

FOR LEASE ± 1,231 SF RETAIL / OFFICE IN THE HEART OF HILLCREST

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Park Blvd

San Diego, CA 92103

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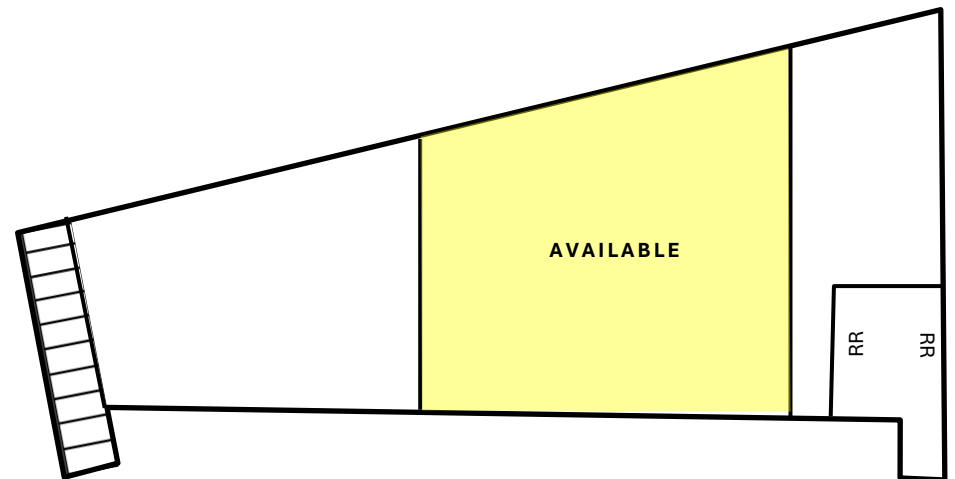
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PROPERTY FEATURES



ADDRESS:	3906 Park Blvd., Unit # 3906-B San Diego, CA 92103
AVAILABLE:	± 1,231 Square Feet
PROPERTY SIZE:	± 24,158 Square Feet
LOT SIZE:	± 33,106 Square Feet (0.76 AC)
USE:	Retail or Office
CONDITION:	Ideal for Yoga or Pilates Studio But Can Be Many Retail or Office Uses
LOCATION:	Prominent Location at Lighted Intersection of Park Blvd. and University Ave. with Bus Line
TRAFFIC:	Over ±23,000 Cars Per Day
AMPLE PARKING:	26 Surface Spaces (Parking Ratio: 4.12/1,000)
ACCESS:	Easy Freeway Access to Hwy 163 and I-8, I-805
ZONING:	CC-3-9 Allowing for a Variety of Retail, Medical or Office Uses Click to View
PRICING:	\$2.50/SF + NNN



NEARBY AMENITIES

WOOD RANCH BBQ & GRILL
 WHICH WICH? SUPERIOR SANDWICHES
 B.J.'S RESTAURANT BREWERY
 yogurtland get real.
 smashburger
 STARBUCKS COFFEE
 BARNES & NOBLE

MISSION VALLEY



TRADER JOE'S
 Lazy DOG
 KING'S FISH HOUSE
 GOLF GALAXY
 Marshalls
 BevMo!
 Puesto
 west elm
 DSW
 New Coffee Shop

Bath Body Works
 BUFFALO WILD WINGS
 GameStop
 VICTORIA'S SECRET
 ZALES THE DIAMOND STORE
 Papaya clothing
 Yard House
 rack
 OUTBACK STEAKHOUSE
 Michaels
 TILLYS
 macy's
 TARGET

UNIVERSITY HEIGHTS



bløomingdale's
 FOREVER 21
 BANANA REPUBLIC
 GUESS?
 MK
 Neiman Marcus
 P.F. CHANG'S
 WHITE HOUSE BLACK MARKET
 WILLIAMS SONOMA CALIFORNIA
 The Cheesecake Factory
 VICTORIA'S SECRET
 GUCCI
 JCPenney
 ZARA
 macy's

SPROUTS FARMED MARKET

VONS

HILLCREST

TRADER JOE'S
 McDonald's
 Ralphs
 goodwill

Smart & Final

SUBJECT PROPERTY

WHOLE FOODS MARKET
 RITE AID
 Snooze AN A.M. CAFE
 HASH HOUSE A GO GO
 FedEx
 Walgreens

