

# FOR LEASE

## 3776 4<sup>TH</sup> AVE

SAN DIEGO, CA, 92103

4<sup>TH</sup> AND ROBINSON

HEART OF HILLCREST

STORE FRONT RETAIL/RESTAURANT/OFFICE

Building Size: 1,800-4,100 SF

Lot Size: 6,800 SF – Alley Access

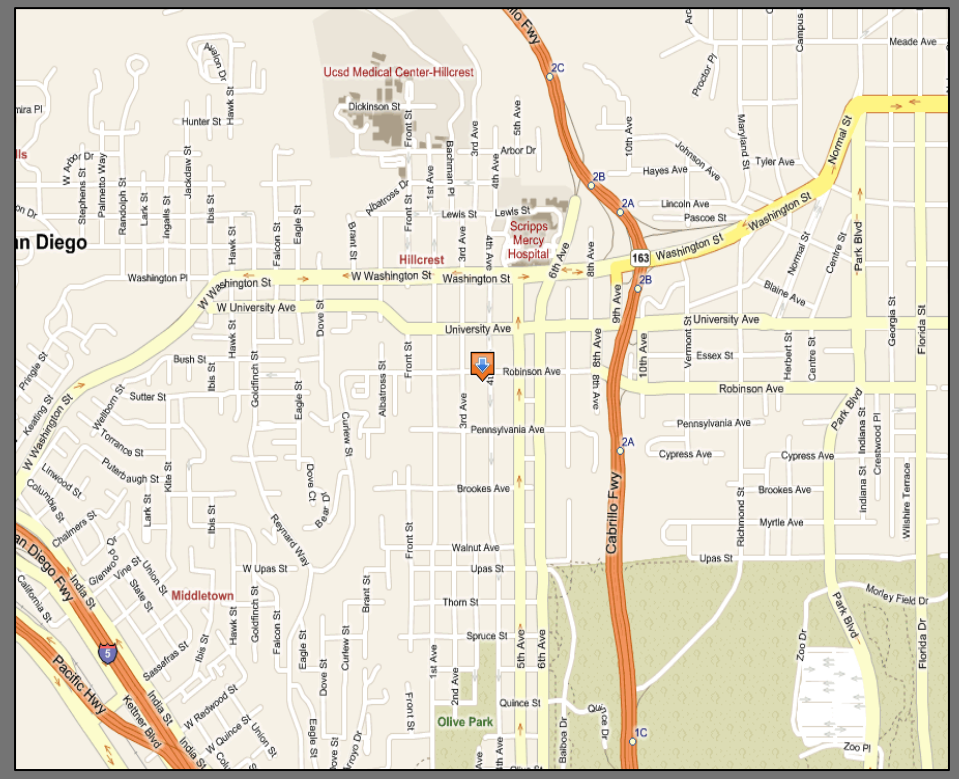
Commercial Zoning

*Offered at \$1.95+Utilities*

This building is currently built out as one, wide open floor plan. The front and back of the building has two entrances (4 total) allowing it to be split down the middle to accommodate an 1,800 Sf tenant and a larger 2,300. The building would work well for retail, professional office, restaurant and other food uses.

### AVAILABLE NOW

- Great Hillcrest location at 4<sup>th</sup> and Robinson- Close to Pink Berry, The Wit's End, Bread and Cie, Hillcrest Sandwich Company, Arrivederci, Kous Kous, Bronx Pizza + the Tractor Room
- Purchase option available. Owner will consider carrying a first trust deed for qualified buyers.
- 10 Parking spaces in rear of building and excellent street front parking. Possibility for valet parking in the front of the property.
- 14 Skylights
- Plans available for a two story restaurant from current owners
- Great patio possibilities
- Landlord will provide a TI allowance to qualified Tenants.



**STROM** | COMMERCIAL

PLEASE CONTACT  
Steve Martini or Peter Wright  
stromcommercial.com  
(p) 619-243-1244  
(f) 619-243-1246