



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

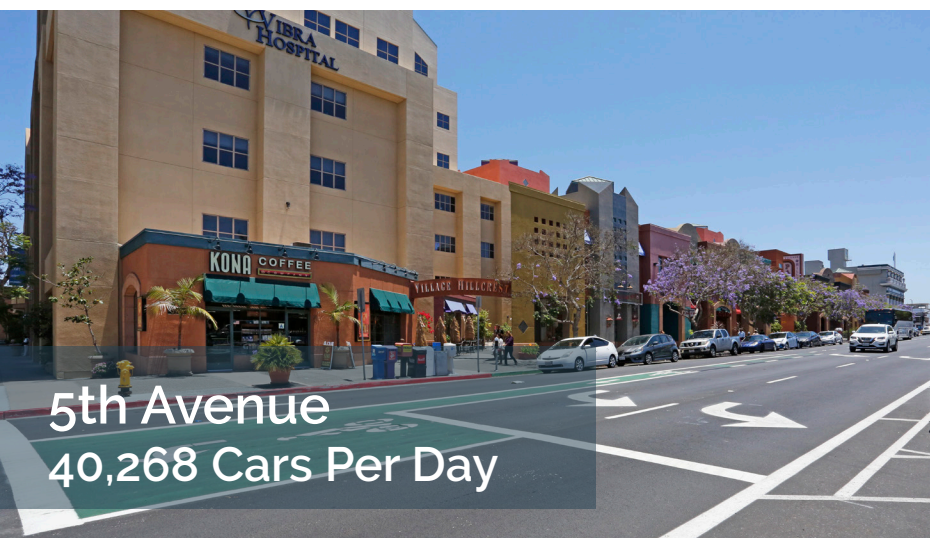
163



WASHINGTON STREET

5TH AVENUE

UNIVERSITY AVENUE
6TH AVENUE



Demographic Snapshot

Average Household Income
\$92,541

Current Population
34,671

2024 Projected Population
30,021

Median Age
39

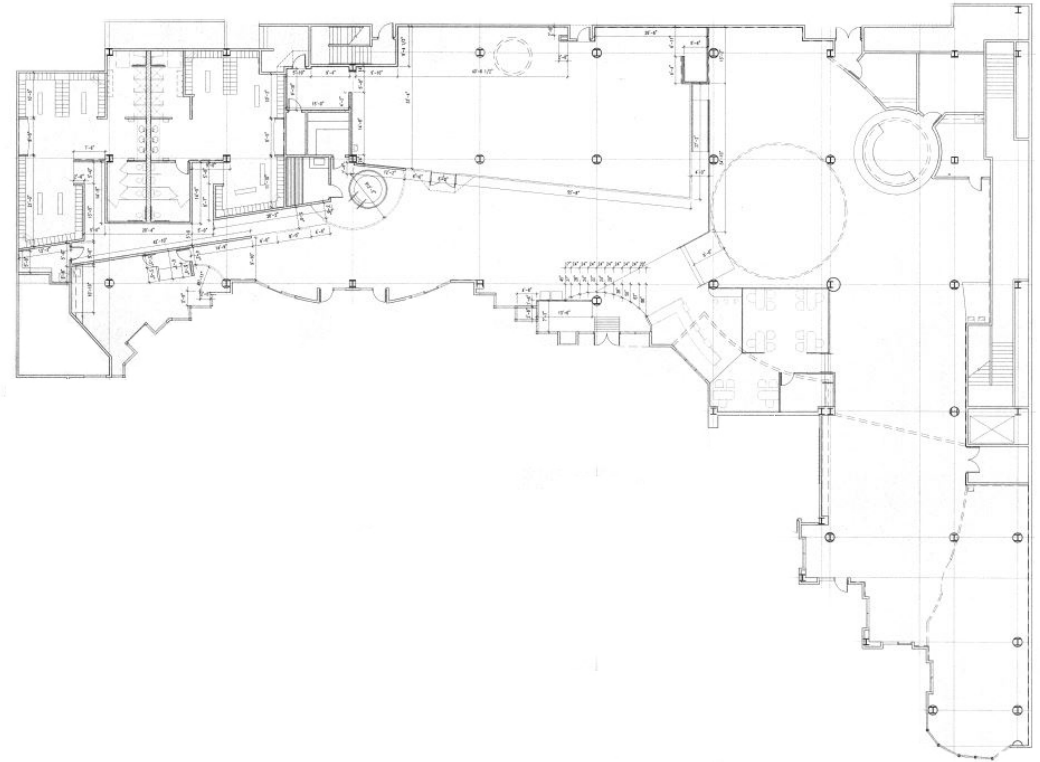
Current Households
17,154

2024 Projected Population
17,730

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



Suite 110| 602 RSF

- Street level retail suite
- Former candy store
- Open floor plan
- Direct street access off 5th Avenue



