

FOR LEASE
3911 5th Avenue,
San Diego, California 92103



Hillcrest Retail Space For Lease

EMMETT CAHILL
619.243.8470
ecahill@qfcre.com
BRE #02033604

DOMINICK MARTINEZ
619.243.8468
dmartinez@qfcre.com
BRE #02191570

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



SPACE AVAILABLE

1,575 and 1,835 SF

**Spaces can be combined for a total of 3,450 SF*

LEASE RATES

\$4.25 PSF + NNN

PROPERTY HIGHLIGHTS

- Located on the corner of University and 5th Avenue
- Ground floor suite inside the most recognized building in the heart of Hillcrest
- Close Proximity to the Following:
San Diego Zoo, Balboa Park, Naval Medical Center, Scripps Mercy Hospital, San Diego International Airport



EMMETT CAHILL
619.243.8470
ecahill@qfcre.com
BRE #02033604

DOMINICK MARTINEZ
619.243.8468
dmartinez@qfcre.com
BRE #02191570

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



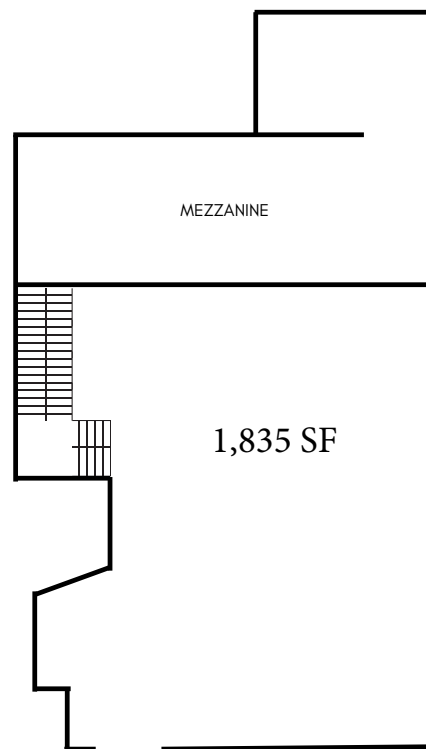
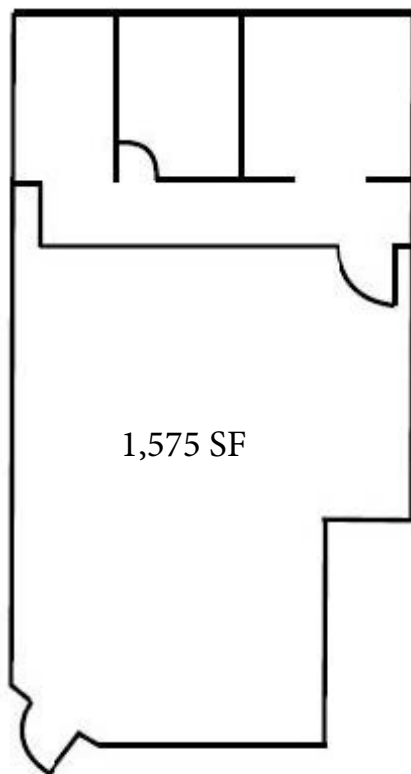
PHOTOS

