



**780 SF – 5,100 SF Retail
Suites for Lease at
\$22.00/SF/YR NNN**

**6172 University Ave
San Diego, CA 92115**

Overview

- Retail suites available ranging from 780 SF to 5,100 SF.
- Storage units available behind the retail space ranging from 80 SF to 500 SF.
- Excellent frontage on a major street. High population density area with 20,000+ vehicles per day.

Highlights

- 600,000 population and \$90,000 avg household income in a 5 mile radius
- Near 8 and 94 freeways and less than 2 miles to San Diego State University
- Nearby major retailers include Planet Fitness, Smart & Final, Vons, Pita Pit



Taylor Nuccitelli



919-798-0447



taylor@renewalrdu.com



Details

Building

- Size: 16,179 SF
- Built: 1970
- 10 retail suites ranging from 780 SF to 5,100 SF.
- Storage available directly behind the retail space.

Nearby Major Retailers



Taylor Nuccitelli



919-798-0447



taylor@renewalrdu.com



Taylor Nuccitelli



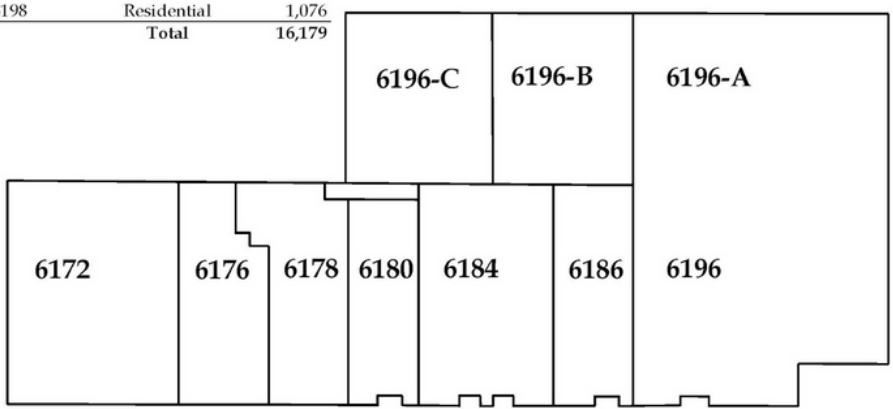
919-798-0447






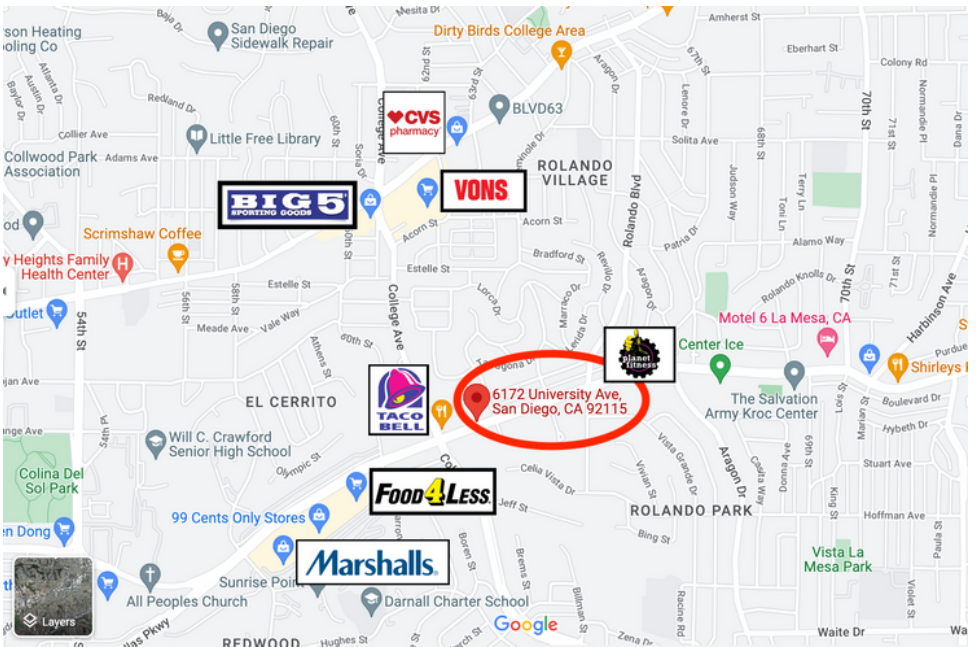
taylor@renewalrdu.com

UNV - Official Size Document

		Size (SF)
6172	Retail	2,031
6176	Retail	916
6178	Retail	1,054
6180	Retail	793
6184	Retail	1,664
6186	Retail	896
6196 & 6196-A	Retail/Warehouse	5,107
6196-B	Warehouse	1,321
6196-C	Warehouse	1,321
6198	Residential	1,076
Total		16,179



 Taylor Nuccitelli
 919-798-0447
 taylor@renewalrdu.com



Taylor Nuccitelli



919-798-0447



taylor@renewalrdu.com