

3804 Fourth Avenue

±2,962 SF of flexible retail on one of Hillcrest's most-walked blocks — with newly renovated storefront windows.



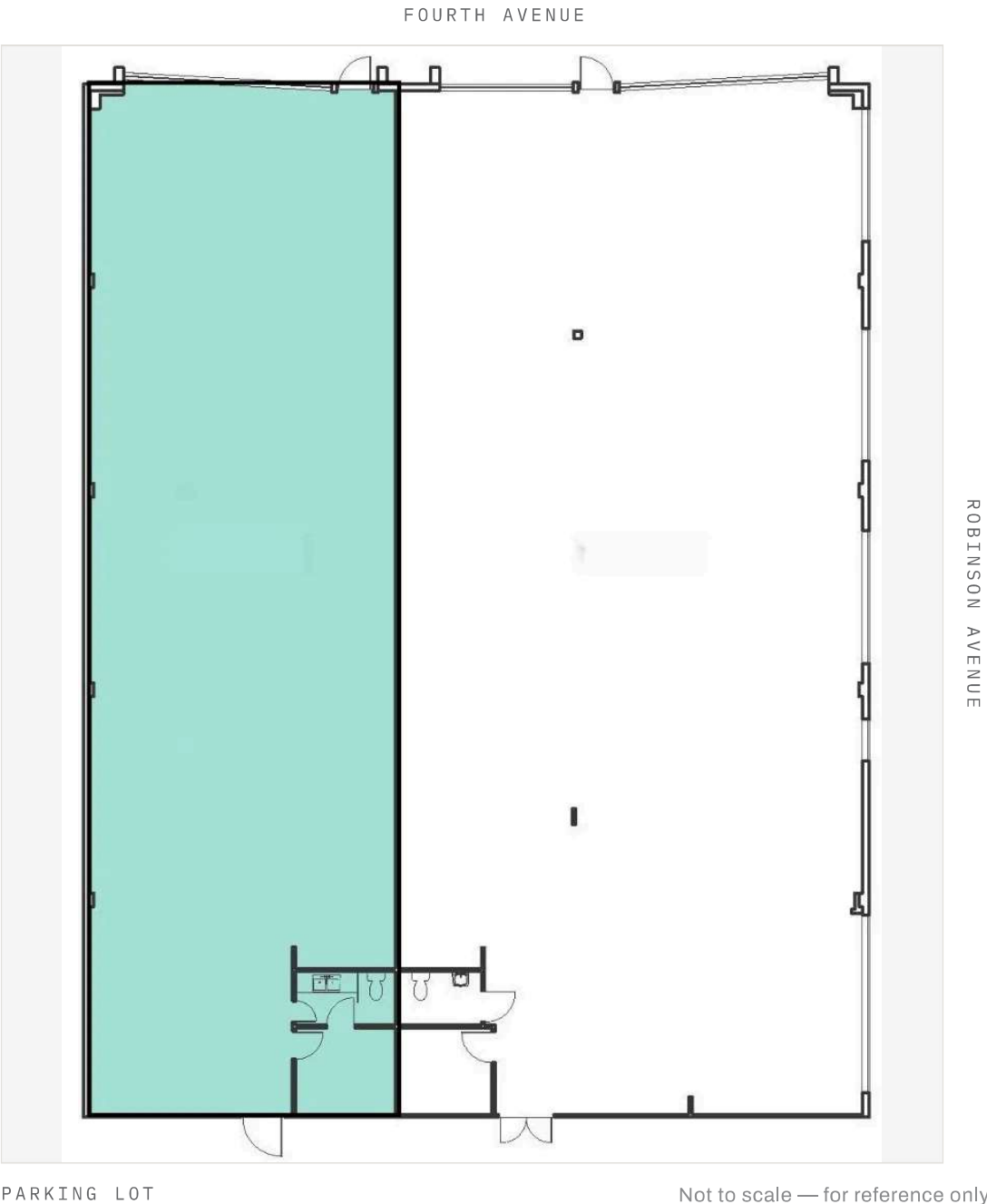
A bright, well-proportioned box
— and the whole front is yours.

