

INLINE SPACE FOR LEASE

# UNIVERSITY SQUARE

5801-5985 UNIVERSITY AVENUE  
SAN DIEGO, CALIFORNIA



CBRE



## TENANT ROSTER

| SITE PLAN # | ADDRESS     | TENANT                   | SF              | SITE PLAN # | ADDRESS    | TENANT                         | SF              |
|-------------|-------------|--------------------------|-----------------|-------------|------------|--------------------------------|-----------------|
| 1-2         | 602         | American Red Cross       | 3,960 SF        | 27, 28      | 307        | La Michoacana Plus             | 2,475 SF        |
| <b>3</b>    | <b>601</b>  | <b>AVAILABLE</b>         | <b>1,200 SF</b> | <b>29</b>   | <b>305</b> | <b>AVAILABLE</b>               | <b>1,650 SF</b> |
| 4           | 501         | Marshalls                | 25,600 SF       | 30 B        | 304        | Wellness Pharmacy              | 800 SF          |
| <b>5</b>    | <b>334</b>  | <b>AVAILABLE</b>         | <b>1,200 SF</b> | <b>30 A</b> | <b>303</b> | <b>Available</b>               | <b>1,400 SF</b> |
| 6           | 333         | Gualberto's Taco Shop    | 900 SF          | 31          | 301        | University Landerland          | 2,935 SF        |
| 7A          | 332         | Sam's Barber Shop        | 900 SF          | 32          | 200        | Food 4 Less                    | 53,000 SF       |
| 7B          | 331         | Dickies Cali Wear        | 1,320 SF        | 34          | PD-1301    | Genie Car Wash                 | 6,530 SF        |
| 8-12        | 323-330     | Crunch Fitness           | 19,886 SF       | 35          |            | Food 4 Less Fuel               | 5,045 SF        |
| 13          | 320         | CDC Beauty Supply        | 4,365 SF        | 36          | NAP        | AutoZone                       | 6,000 SF        |
| 14A-B       | 319         | Jasmine Beauty           | 3,968 SF        | 37          | PD-1001    | Carl's Jr.                     | 2,912 SF        |
| 15          | 400         | 99 Only Store            | 18,404 SF       | 38          | PD-0901    | IHOP                           | 4,800 SF        |
| 16,17,18    | 402,404,317 | Kidney Care              | 9,732 SF        | 39          | BLDG 8     | Taqueria Al Gusto              | 2,200 SF        |
| <b>19</b>   | <b>316</b>  | <b>AVAILABLE</b>         | <b>1,660 SF</b> | 40          | PAD A6     | Spine & Sport Physical Therapy | 2,500 SF        |
| 20          | 315         | Zappy Pizza              | 1,125 SF        | 41, 42, 43  | PAD A3-A5  | Western Dental                 | 3,312 SF        |
| 21          | 314         | Fruteria La Buga         | 900 SF          | 44          | PAD A2     | Ding Tea                       | 1,200 SF        |
| 22          | 313         | Crystal Nails            | 700 SF          | 45          | PAD A1     | Panda Express                  | 2,076 SF        |
| 23          | 312         | Fred Loya Insurance      | 1,100 SF        | 46          | PAD B1     | Lee's Sandwiches               | 2,120 SF        |
| 24          | 311         | Smokey J                 | 1,300 SF        | 47-48       | PAD B 2&3  | Neighborhood Kitchens          | 3,940 SF        |
| 25          | 310         | Image Factory            | 900 SF          |             |            |                                |                 |
| 26          | 309         | University Square Dental | 1,100 SF        |             |            |                                |                 |

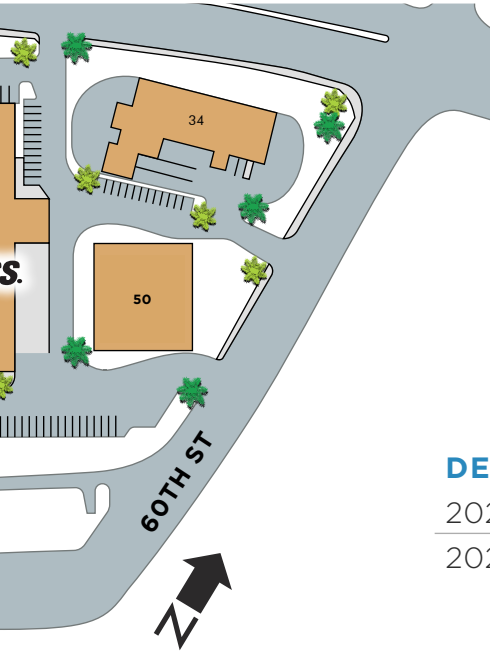


AVAILABLE FOR LEASE



### PROJECT FEATURES

- Anchored by Food 4 Less, Marshalls and Crunch Fitness
- Junior anchors include: 99 Cent Only, IHOP, Carls Jr., Genie Car Wash and many others
- Space Available in Food Court Pad building
- Excellent frontage on University Avenue the major commercial thoroughfare in the trade area
- Pylon signage available with building signage
- Located in San Diego's most densely populated trade area nearby San Diego State University with an enrollment of 35,000 students



