

HILLCREST'S FINEST  
NEW MEDICAL/DENTAL SUITES



# VILLAGE HILLCREST

501 WASHINGTON STREET & 3965 FIFTH AVENUE | SAN DIEGO, CA 92103

**LEE & ASSOCIATES<sup>®</sup>**  
 COMMERCIAL REAL ESTATE SERVICES  
 lee-associates.com   

FOR MORE INFORMATION CONTACT:

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 **SUNCOAST**  
PROPERTIES

ON-SITE PROPERTY MANAGEMENT:

**SunCoast Properties, Inc.**  
3955 5TH AVENUE, SUITE 201  
SAN DIEGO, CA 92103  
619.296.4051



# PROPERTY HIGHLIGHTS

- High quality medical offices with panoramic views
- Located in the heart of the Hillcrest community
- Easy freeway access to the 8, 163, 5, and 805
- Across the street from Scripps Mercy Hospital
- Close to UCSD Medical Center and Balboa Park
- Minutes to the San Diego Airport - Lindberg Field
- Surveillance cameras and courtesy patrols
- 24/7 Secured building and garage access
- 7-Story building with 176,517 total square feet
- Fully sprinklered fire protection system
- Subterranean 4-level parking with 700 spaces
- Parking ratio is 3/1,000 square feet
- Immediate occupancy available
- On-site property management provided by SunCoast Properties, Inc.



# ADDITIONAL TENANTS

## MEDICAL

SCRIPPS COASTAL MEDICAL CENTER  
 SAN DIEGO HEART & VASCULAR  
 MEDDERM ASSOCIATES  
 PADRE DENTAL GROUP  
 PRIMARY CARE & NATURAL MEDICINE  
 MACHADO MAXILLOFACIAL SURGERY  
 VILLAGE HILLCREST DENTAL  
 ACHIEVE TMS CENTERS

## RETAIL

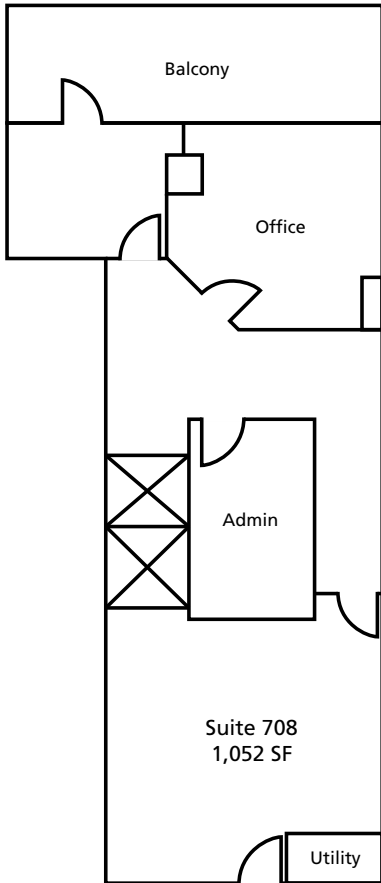
24-HOUR FITNESS CENTER  
 LANDMARK THEATRE  
 RB SUSHI RESTAURANT  
 KONA COFFEE COMPANY  
 GALLERY WEST HAIR SALON  
 5TH AVENUE NAILS & SPA  
 CANDY DEPOT  
 JEWELS ON 5<sup>TH</sup>  
 SKIN DAY SPA  
 BODY ZEN  
 CENTER FOR CORRECTIVE EXERCISE  
 SAVING FACE

## OFFICE

KELLER WILLIAMS REALTY  
 RESEARCH FACILITIES DESIGN  
 HARDER+COMPANY  
 A+ ESCROW  
 MOVEMENT MORTGAGE  
 V.H. MANAGEMENT OFFICE

