting area and reception desk space; one (1) of the room can accommodate kitchenette amenities.

Separate electric sub-panel; plumbed for dental practice.

Inner courtyard private area, with a wall covered with Ivy, can also be made more functional with tables/chairs, open-air activity space (so long as access is preserved for other suites)

# SUITE C

±300 SQUARE FEET

\$2.45 PSF + NNN (NNN = \$0.44 /SF)

Italian porcelain granite counter tops, tile flooring, commercial grade finishes.

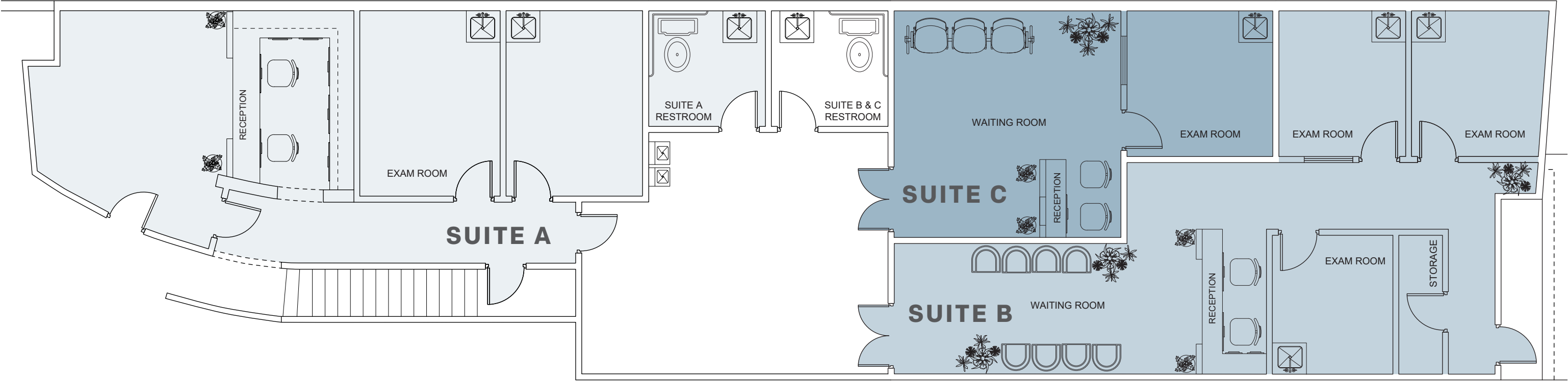
One (1) large room with built-in, lit, glass front, custom cabinetry display and one (1) exam room.

Separate electric sub-panel; plumbed for dental practice.

# SUITE B & C

±1,150 SQUARE FEET

Can be made contiguous





# ABOUT CITY HEIGHTS

## OVERVIEW

City Heights is centrally located in the Mid-City area of San Diego. Development in City Heights is a mixture of single-family and multi-family residential with commercial and other non-residential development concentrated along major arterials. There are also pockets of neighborhood commercial areas throughout the community. A small portion of industrial development is located on the southern edge of the community.

## DIVERSE COMMUNITY

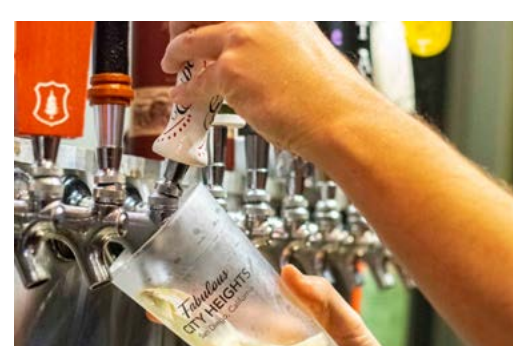
City Heights is notable as a home to diverse culture, with significant communities of Vietnamese, Somali, Cambodian, Laotian, and Latino residents.

City Heights has walkable neighborhoods with many of the restaurants, businesses and shops near the main residential pockets. It is common to see pedestrians, cyclists and scooters throughout the neighborhood and surrounding communities.



KENSINGTON .....	2.0 miles
NORTH PARK.....	2.1 miles
SDSU .....	4.7 miles
DOWNTOWN SAN DIEGO.....	5.0 miles
MISSION VALLEY.....	5.3 miles

## DRIVING DISTANCES



## ACCESS TO CITY HEIGHTS

The community is bounded by Interstate 805 to the west, El Cajon Boulevard to the north, 54th Street to the east, and Home Avenue/Euclid Avenue/Chollas Parkway to the southeast.

