

3430 FIFTH AVENUE  
•  
SAN DIEGO, CA 92103



## LEASE OPPORTUNITY • UPTOWN

GARRETT FENA, SIOR

Senior Vice President | Partner

Lic. #01909122 | 858.458.3318 | [gfena@voitco.com](mailto:gfena@voitco.com)

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01997185 | [www.VoitCo.com](http://www.VoitCo.com)

Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

**Voit**  
REAL ESTATE SERVICES



# LEASE RATES

## OFFICE / RETAIL USE

\$2.80-\$3.25 PSF + E & J

### EXTREMELY RARE LEASE OPPORTUNITY IN THE UPTOWN SUBMARKET

3430 Fifth Avenue is an approximately 5,000 square foot project in the highly desirable Uptown Submarket.

These units are an exceptionally rare opportunity centrally located in the heart of San Diego County and surrounded by a plethora of walkable amenities.

### PROPERTY HIGHLIGHTS

- 1,200-1,250 SF available for lease
- Office and/or retail use
- Easy freeway access to I-5 and Hwy-163
- Excellent ownership
- Abundant retail amenities in walking distance
- Close proximity to Balboa Park.
- Great views

**GARRETT FENA, SIOR**

Senior Vice President | Partner

Lic. #01909122 | 858.458.3318 | [gfena@voitco.com](mailto:gfena@voitco.com)

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01997185 | [www.VoitCo.com](http://www.VoitCo.com)

Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

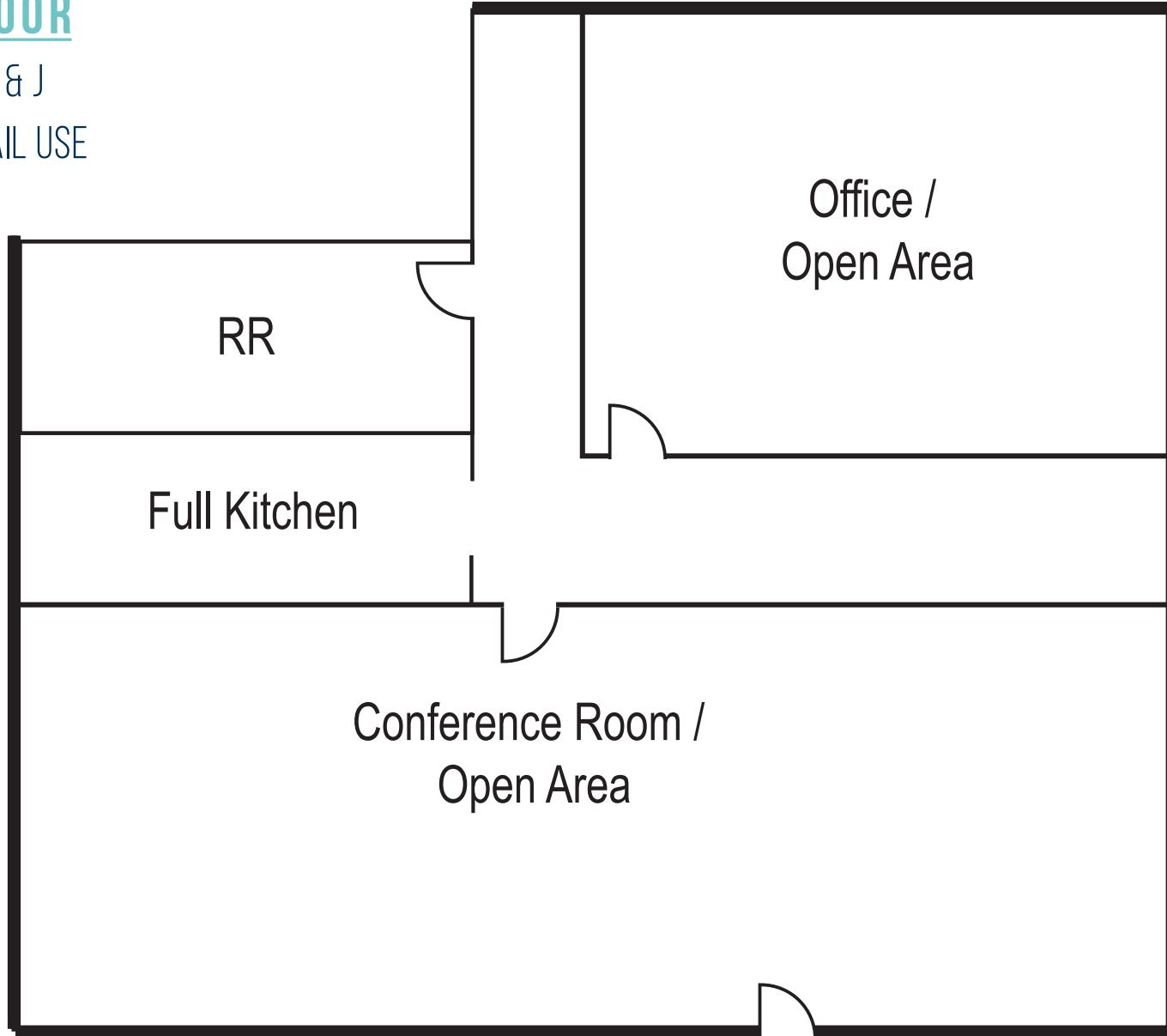
**Voit**  
REAL ESTATE SERVICES

## FIRST FLOOR

\$3.25 PSF + E & J

OFFICE / RETAIL USE

1,200 SF



**GARRETT FENA, SIOR**

Senior Vice President | Partner

Lic. #01909122 | 858.458.3318 | [gfena@voitco.com](mailto:gfena@voitco.com)