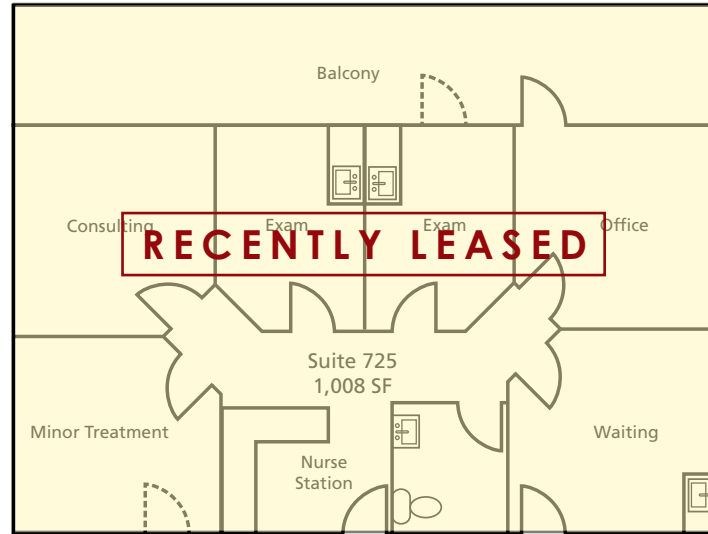
# AVAILABLE SUITES

501 Washington Street | Medical - Dental - Office  
LEASE RATE = \$2.80 + ELECTRICAL & JANITORIAL



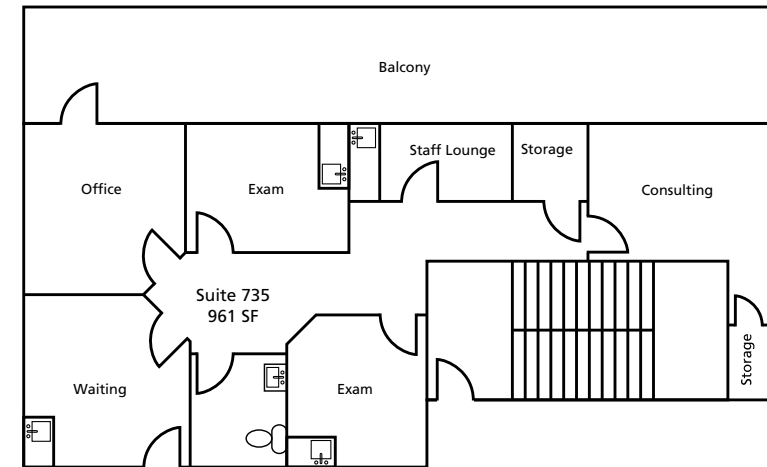
## Suite 708 - 1,257 RSF

- PERSONAL BALCONY ATTACHED
- VIEWS OF SAN DIEGO HARBOR



## Suite 725 - 1,204 RSF

- FORMER DENTAL SUITE
- NURSE STATION AND WAITING AREA INCLUDED
- ADA COMPLIANT BATHROOM IN SUITE
- PERSONAL BALCONY ATTACHED



