

FOR LEASE ±974 SF RETAIL / OFFICE IN THE HEART OF HILLCREST

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Park Blvd
San Diego, CA 92103

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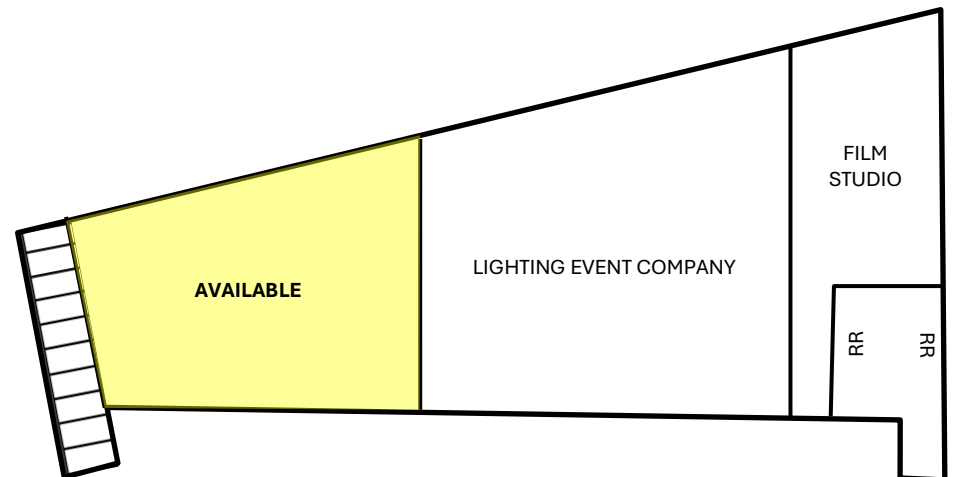
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(619) 469-3600 | 10721 Trenea St., Suite 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. # 01209930

PROPERTY FEATURES



ADDRESS:	3906 Park Blvd., Unit # 3906-A San Diego, CA 92103
AVAILABLE:	± 974 Square Feet
PROPERTY SIZE:	± 24,158 Square Feet
LOT SIZE:	± 33,106 Square Feet (0.76 AC)
USE:	Retail or Office
HIGHLIGHTS:	<ul style="list-style-type: none"> • In-Suite Restroom • Security System • Air Conditioning
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

WOOD RANCH
WHICH WICH?
BJS RESTAURANT BREWHOUSE
yogurtland
smashburger
STARBUCKS COFFEE
BARNES & NOBLE



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

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



NORMAL HEIGHTS

UNIVERSITY HEIGHTS

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



SPROUTS FRESH MARKET

TRADER JOE'S
Ralphs
McDonald's
9 goodwill

Smart & Final.

SUBJECT PROPERTY

VONS

HILLCREST

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

SAN DIEGO 200

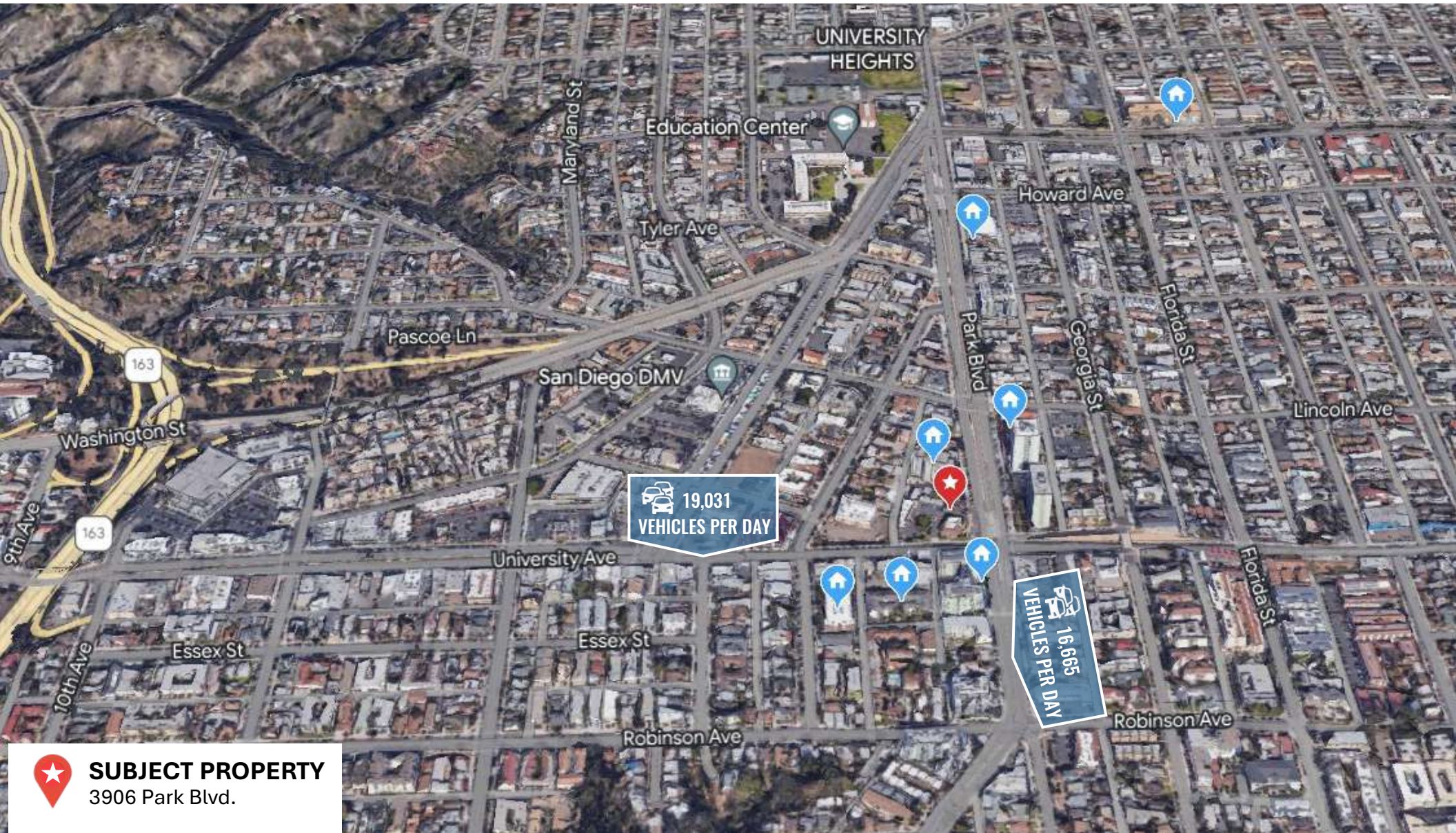
BALBOA PARK

NORTH PARK

Jack in the box
THE TACO STAND



NEIGHBORHOOD DENSITY



SUBJECT PROPERTY

3906 Park Blvd.



Cathedral Arms Apartments

3911 Park Blvd.
206 Units

Grace Tower Senior Apartments

3955 Park Blvd.
168 Units

Trinity Manor

3940 Park Blvd.
100 Units

The Egyptian by CityMark

3818 Park Blvd.
83 Units

Essex Place Condominiums

1756 Essex Street
39 Luxury Units

Loma Cresta Condominiums

3825 Centre Street
36 Luxury Units

CEDARst's

4135 Park Blvd.
190 Unit Development (Under Construction)

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.

