

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

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Park Blvd
San Diego, CA 92103



Hannah Cheadle, Sales and Leasing Associate | Hannah@PacificCoastCommercial.com | Lic. # 02169277

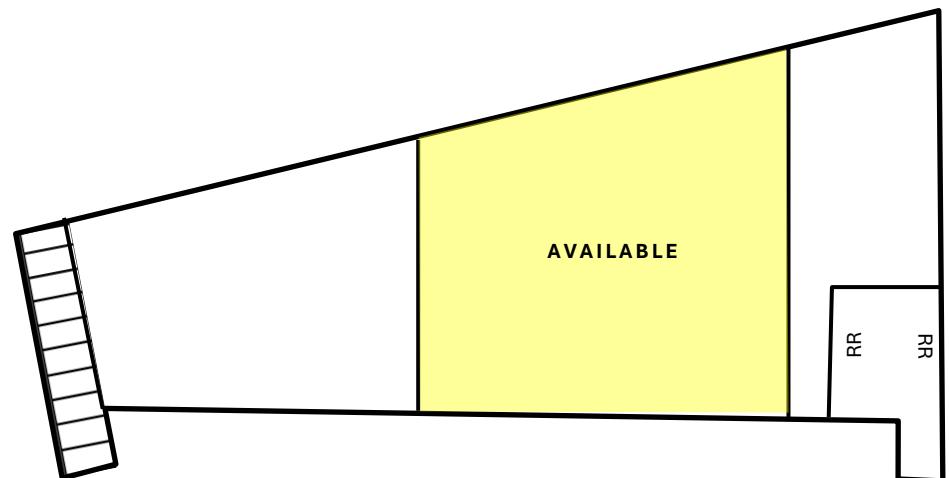
Martin F. Alfaro, Associate Vice President | Martin@PacificCoastCommercial.com | Lic. # 01230078

(619) 469-3600 | 10721 Trenea St., Suite 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. # 01209930

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:	Call Listing Office For Pricing



NEARBY AMENITIES



MISSION VALLEY



NORMAL HEIGHTS



UNIVERSITY HEIGHTS



VONS

HILLCREST



Smart&Final.

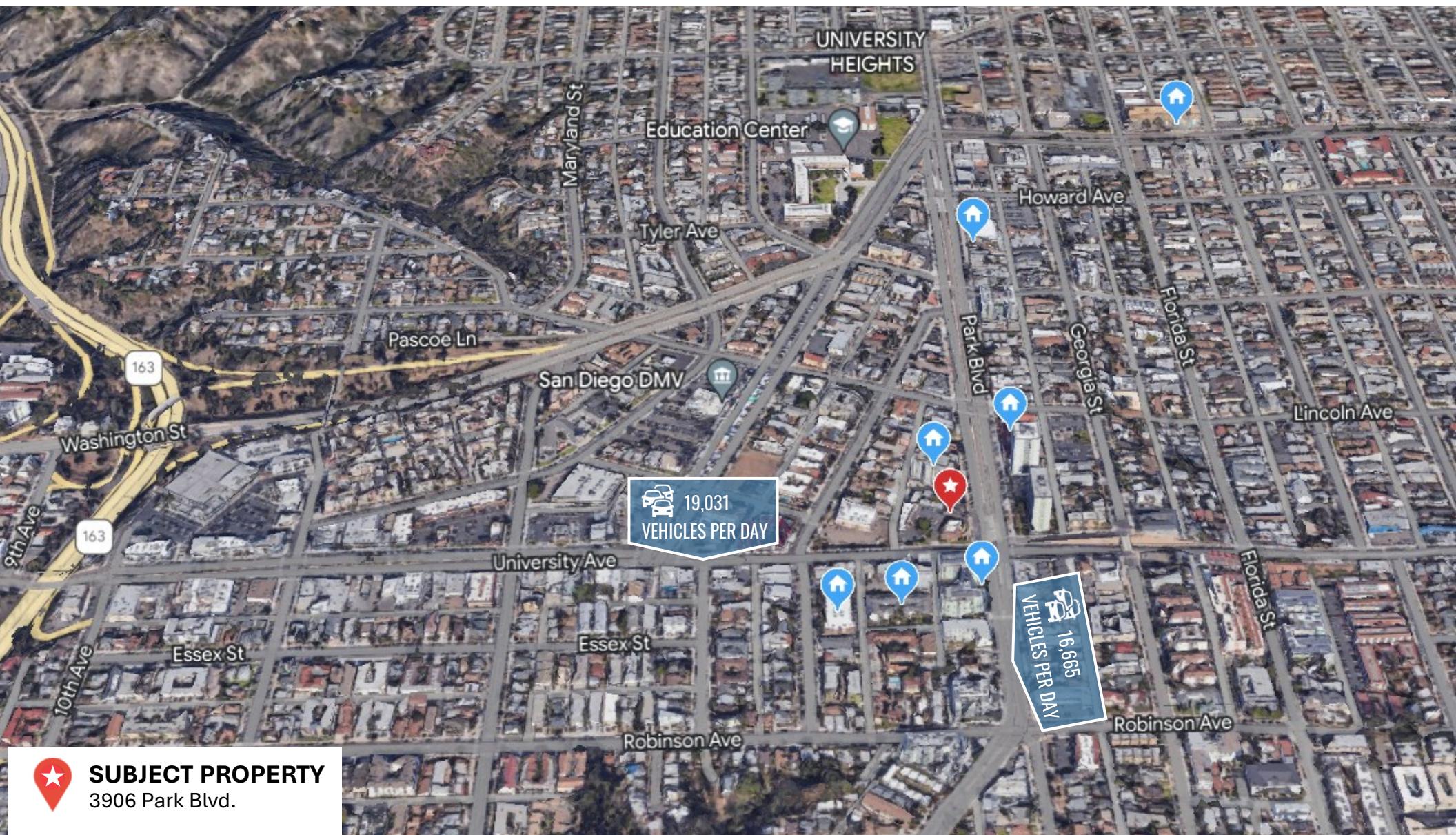
SUBJECT PROPERTY



NORTH PARK



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.

MARTIN F. ALFARO

Associate Vice President

(858) 598-2890

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