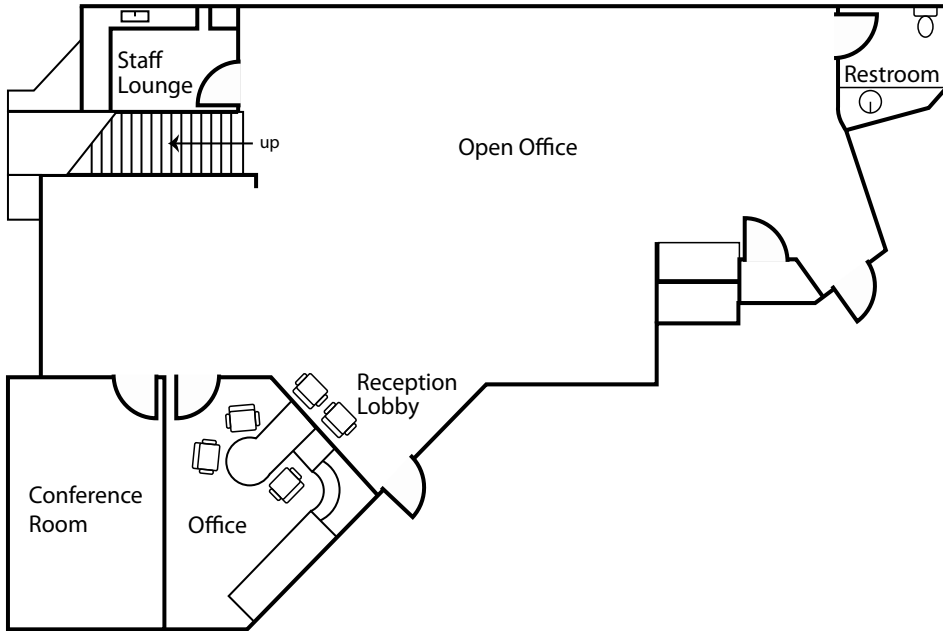
## Suite 735 - 1,148 RSF

- TWO STORAGE CLOSETS
- WAITING/RECEPTIONIST AREA
- ADA COMPLIANT BATHROOM IN SUITE
- PERSONAL BALCONY ATTACHED

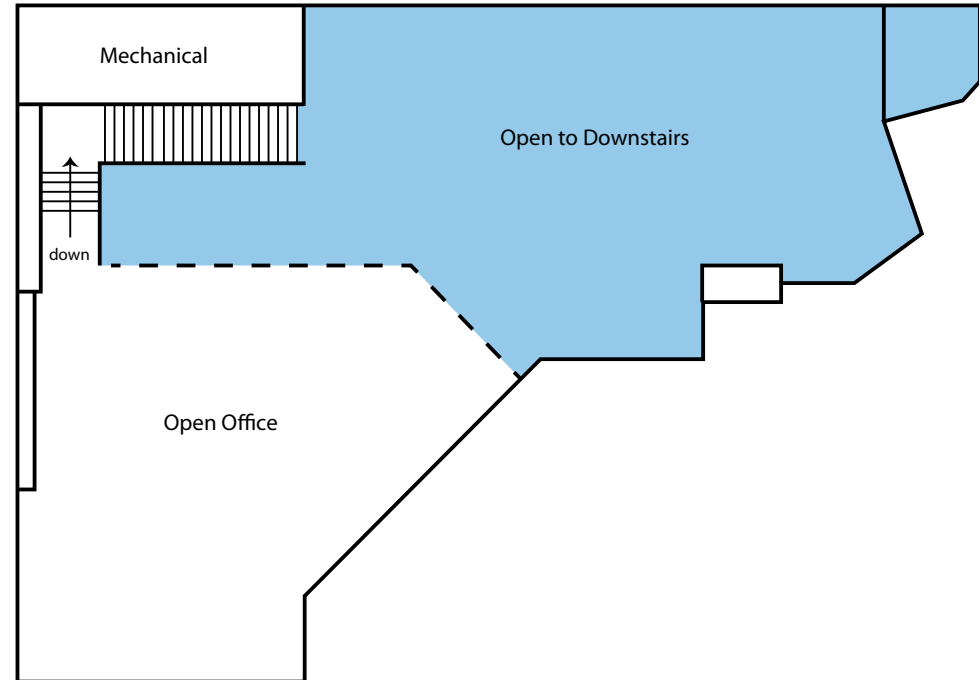
# AVAILABLE SUITES

3965 Fifth Avenue | Medical - Dental - Office  
LEASE RATE = \$2.95 + ELECTRICAL & JANITORIAL