“Downtown” City Heights is generally regarded to be in the Teralta West neighborhood, and along University Avenue.

Because of the presence of the University Avenue transit corridor (the busiest in the metro region), there is substantial bus service connecting to Downtown and the Mission Valley trolley stops.

City Heights is a few minutes away from Mission Valley, San Diego’s largest retail submarket with two super regional malls, over 6,000,000 square feet of retail shopping and 6,500 retailers.







# SUBMARKET SELLING POINTS

City Heights has as much potential for a medical practice as Chula Vista did around 20 years ago. It truly is a gold mine for any medical/dental professional. Being in proper San Diego, it is central to four major freeways, including 9 minutes from the San Diego Airport. City Heights is one of the most diverse communities in San Diego, with more than 30 dialects spoken here; it continues to be one of the city’s true redevelopment success stories. Sol Price, the founder of FedMart, Price Club, PriceSmart, and of course Costco, invested over \$200 million in City Heights. Also, the foundations that have made long-term commitments to the neighborhood include – Price Philanthropies in 1993 and The California Endowment in 2010.

A business and residential area in the heart of Mid-City, this neighborhood is situated east of Golden Hill & North Park along the north side of the Martin Luther King Freeway (State Highway 94). Bordered by the 805 freeway to the west and bisected by the long-awaited

I-15 freeway, business districts continue to develop along University Avenue and El Cajon Boulevard. A true international village, the pride and joy of the community is the award-winning City Heights Urban Village, a joint public & private City of SD redevelopment project which boasts the Mid-City Police Substation and Community Gymnasium, Weingart City Heights Branch Library, Mid-City Adult Continuing Educ. Center, a performance annex, community meeting space, Mid-City Community Service Center, a Park and Rec Center with a community center.

City Heights has many valuable assets: nonprofit organizations, philanthropies, and residents highly engaged in and dedicated to their community. City Heights leaders and residents have a track record of achievements.

City Heights has walkable neighborhoods with many restaurants, businesses, and shops near the main residential pockets. It is common to see pedestrians, cyclists, and scooters throughout the neighborhood and surrounding communities. Centrally located within San Diego, City Heights has easy access to freeways, Mission Valley commercial centers, and the downtown area. University Avenue, El Cajon Boulevard, and Fairmount Avenue are the major thoroughfares.

Because of the presence of the University Avenue transit corridor (the busiest in the metro region), City Heights has substantial bus service connecting to Downtown and the Mission Valley trolley stops. Bus lines serviced by the City Heights Transit Plaza are the 235-RAPID, 7, 10, 60, and 965.

Since the 1990s, the demographics of the neighborhood have been changing. More middle- and upper-class Hispanic and Asian residents have moved to City Heights, while the number of low-income residents has decreased sharply. Rents and property prices have increased, sometimes by double or triple. The area has still been considered cheaper than other central San Diego areas which have undergone or are undergoing gentrification.

According to 2017 reports, City Heights has lower rates of violent crime and property crime than nearby North Park and Hillcrest, as well as Downtown Gaslamp, and East Village.

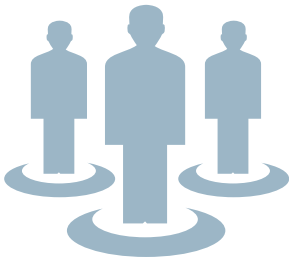
San Diego Magazine named City Heights as one of the best places to live in San Diego in 2015. That year, the San Diego Indiefest music festival took place in City Heights’ Urban Village. Recent developments have included an alternative fuel station, a new retail complex with some mixed-use developments, several expanded schools, and new parks.

By 2019, the area had been designated as an “Economic Opportunity Zone,” which qualifies investors for tax breaks and other forms of corporate welfare, a policy which may accelerate the displacement of low-income residents. Gentrification in North Park has been trickling up University Avenue towards City Heights, with new events and businesses drawing higher-income residents, many of whom are middle- and upper-class Hispanic professionals, to the area.



