

# 3354-3366

HANCOCK STREET  
SAN DIEGO, CA 92110

FOR LEASE  
±700-1,450 SF AVAILABLE



 **INFINITY**  
INVESTMENT PROPERTIES

**GARRETT GAMBAL**

Associate  
DRE Lic. #02238640

C: (619) 837-3443  
O: (619) 314-8181 ext. 105  
Garrett@InfinityInvestProp.com

**LEV MIZAN**

Managing Broker  
DRE Lic. #01998777

C: (619) 888-5343  
O: (619) 314-8181 ext. 101  
Lev@InfinityInvestProp.com

# SPACE HIGHLIGHTS

**Contact Agent**  
Lease Rate

**± 700-1,450 SF**  
Suite Size (Is Divisible)

**Restaurant/Cafe/Retail Space**  
Use

**June 1, 2026**  
Available On

**8 FT**  
Ceiling Height

**Two (2)**  
Restroom

**Grease Trap, Floor Drains  
& Exhaust Fan**  
Includes



**Hancock Street**  
**5,250 Vehicles Per Day**



## Visibility

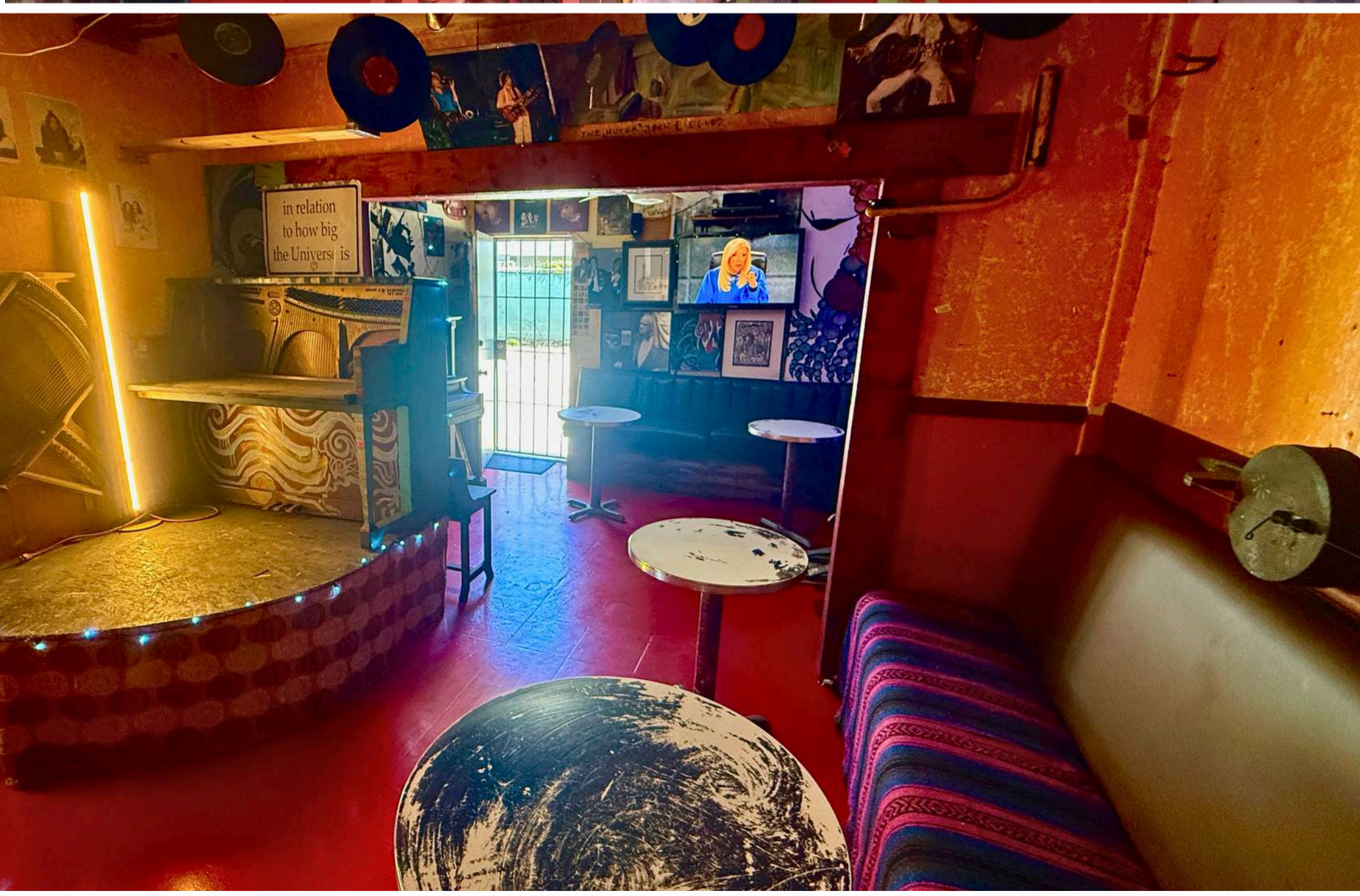
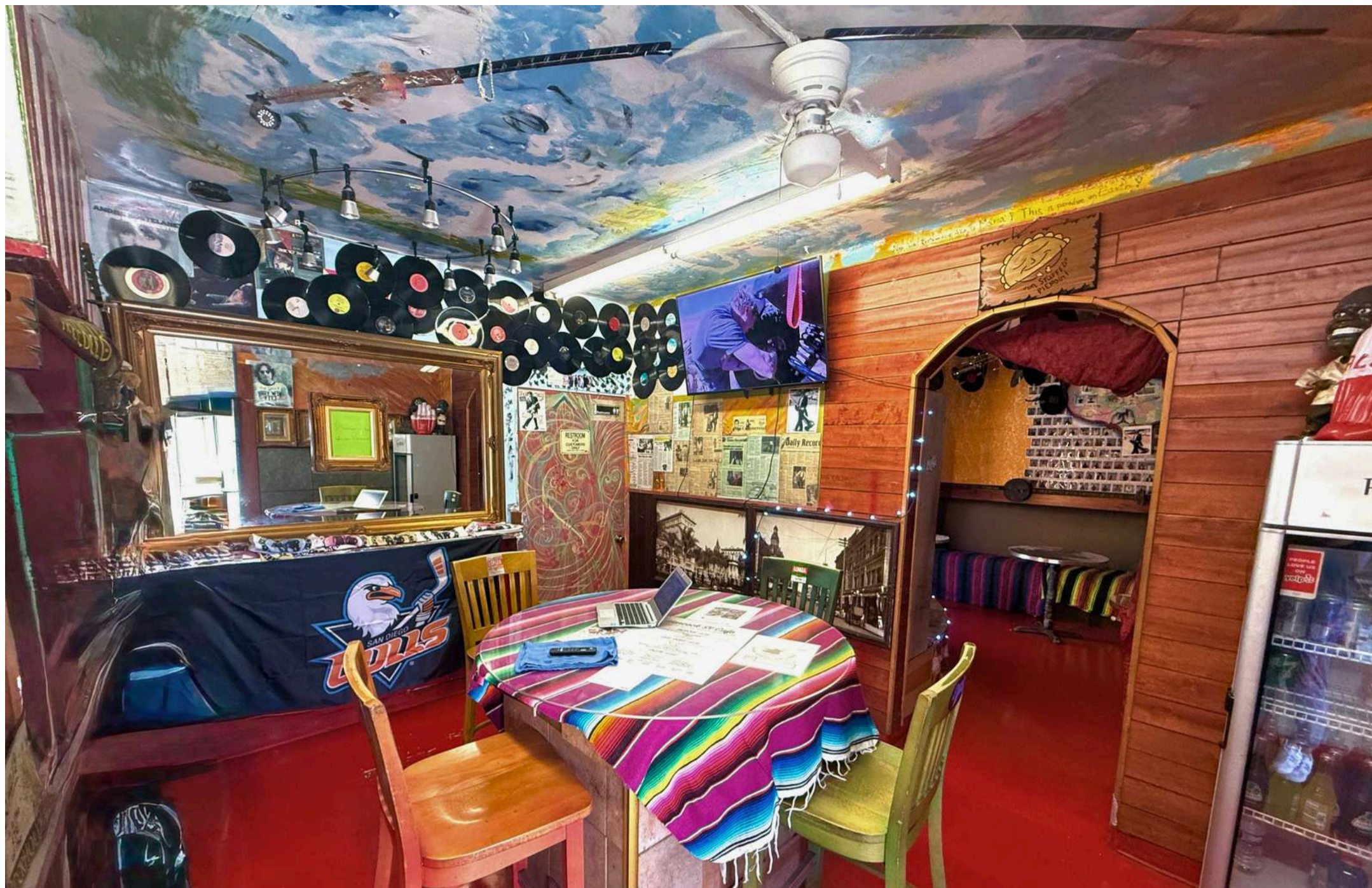
Centrally located on Hancock Street, this suite offers immediate access to the I-5 and I-8 freeways, minutes from Downtown San Diego and the airport. The site is located just off the highly trafficked Rosecrans St, offering a visible and easily accessible location for restaurant or cafe operator near a major corridor.

