

# University Square

**FOR LEASE**

5801-5895 University Ave, San Diego, CA



UNIVERSITY AVE | ADT 35,479

RI RETAIL INSITE

58TH ST



WILL C. CRAWFORD  
HIGHSCHOOL



University  
Square.

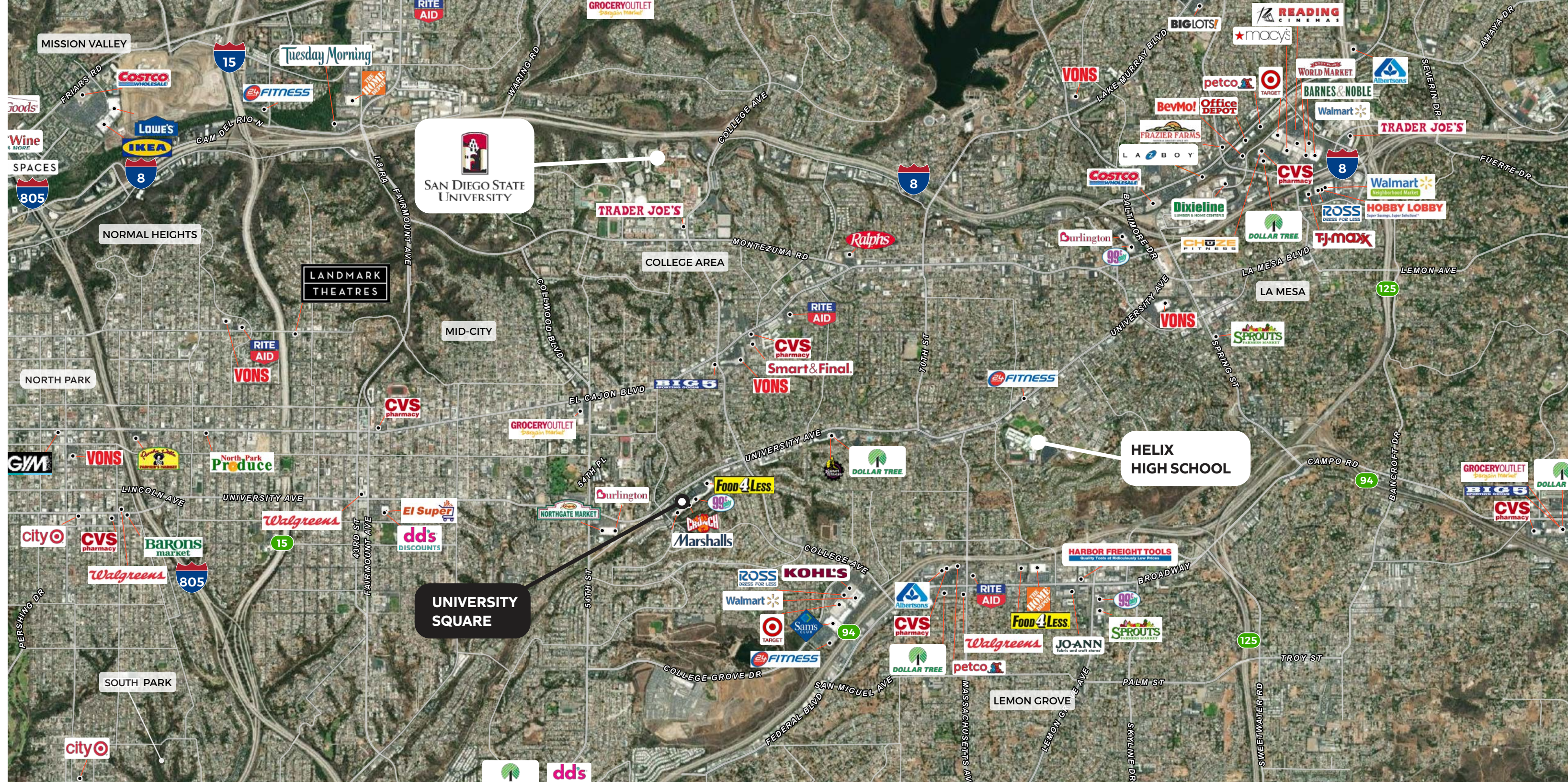
UNIVERSITY AVE | ADT 35,479

COLLEGE AVE | ADT 30,881



University Square is a dominant retail shopping center in the heart of Mid-City. The property is easily accessed from multiple major arterials, University Ave and College Ave. The surrounding density in the trade area has made University Square one of the highest trafficked centers in the region with over 2.6 Million trips per year. The center is anchored by multiple national credit tenants including Marshalls, Food 4 Less, 99 Cent Only, and more. New ownership has invested substantial dollars into the renovation of the center, further solidifying its position as the marquis property in the trade area.



