

3804-3806 Fourth Avenue



# HILLCREST CORNER FLEXIBLE RETAIL

## Available For Lease







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**PROPERTY ADDRESS**

3804-3806 Fourth Avenue, San Diego, CA 92103

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**PROPERTY TYPE**

Retail

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**OCCUPANCY**

Multi tenant

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**BUILDING SIZE**

7,424 Sq. Ft.

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**PARKING**

8 spaces

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**MIN. DIVISIBLE**

3,424 Sq. Ft.

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**MAX CONTIGUOUS**

7,424 Sq. Ft.

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**LEASE TYPE**

NNN

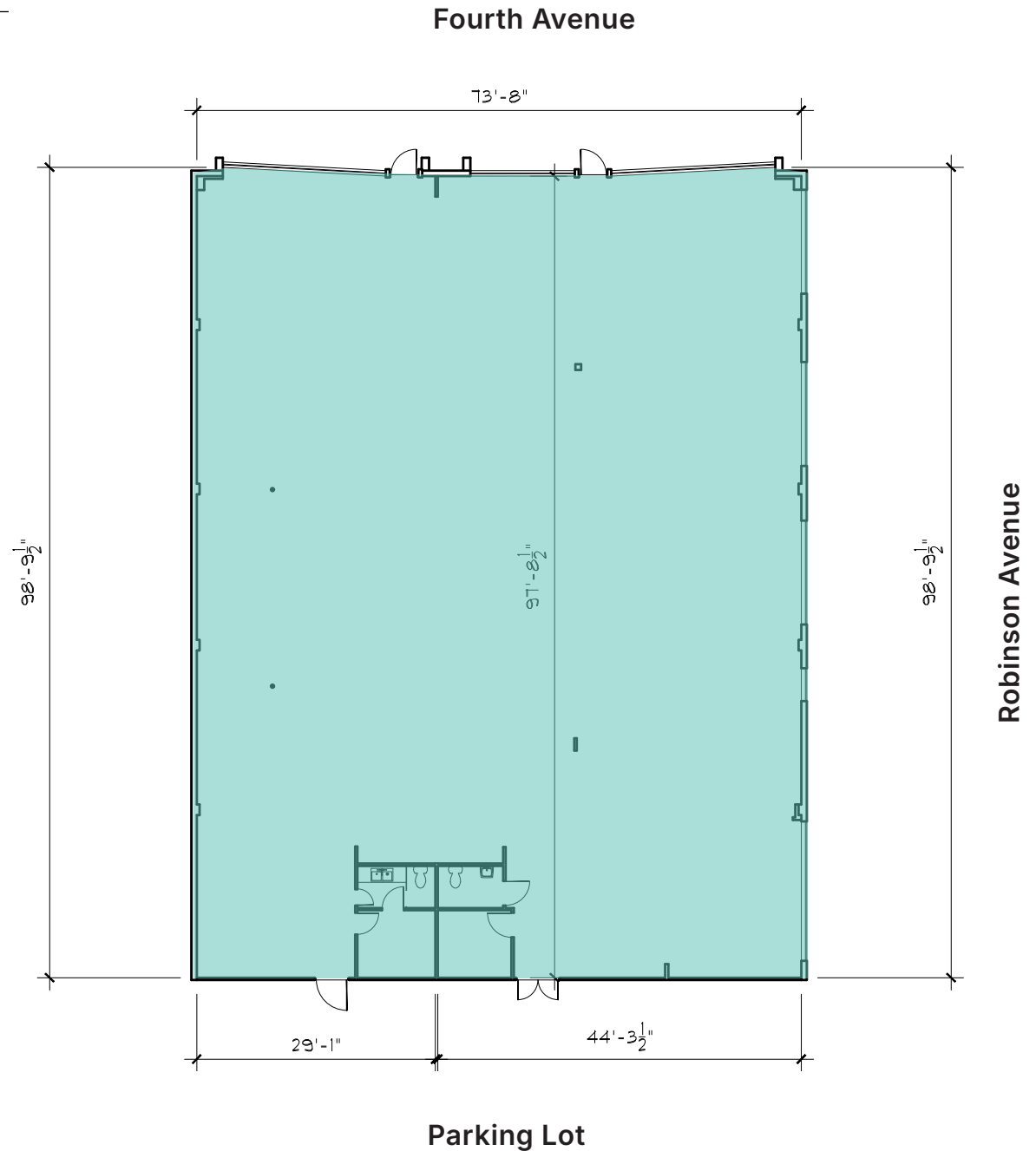
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**LEASE RATE**