## Opportunity

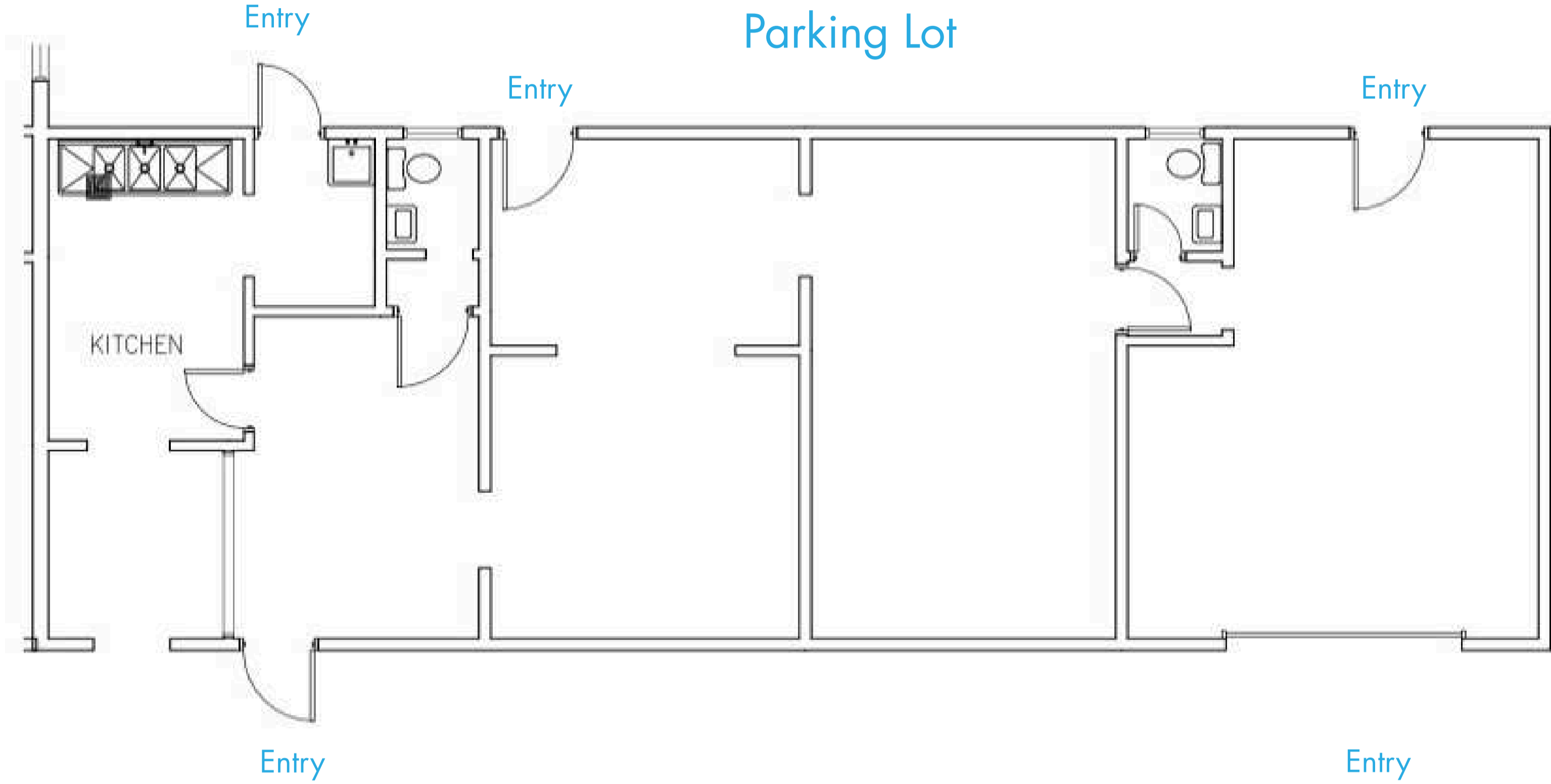
A rare cafe/restaurant space ready for immediate occupancy. This second-generation suite allows a new operator to bypass the costs and delays of a traditional build-out.

## On-Site Amenities

This +/- 700 - 1,450 SF suite features a café build-out, including a full kitchen equipped with a grease trap, floor drains, and exhaust fan in place. The property boasts street frontage with prominent signage opportunities, outdoor space, and ample on-site parking.



# FLOORPLAN



Hancock Street

# DEMOGRAPHICS

## 1 MILE

POPULATION  
9,313

AVERAGE HH INCOME  
\$93,397

HOUSEHOLDS  
3,814

## 3 MILE

POPULATION  
128,380

AVREAGE HH INCOME  
\$119,899

HOUSEHOLDS  
57,745



# NEARBY AMENITIES



3354 Hancock Street



Hancock Street



Camino Del Rio W

Sports Arena Blvd



Sports Arena Shopping Center



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Associate

DRE Lic. #: 02238640

**C: 619.837.3443**

[Garrett@InfinityInvestProp.com](mailto:Garrett@InfinityInvestProp.com)



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Managing Broker

DRE Lic. #: 01998777

**C: 619.888.5343**

[Lev@InfinityInvestProp.com](mailto:Lev@InfinityInvestProp.com)

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