### DEMOGRAPHICS

2021 Population

2021 Average HH Income

### 1 MILE

34,954

\$70,690

### 3 MILES

244,334

\$80,903

### 5 MILES

618,047

\$88,376



### TRAFFIC COUNTS (COSTAR 2021)

University Ave - 29,539 AWDT

College Ave - 28,872 AWDT















SAN DIEGO STATE UNIVERSITY

Montezuma Rd



Aldine Dr

**UNIVERSITY**  
SQUARE



**TARGET**

**WALMART**

**24 FITNESS**

College Ave

College Grove Dr

Luther King Jr Fwy

Federal Blvd

54th St

Chollas

Home Ave

Fairmount Ave

Orange Ave

San Diego Mission Rd

Twain Ave

Alvarado Canyon Rd

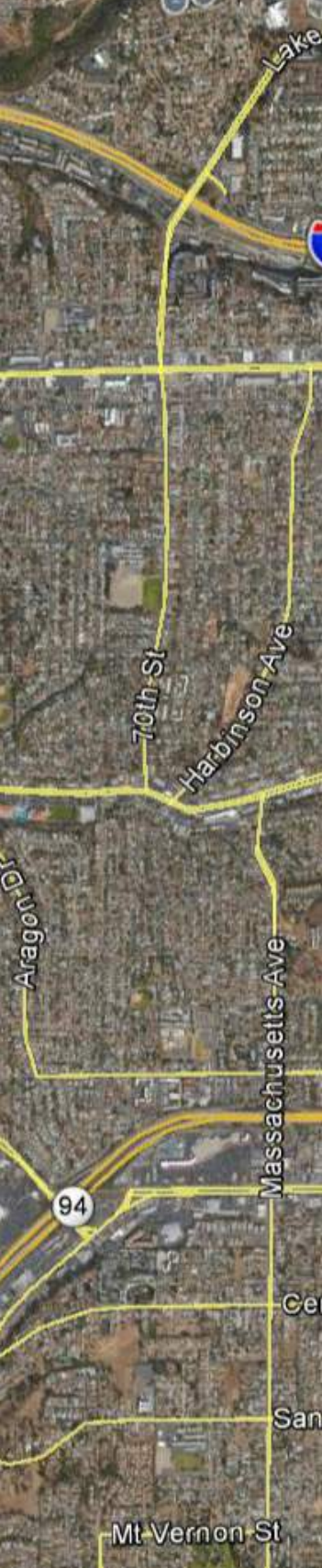
San Diego Mission Rd

San Diego Mission Rd

Collins Blvd

Rolando Ave





## DEMOGRAPHICS

| POPULATION                              | 1 Mile | 3 Miles | 5 Miles |
|---|--------|---------|---------|
| 2021 Population - Current Year Estimate | 34,954 | 244,334 | 618,047 |
| 2026 Population - Five Year Projection  | 35,400 | 248,938 | 628,471 |
| 2010 Population - Census                | 34,668 | 238,073 | 599,561 |
| 2000 Population - Census                | 36,043 | 240,184 | 598,952 |
| 2010-2021 Annual Population Growth Rate | 0.07%  | 0.23%   | 0.27%   |
| 2021-2026 Annual Population Growth Rate | 0.25%  | 0.37%   | 0.34%   |

| HOUSEHOLDS                              |        |        |         |
|---|--------|--------|---------|
| 2021 Households - Current Year Estimate | 11,757 | 84,471 | 222,087 |
| 2026 Households - Five Year Projection  | 11,879 | 86,086 | 225,858 |
| 2010 Households - Census                | 11,683 | 82,323 | 214,457 |
| 2000 Households - Census                | 12,115 | 83,402 | 212,312 |
| 2010-2021 Annual Household Growth Rate  | 0.06%  | 0.23%  | 0.31%   |
| 2021-2026 Annual Household Growth Rate  | 0.21%  | 0.38%  | 0.34%   |
| 2021 Average Household Size             | 2.94   | 2.84   | 2.75    |

| HOUSEHOLD INCOME              |          |          |           |
|-------------------------------|----------|----------|-----------|
| 2021 Average Household Income | \$70,690 | \$80,903 | \$88,376  |
| 2026 Average Household Income | \$80,391 | \$92,043 | \$100,568 |
| 2021 Median Household Income  | \$53,395 | \$57,430 | \$65,752  |
| 2026 Median Household Income  | \$58,964 | \$65,444 | \$76,145  |
| 2021 Per Capita Income        | \$23,505 | \$28,057 | \$31,764  |
| 2026 Per Capita Income        | \$26,667 | \$31,928 | \$36,144  |

| HOUSING UNITS                       |           |           |           |
|-------------------------------------|-----------|-----------|-----------|
| 2021 Housing Units                  | 12,618    | 89,707    | 235,532   |
| 2021 Vacant Housing Units           | 861       | 5,236     | 13,445    |
| 2021 Occupied Housing Units         | 11,756    | 84,470    | 222,087   |
| 2021 Owner Occupied Housing Units   | 4,090     | 35,024    | 94,143    |
| 2021 Renter Occupied Housing Units  | 7,666     | 49,446    | 127,944   |
| 2020 Median Value of Housing Units  | \$459,664 | \$555,139 | \$565,034 |
| 2020 Average Value of Housing Units | \$507,705 | \$618,871 | \$628,129 |



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