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01997185 | [www.VoitCo.com](http://www.VoitCo.com)

Licensed as Real Estate Salepersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

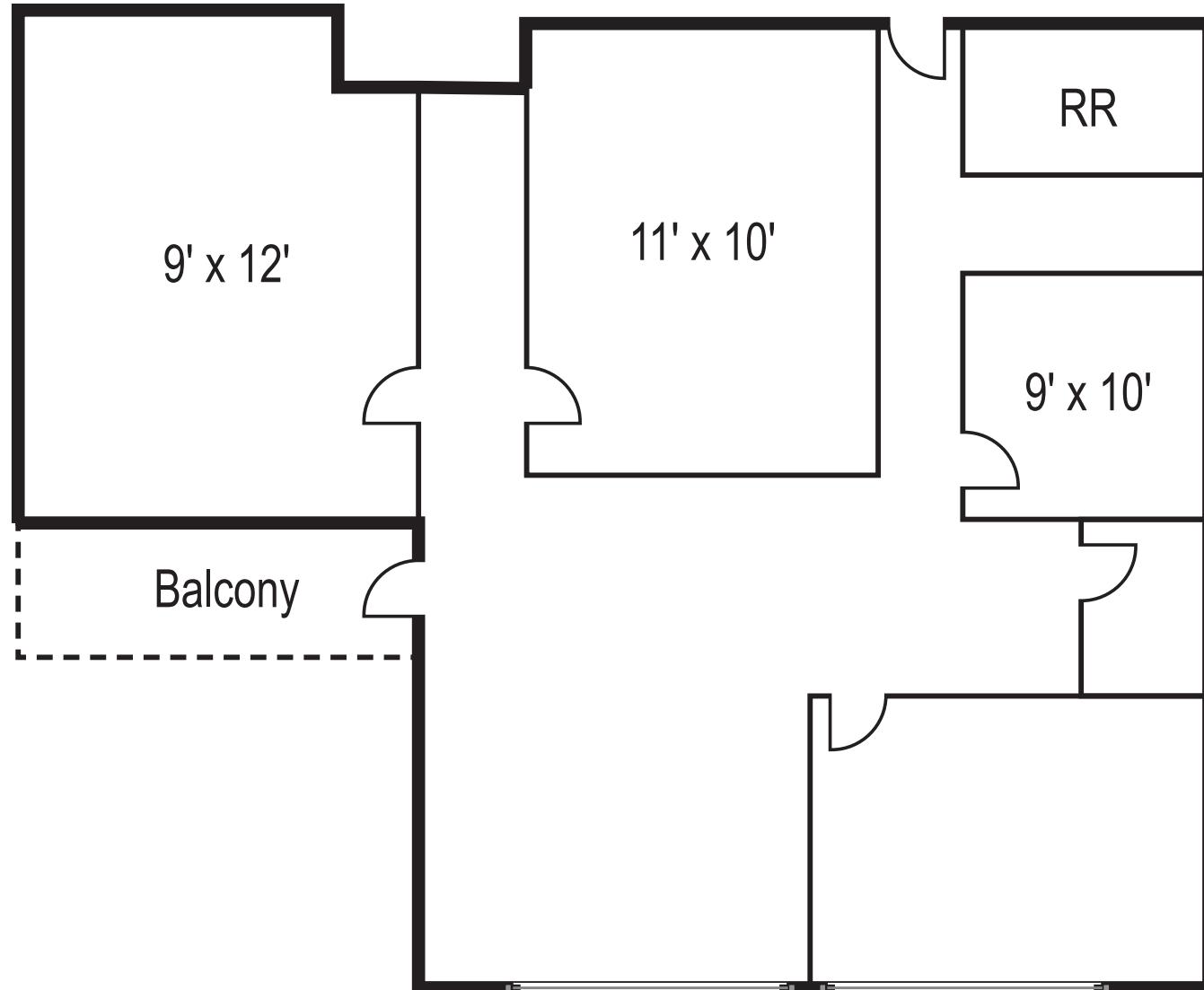
**Voit**  
REAL ESTATE SERVICES

## SECOND FLOOR

\$2.80 PSF + E & J

OFFICE USE

1,250 SF



**GARRETT FENA, SIOR**

Senior Vice President | Partner

Lic. #01909122 | 858.458.3318 | [gfena@voitco.com](mailto:gfena@voitco.com)

