

3354-3366

HANCOCK STREET
SAN DIEGO, CA 92110

FOR LEASE



GARRETT GAMBAL

Associate

DRE Lic. #02238640

C: (619) 837-3443

O: (619) 314-8181 ext. 105

Garrett@InfinityInvestProp.com

LEV MIZAN

Managing Broker

DRE Lic. #01998777

C: (619) 888-5343

O: (619) 314-8181 ext. 101

Lev@InfinityInvestProp.com

PROPERTY HIGHLIGHTS

Contact Agent
Lease Rate

±670 SF
Suite Size (Is Divisible)

2nd - Suite 3354 A/B
Floor

Office
Building Type

Vacant
Now Available

Two (2)
Offices

In-Suite
Restroom



Hancock Street
5,250 Vehicles Per Day



Visibility

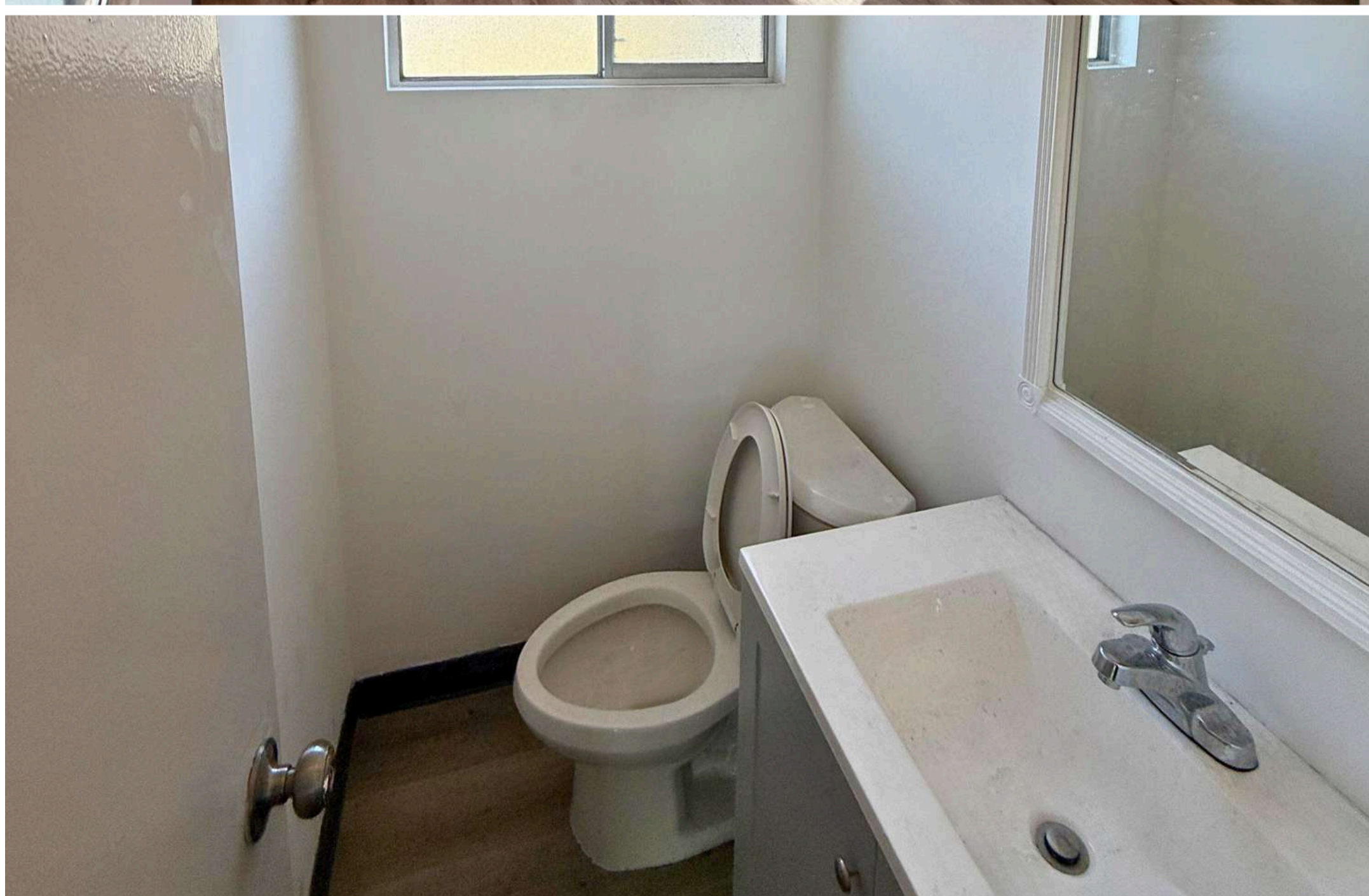
Located within a gated multi-tenant office property along Hancock Street, this centrally positioned suite offers convenient access near the I-5 and I-8 freeways, just minutes from Downtown San Diego and the airport. The site benefits from steady professional and service-oriented traffic, providing a practical and accessible setting for office users.

