



Medical, Office & Retail Suites For Lease



Property Highlights

- Retail/Medical Office Project
- 1st floor retail suites available fronting Fifth Avenue
- Secured subterranean parking with 700 spaces (3.0/1000)
- 24/7 customer service, building engineer & janitorial staff
- Responsive on-site property management
- Located in the heart of the Hillcrest & in close proximity to Highway 163 & Interstate 8
- Walking distance to an abundance of restaurants, retailers and entertainment venues

3955
5TH AVENUE
201 - 208

Some notable
tenants include...



Mission Valley & Interstate 8

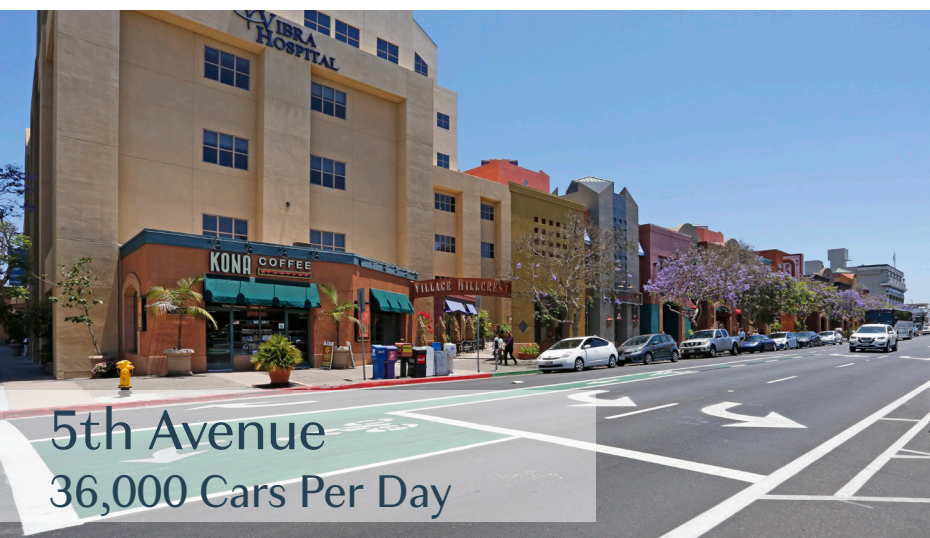
163



WASHINGTON STREET

5TH AVENUE

UNIVERSITY AVENUE
6TH AVENUE



5th Avenue
36,000 Cars Per Day

Demographic Snapshot

Average Household Income
\$112,000

Current Population
105,288

2029 Projected Population
105,825

Median Age
39

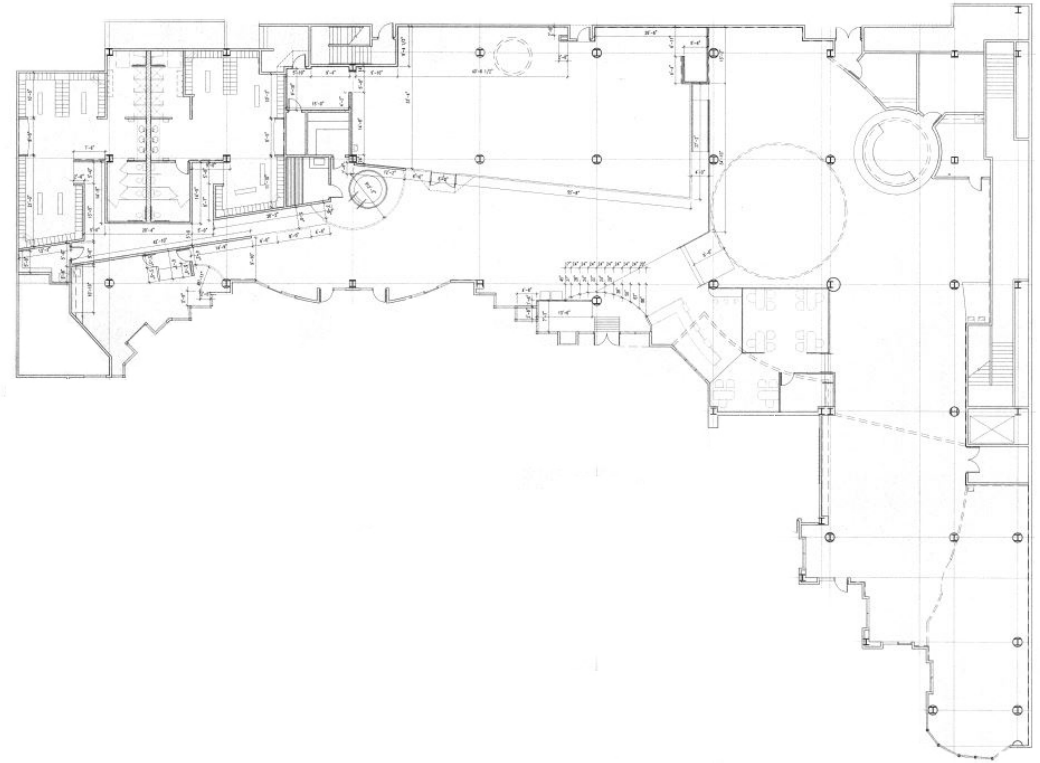
Current Households
57,762

2029 Projected Population