NORTH PARK

Jack in the box
 Pasa
 THE TACO STAND MEXO & MARI

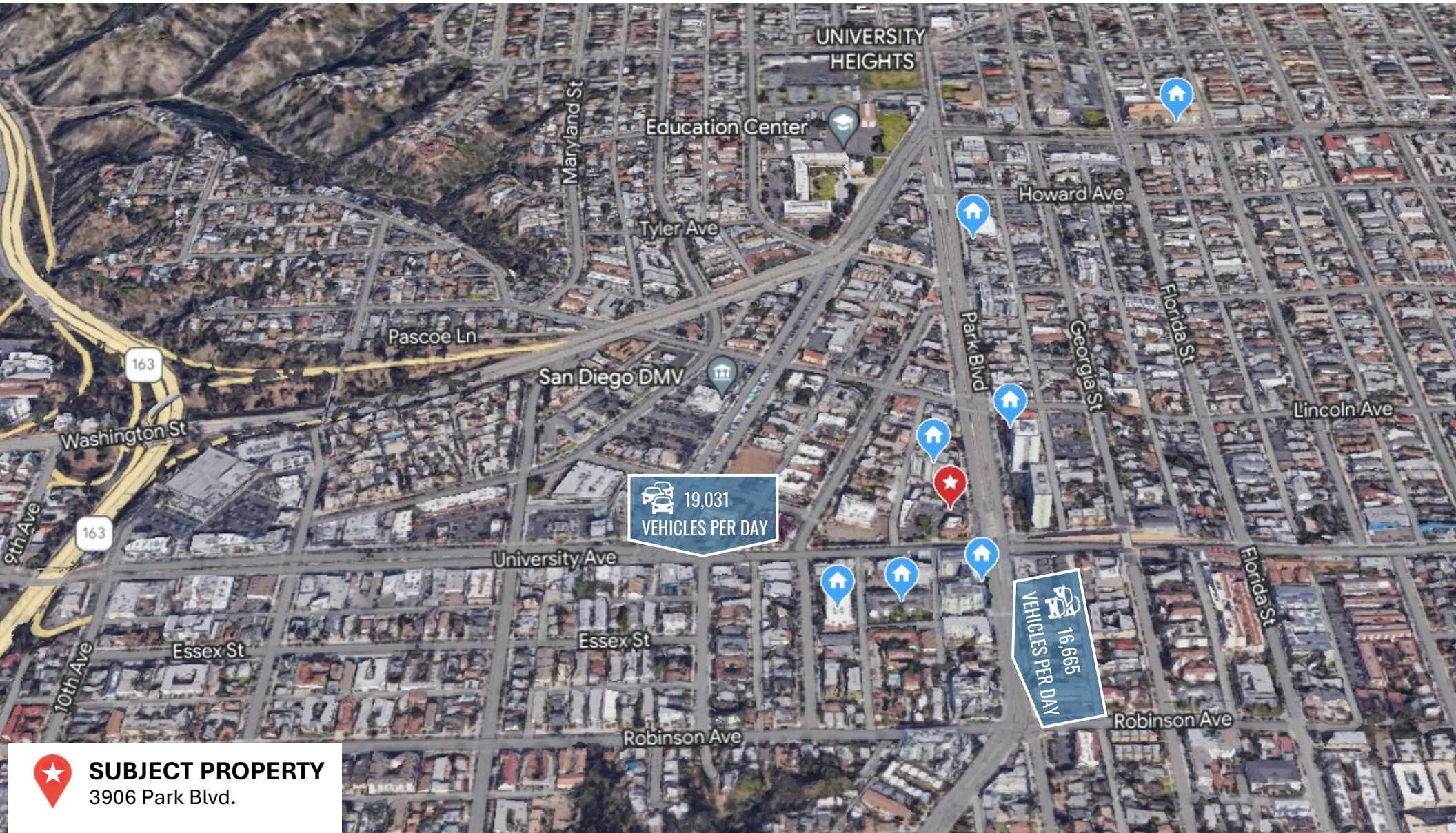
SAN DIEGO ZOO

BALBOA PARK



NORMAL HEIGHTS

NEIGHBORHOOD DENSITY



SUBJECT PROPERTY

3906 Park Blvd.

Cathedral Arms Apartments

3911 Park Blvd.
206 Units

Trinity Manor

3940 Park Blvd.
100 Units

Essex Place Condominiums

1756 Essex Street
39 Luxury Units

CEDARst's

4135 Park Blvd.
190 Unit Development (Under Construction)



Grace Tower Senior Apartments

3955 Park Blvd.
168 Units

The Egyptian by CityMark

3818 Park Blvd.
83 Units

Loma Cresta Condominiums

3825 Centre Street
36 Luxury Units

BLVD North Park Apartments

2020 El Cajon Blvd.
165 Units

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

