

MONDE

OWNER/USER OPPORTUNITY
FOR SALE OR LEASE



3980 9th Avenue, Unit 1, San Diego, CA 92103



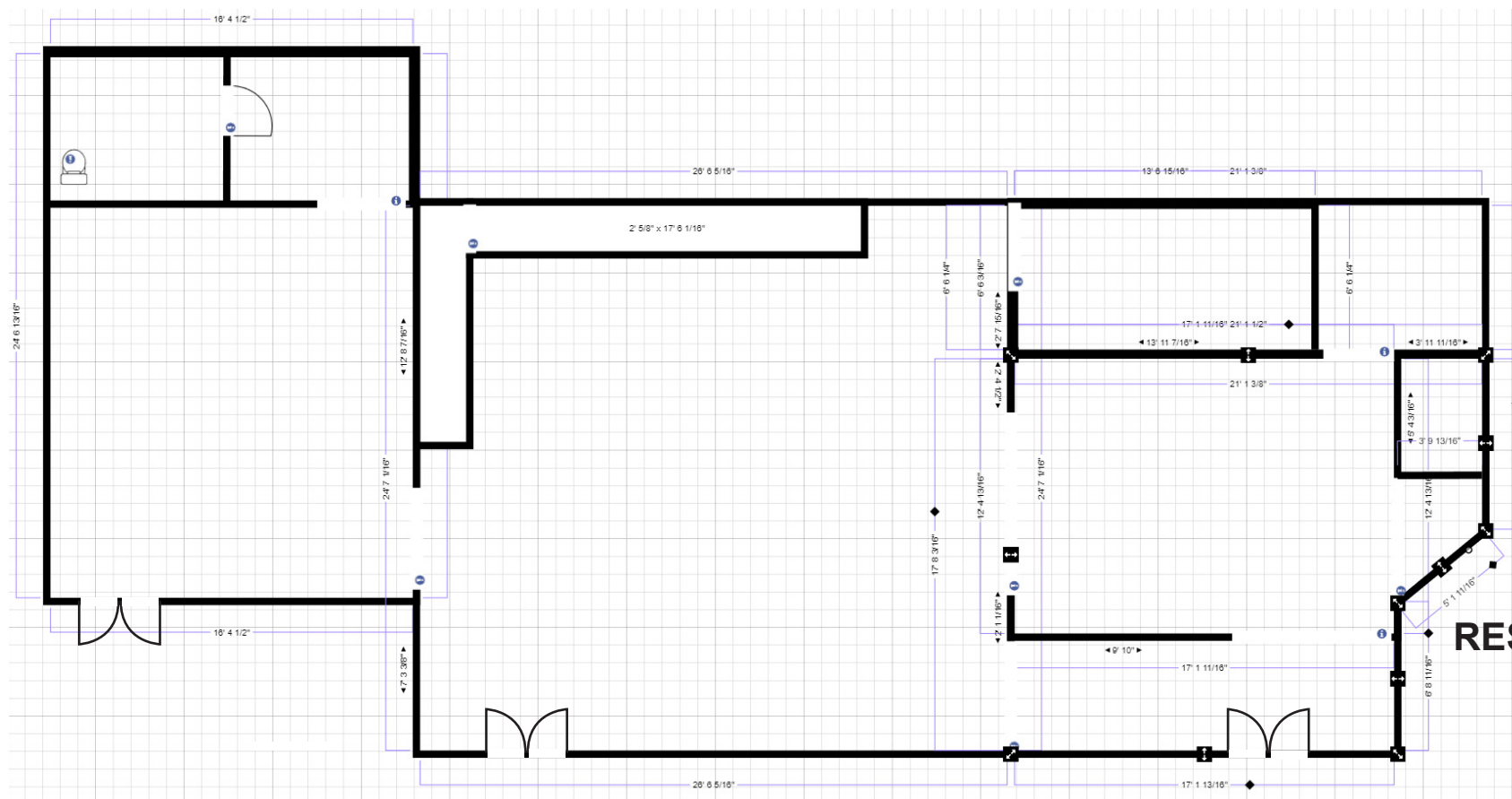
Property Highlights

- **Sale Price: \$1,025,000.00**
- **Lease Rate: \$2.75/SF Modified Gross**
- **±1,706 SF Ground Floor Office/Retail Condo**
- **Owner's Association**
- **Commercial Office/Retail Zoning - Live/Work Approved**
- **Easy Access to Hwy-163 & I-8**
- **Two Designated Parking Spaces**





NINTH AVENUE



RESIDENTIAL LOBBY

*Measurements are approximate

AREA INFORMATION



**532,243
POPULATION
WITHIN 5
MILES**



**94.7% OF
POPULATION
EMPLOYED**



**\$105,796
AVERAGE HH
INCOME WITHIN
5 MILES**



**NEAREST
HOSPITAL 1/2
MILE AWAY**



**218,370
ESTIMATED
HOUSEHOLDS
WITHIN 5 MILES**



**21,719 CPD
WASHINGTON ST.
@ 9TH AVENUE**

