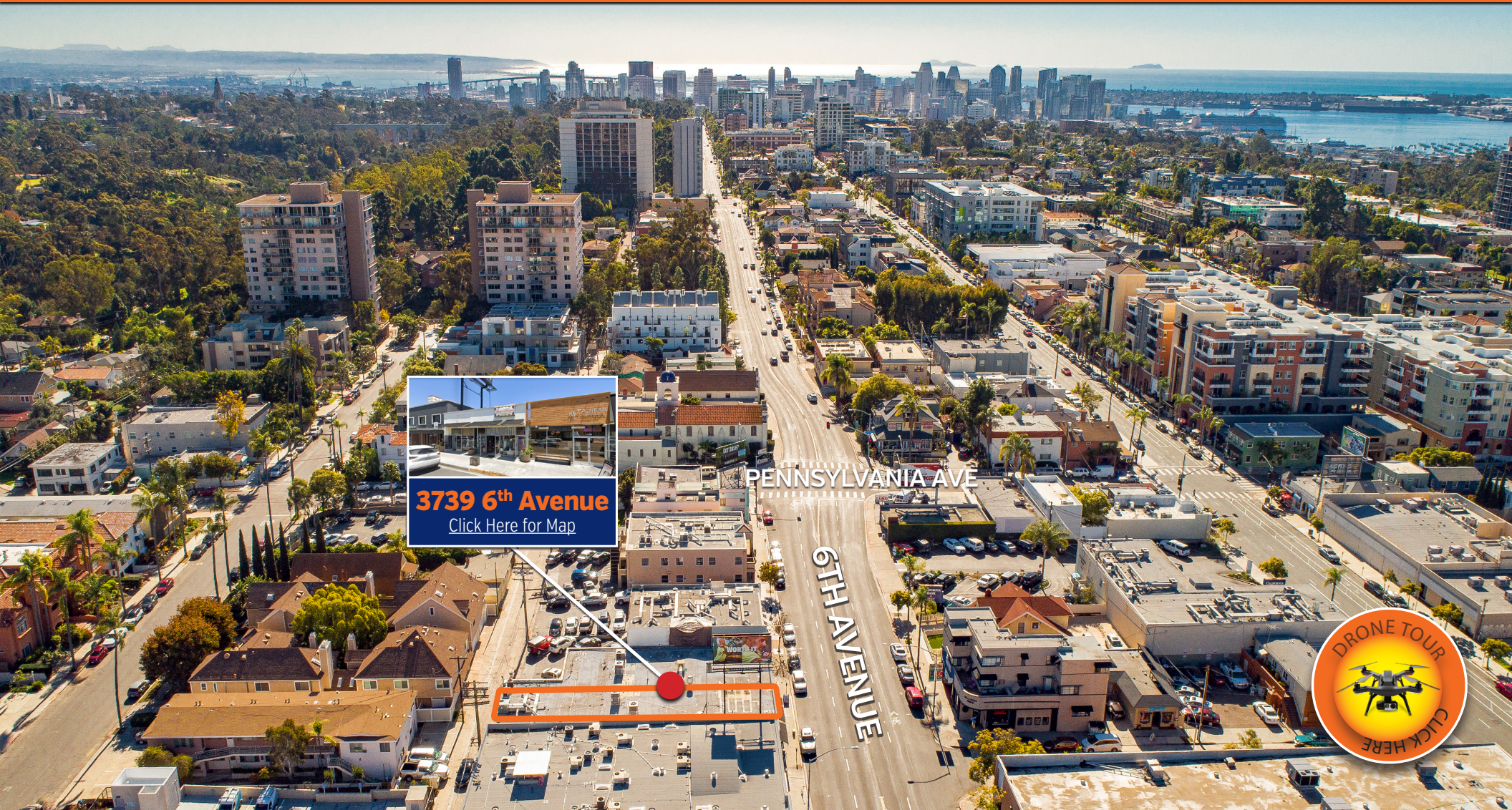


1,175 SF PRIME RETAIL/OFFICE SPACE HILLCREST



3739 6th Avenue
[Click Here for Map](#)

PENNSYLVANIA AVE

6TH AVENUE



3739 6TH AVENUE SUITE C, SAN DIEGO, CA 92103

Daniel Bonin
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4455 Murphy Canyon Road
Suite 200 San Diego, CA 92123



PROPERTY FEATURES:

- 1,175 SF Retail / Office Available
- Great Window Line
- On-Site Parking Available
- High Foot Traffic
- Close Proximity to Retailers & Restaurants
- \$2.25/SF Month + NNN



