

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

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Park Blvd  
San Diego, CA 92103

Click to View  
Property Tour 

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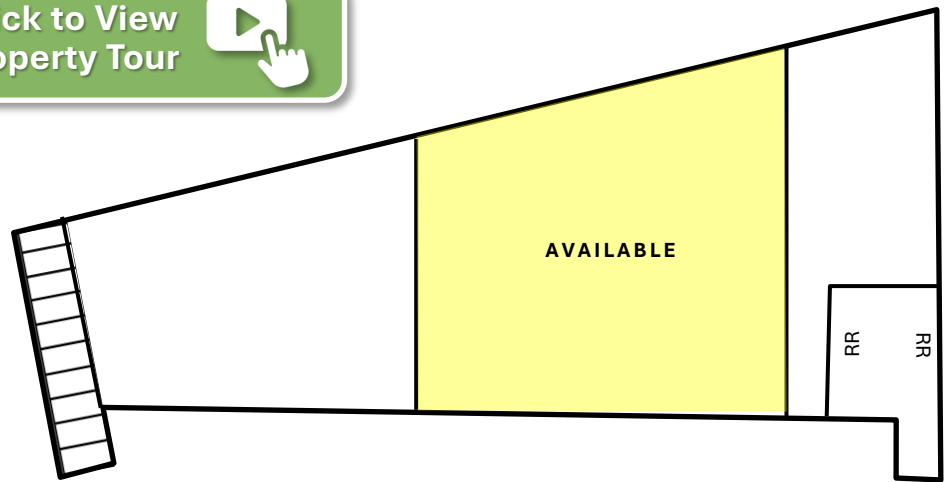


# PROPERTY FEATURES



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 <a href="#">Click to View</a>
PRICING:	\$2.50/SF + NNN

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# NEARBY AMENITIES

WOOD RANCH BBQ & GRILL  
 WHICH WICH? SUPERIOR SANDWICHES  
 BJs 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  
 The Coffee Bean & Tea Leaf

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

NORMAL HEIGHTS

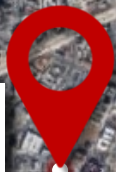


UNIVERSITY HEIGHTS



blōomingdale'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 FARMER MARKET



TRADER JOE'S  
 McDonald's  
 Ralphs  
 99 cent ONLY  
 goodwill

Smart & Final

SUBJECT PROPERTY

VONS

HILLCREST

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

NORTH PARK

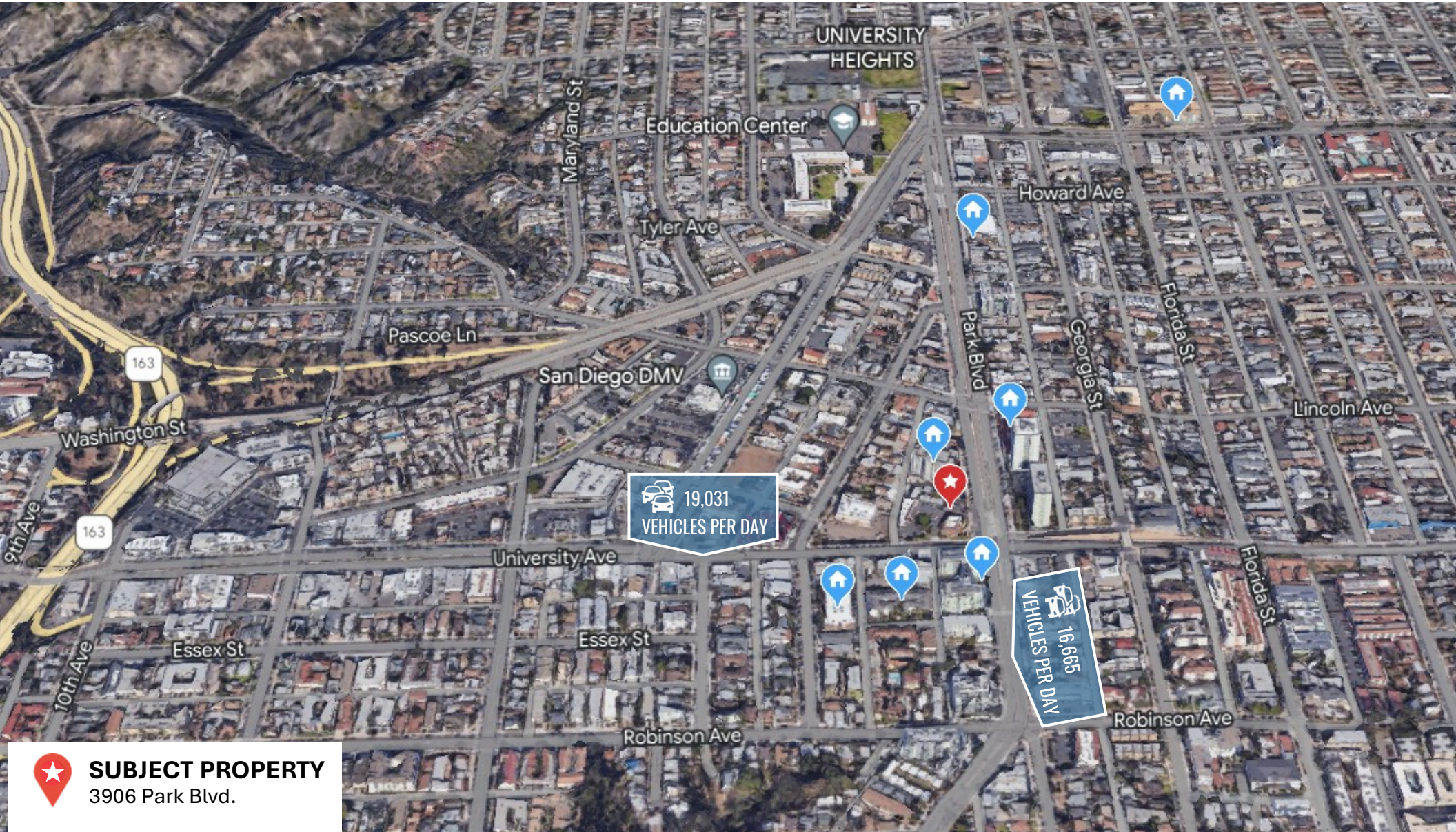
Jack in the box  
 Pasa  
 THE TACO STAND MEXO & MARI

SAN DIEGO ZOO

BALBOA PARK



# NEIGHBORHOOD DENSITY



## 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.