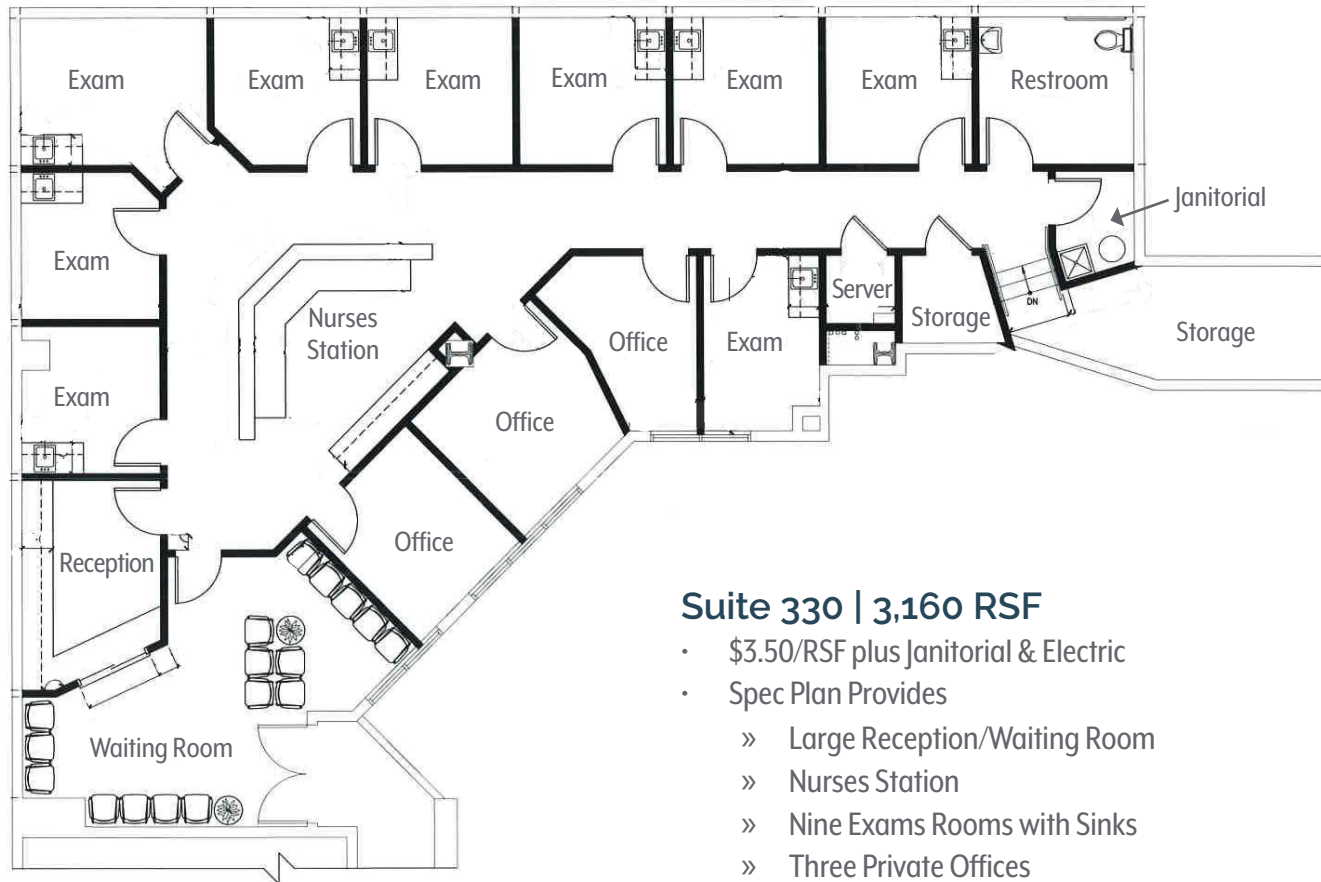
Availabilities

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

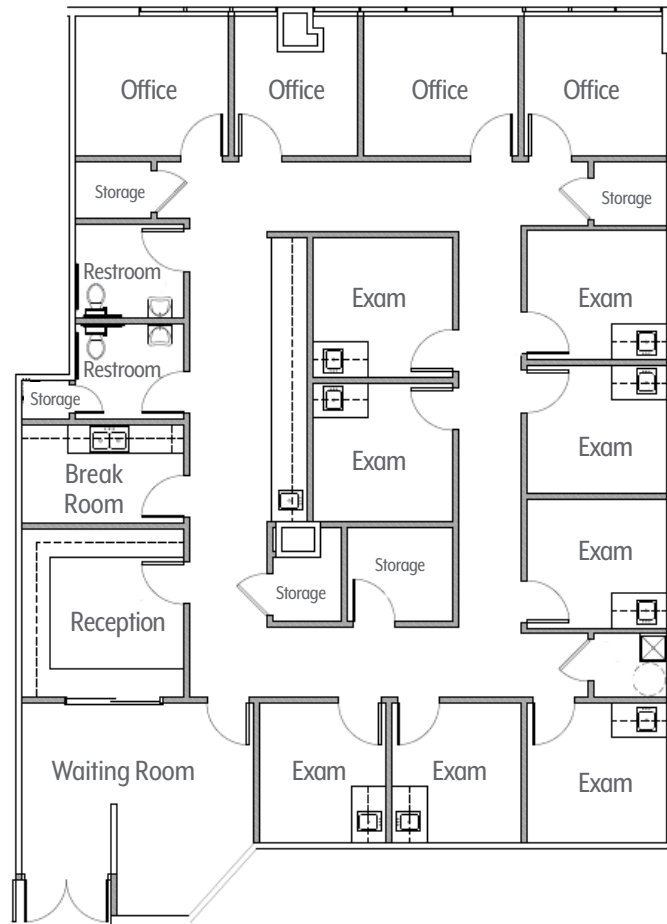


Suite 330 | 3,160 RSF

- \$3.50/RSF plus Janitorial & Electric
- Spec Plan Provides
 - » Large Reception/Waiting Room
 - » Nurses Station
 - » Nine Exams Rooms with Sinks
 - » Three Private Offices
 - » Private Restroom
 - » Janitorial Room
 - » Server/Storage Room