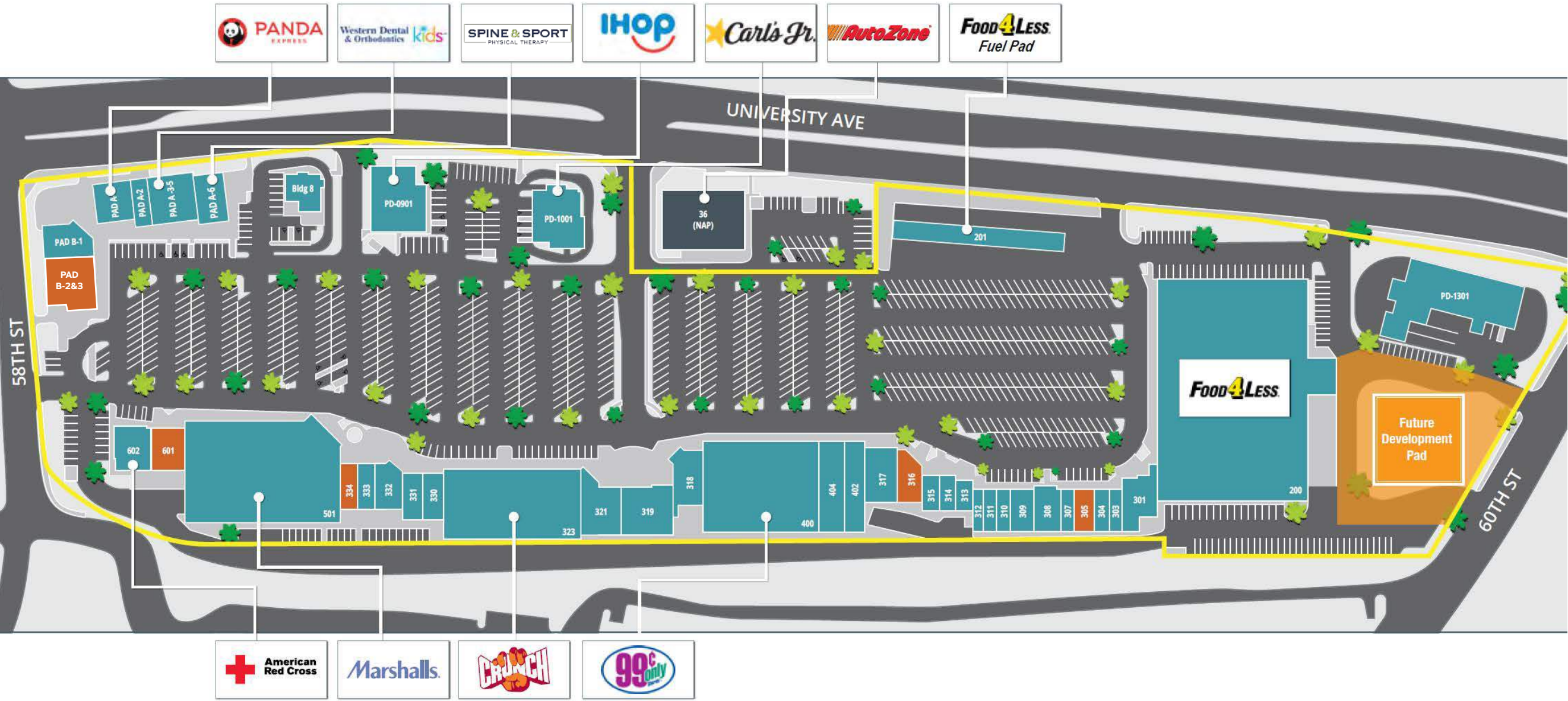




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Site Plan.

