

3804-3806 Fourth Avenue



HILLCREST CORNER FLEXIBLE RETAIL

Available For Lease





PROPERTY ADDRESS

3804-3806 Fourth Avenue, San Diego, CA 92103

PROPERTY TYPE

Retail

OCCUPANCY

Multi tenant

BUILDING SIZE

7,424 Sq. Ft.

PARKING

8 spaces

MIN. DIVISIBLE

3,424 Sq. Ft.

MAX CONTIGUOUS

7,424 Sq. Ft.

LEASE TYPE

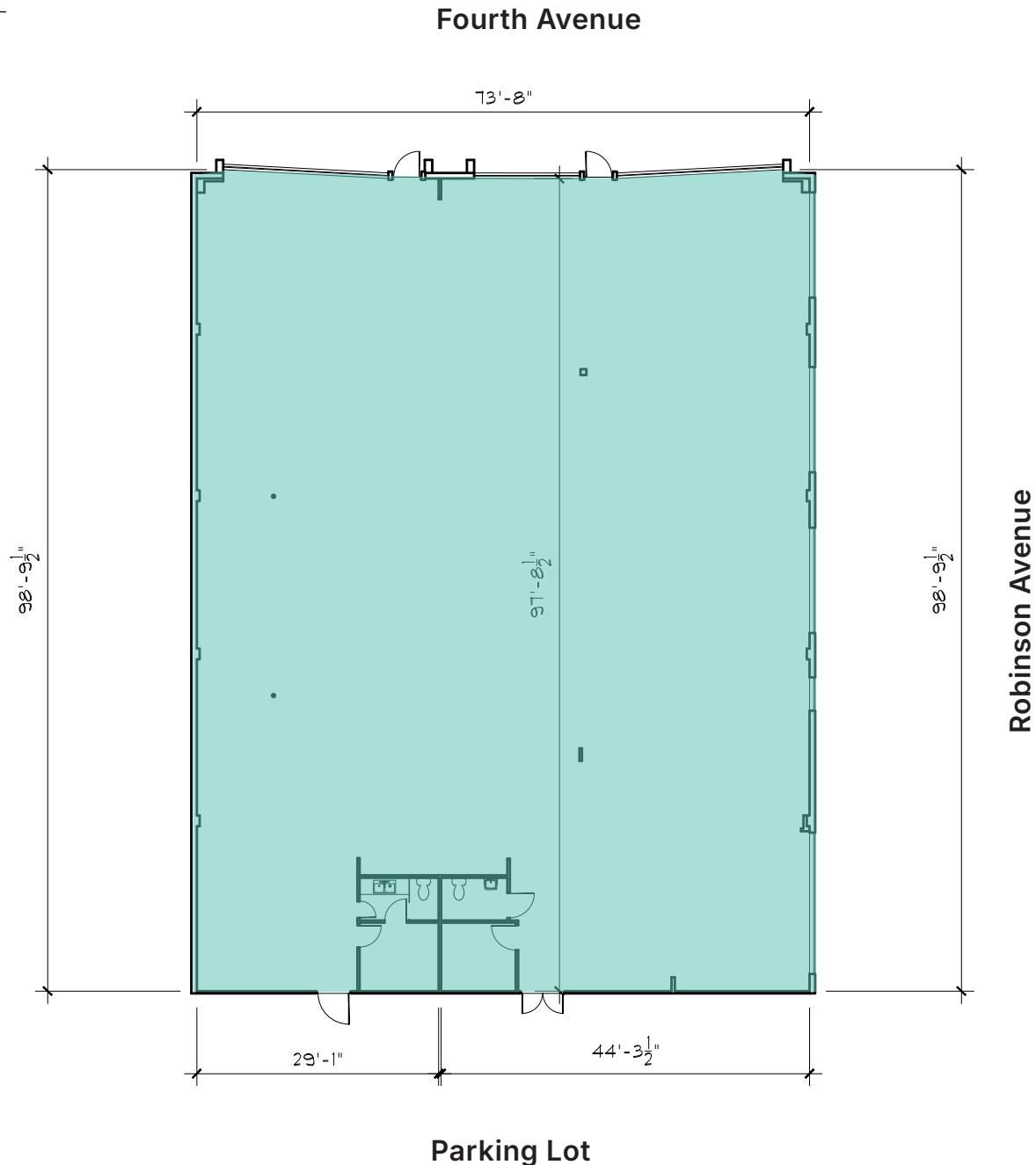
NNN

LEASE RATE

Negotiable

SPACE OPTION #1

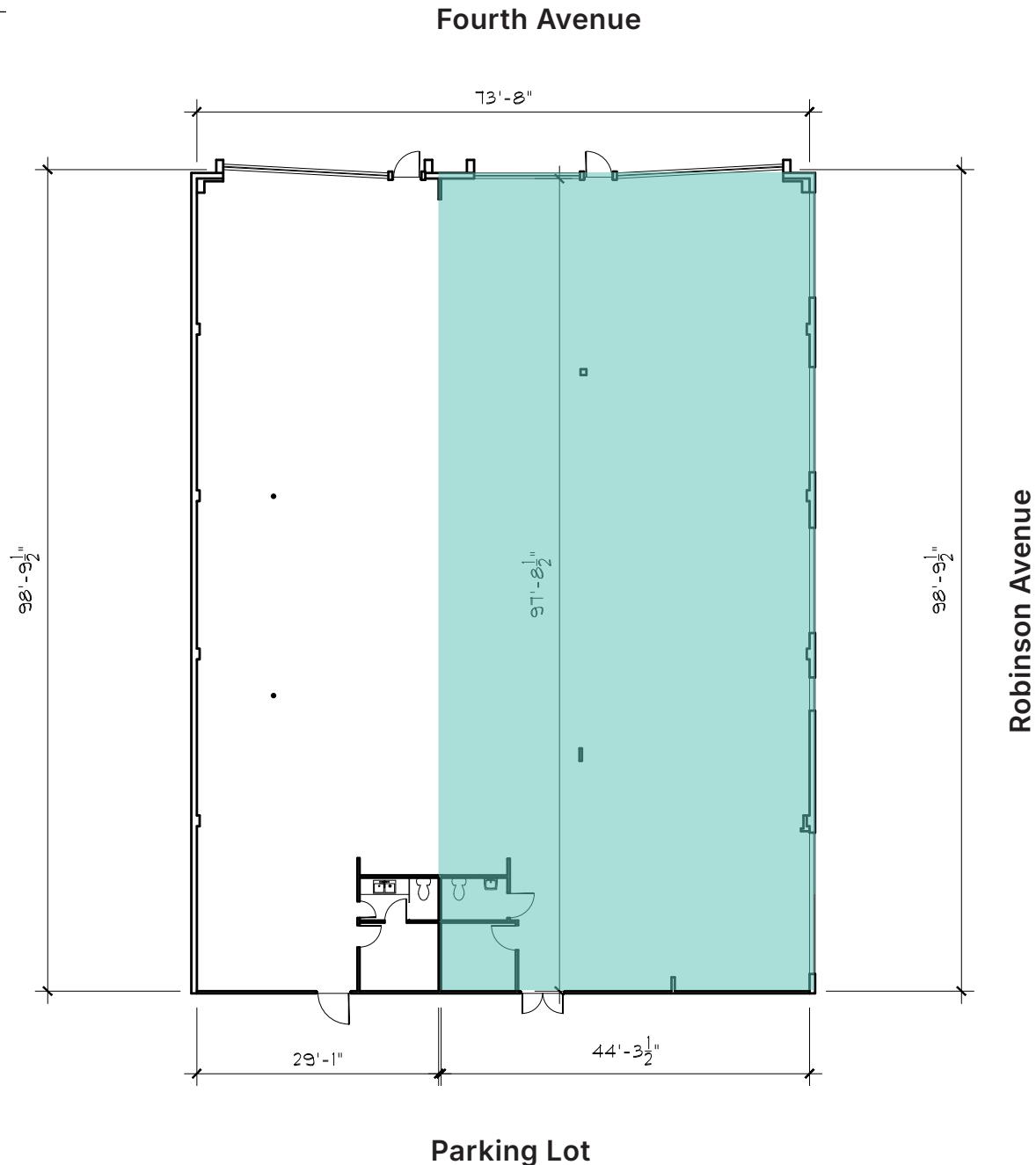
- ±7,424 SF Freestanding corner retail
- Open layout
- Two restrooms
- Eight parking spaces available
- Prominent corner location with window line facing Fourth Avenue
- **Lease Rate: Negotiable**