## Downstairs



## Upstairs



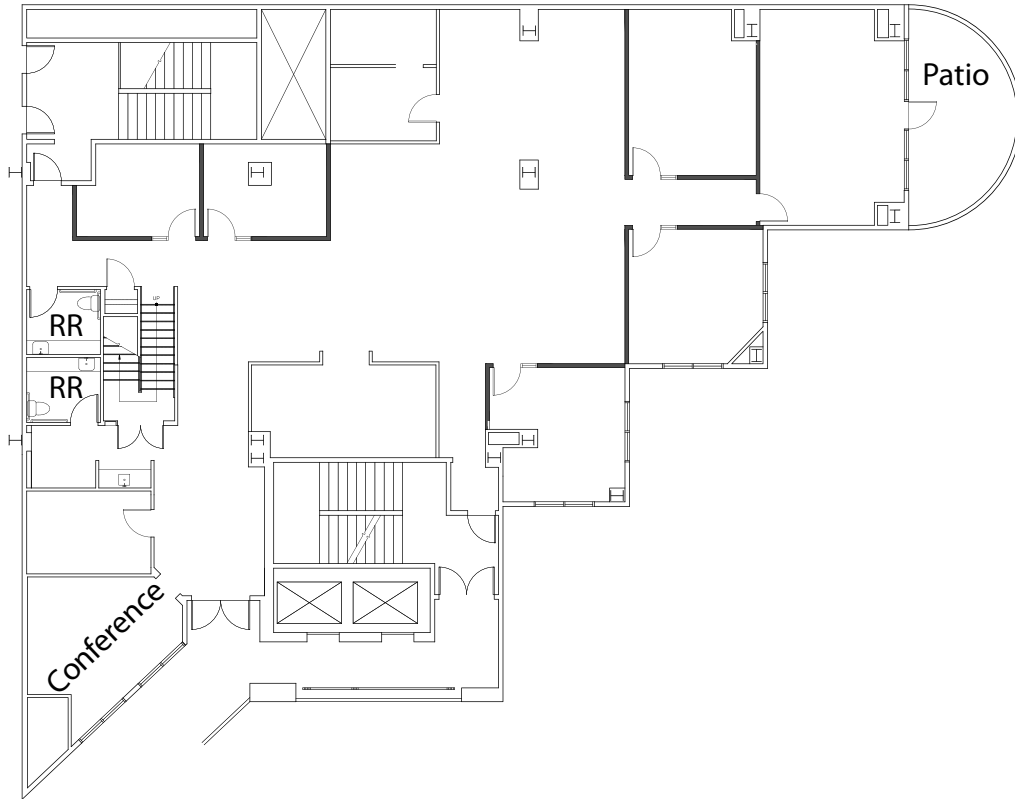
### Suite 230 - 3,712 RSF

- UPSTAIRS MEZZANINE OPEN TO FIRST FLOOR
- POTENTIAL TO EXPAND MEZZANINE AND CLOSE OFF SECOND FLOOR
  - STAFF LOUNGE / KITCHEN INCLUDED
  - CONFERENCE ROOM INCLUDED

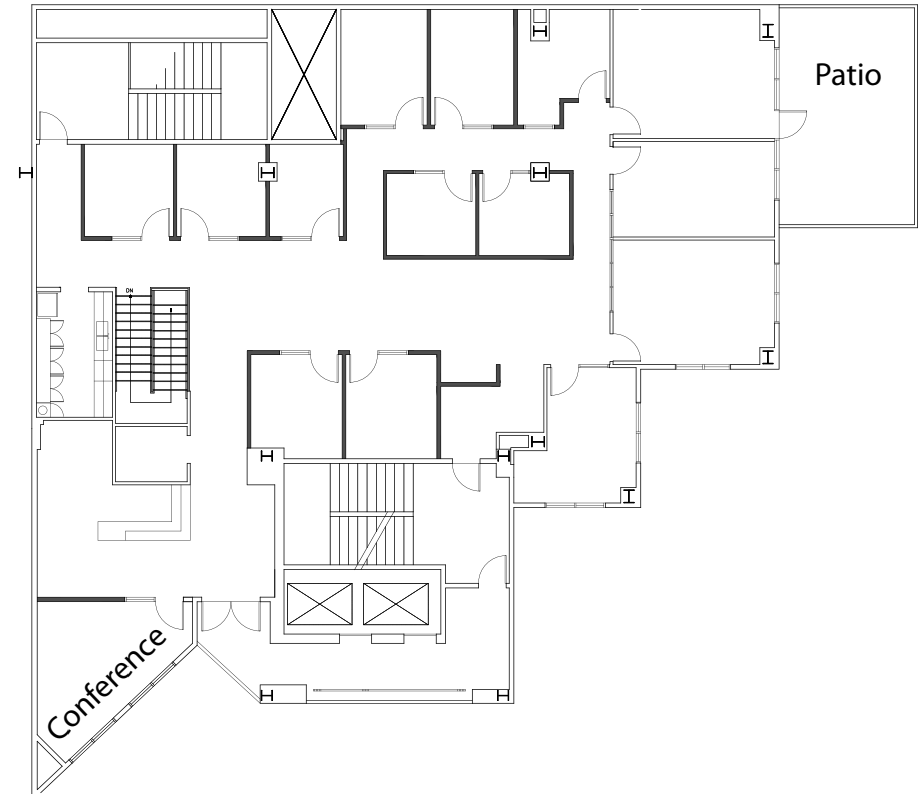
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Downstairs