On-Site Amenities

The available suite totals approximately 670 SF and features two private offices, each with its own fully independent entrance, allowing for single-tenant use or divisible occupancy. The space includes a shared private restroom between the two offices and has been recently updated with renovated flooring, AC and an upgraded bathroom for a clean, move-in-ready environment.

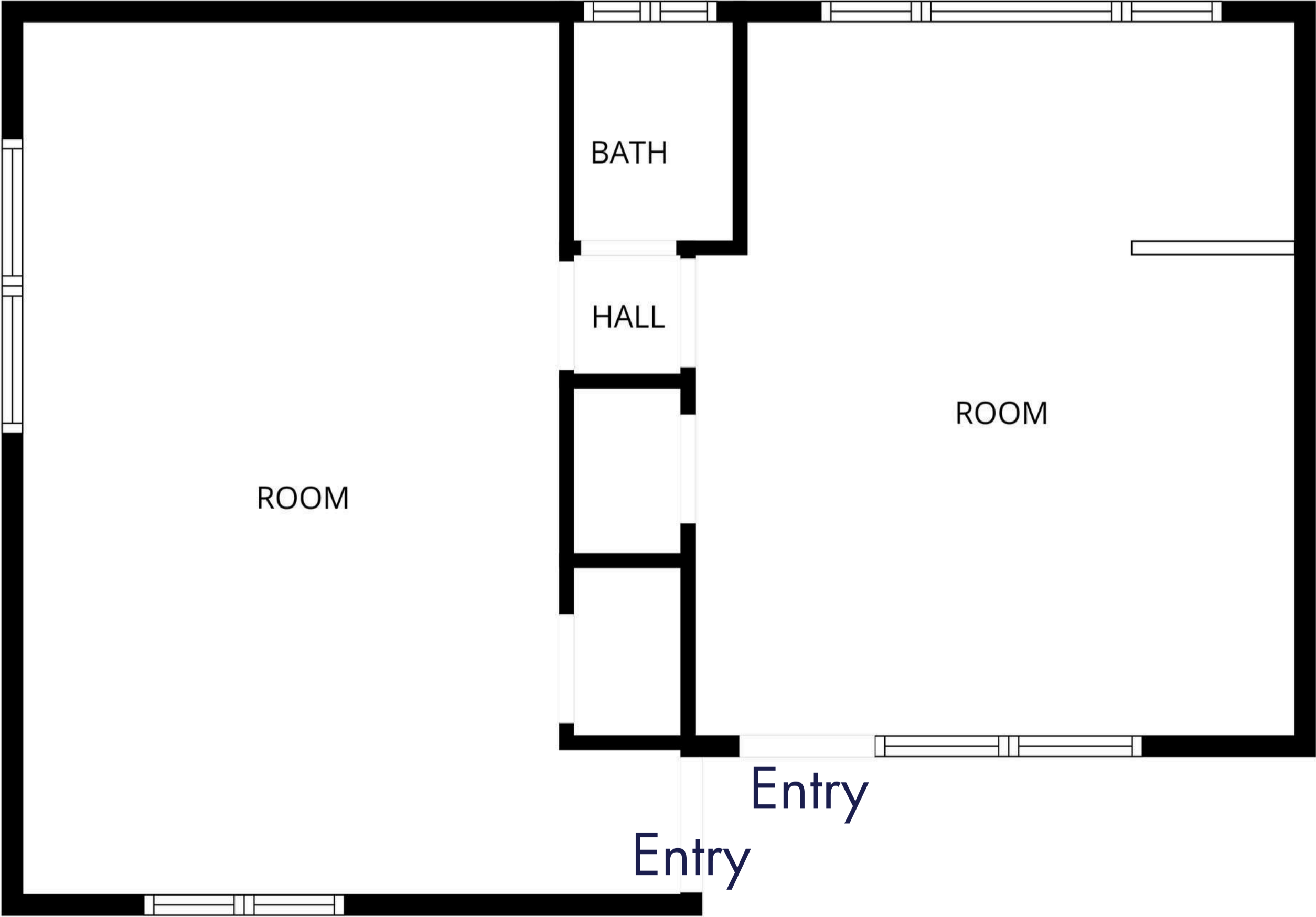
Parking

This flexible office configuration is well-suited for small professional users, independent operators, or businesses seeking separate but connected workspaces. An additional $\pm 1,400$ SF space within the property will be available soon, creating the potential for expansion or multi-suite tenancy within the same project.



FLOORPLAN

2ND FLOOR



DEMOGRAPHICS

1 MILE

POPULATION
9,313

AVERAGE HH INCOME
\$93,397

HOUSEHOLDS
3,814

3 MILE

POPULATION
128,380

AVREAGE HH INCOME
\$119,899

HOUSEHOLDS
57,745



NEARBY AMENITIES



3354 Hancock Street



Hancock Street



Sports Arena Shopping Center



Camino Del Rio W

Sports Arena Blvd

INFINITY

INVESTMENT PROPERTIES



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