

# FOR SALE OR LEASE OWNER/USER OPPORTUNITY

1,706 SF WORK-LIVE-PLAY OFFICE/RETAIL SPACE AVAILABLE

3980 9TH AVENUE, SUITE 1  
SAN DIEGO, CA 92103

**GARRETT FENA, SIOR**

Senior Vice President/Partner

Lic #01909122

858.458.3318

[gfena@voitco.com](mailto:gfena@voitco.com)

**Voit**  
REAL ESTATE SERVICES

**FENA**  
COMMERCIAL  
GROUP

Voit Real Estate Services is pleased to offer this unique owner/user opportunity to purchase or lease a ground floor work-live-play office/retail space at 1,706 SF.

Monde, located at 3980 9th Ave approximately 10,504 square foot building and situated on approximately 0.32 acres in the highly desirable Uptown submarket.



## PROPERTY HIGHLIGHTS

Excellent & rarely available owner user opportunity

High-end turnkey improved space ready for move-in

Great central county location in Uptown submarket

Project recently renovated with upgrades to exterior & common areas

Work-Live-Play Ground Floor Opportunity

Current zoning allows light medical uses

Immediate access to Highway 163

Close proximity to numerous retail amenities



## EXECUTIVE SUMMARY

### CENTER NAME

MONDE

### ADDRESS

3980 9TH AVENUE  
SAN DIEGO, CA 92103

### BUILDING SIZE

± 1,706 SQUARE FEET

### LOT SIZE

±0.24 ACRES

### PARCEL NUMBER

444-690-35-01

### # OF STORIES

FOUR (4)