EMMETT CAHILL
619.243.8470
ecahill@qfcre.com
BRE #02033604

DOMINICK MARTINEZ
619.243.8468
dmartinez@qfcre.com
BRE #02191570

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

FLOOR PLAN

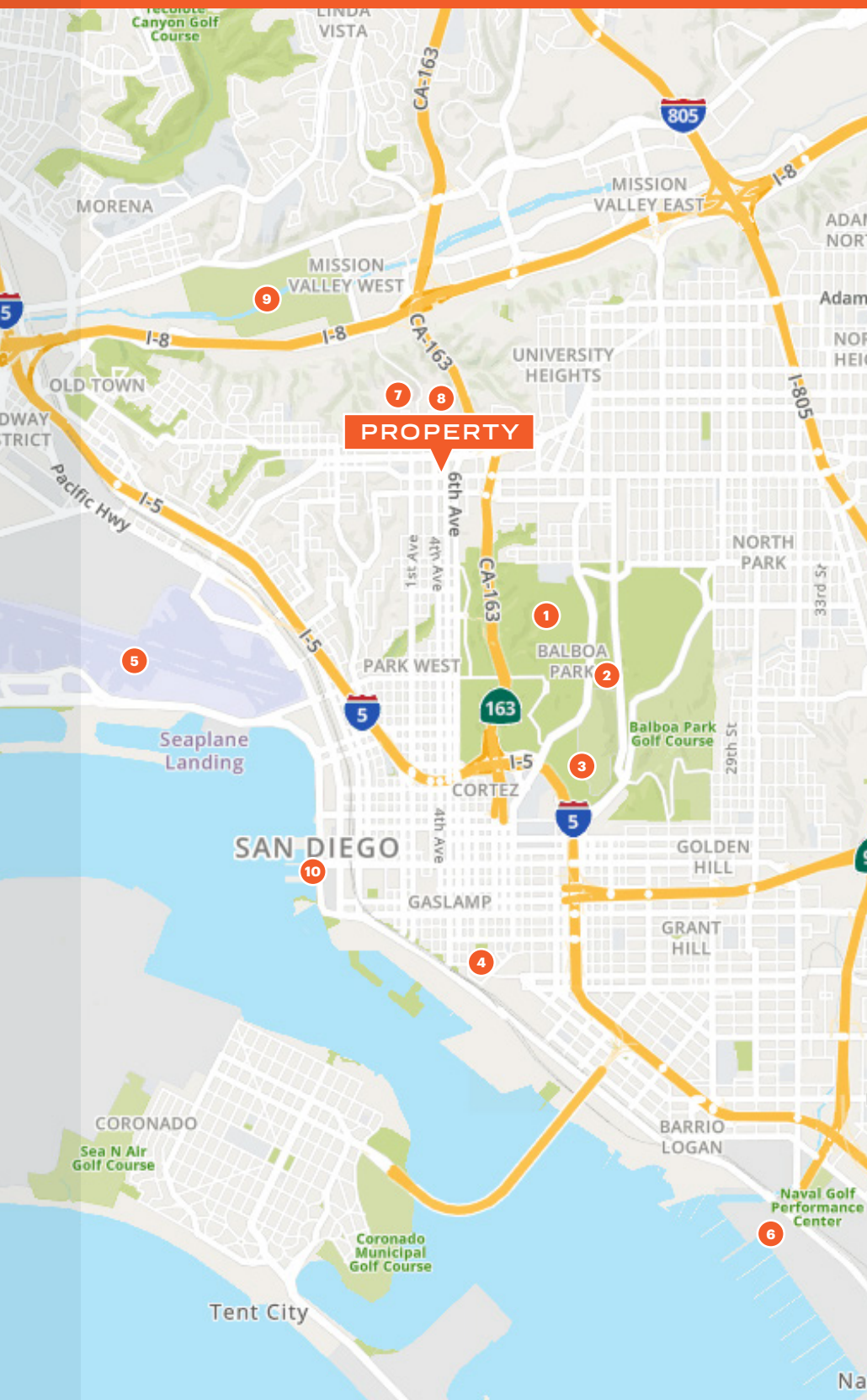


EMMETT CAHILL
619.243.8470
ecahill@qfcre.com
BRE #02033604

DOMINICK MARTINEZ
619.243.8468
dmartinez@qfcre.com
BRE #02191570

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

MARKET OVERVIEW



- 1 **SAN DIEGO ZOO**
2920 Zoo Drive
- 2 **BALBOA PARK**
1889 Zoo Place
- 3 **NAVAL MEDICAL CENTER**
34800 Bob Wilson Drive
- 4 **PETCO PARK**
100 Park Boulevard
- 5 **SAN DIEGO INTERNATIONAL AIRPORT**
3225 Harbor Drive
- 6 **NAVAL BASE SAN DIEGO**
3455 Senn Street
- 7 **UC SAN DIEGO MEDICAL CENTER**
200 W. Arbor Drive
- 8 **SCRIPPS MERCY HOSPITAL SAN DIEGO**
4077 Fifth Avenue
- 9 **RIVERWALK GOLF CLUB**
1150 Fashion Valley Road
- 10 **USS MIDWAY MUSEUM**
9500 Gilman Drive

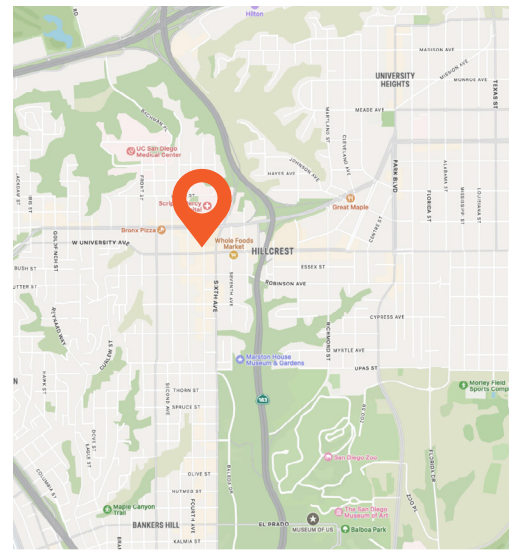
EMMETT CAHILL
619.243.8470
ecahill@qfcre.com
BRE #02033604

DOMINICK MARTINEZ
619.243.8468
dmartinez@qfcre.com
BRE #02191570

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

LOCATION

CALIFORNIA
163



The office is located on the very popular corner of 5th and University Avenue, within walking distance of trendy restaurants, shops, and boutiques. University Avenue runs into Hillcrest's "village" area designated by the historic, neon "Hillcrest" sign. On intersecting Fifth Avenue, you'll find a concentration of new and established restaurants. In the mix are vintage clothing shops, book outlets and the multiplex Landmark Cinemas.



**One of San Diego's
fastest growing
neighborhoods**



**Colorful mix of ethnically
diverse restaurants,
nightclubs and wine bars**



**Welcoming vibe
and pedestrian
friendly streets**

EMMETT CAHILL
619.243.8470
ecahill@qfcre.com
BRE #02033604

DOMINICK MARTINEZ
619.243.8451
dmartinez@qfcre.com
BRE #02191570

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

FOR LEASE

3911 5th Avenue,
San Diego, California 92103



Contact Information

QFC REAL ESTATE

1495 Pacific Highway, Suite 450
San Diego, CA 92101
619.243.8454 • qfcree.com

EMMETT CAHILL

619.243.8470
ecahill@qfcree.com
BRE #02033604

DOMINICK MARTINEZ

619.243.8468
dmartinez@qfcree.com
BRE #02191570

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.