# DEMOGRAPHICS

## POPULATION



54,754  
1 MILE

268,167  
3 MILES

647,995  
5 MILES

## HOUSEHOLDS



15,850  
1 MILE

100,262  
3 MILES

244,149  
5 MILES

## HH INCOME



\$61,272  
1 MILE

\$85,633  
3 MILES

\$93,648  
5 MILES

## HOME VALUE

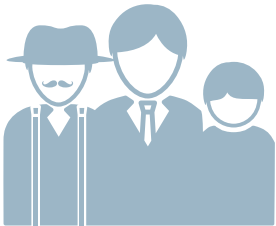


\$457,266  
1 MILE

\$559,704  
3 MILES

\$586,368  
5 MILES

## MEDIAN AGE



32.4  
1 MILE

36.0  
3 MILES

37.0  
5 MILES

## TRAFFIC COUNT



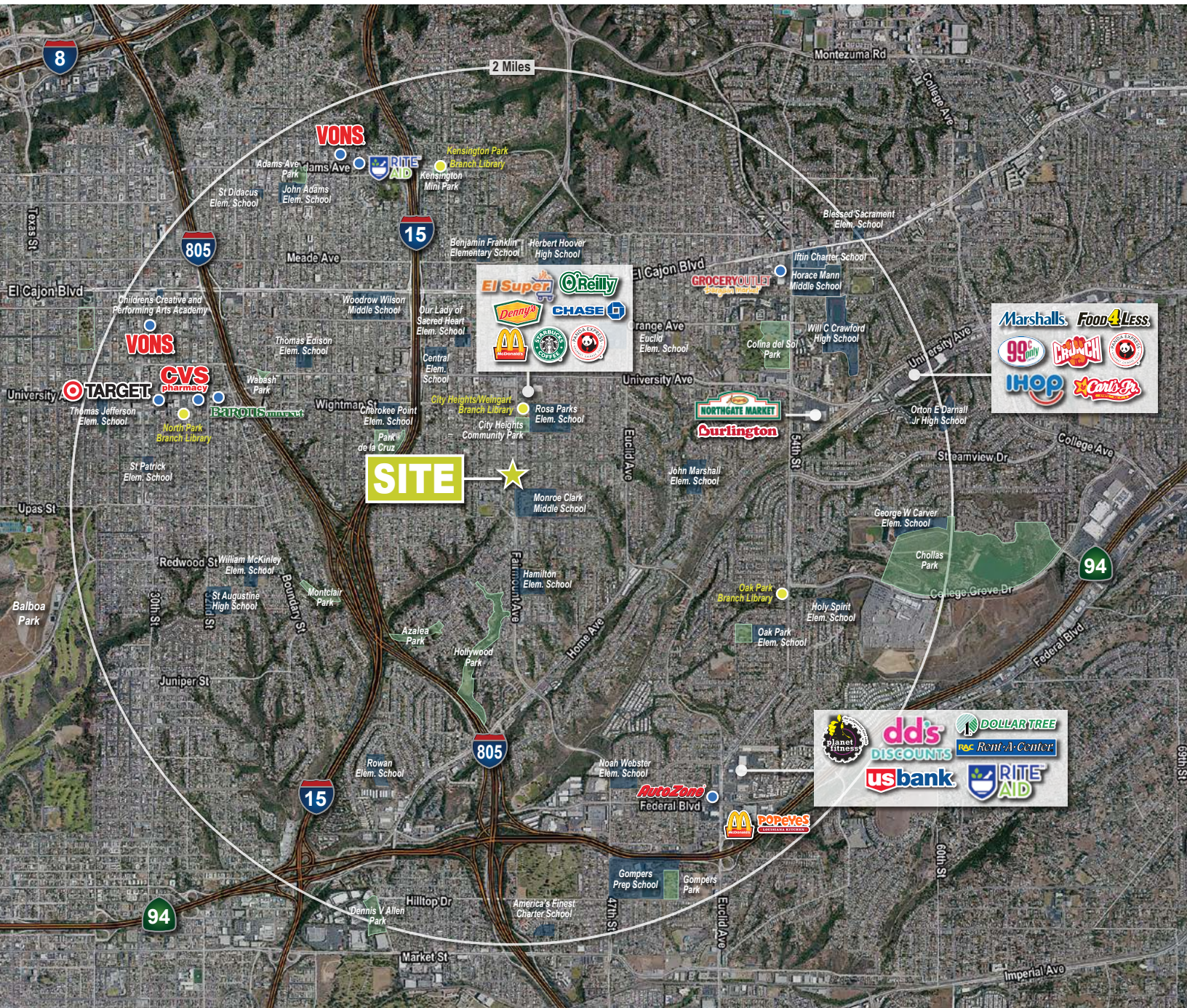
10,969  
FAIRMOUNT AVE  
+ DWIGHT ST

13,811  
FAIRMOUNT AVE  
+ LANDIS ST

17,700  
FAIRMOUNT AVE  
+ MANZANITA PL







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