Upstairs

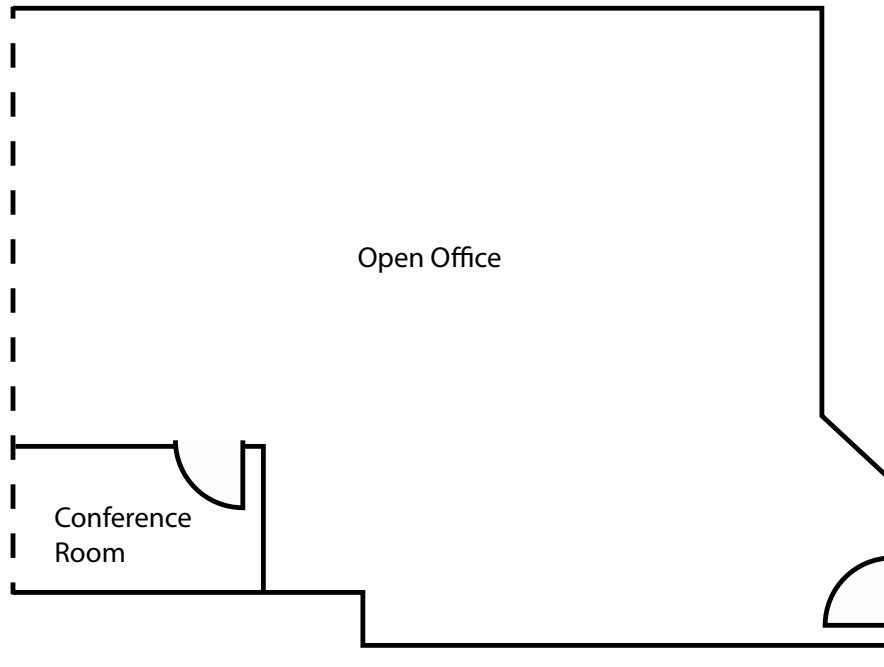


## Suites 200 & 300 - 9,152 RSF

- CURRENTLY CONFIGURED AS ONE SUITE
- TWO CONFERENCE ROOMS INCLUDED WITH GREAT VIEWS
  - KITCHENETTE INCLUDED
- TWO PERSONAL BALCONIES WITH VIEWS OF FIFTH AVENUE

