

FOR SALE

3960 3rd AVENUE | SAN DIEGO, CA 92103
2,000-7,975 SF MEDICAL SPACE

FRESH EXTERIOR UPGRADES + 14 PARKING SPACES



619-243-1244
www.stromcommercial.com

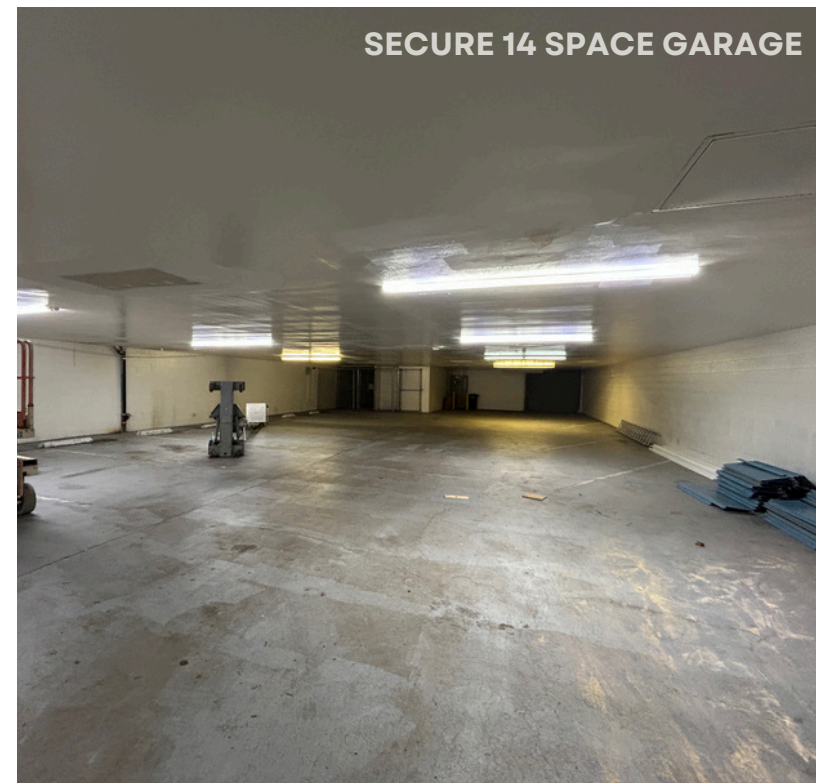


PROPERTY DETAILS

APN	452-284-20-00
RBA	±7,975 SF
TYPICAL FLOOR PLATE	3,988 SF
STORIES	2
LOT SIZE	6,534
ZONING	C-Commercial
YEAR BUILT	1972
PARKING	14 secure spaces
TENANCY	Single

HIGHLIGHTS

- ±7,975 SF building
- Single-User Medical opportunity
- Secure onsite parking with multiple access points
- Signage available
- Elevator + stairwell served
- 1,200 Amps of Power
- 2 roll-up doors & 1 garage door with access from both 3rd Avenue & the alley way