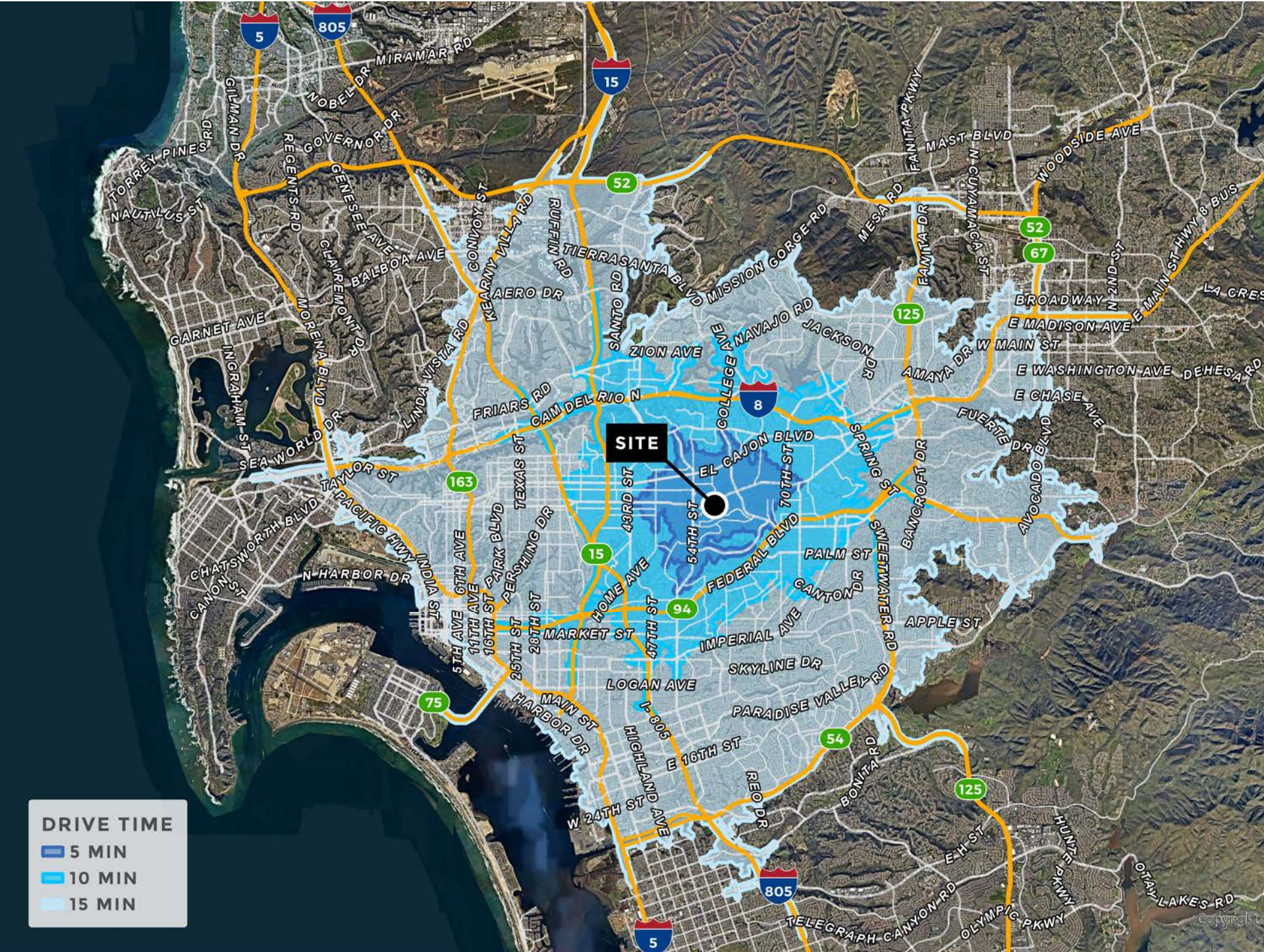
Tenant Roster



SUITE	TENANT	SF
200	Food 4 Less	53,000
201	Food 4 Less Fuel	5,045
301	University Laundryland	2,935
303	Cricket Wireless	1,400
304	Wellness Rx Pharmacy	800
305	AVAILABLE	1,650
307-308	La Michoacana Plus	2,475
309	University Square Dental	1,100
310	Image Factory	900
311	Smokey Jay	1,300
312	Fred Loya Insurance	1,100
313	Crystal Nails	700
314	Fruteria La Buga	900
315	Zappy Pizza	1,125
316	AVAILABLE	1,660
317,402,404	Fresenius Kidney Care	9,732
318-319	Jasmine Beauty	3,968
321	CDC Beauty Supply & Wigs	4,365
323-330	Crunch Fitness	19,886

SUITE	TENANT	SF
331	Cali Wear	1,320
332	Sam's Barber Shop	900
333	Gualbertos Taco Shop	900
334	AVAILABLE	1,200
400	99 Cent Only Stores	18,404
501	Marshall's	25,600
601	AVAILABLE	1,200
602	American Red Cross (WIC)	3,960
Bldg 8	Tacqueria Al Gusto	2,200
PADA-1	Panda Express	2,076
PADA-2	Ding Tea	1,200
PADA-3-5	Western Dental	3,312
PADA-6	Spine & Sport	2,500
PADAB-1	Lee's Sandwiches	2,120
PADAB2&3	Reef Kitchens (Potentially available. Do not distrub tenant)	3,940
PD-0901	IHOP	4,800
PD-1001	Carl's Jr.	2,912
PD1301	Genie Car Wash	6,530