SPACE SIZE ±2,962 SF	LEASE RATE Negotiable
BUILDING SIZE 7,424 SF · Multi-tenant	LEASE TYPE NNN
PARKING 3 spaces + 1 shared ADA	PROPERTY TYPE Retail
FRONTAGE ±30'	CEILING HEIGHT 10'–16' clear
ADDRESS 3804 Fourth Avenue, San Diego, CA 92103	



JUST
RENOVATED

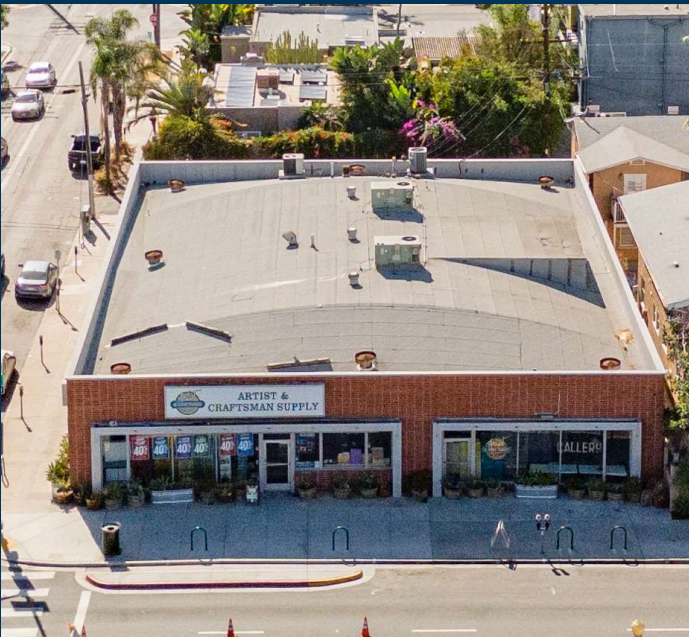
Ownership has completed new storefront windows — a brighter, more open front to Fourth Avenue.



Open, flexible, and ready for your fit-out.

- 01 ±2,962 SF of retail space
- 02 Open layout, column-free floor plate
- 03 Window line facing Fourth Avenue
- 04 New storefront windows just completed
- 05 10'–16' clear height with open ceiling possibility
- 06 One restroom
- 07 Ownership plans to update all HVAC, roof, and parking lot with new lease signing

Retail: service, specialty, boutique.
Wellness: medical, dental or spa.
Studio: fitness, pilates, yoga or creative.
Ask us about delivery timing and TI dollars.





28,667

residents
within 1 mile

\$540M

consumer spending
within 1 mile

\$130K

avg. household
income, 1 mile

Your customers are already here — and they spend.

POPULATION	1 MILE	3 MILE	5 MILE
2025 total population	28,667	239,055	530,994
2030 projection	29,007	242,423	535,846
Median age	43.0	38.9	37.8
HOUSEHOLDS			
2025 total households	16,629	116,711	221,394
2030 projection	16,813	118,421	223,614
Total consumer spending	\$540.4M	\$3.67B	\$7.22B
INCOME & SPENDING			
Avg. household income	\$129,908	\$122,446	\$120,039
Median household income	\$99,713	\$97,066	\$94,243
Avg. consumer spending / household	\$32,498	\$31,466	\$32,593
Avg. consumer spending / capita	\$18,851	\$15,362	\$13,589

Source: CoStar Group Demographic Detail Report, 2025 estimates with 2030 projections.



You'd be opening on one of Hillcrest's best-known retail blocks.



97 Walk Score	9,363 Fourth Ave. daily traffic	11,022 Robinson Ave. daily traffic	28,667 Residents within 1 mile
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BEFORE



AFTER RENOVATION



Ownership has completed new storefront windows — a brighter, more open front to Fourth Avenue that puts your build-out on display from the sidewalk.

New
storefront glazing



Let's walk the space.

Tours on short notice, and we're happy to talk through renovation timing, delivery condition, and terms that work for your business.



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