57,975

... Availabilities

Suite 100 | 19,436 RSF

- Fully built out former 24 Hour Fitness space
- Prominent building signage/branding available
 - Two sides fronting two of the busiest intersections in Hillcrest & another fronting the offramp from Highway 163
- Large & small studio/workout rooms with built-in reception desk
- Men's & women's locker rooms with showers
- Multiple private offices/membership rooms
- On-site parking
- Previously handled $\pm 1,500$ gym members per day for 24 Hour Fitness
- 11' Ceiling height throughout
- 24 Hour Security
- Please contact broker for lease rate



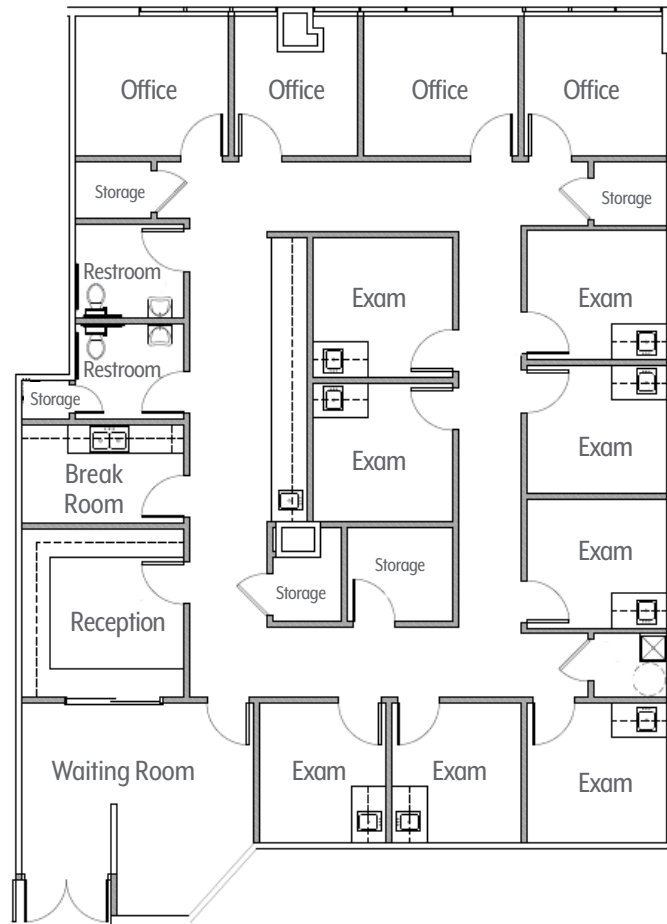
Availabilities

Suite 300 | 4,747 RSF

- \$3.50/RSF plus Janitorial & Electric
- Brand New Finishes built out for a Medical Office
- Large Reception/Waiting Area
- Nurses Station
- Twelve Exams Rooms with Sinks
- Five Private Offices
- Private Restrooms
- Break Room with Sink
- Private Balcony off of Break Room