# Area Demographics.

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	57,691	228,839	855,495
Average Household Income	\$79,890	\$89,169	\$104,470
Total Households	19,825	81,339	319,057
Daytime Population	42,381	200,144	887,400
Median Age	32.4	32.5	34.7

2.6M  
annual visits to the center, making University Square one of the **busiest centers** in Mid City

96%  
Center ranks in the top 96% of neighborhood center/ trips nationwide

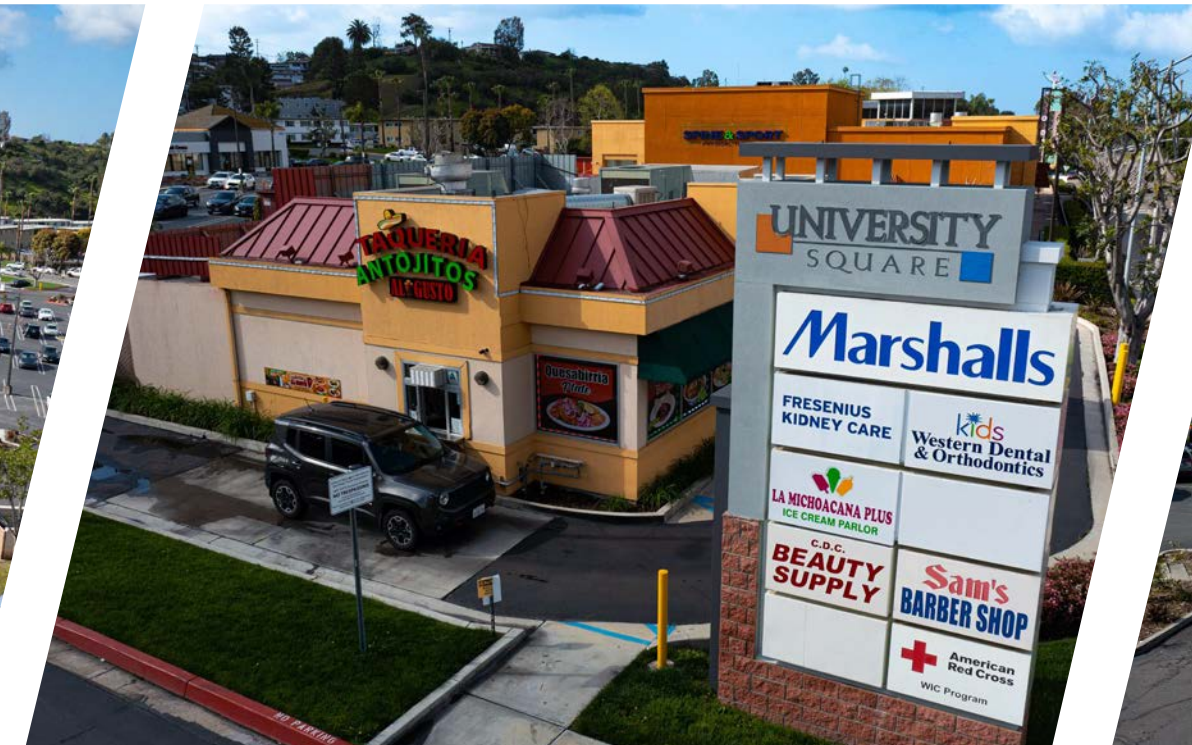
6.69  
trips from the average shopper at the center, solidifying its place as a neighborhood destination

Analytics  
mobile data shows consistent traffic at the center throughout the day



# Property Highlights.

- Dominant retail shopping center in Mid-City
- Dense trade area with access to surrounding residential population
- Well-connected to SDSU's growing campus and student body
- Highly trafficked corridor: University Ave – 25,479 CPD & College Ave - 30,881 CPD
- Abundant surface parking available





Availability.

Suite 601  
1,200 sf

Suite 334  
1,200 sf

Suite 316  
1,660 sf

Suite 305  
1,650 sf





# RI RETAIL INSITE



**MATT MOSER**

858.523.2096  
mmoser@retailinsite.net

**JACK AVARELLO**

858.257.3484  
javarello@retailinsite.net

**RETAIL INSITE**

120 Sierra Ave, Ste 110, Solana Beach, CA 92075  
Lic #01206760  
retailinsite.net

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