

# PRONTO UNIVERSITY CENTER

4679 University Avenue, San Diego CA 92105

**FOR LEASE**  
AVAILABLE: 1,640—1,916 SF

## Highlights:

- Over 60,000 People within 1 mile radius
- Rare Onsite Parking - 20 Spaces
- Join the Popular Pronto Laundry and Cricket Wireless
- Monument Signage Available



*For more information about this property, please contact:*

**Rick Wu**  
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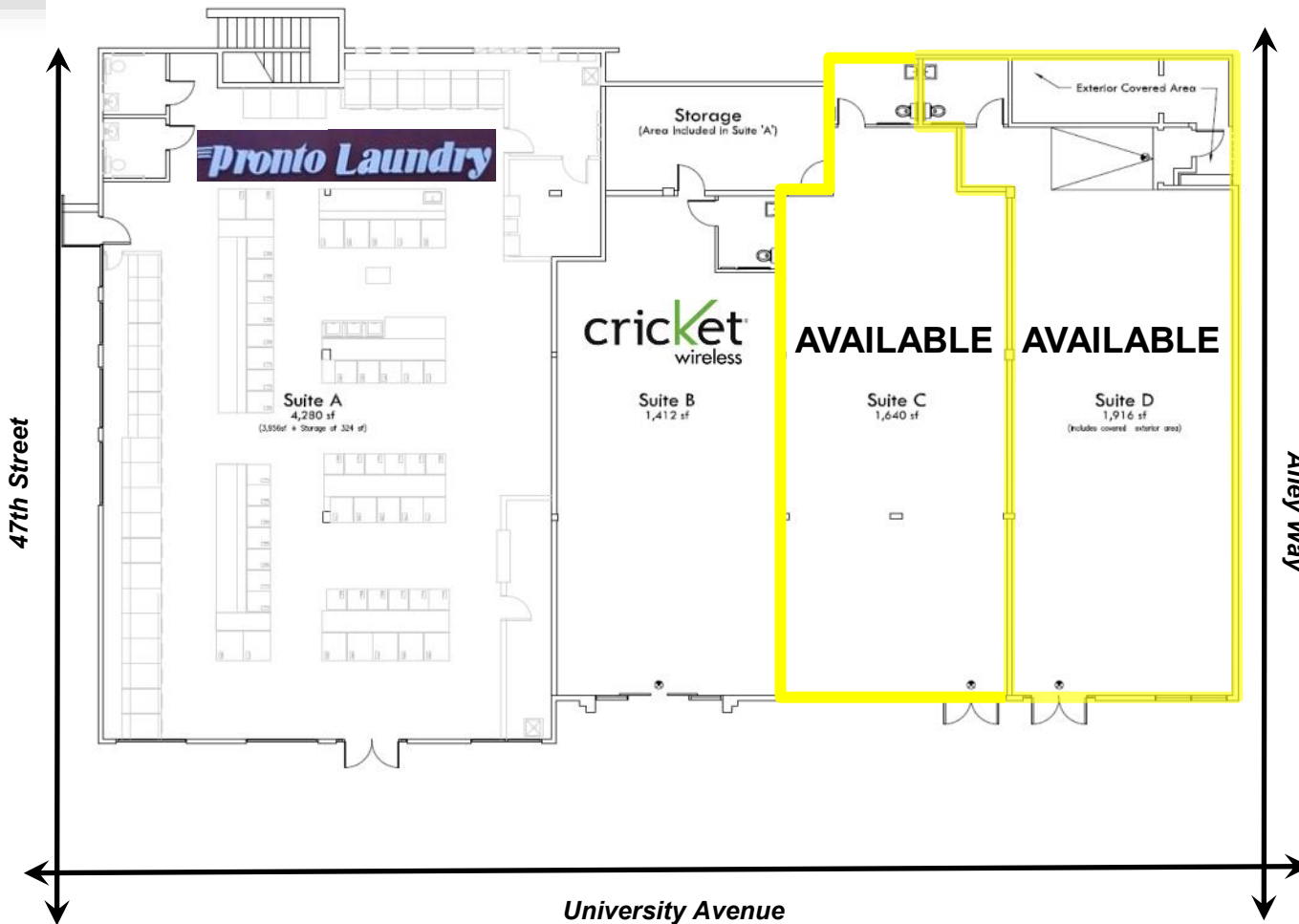


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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

# SITE PLAN

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### DEMOGRAPHICS

#### 2022 TOTAL POPULATION

1 mile:	62,597
3 miles:	265,756
5 miles:	674,560

#### 2022 AVG. HOUSEHOLD INCOME

1 mile:	\$59,772
3 miles:	\$82,447
5 miles:	\$90,915

#### 2022 TRAFFIC COUNT:

University Avenue - 21,377 ADT



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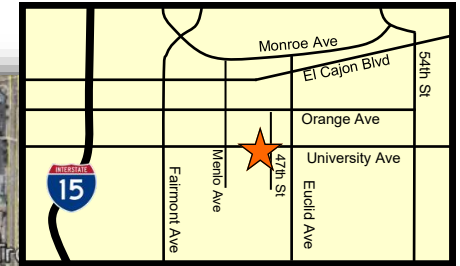


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# AERIAL

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