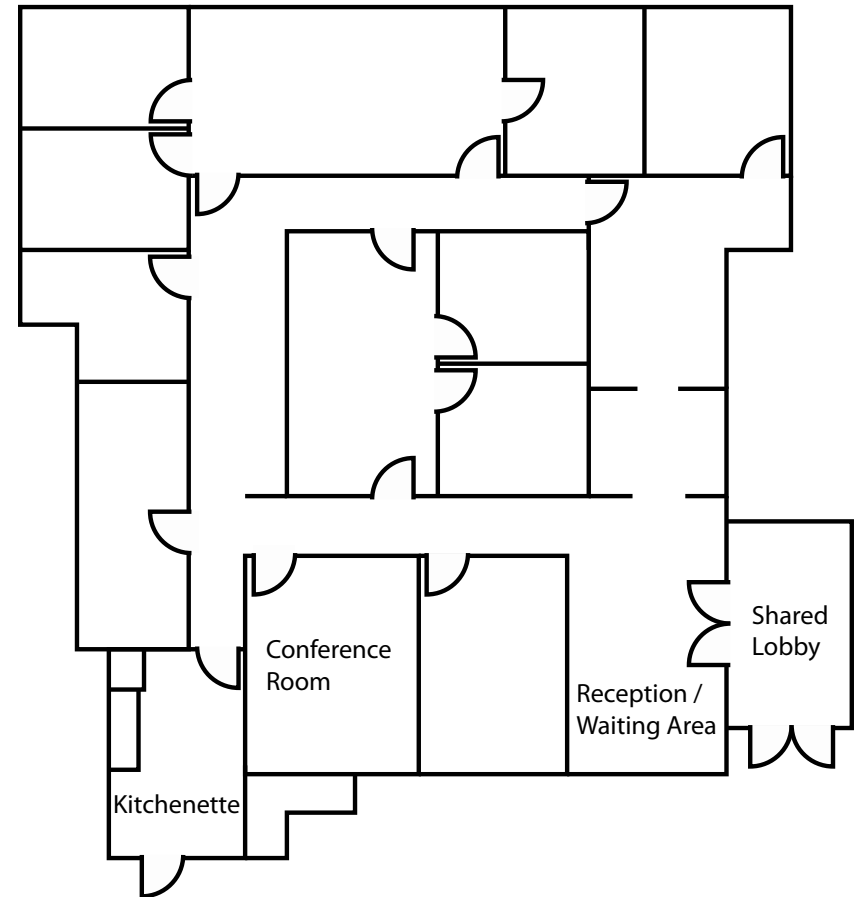
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## **Suite 415 - 2,862 RSF**

- GLASS LINED CONFERENCE ROOM
- SPECTACULAR VIEWS OF UNIVERSITY AVENUE
- OPEN LAYOUT ALLOWS SUITE TO BE BUILT OUT BASED ON TENANT'S NEEDS



## **Suite 430 - 3,462 RSF**

- GLASS LINED LOBBY ENTRANCE
- EXCEPTIONAL DOWNTOWN HILLCREST VIEWS
- KITCHENETTE INCLUDED
- POTENTIAL TO DEMO INTERIOR TO OPEN UP SUITE
- OUTDOOR PATIO DIRECTLY ADJACENT TO SUITE ENTRANCE

**SUITE 430 RECEPTION**



**SUITE 430 OFFICE VIEWS**



**SUITE 230 STAIRWELL**



**PATIO OUTSIDE SUITE 430**





# DEMOGRAPHICS

## 1 MILE

### POPULATION

Total Population	27,975
Median Age	41.3
Population Growth (2016-2021)	4.93%

### HOUSEHOLD & INCOME

Total Households	16,434
HH Growth (2016-2021)	4.80%
Average Household Size	1.60
Average HH Income	\$64,508
Average House Value	\$588,395

## 3 MILES

### POPULATION

Total Population	222,894
Median Age	37.9
Population Growth (2016-2021)	5.4%

### HOUSEHOLD & INCOME

Total Households	108,054
HH Growth (2016-2021)	5.53%
Average Household Size	1.90
Average HH Income	\$57,175
Average House Value	\$479,548

