

50'S ON FOURTH

Hillcrest

FOR LEASE

3954/3956
Fourth Ave
San Diego, CA 92103



McKeeCommercialRealEstate.com

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50'S ON FOURTH Hillcrest



Overview

The 50's on 4th is a mixed-use retail/office property and is centrally located in Hillcrest on 4th Avenue between Washington and University. This high density location benefits from thousands of vehicles and pedestrians passing by daily.



Located on 4th Avenue between Washington and University, with 32,781+ daily traffic.



Extremely Walk-able Area w/ 96 Walk Score



Over 32,000 vehicles passing by daily



Near bars, restaurants, retail, fitness centers, and just 3 blocks from Scripps Mercy Hospital



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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~34,800
Population



~ 41.7
Median Age



~ 19,557
Households



~\$98,800
Median Home Value



~\$96,887 per year
Household Income
*Source: costar.com

Fourth Avenue

Located on 4th Avenue between Washington and University, with 32,781+ daily traffic.

Conveniently Located

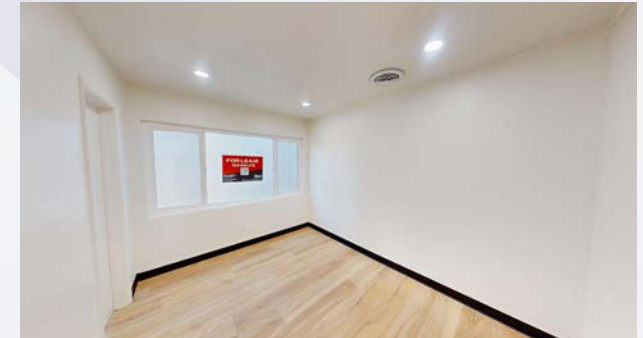
Approximately ½ mile to SR-163 and 1 mile to I-8, allowing quick and convenient freeway connections.

Accommodations & Attractions

Near bars, restaurants, retail, fitness centers, and just 3 blocks from Scripps Mercy Hospital

Suite 3954

868 SF



Suite Details

- Build-Out:
 - 3 Private Offices
 - Kitchenette
 - Private Restroom
 - Storage

*Location: 2nd Floor,
Southeast Facing*

[Virtual Tour](#)

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Suite 3956

961 SF



Floor Plan

3956 4th Ave,
San Diego, CA 92103
Approx. Size: 961 sq. ft.



Suite Details

Build-out:

- 4 Private Offices
- Open Workspace
- Private Restroom

- *Location: 2nd Floor,
Northeast Facing*

[Virtual Tour](#)

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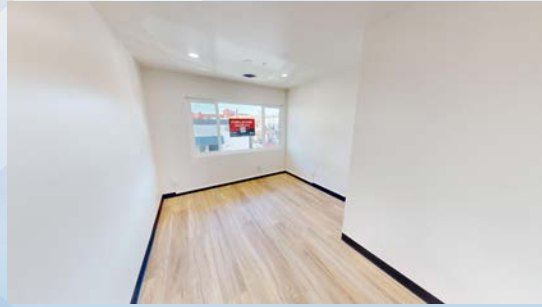
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Suite 3954/3956

1,834 SF



Suite Details

Build-out:

- 7 Private Offices
- Reception
- Kitchenette
- 2 Privates Restrooms

- *Location: 2nd Floor, East Facing North/South Side*

[Virtual Tour](#)

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Disclaimer:

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