Space plan not to scale; for reference purposes only

SPACE OPTION #2

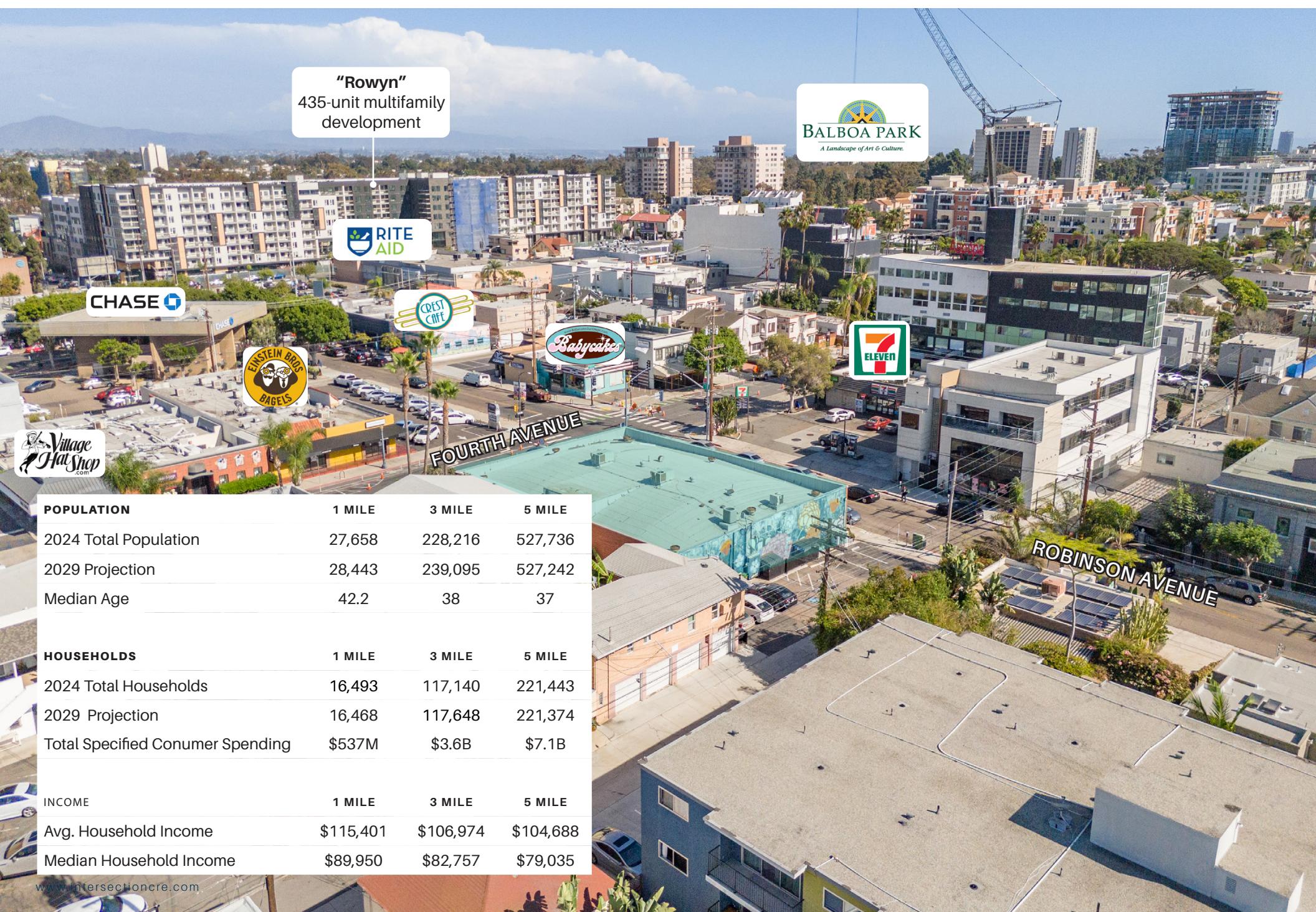
- ±4,000 SF Corner retail space
- Open layout
- One restroom
- Pro rata share of eight parking spaces
- Prominent corner location with window line facing Fourth Avenue
- **Lease Rate: Negotiable**



Space plan not to scale; for reference purposes only

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POPULATION	1 MILE	3 MILE	5 MILE
2024 Total Population	27,658	228,216	527,736
2029 Projection	28,443	239,095	527,242
Median Age	42.2	38	37
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Total Households	16,493	117,140	221,443
2029 Projection	16,468	117,648	221,374
Total Specified Consumer Spending	\$537M	\$3.6B	\$7.1B
INCOME	1 MILE	3 MILE	5 MILE
Avg. Household Income	\$115,401	\$106,974	\$104,688
Median Household Income	\$89,950	\$82,757	\$79,035



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The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

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