

**FOR LEASE**

# The Plaza On Fourth

3940 4th Ave, Suite 110/120,  
San Diego, 92103



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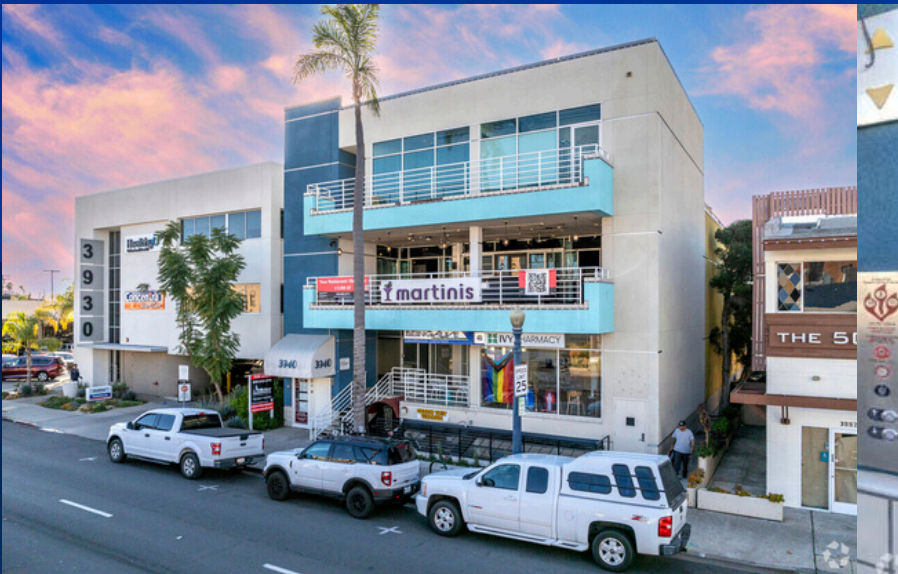
## Overview

The Plaza on Fourth is a standout property in Hillcrest's bustling district of San Diego, blending retail and office space within a modern four-story building. Built in 1992, the 22,000-square-foot property includes shops, restaurants, health services, and offices. Amenities include an upgraded elevator, terraces on the second and third floors, and private parking. Its prime location on 4th Avenue, between Washington and University Avenues, places it near major healthcare providers like UC Medical Center Hillcrest and Scripps Mercy Hospital, as well as attractions like Balboa Park and the San Diego Zoo.

A fully functional restaurant space of approximately 3,440 RSF, featuring a unique partially subterranean layout and retractable windows for an open-air dining experience. The suite benefits from daily common area janitorial service and optional parking for an added fee. Lease terms and rent are negotiable, offering flexibility to the right operator. The suite is offered on a net basis, with tenants responsible for their share of operating expenses (\$0.99/SF) and directly metered utilities such as electricity, internet, and phone.

## Highlights

- Located along 4th Avenue between Washington and University Avenues, a high-traffic thoroughfare driven by over 32,781 vehicles.
- Extremely Walk-able Area w/ 96 Walk Score
- Over 32,000 vehicles passing by daily
- Near abundant amount of bars/restaurants, retail, fitness centers, and 3 blocks from Scripps Mercy Hospital and other medical facilities
- Near dense residential neighborhoods, Balboa Park, and the World Famous San Diego Zoo
- Approximately 1/2 Mile to SR 163 Fwy and 1 Mile to I-8 Fwy



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This approximately 3,440 RSF fully functional restaurant space features a unique partially subterranean layout with retractable windows that create an inviting indoor-outdoor dining experience. Lease terms and rent are negotiable, offering flexibility for the right operator. The space benefits from daily common area janitorial service, with parking available for an additional fee. Offered on a net basis, tenants pay their proportionate share of operating expenses along with directly metered utilities such as electricity, telephone, and internet.

### Highlights

- Approx. Size: 3,440 RSF
- Rent: Negotiable
- Lease Term: Negotiable
- Build Out: Fully Functional Restaurant
- Parking: Available for additional fee
- Janitorial: Daily Common Area
- Location: 3940 Building, Partially Subterranean with Retractable Windows
- Expenses: Net - Tenant pays their proportionate share of the property's operating expenses which is currently \$1.02/SF. Tenants own directly billable utilities such as electricity, telephone, internet.



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