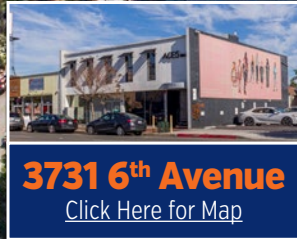


# 5,300 SF PRIME HILLCREST OFFICE /RETAIL SPACE



PENNSYLVANIA AVE

6TH AVENUE

5TH AVENUE

## 3731 6TH AVENUE SAN DIEGO, CA 92103

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### 619.442.9200

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# PROPERTY PHOTOS



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## PROPERTY FEATURES:

- 5,300 SF Office / Retail Available
- Elevator Access
- On-Site Parking
- Building Signage Available
- Multiple Retail and Restaurants Nearby
- \$2.25 /SF Modified Gross



## RETAILER & AERIAL MAP



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# SUITE DETAILS

SF	DETAILS	RATE
5,300	<ul style="list-style-type: none"> <li>• Two Stories</li> <li>• Ideal For Retail Or Office Use</li> <li>• Separate Entrance With Direct Access To Abundant Parking</li> <li>• Elevator Access</li> <li>• Signage Rights On Building And Street</li> <li>• Private Restroom And Multiple Private Offices</li> </ul>	\$2.25/SF Modified Gross



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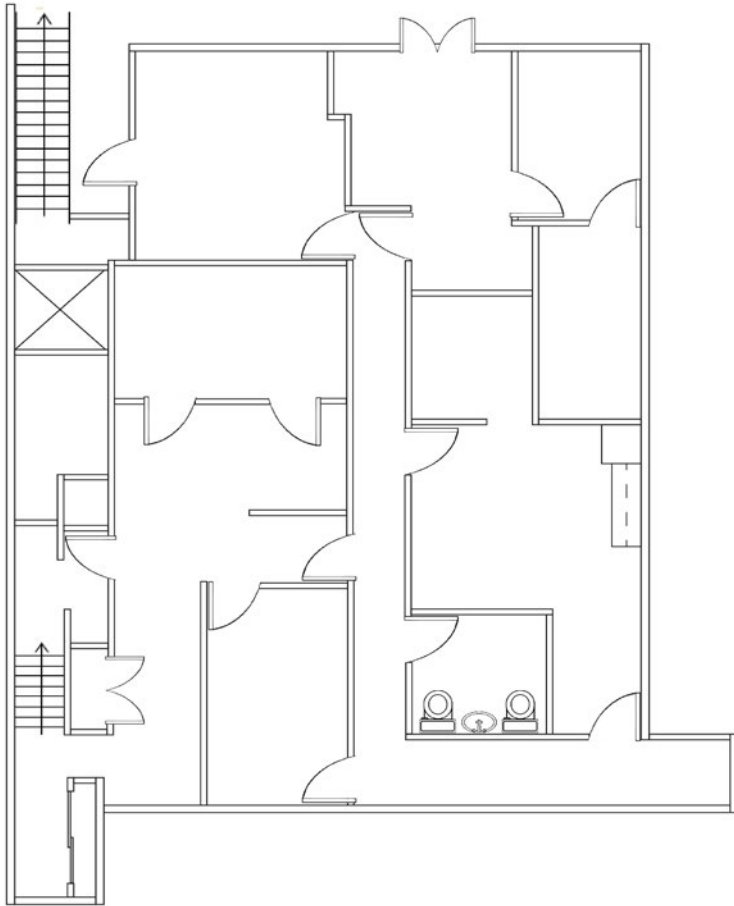
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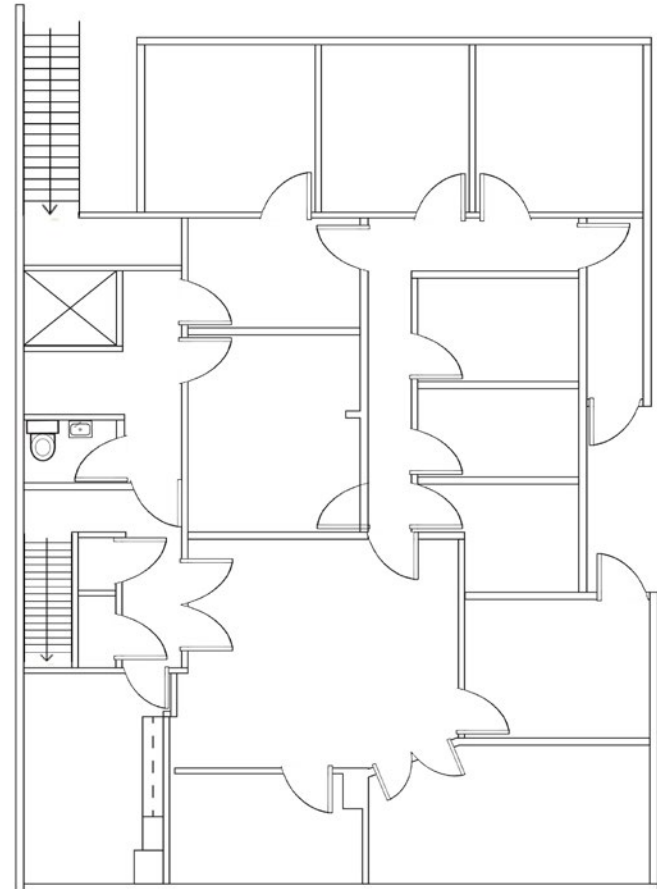
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# FLOOR PLANS