Negotiable

**SPACE OPTION #1**

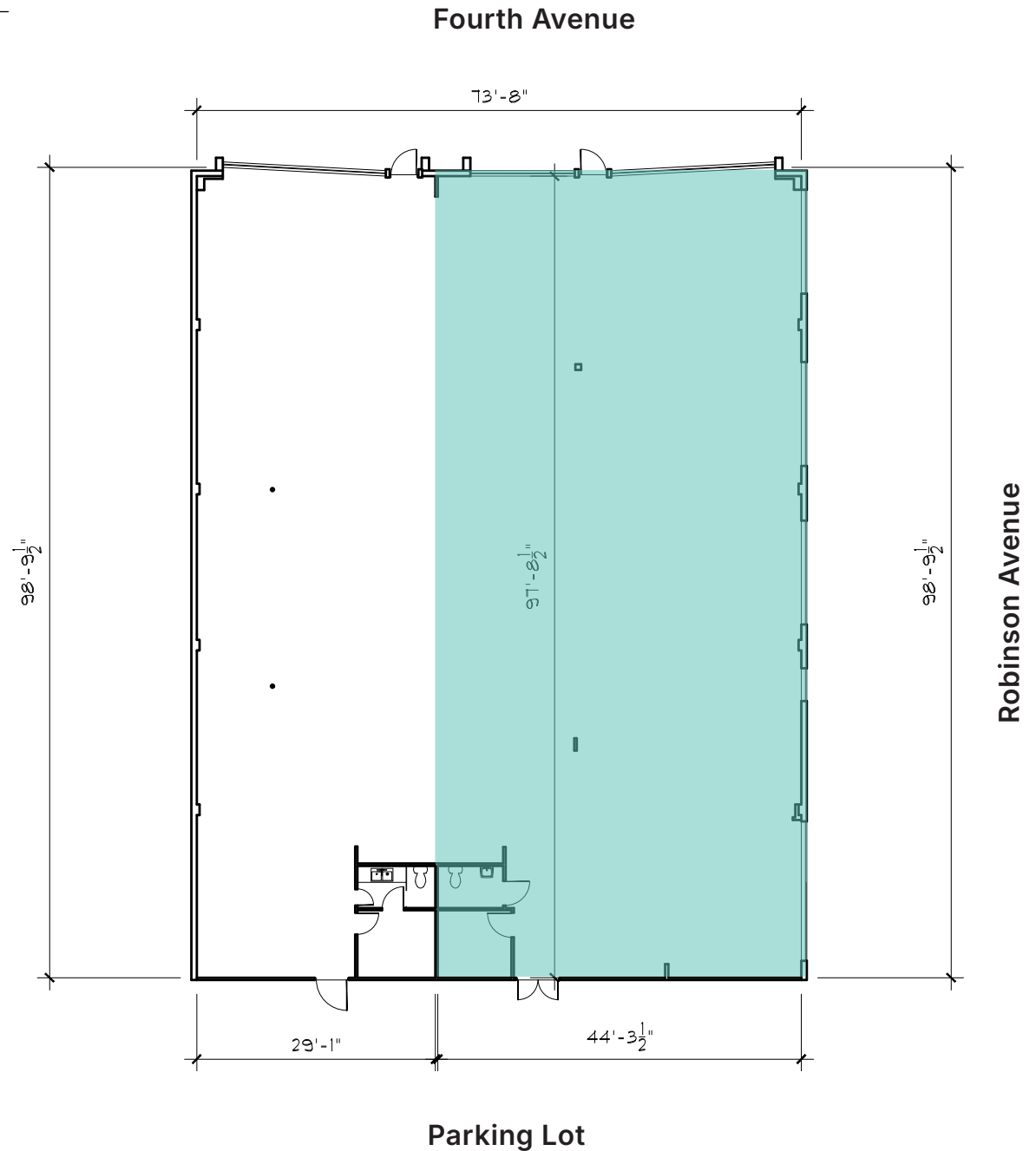
- ±7,424 SF Freestanding corner retail
- Open layout
- Two restrooms
- Eight parking spaces available
- Prominent corner location with window line facing Fourth Avenue
- **Lease Rate: Negotiable**



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









**"Rowyn"**  
435-unit multifamily  
development

**BALBOA PARK**  
A Landscape of Art & Culture.

**RITE  
AID**

**CHASE**

**CREST  
CAFE**

**EINSTEIN BROS  
BAGELS**

**Babycakes**

**7  
ELEVEN**

**Village  
Hat Shop**

**FOURTH AVENUE**

**ROBINSON AVENUE**

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2024 Total Population	27,658	228,216	527,736
2029 Projection	28,443	239,095	527,242
Median Age	42.2	38	37
<b>HOUSEHOLDS</b>			
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
<b>INCOME</b>			
Avg. Household Income	\$115,401	\$106,974	\$104,688
Median Household Income	\$89,950	\$82,757	\$79,035







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FOURTH AVENUE

ROBINSON AVENUE

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