 - » TI's can be modified to accommodate many different types of practices



Availabilities

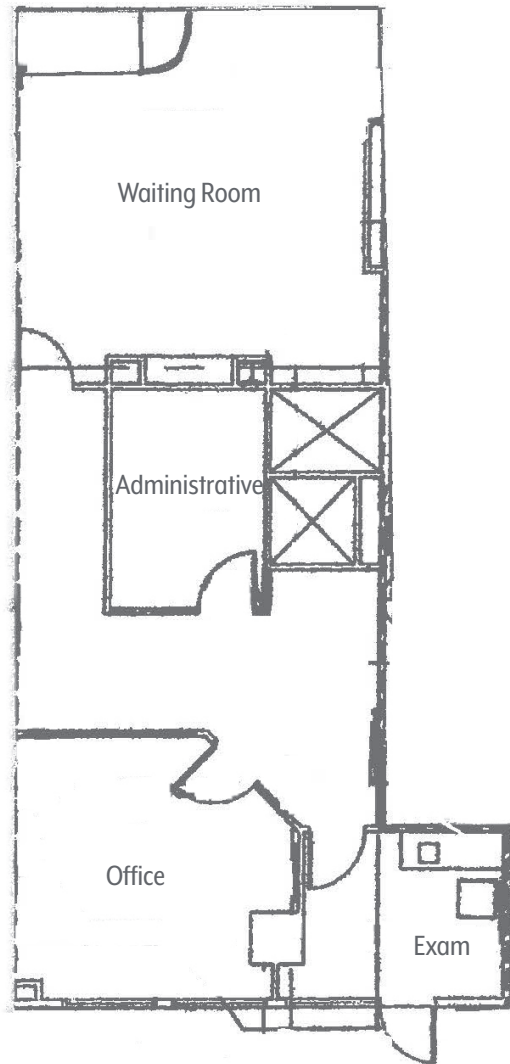


Suite 410| 2,862 RSF

- 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 708| 1,257 RSF

- Built out medical suite
- \$2.50/RSF plus Janitorial & Electric
- Large Office
- Exam Room
- Administrative Area
- Waiting Area



For More Information

Josh Buchholz

d: 619 391 1889 | josh@dmjpartners.com

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