

# 3960 3rd Ave

San Diego, CA 92103

7,975 SF Single-Tenant Medical Building  
with 14 Parking Spaces

**NEW  
LOWER  
RATE** + **FRESH  
EXTERIOR  
UPGRADES**

619-243-1244

[www.stromcommercial.com](http://www.stromcommercial.com)

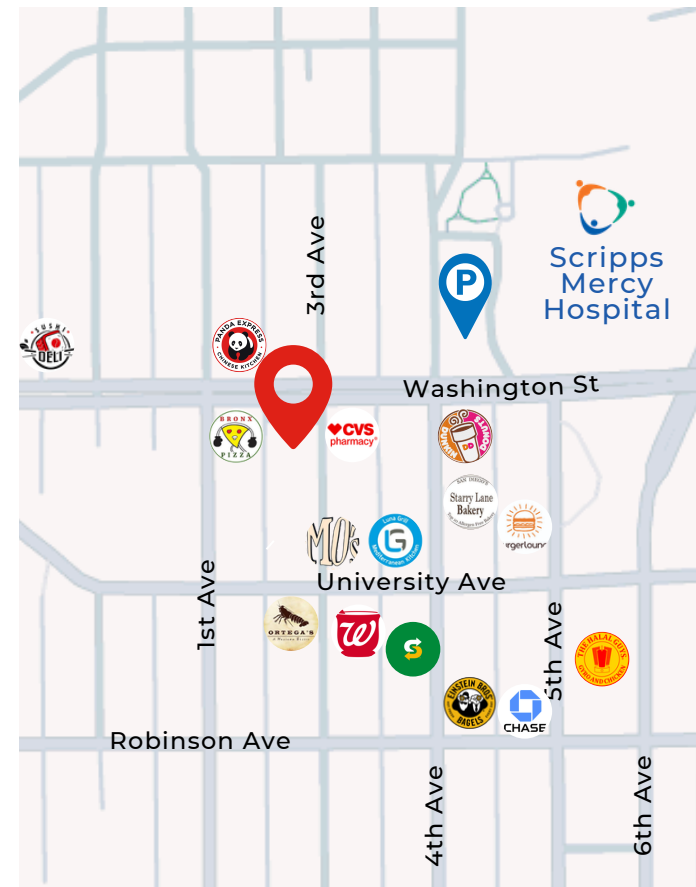
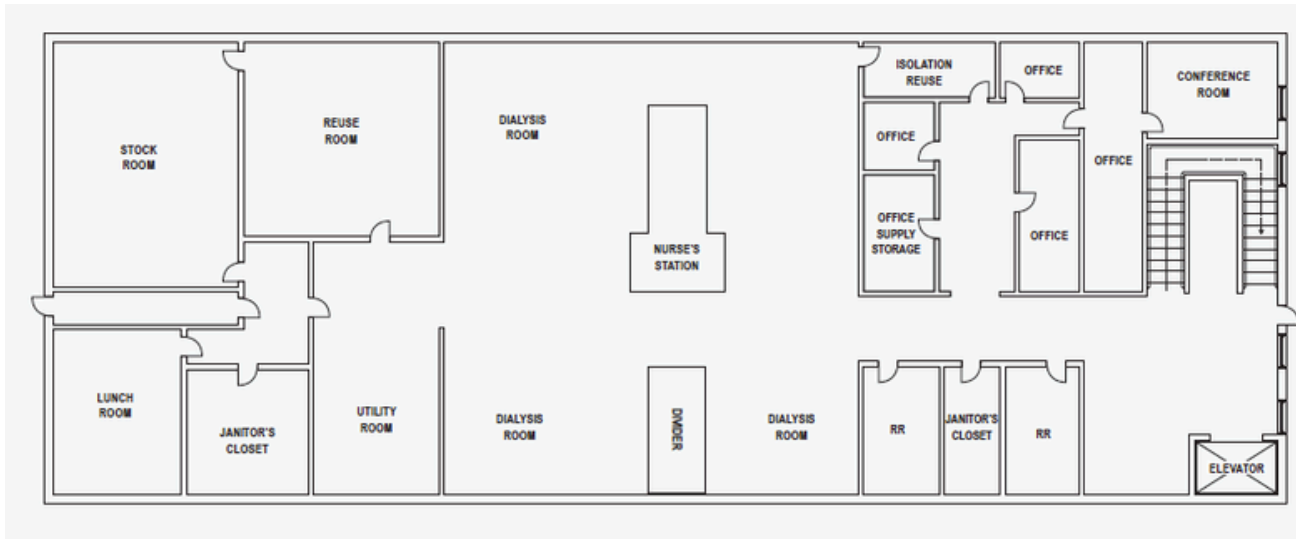


# BUILDING HIGHLIGHTS

- **New Lowered Rate: \$2.50 PSF + NNN**
- (\$0.50 NNN estimated)
- ±7,975 SF building
- Single-User Medical Opportunity
- Secure onsite parking with 14 spaces + multiple access points
- Signage available
- Elevator + stairwell served
- 1,200 Amps of Power
- 2 roll-up doors, 1 garage door, access from both 3<sup>rd</sup> Ave & Alley
- Across from Scripps Mercy Hospital



# SECURED 14 SPACE GARAGE



# CONTACT

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