

3960 3RD AVENUE

San Diego, CA 92103

**RARE
'TURNKEY'
MEDICAL
OPPORTUNITY
IN HILLCREST**

**ASKING RATE: \$3.50/SF NNN (NNN = \$0.50/SF)
AVAILABLE JANUARY 1, 2025.**

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CAST
CAPITAL PARTNERS



PROPERTY INFORMATION

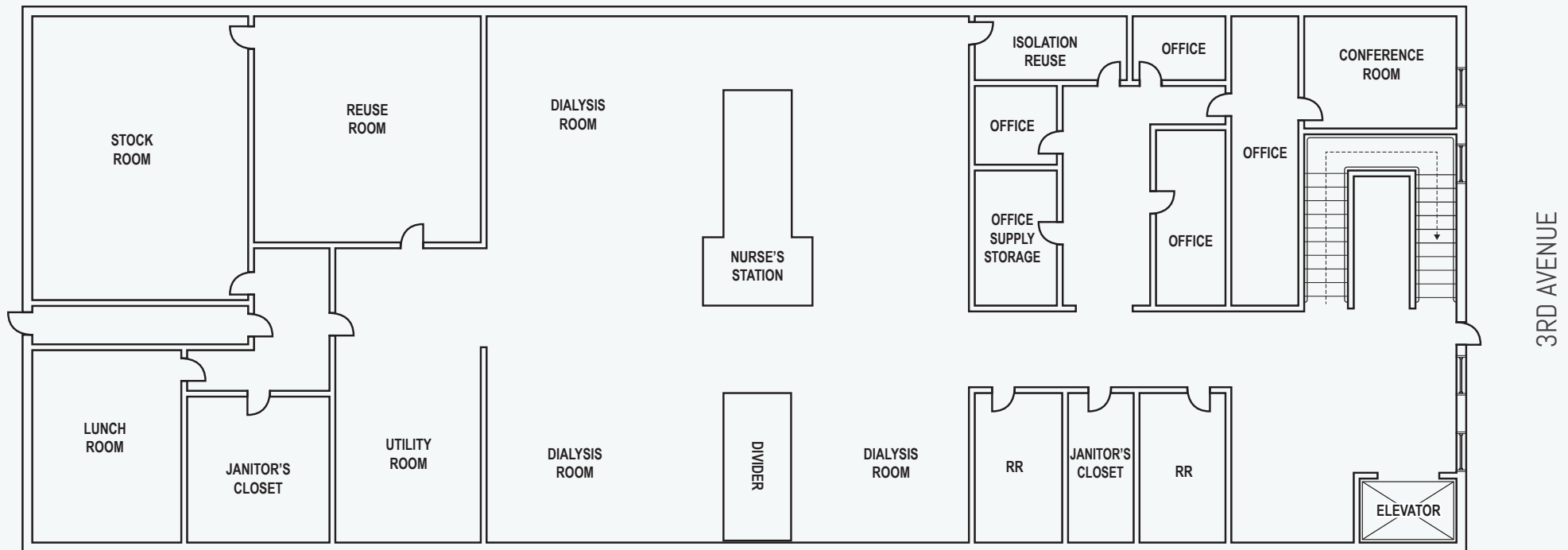
- ±7,975 SF office building in the heart of Hillcrest
- Excellent medical opportunity or general office space
- CC-3-8, Commercial Zoning
- Covered street level parking with 14 stalls
- Close proximity to Hwy-163 and I-8 freeways
- High daytime population density with 331,133 within a 3 miles radius
- Close proximity to most San Diego's attractions
 - » Balboa Park less than a mile
 - » North Park Breweries about 2 miles
 - » Downtown SD about 2 miles
 - » San Diego Int'l Airport less than 3 miles
 - » Sea World about 5 miles

ASKING RATE:

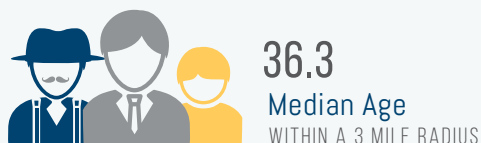
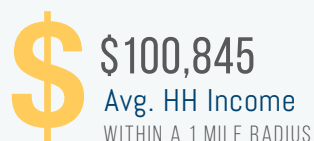
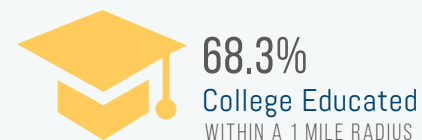
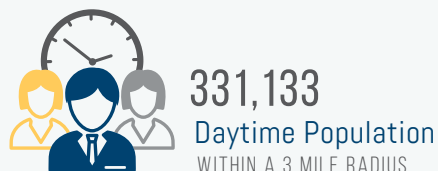
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AVAILABLE JANUARY 1, 2025

FLOOR PLAN



DEMOGRAPHICS



TRAFFIC COUNTS

25,000
3rd Ave & Washington St

33,443
4th Ave & Washington St

39,208
6th Ave & Washington St



NEARBY AMENITIES

CAST
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