

FOR SALE OR LEASE

PRICE REDUCED

3580 5TH AVE

HILLCREST, SAN DIEGO

STAND-ALONE **COMMERCIAL BUILDING**

SALE PRICE **\$5,200,000** ~~\$5,800,000~~
LEASE RATE **\$2.75 PSF NNN**



PROPERTY FEATURES



3580 5TH AVE presents an opportunity to occupy a **Creative Office/Commercial building** with contemporary curb appeal in the heart of Hillcrest.

The property is conveniently located near the SR-163 on and off-ramps. The building has immediate access to area points of interest, such as: Balboa Park, Little Italy, Downtown/Gaslamp District, Petco Park and the San Diego International Airport.



15 On-site parking spaces



Quick fwy access:
SR-163/I-5/SR-94



Close proximity to the airport



Within walking distance to restaurants and amenities



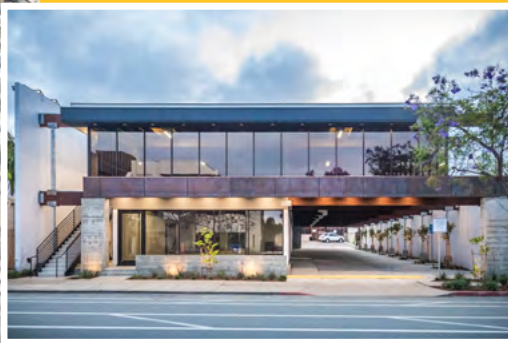
First level - 5,127 SF
Second level - 8,126 SF
Total SF: 13,253 SF
















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NEIGHBORHOOD AMENITIES



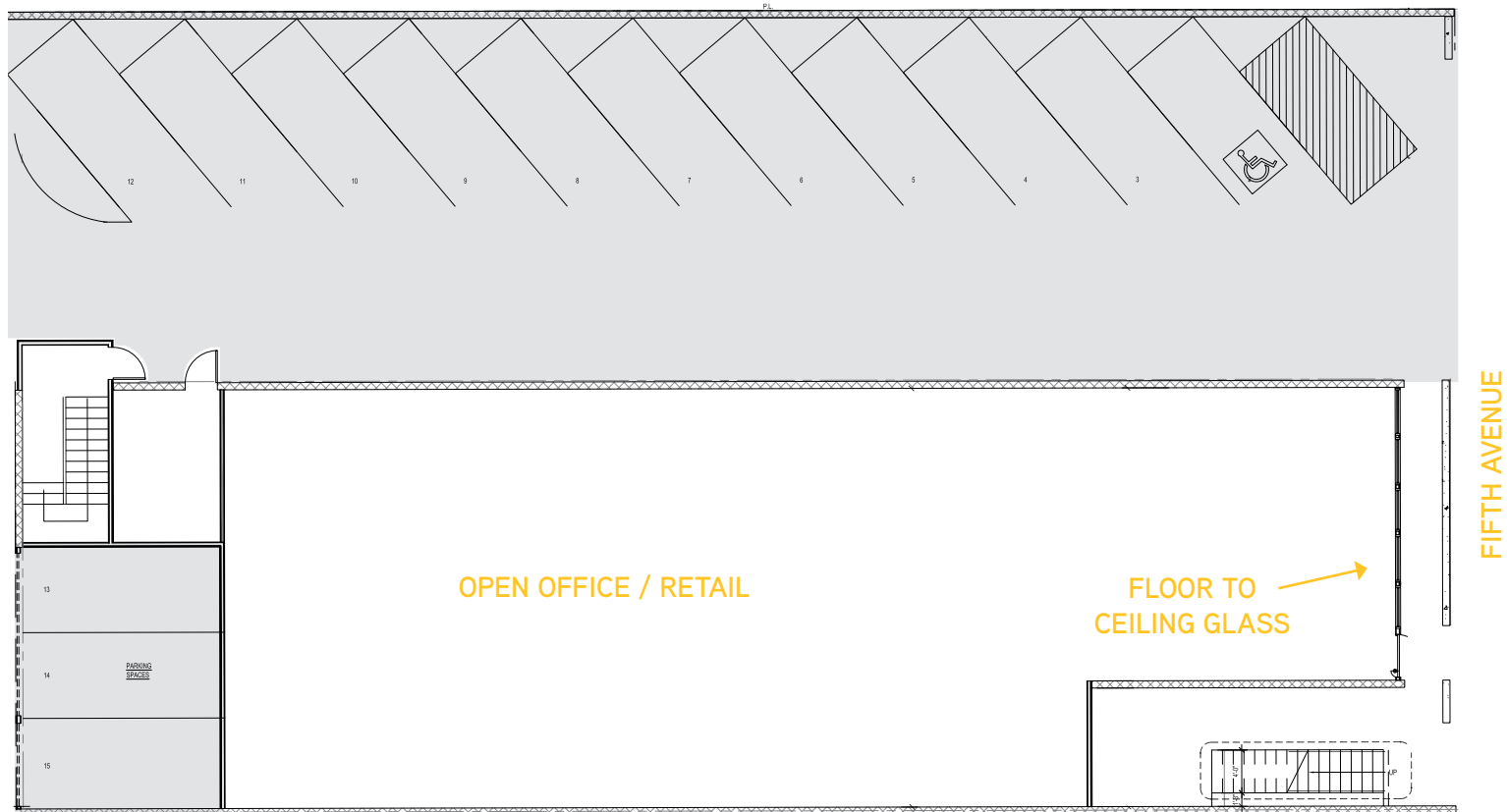
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FLOOR PLAN



