

3804-3806 Fourth Avenue

# HILLCREST FLEXIBLE RETAIL

## Available For Lease





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PROPERTY ADDRESS

3804-3806 Fourth Avenue, San Diego, CA 92103

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PROPERTY TYPE

Retail

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OCCUPANCY

Multi tenant

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BUILDING SIZE

7,424 Sq. Ft.

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PARKING

3 spaces +  
1 shared ADA space

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SPACE SIZE

2,962 Sq. Ft.

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RENOVATIONS COMING SOON

6' Double Doors  
New Windows

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LEASE TYPE

NNN

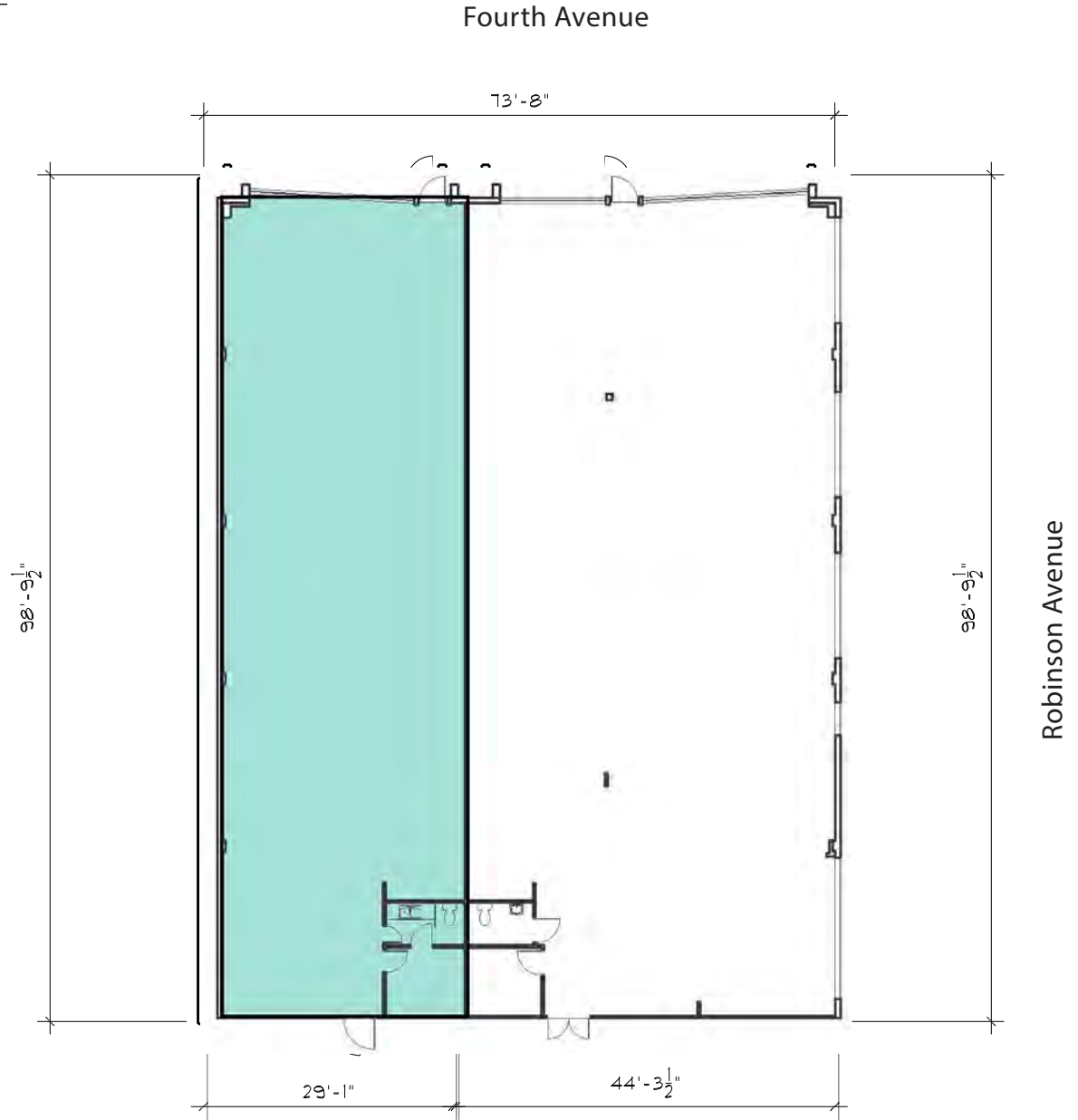
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LEASE RATE

Negotiable

SPACE DETAILS

- ±2,962 SF Retail space
- Open layout
- One restroom
- 3 parking spaces + 1 shared ADA space
- Window line facing Fourth Avenue
- New 6' Double Door and Windows scheduled
- Lease Rate: Negotiable



Space plan not to scale, for reference purposes only





**rowyn**  
ON 6TH  
435-unit multifamily development

**BALBOA PARK**  
A Landscape of Art & Culture

**RITE AID**

**CHASE**

**CREST CAFE**

**EINSTEIN BROS BAGELS**

**Babycakes**

**7-ELEVEN**

**Village Hat Shop**

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2024 Total Population	27,658	228,216	527,736
2029 Projection	28,443	239,095	527,242
Median Age	42.2	38	37
<b>HOUSEHOLDS</b>			
2024 Total Households	16,493	117,140	221,443
2029 Projection	16,468	117,648	221,374
Total Specified Consumer Spending	\$537M	\$3.6B	\$7.1B
<b>INCOME</b>			
Avg. Household Income	\$115,401	\$106,974	\$104,688
Median Household Income	\$89,950	\$82,757	\$79,035



 Scripps Mercy Hospital

 WHOLE FOODS MARKET

 Buffalo EXCHANGE  
New & Recycled Fashion

 burger lounge  
THE ORIGINAL *grass-fed* burgers

 Luna Grill  
fresh mediterranean

 CHASE

 Bread & Cie

 The Village Hair Shop

 EINSTEIN BROS  
BAGELS

 CREST CAFE

 Babycakes

 7-ELEVEN

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