## FIRST FLOOR



## SECOND FLOOR



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# DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	32,609	256,236	559,323
2019 Estimate	31,539	245,373	542,107
2010 Census	29,183	212,566	506,491
Growth 2019 - 2024	3.39%	4.43%	3.18%
Growth 2010 - 2019	8.07%	15.43%	7.03%
<b>2019 Population by Hispanic Origin</b>	5,429	74,465	191,059
<b>2019 Population</b>	31,539	245,373	542,107
White	26,210 83.10%	182,927 74.55%	397,325
Black	1,326 4.20%	22,509 9.17%	51,744
Am. Indian & Alaskan	231 0.73%	3,082 1.26%	7,218
Asian	2,440 7.74%	23,528 9.59%	58,634
Hawaiian & Pacific Island	98 0.31%	1,320 0.54%	2,828
Other	1,234 3.91%	12,007 4.89%	24,359
U.S. Armed Forces	339	10,453	28,847
<b>Households</b>			
2024 Projection	19,028	119,473	222,870
2019 Estimate	18,429	114,648	215,717
2010 Census	17,181	100,720	200,196
Growth 2019 - 2024	3.25%	4.21%	3.32%
Growth 2010 - 2019	7.26%	13.83%	7.75%
Owner Occupied	5,497 29.83%	32,166 28.06%	73,607
Renter Occupied	12,932 70.17%	82,482 71.94%	142,110
<b>2019 Households by HH Income</b>	18,429	114,649	215,716
Income: <\$25,000	3,000 16.28%	22,828 19.91%	43,837
Income: \$25,000 - \$50,000	2,890 15.68%	22,333 19.48%	44,908
Income: \$50,000 - \$75,000	3,443 18.68%	20,424 17.81%	38,372
Income: \$75,000 - \$100,000	2,625 14.24%	14,482 12.63%	25,630
Income: \$100,000 - \$125,000	2,042 11.08%	11,184 9.75%	19,761
Income: \$125,000 - \$150,000	1,399 7.59%	7,101 6.19%	13,311
Income: \$150,000 - \$200,000	1,429 7.75%	7,960 6.94%	14,443
Income: \$200,000+	1,601 8.69%	8,337 7.27%	15,454
<b>2019 Avg Household Income</b>	\$95,840	\$86,512	\$84,987
<b>2019 Med Household Income</b>	\$74,134	\$64,953	\$62,441



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