

Hillcrest Medical Centre

4033 3rd Avenue, San Diego, CA 92103



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 **VIEW LISTING**

- Class A medical office building surrounded by San Diego's leading hospitals and universities
- Walkable Hillcrest location with immediate access to vibrant retail and dining amenities
- Adjacent to Scripps Mercy Hospital and just blocks from UCSD Medical Center campus
- Convenient below-grade parking garage with ±135 spaces
- On-site surgery and endoscopy services supporting strong referral potential
- Generous Tenant Improvement allowance and flexible terms

Exceptional Hillcrest medical setting with unmatched hospital adjacency and amenities.

POPULATION (5-MILE RADIUS)

520,100

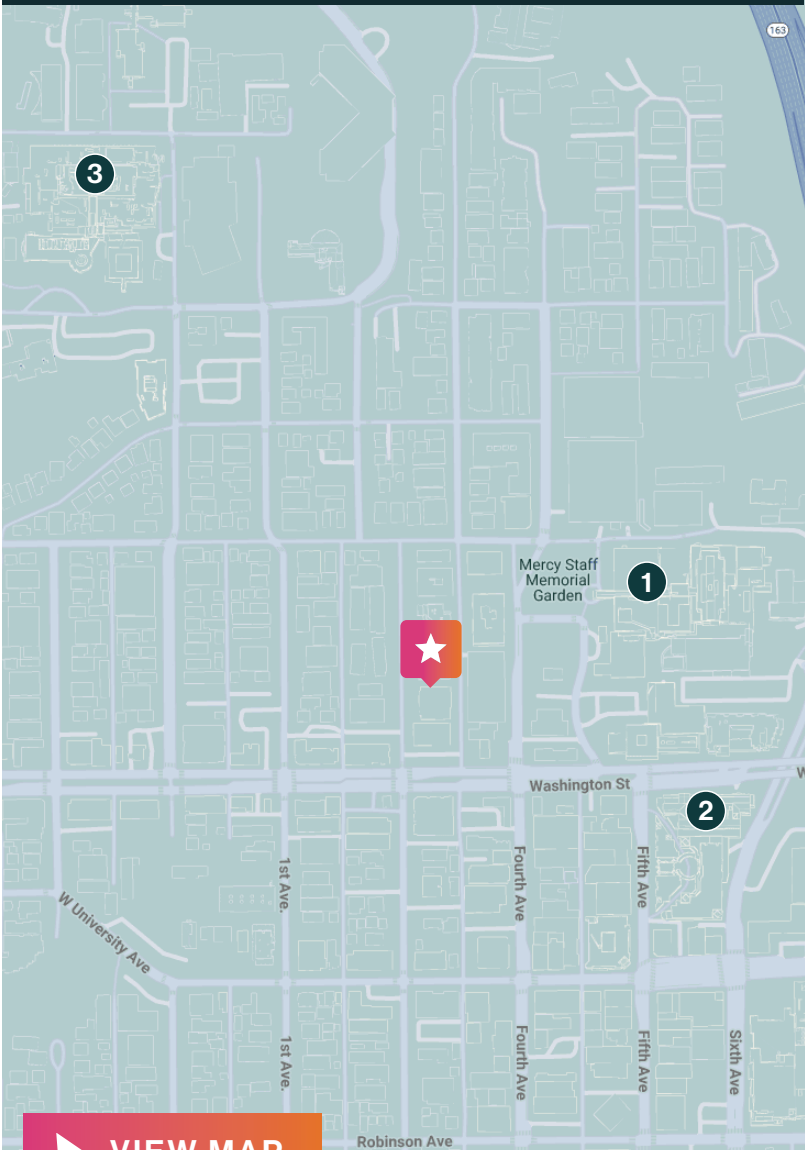
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$125,560

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

97.2%

4033 3RD AVENUE, SAN DIEGO, CA 92103



[VIEW MAP](#)

NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Scripps Mercy Hospital San Diego	0.2 mi	2 min
2. Select Specialty Hospital — San Diego	0.4 mi	3 min
3. UC San Diego Hospital	0.5 mi	4 min



SURROUNDING POINTS OF INTEREST

- University of San Diego
- University of California San Diego
- San Diego International Airport
- Naval Base San Diego
- Seaport Village
- University Heights