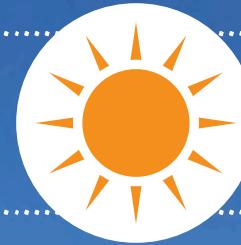


SOUTHLAND PLAZA



615 SATURN BOULEVARD
SAN DIEGO, CA 92154



FOR LEASE

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



TENANTS

Walmart



VONS 



Bank of America.



BIG5
SPORTING GOODS



IHOP

NAVY
FEDERAL
Credit Union

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

*Disclaimer on pg. 6

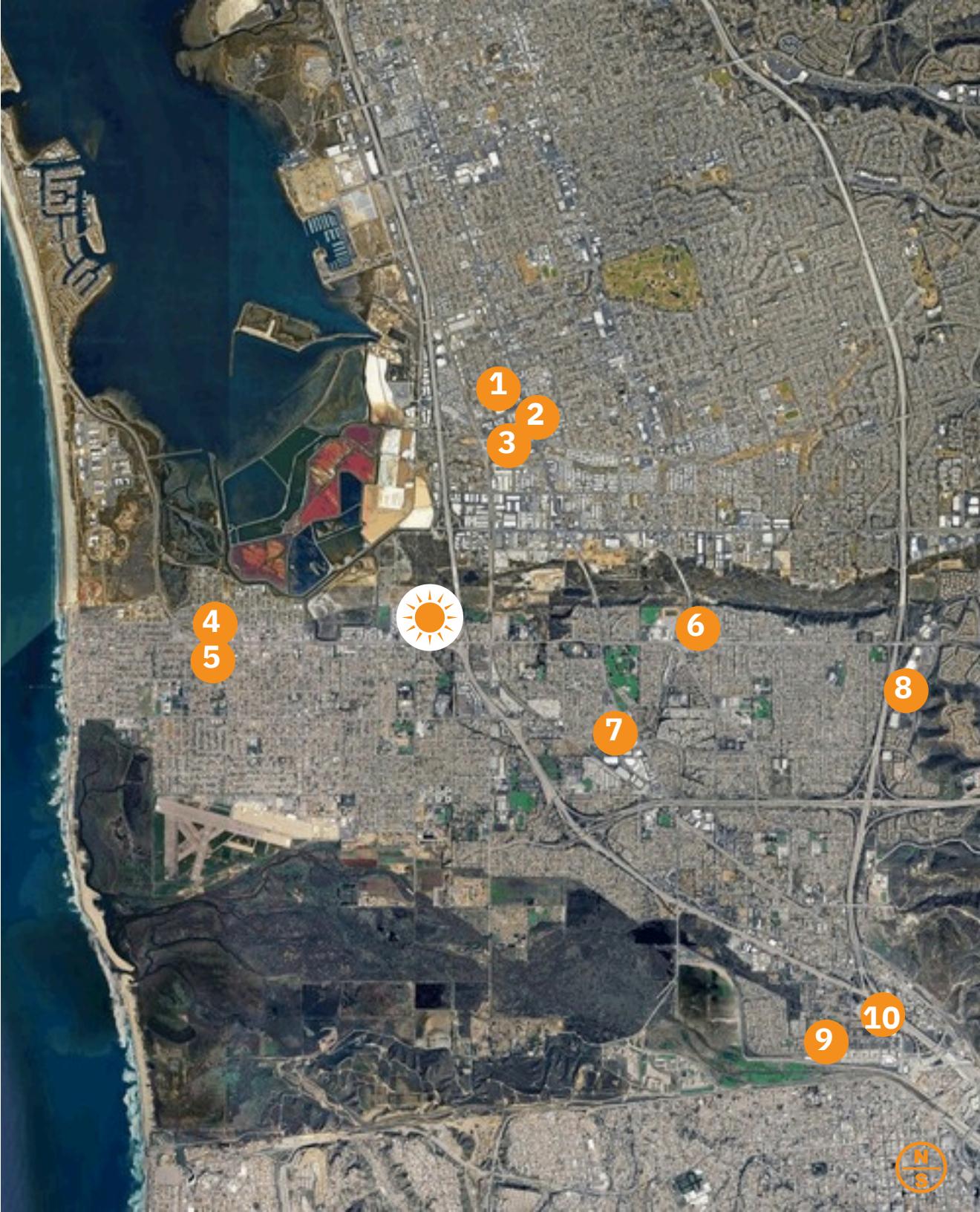
Southland Plaza

SITE PLAN



STE TENANT

| | | |
|-----|------|---|
| | BLDG | |
| A | 9 | AVAILABLE ±2,450 SF |
| B | 10 | Army/Navy Recruiting |
| C | 11 | Kidz Shine Pediatric Dentist |
| | 12 | Big 5 |
| A | 13 | Marine Recruiting |
| B | 14 | T&N Nails |
| C1 | 15 | Pet Market |
| C2 | 16 | Imperial Beach Hair Lounge |
| D | 17 | Hydro Charge Water Store |
| E-G | 18 | AVAILABLE UP TO ±8,500 SF (TO BE BUILT) |
| A | 9 | Wells Fargo |
| B-1 | 10 | Metro PCS |
| B-2 | 11 | AT&T |
| C | 12 | All American Sandwiches & Pizza |
| A-B | 13 | Mission Federal Credit Union |
| C/D | 14 | Spine & Sport |
| E | 15 | Fastsigns |
| F | 16 | Pho Anh & Grill |
| G-1 | 17 | Cotija's Taco Shop |
| G-2 | 18 | J&J Smoke Shop |
| A | 9 | Cold Stone Creamery |
| B | 10 | Sally Beauty Supply |
| C | 11 | AVAILABLE ±2,400 SF |
| D | 12 | AVAILABLE ±1,200 SF |
| E | 13 | Saturn Cleaners |
| F | 14 | GNC |
| G | 15 | Dentist - Dr. Lin |
| H | 16 | Optometrist - Dr. Rummel |
| J | 17 | Family Practice - Dr. Villa |
| A | 18 | Panda Express |
| B | 9 | Starbucks |
| A-B | 10 | Navy Federal Credit Union |
| C | 11 | Postal Annex+ |



Southland Plaza

AERIAL

PROPERTY

1. **Costco** Wholesale Walmart

2. Target Michaels
Where Creativity Happens

3. Food4Less. Ross Dress for Less dd's Discounts

4. CVS Dollar Tree

5. Grocery Outlet
bargain market

6. CVS

7. Northgate Market

8. Walmart AMC Theatres Vons

Burlington The Home Depot

T.J. Maxx Ross Dress for Less

Marshalls Carter's

FOR LEASING INFORMATION

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SOUTHLAND  **PLAZA**

615 SATURN BOULEVARD
SAN DIEGO, CA 92154

**FLOCKE &
AVOYER**
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