SALE COMPS

418 WALNUT AVENUE

- Sold: \$2,175,000
- Size: 2,400 SF
- PSF: \$906



3579 5th AVENUE

- Sold: \$3,150,000
- Size: 4,378 SF
- PSF: \$719



4010 GOLDFINCH STREET

- Sold: \$3,200,000
- Size: 5,050 SF
- PSF: \$633

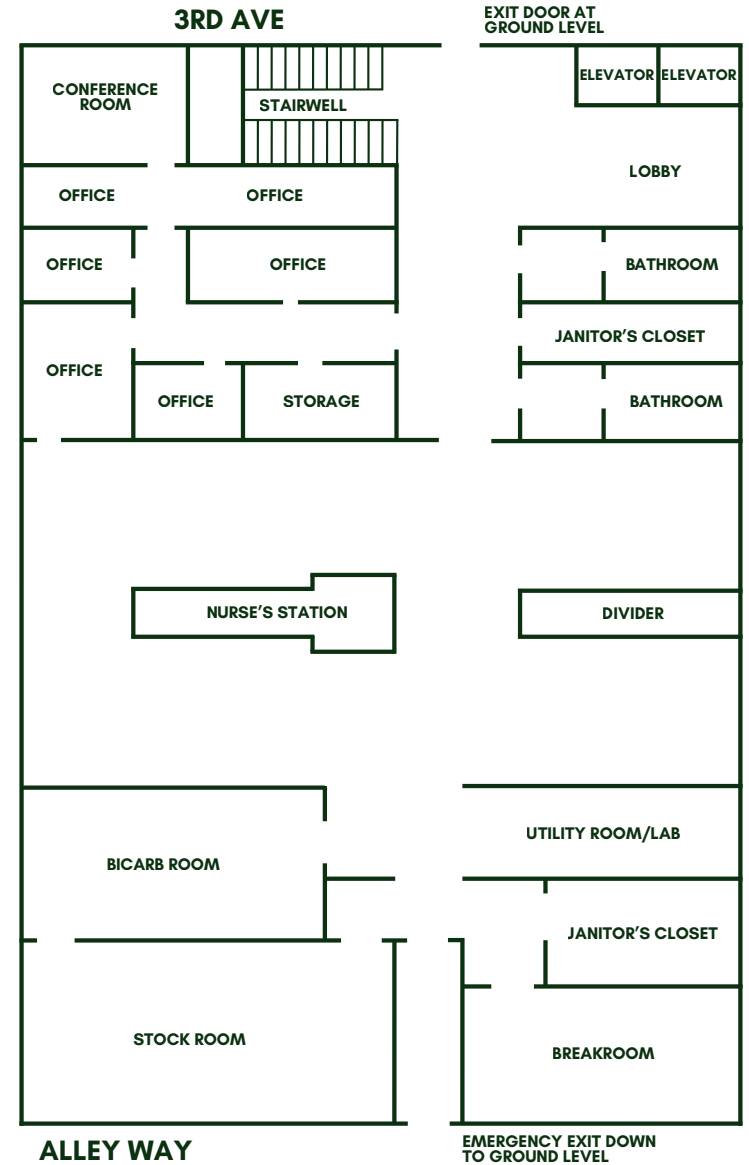


205 WALNUT AVENUE

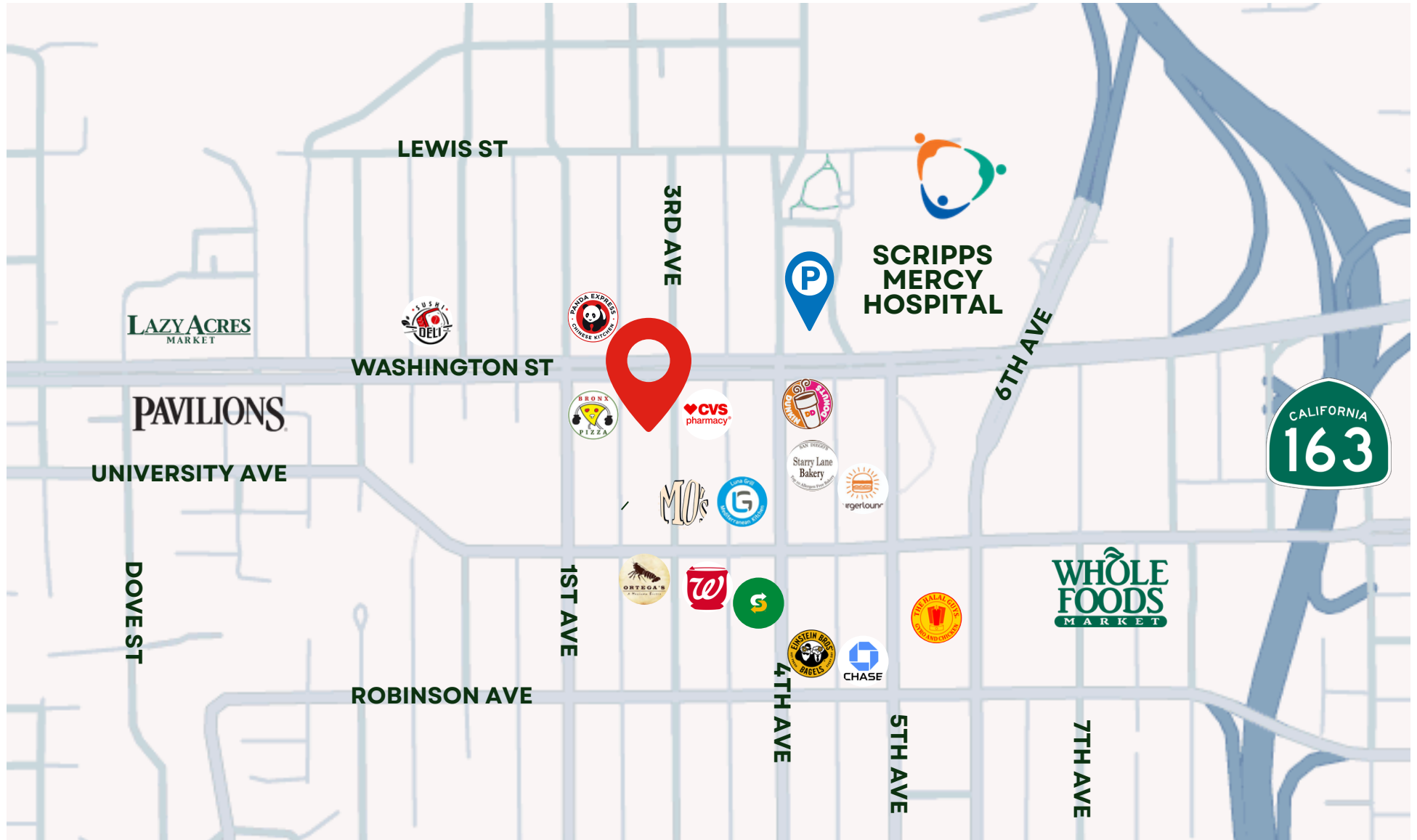
- Sold: \$2,200,000
- Size: 3,161 SF
- PSF: \$695



FLOORPLAN



AMENITY MAP



CONTACT

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