1
FIRST LEVEL: APPROXIMATELY 5,127 SF



FIRST LEVEL



STAND-ALONE COMMERCIAL BUILDING

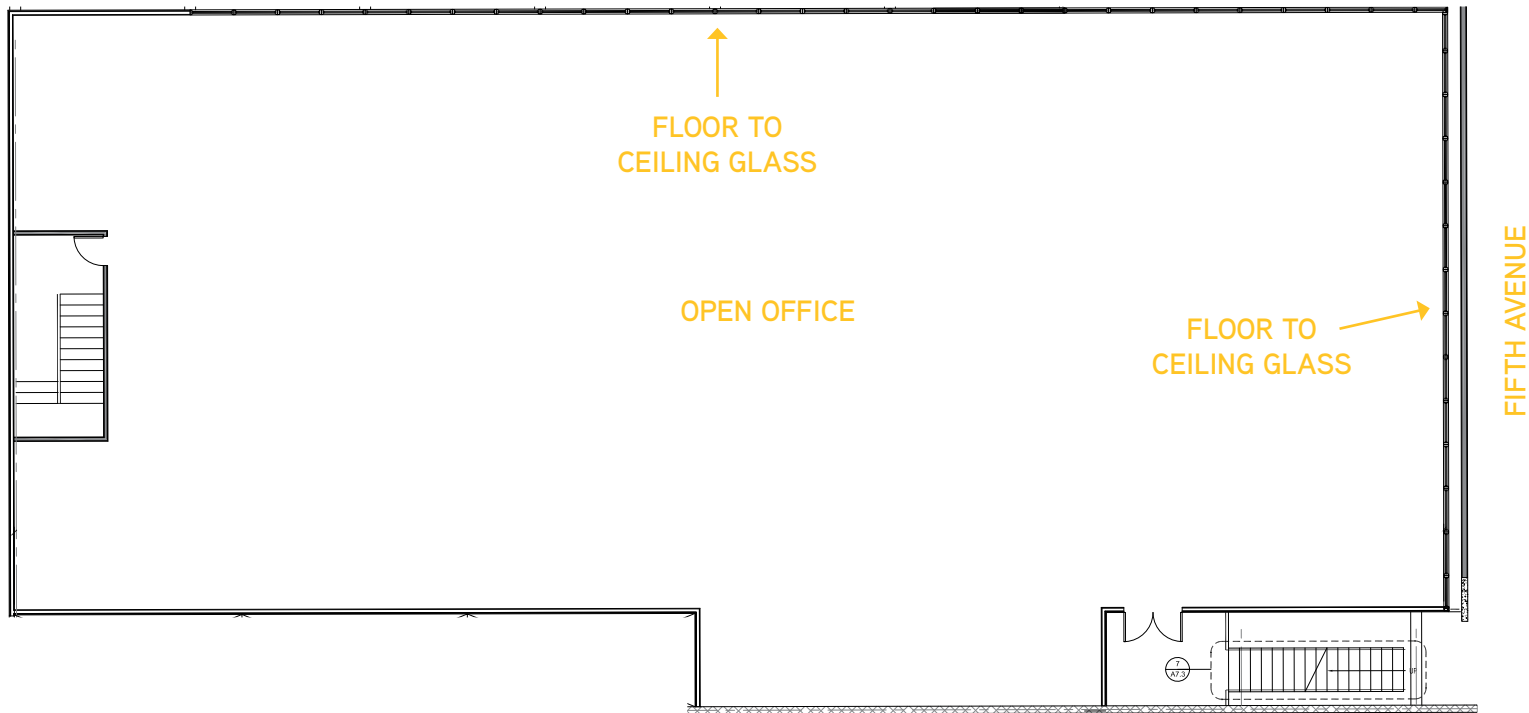
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FLOOR PLAN



2 SECOND LEVEL: APPROXIMATELY 8,126 SF



SECOND LEVEL

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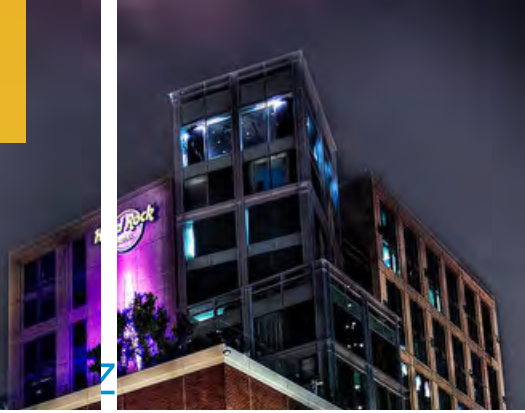
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HILLCREST SAN DIEGO



AREA DEMOGRAPHICS



Population Trend	1 Mile	3 Mile	5 Mile
2010 Total Population	27,647	207,180	499,071
2017 Total Population	29,460	224,311	533,371
2022 Projected Population	30,453	235,139	553,710



2017 Income	1 Mile	3 Mile	5 Mile
Per Capita Income	\$56,798	\$41,732	\$34,052
Median Household Income	\$70,444	\$59,220	\$57,439
Average Household Income	\$97,433	\$84,923	\$83,307



Walk Score
87/100 - Very Walkable

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 LEASE RATE \$2.75 PSF NNN



BALBOA PARK

PETCO PARK

DOWNTOWN

CORONADO



6TH AVE

5TH AVE

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