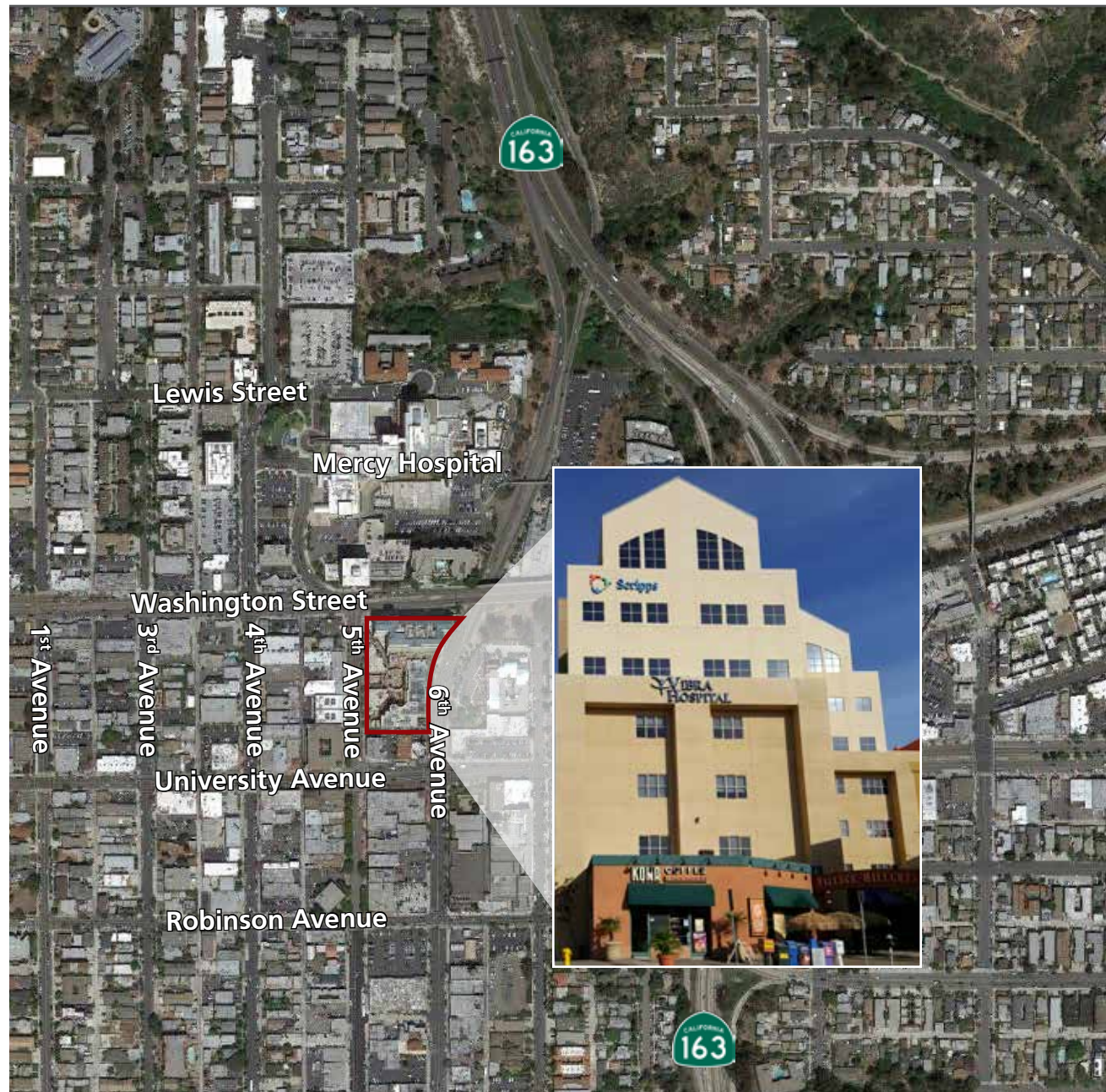
## 5 MILES

### POPULATION

Total Population	531,190
Median Age	36.4
Population Growth (2016-2021)	5.12%

### HOUSEHOLD & INCOME

Total Households	212,084
HH Growth (2016-2021)	5.37%
Average Household Size	2.30
Average HH Income	\$55,940
Average House Value	\$466,622



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