### PARKING

TWO (2) COVERED, RESERVED SPACES

### YEAR BUILT

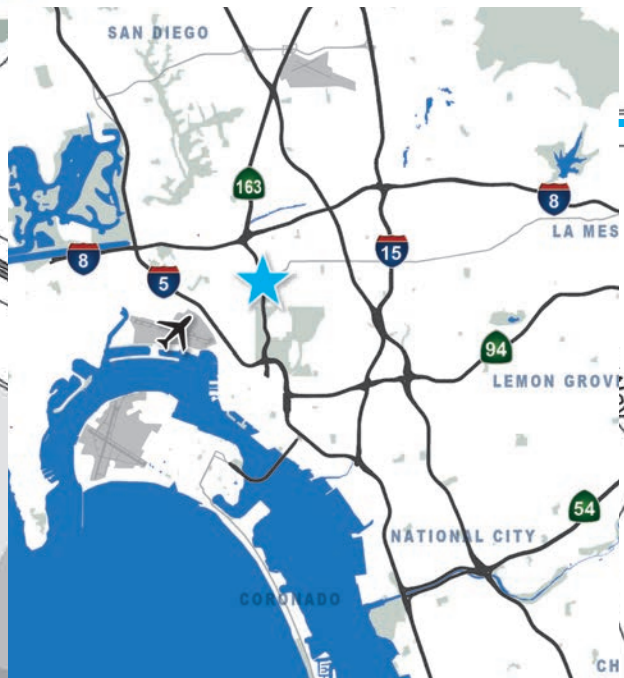
2006

### ZONING

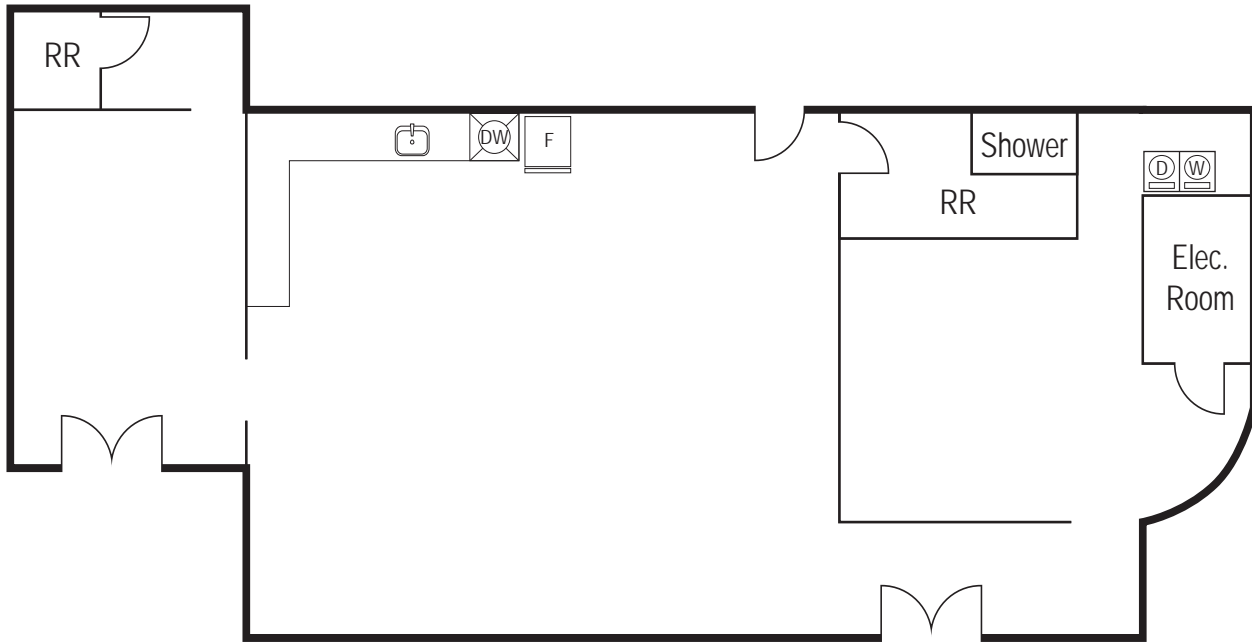
CC - 3-9



Located at the intersection of the three eclectic neighborhoods of Hillcrest, North Park & University Heights, the building is walkable to all restaurants, breweries, parks & amenities that Uptown has to offer.



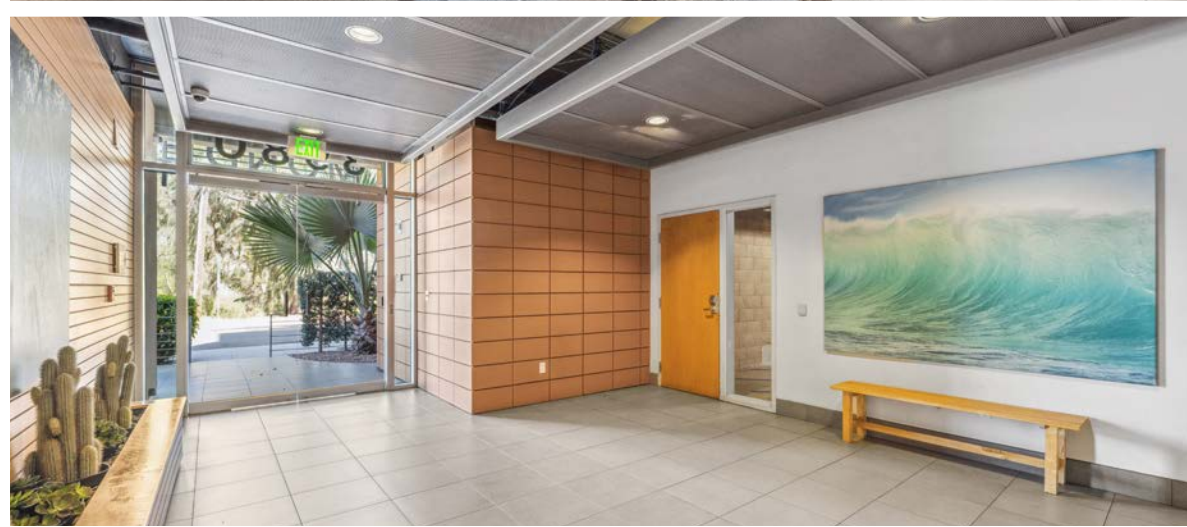
PARKBLVD



Lease Rate:  
**\$2.95 PSF + U&J**

Sale Price:  
Contact Broker







### POPULATION

**1023,122**

2 MILE

**543,643**

5 MILE

**1,241,867**

10 MILE



### NUMBER OF HOUSEHOLDS

**55,441**

2 MILE

**218,127**

5 MILE

**472,968**

10 MILE

### NUMBER OF EMPLOYEES



**100,145**

2 Mile

**436,759**

5 Mile

**780,907**

10 Mile



### MEDIAN HOME VALUE

**\$709,267**

2 MILE

**\$677,297**

5 MILE

**\$665,280**

10 MILE

### EASY TRANSPORTATION CORRIDORS

Situated close to Interstates 8, 5, & 805 and State Route 163



MONTGOMERY AIRPORT: 500 Acres

### NUMBER OF BUSINESSES



**15,308**

2 Mile

**48,000**

5 Mile

**89,573**

10 Mile



### MEDIAN HOUSEHOLD INCOME

**\$82,761**

2 MILE

**\$74,316**

5 MILE

**\$79,345**

10 MILE

### MEDIAN HOUSE YEAR BUILT

**1970**

1 MILE

**1970**

3 MILE

**1970**

5 MILE



### TRAFFIC COUNTS (CARS/DAY)

**23,974**

Washington St +  
9th Ave E

**5,290**

9th Ave +  
Alley S

**118,906**

Cabrillo Fwy +  
University Ave S

**134,706**

Washington St +  
Cabrillo Fwy SW

**GARRETT FENA, SIOR**  
Senior Vice President/Partner  
Lic #01909122  
858.458.3318  
gfena@voitco.com

**Voit**  
REAL ESTATE SERVICES

**FENA**  
COMMERCIAL  
GROUP

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • 858.408.3976 F • Lic #01991785 •  
www.voitco.com

Licensed as a Real Estate Salesperson by the DRE. 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. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.