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01997185 | [www.VoitCo.com](http://www.VoitCo.com)

Licensed as Real Estate Salepersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

**Voit**  
REAL ESTATE SERVICES



[CLICK HERE TO VIEW OFFICE VIDEO](#)



[CLICK HERE TO VIEW OFFICE VIDEO](#)



## GARRETT FENA, SIOR

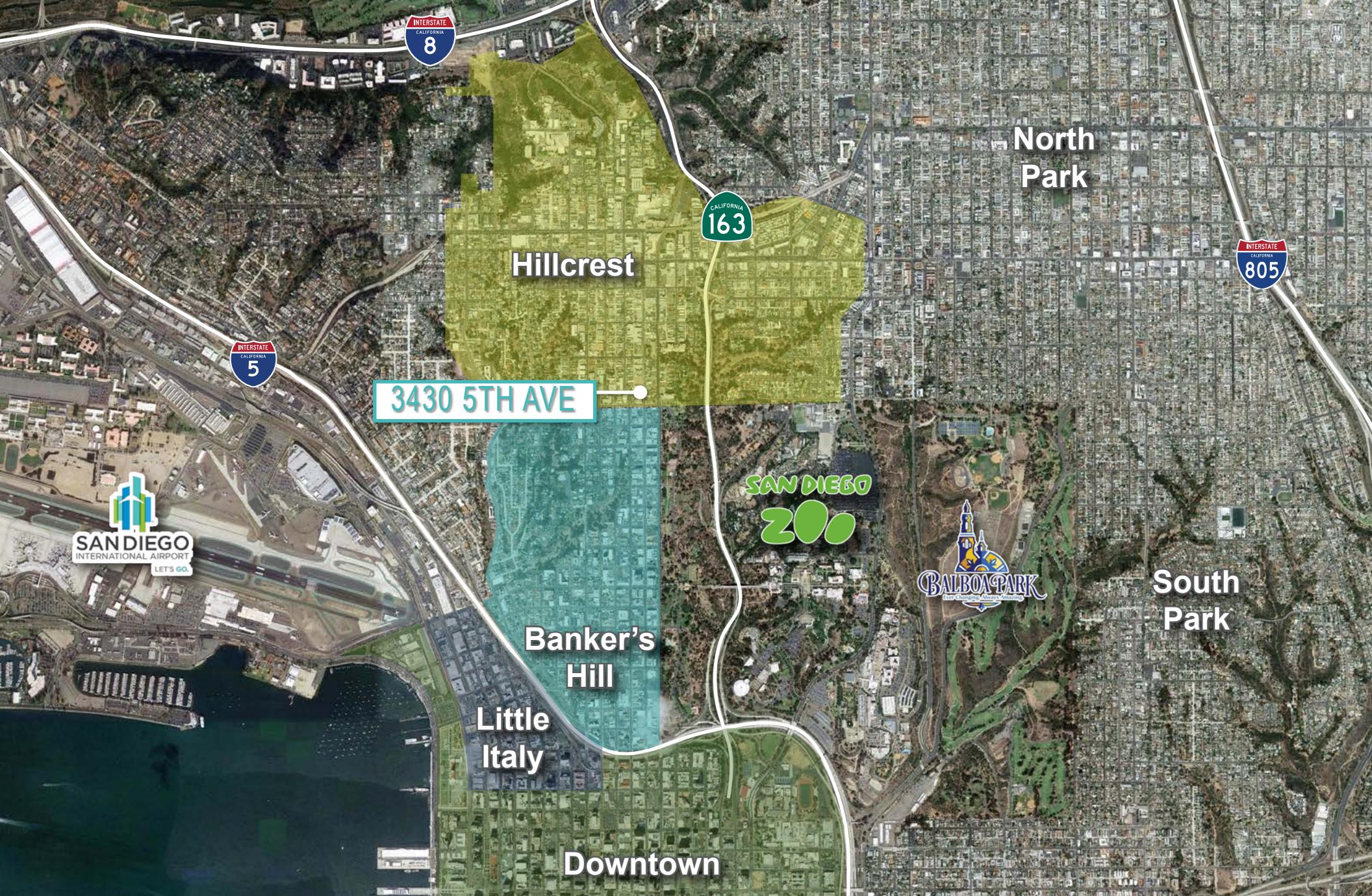
Senior Vice President | Partner

Lic. #01909122 | 858.458.3318 | [gfena@voitco.com](mailto:gfena@voitco.com)

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01997185 | [www.VoitCo.com](http://www.VoitCo.com)

Licensed as Real Estate Salepersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

**Voit**  
REAL ESTATE SERVICES



**GARRETT FENA, SIOR**

Senior Vice President | Partner

Lic. #01909122 | 858.458.3318 | [gfena@voitco.com](mailto:gfena@voitco.com)

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01997185 | [www.VoitCo.com](http://www.VoitCo.com)

Licensed as Real Estate Salepersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

**Voit**  
REAL ESTATE SERVICES