RETAILER & AERIAL MAP



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PROPERTY PHOTOS



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PROPERTY PHOTO



3739 6th Avenue
SUITE C

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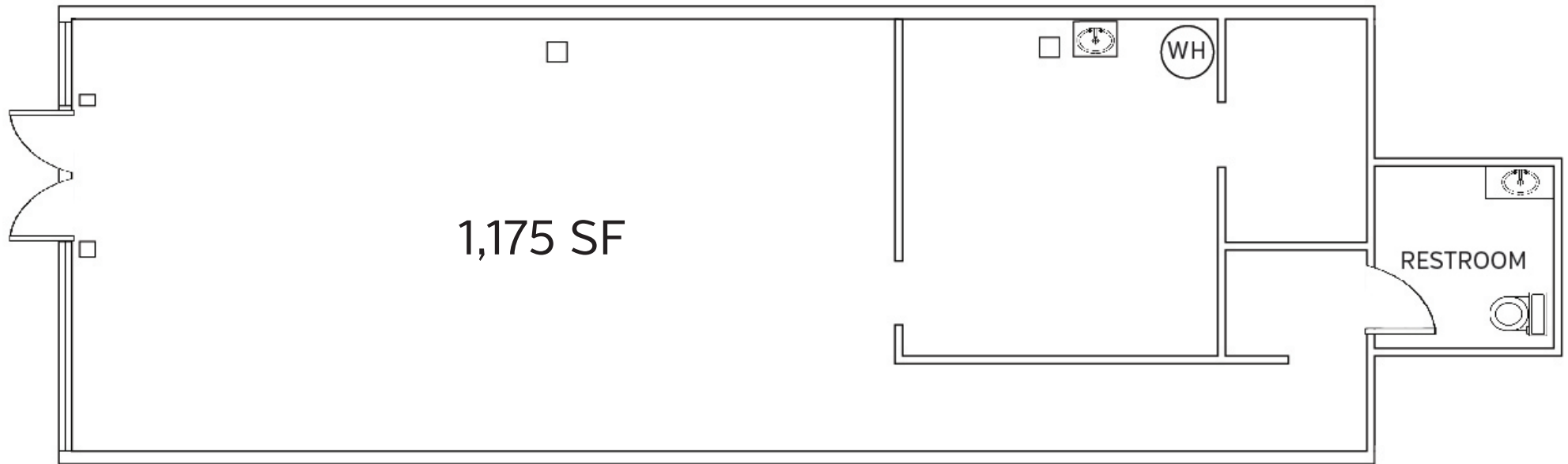
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FLOOR PLAN

SUITE C



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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® businesses are independently owned and operated.

PROPERTY PHOTOS



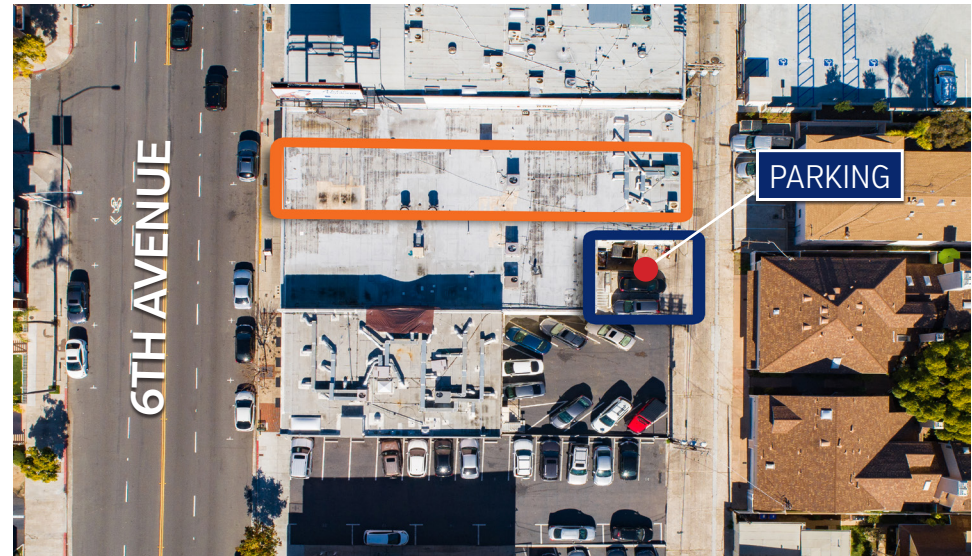
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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
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%
2019 Population by Hispanic Origin	5,429	74,465	191,059
2019 Population	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
Households			
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
2019 Households by HH Income	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
2019 Avg Household Income	\$95,840	\$86,512	\$84,987
2019 Med Household Income	\$74,134	\$64,953	\$62,441



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