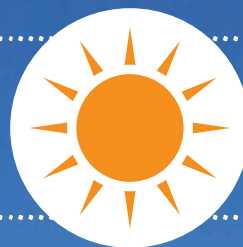


SOUTHLAND



PLAZA

615 SATURN BOULEVARD
SAN DIEGO, CA 92154

The Walmart logo, featuring the word 'Walmart' in blue and the yellow six-pointed starburst icon, is displayed on the side of a large, light-colored commercial building. The building has a red-tiled roof section on the right. In the foreground, there is a parking lot with several cars, including a red car on the left and a silver SUV on the right. A tall black light pole stands in the middle ground. The sky is blue with scattered white clouds. Bare trees are visible in the background and foreground.

FOR LEASE

±1,200 - ±2,450 SF AVAILABLE ±8,500 SF
(TO BE BUILT)



TENANTS

Walmart 



VONS  CVS



SOUTHLAND PLAZA

is one of the most dominant community/power centers in the South Bay Area of San Diego.

SOUTHLAND PLAZA

has excellent visibility to Interstate 5 and is located within approx. 3.5 miles of the United States/Mexico border.



TRAFFIC COUNTS

Interstate 5: ±121,300 ADT

Palm Avenue: ±52,700 ADT



AVERAGE HHI*

1 Mile: \$87,790

3 Miles: \$97,346

5 Miles: \$111,272



POPULATION

1 Mile: 20,272

3 Miles: 152,930

5 Miles: 279,178



DAYTIME POPULATION

1 Mile: 11,236

3 Miles: 79,092

5 Miles: 152,834



VISITS

VISITS

4.8M

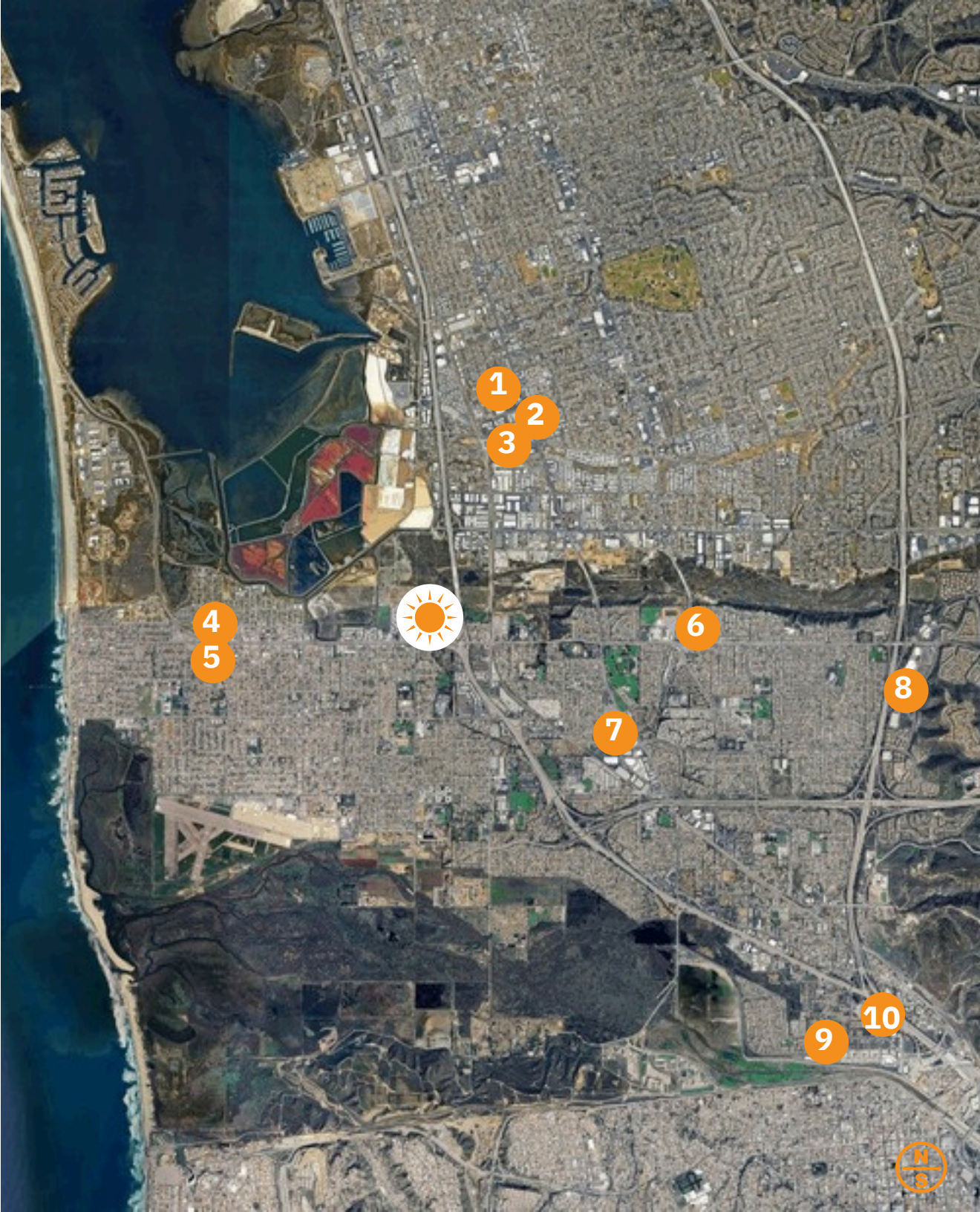
3/1/24-2/28/25

Southland Plaza

SITE PLAN



STE TENANT		BLDG
A	AVAILABLE ±2,450 SF	9
B	Army/Navy Recruiting	
C	Kidz Shine Pediatric Dentist	
Big 5		10
A	Marine Recruiting	11
B	T&N Nails	
C1	Pet Market	
C2	Imperial Beach Hair Lounge	
D	Hydro Charge Water Store	
E-G AVAILABLE UP TO ±8,500 SF (TO BE BUILT)		12
A	Wells Fargo	
B-1	Metro PCS	
B-2	AT&T	
C	All American Sandwiches & Pizza	13
A-B	Mission Federal Credit Union	
C/D	Spine & Sport	
E	Fastsigns	
F	Pho Anh & Grill	
G-1	Cotija's Taco Shop	
G-2	J&J Smoke Shop	
A	Cold Stone Creamery	15
B	Sally Beauty Supply	
C	AVAILABLE ±2,400 SF	
D	AVAILABLE ±1,200 SF	
E	Saturn Cleaners	
F	GNC	
G	Dentist - Dr. Lin	
H	Optometrist - Dr. Rummel	
J	Family Practice - Dr. Villa	17
A	Panda Express	
B	Starbucks	18
A-B	Navy Federal Credit Union	
C	Postal Annex+	



Southland Plaza

AERIAL



PROPERTY

1

COSTCO
WHOLESALE

Walmart

2



Michaels
Where Creativity Happens

3

Food4Less

ROSS
DRESS FOR LESS

dd's
DISCOUNTS

4

CVS



5

GROCERYOUTLET
bargain market

6

CVS

7



8

Walmart

AMC
THEATRES

VONS

Burlington



9

TJ-maxx

ROSS
DRESS FOR LESS

10

ROSS
DRESS FOR LESS



Marshalls

carter's



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Rev. 3.20.25

CVS/pharmacy

LIQUOR

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SOUTHLAND PLAZA



615 SATURN BOULEVARD
SAN DIEGO, CA 92154

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