... Availabilities

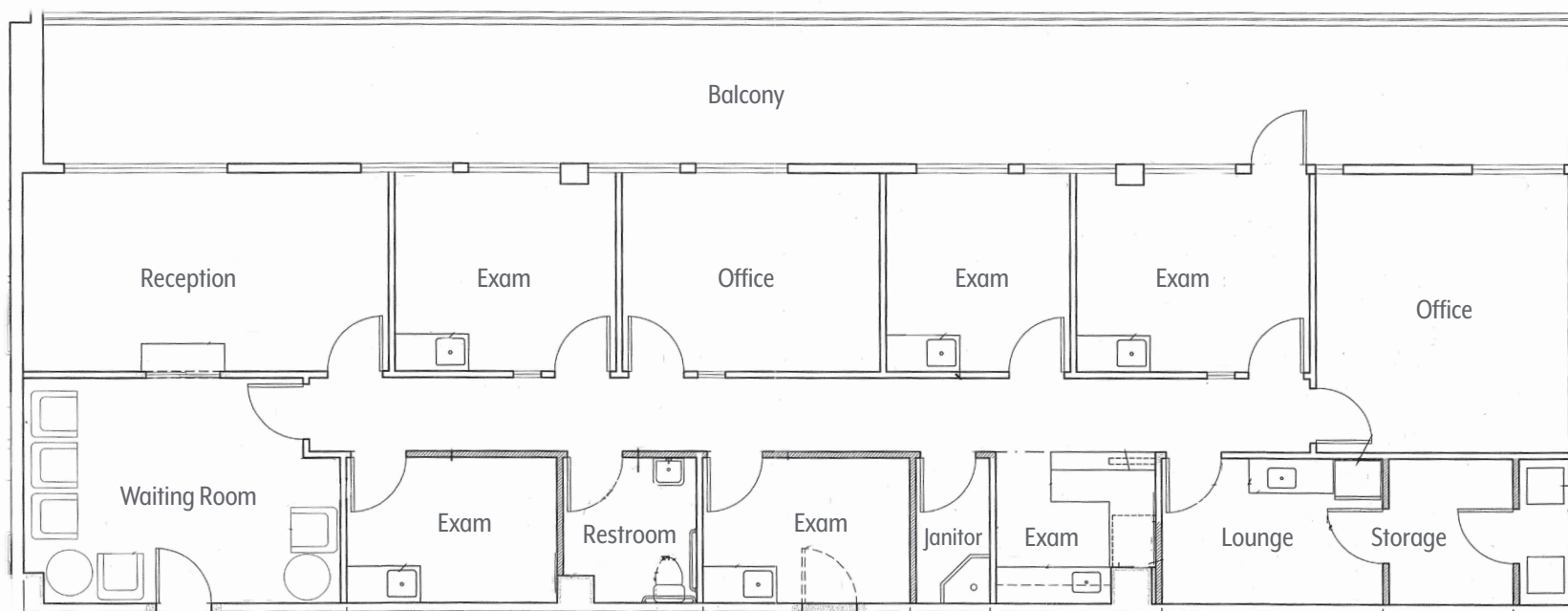


Suite 410| 2,862 RSF

- Brand New Spec Suite
- \$3.50/RSF plus Janitorial & Electric
- Waiting Room
- Reception
- Four Private Window Lined Offices
- Eight Exam Rooms
- Kitchenette with Sink
- Private Restrooms



Availabilities



Suite 705 | 2,398 RSF

- Fully Built out Medical Office
- \$3.50/RSF plus Janitorial & Electric
- Reception with Waiting Area and Built in Transaction Countertop
- 6 Exam Rooms with Sinks
- Employee Lounge and Secure Storage Areas
- Private Restroom and Nurses Station
- Private Doctors Office with views of the Pacific Ocean
- Access to a shared Balcony with Panoramic Views



For More Information

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