

# Arrive.

MISSION VALLEY



**FLOCKE &  
AVOYER**  
Commercial Real Estate





# Arrive.

MISSION VALLEY

5175 LINDA VISTA RD & 5375 NAPA ST  
SAN DIEGO, CA 92110

- **EXCITING MIXED-USE PROJECT**
  - ±8,815 SF of high exposure street front retail
  - Over 400 on-site residents (165 luxury apartment units & 22 lofts)
- **ON-SITE TROLLEY STATION**
  - Eastbound access to San Diego State
  - Southbound access to Downtown San Diego
  - ±1,500 daily passengers board or disembark at this station
- **PROXIMITY TO USD**
  - University of San Diego is up the street with ±10,000 students and faculty members

## TRAFFIC COUNTS

**Morena Boulevard: 27,374 CPD**

**Napa Street: 15,015 CPD**

## AVERAGE HHI\*

**1 Mile: \$95,286**

**3 Miles: \$102,721**

**5 Miles: \$100,076**

## POPULATION

**1 Mile: 11,603**

**3 Miles: 141,857**

**5 Miles: 446,563**

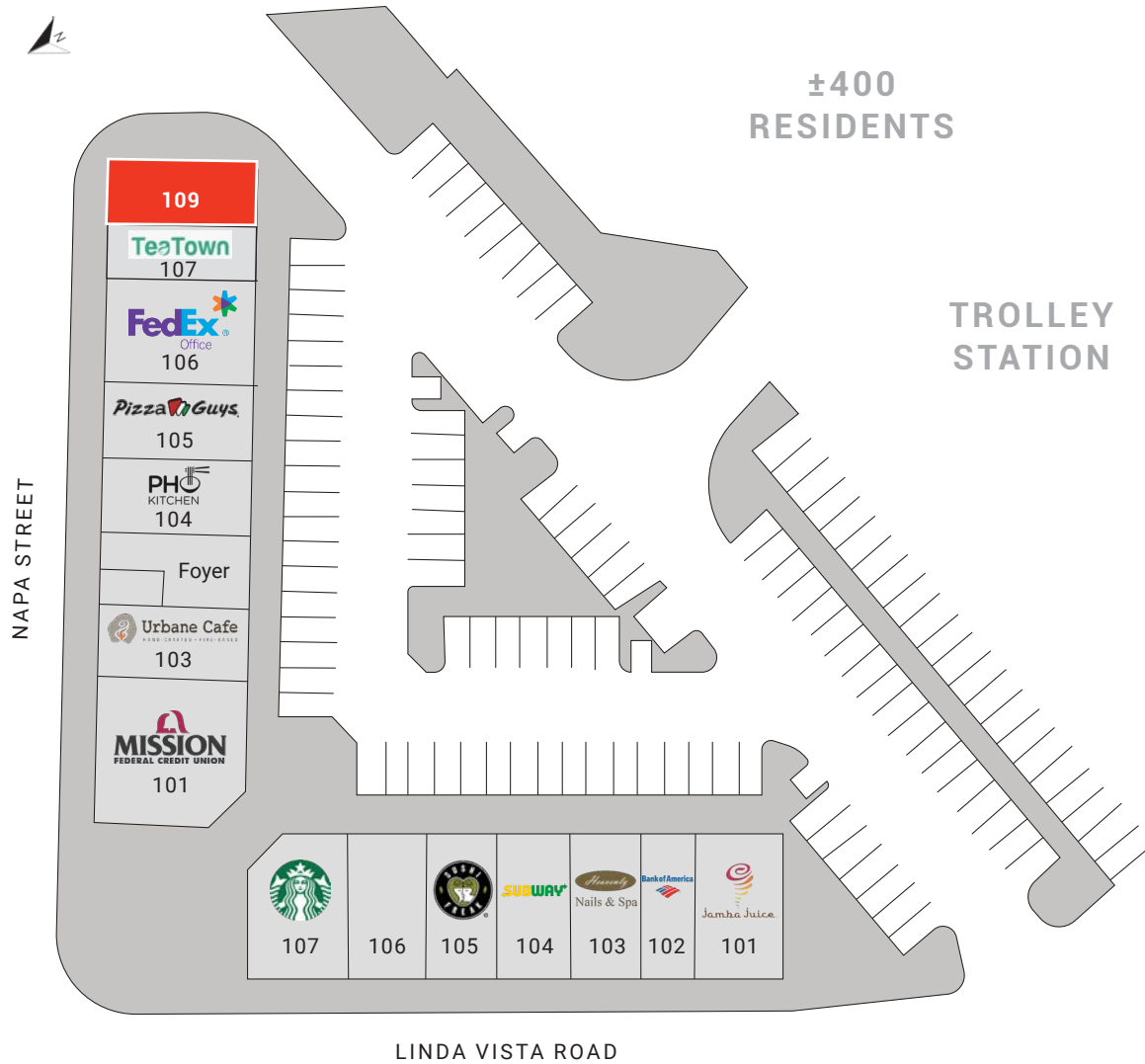
## DAYTIME POPULATION

**1 Mile: 19,468**

**3 Miles: 175,853**

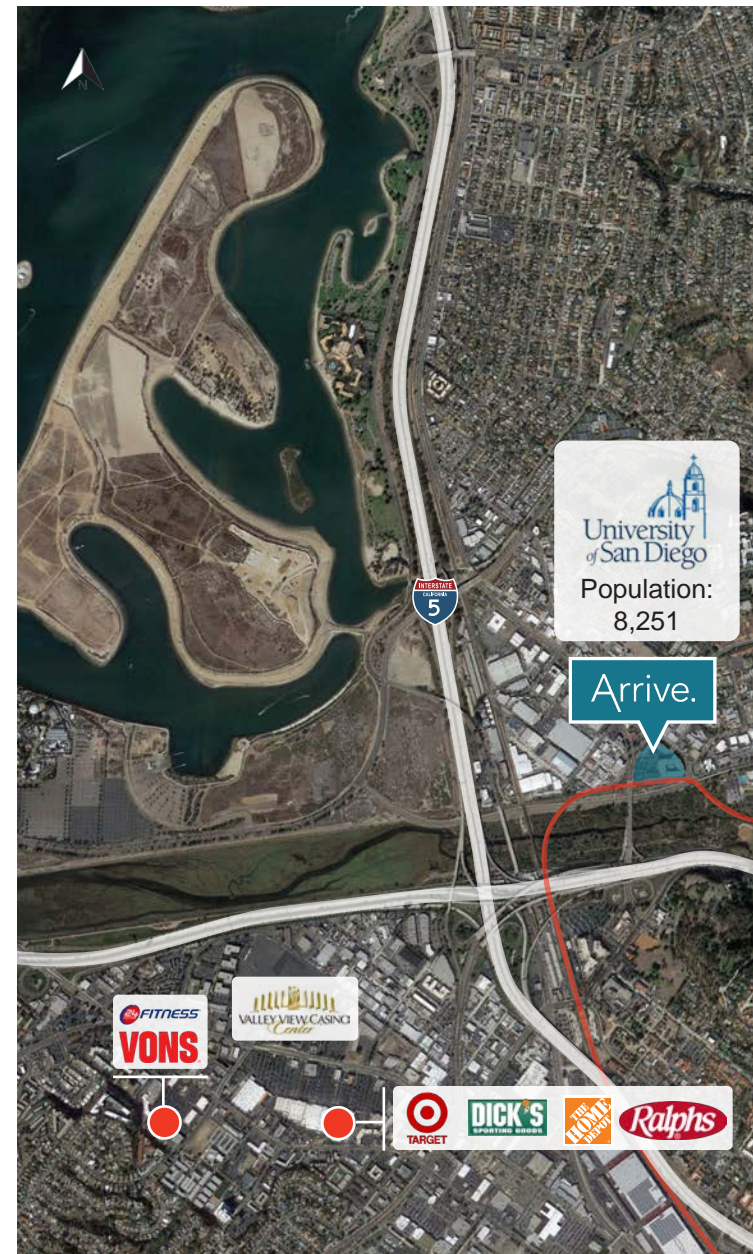
**5 Miles: 443,403**

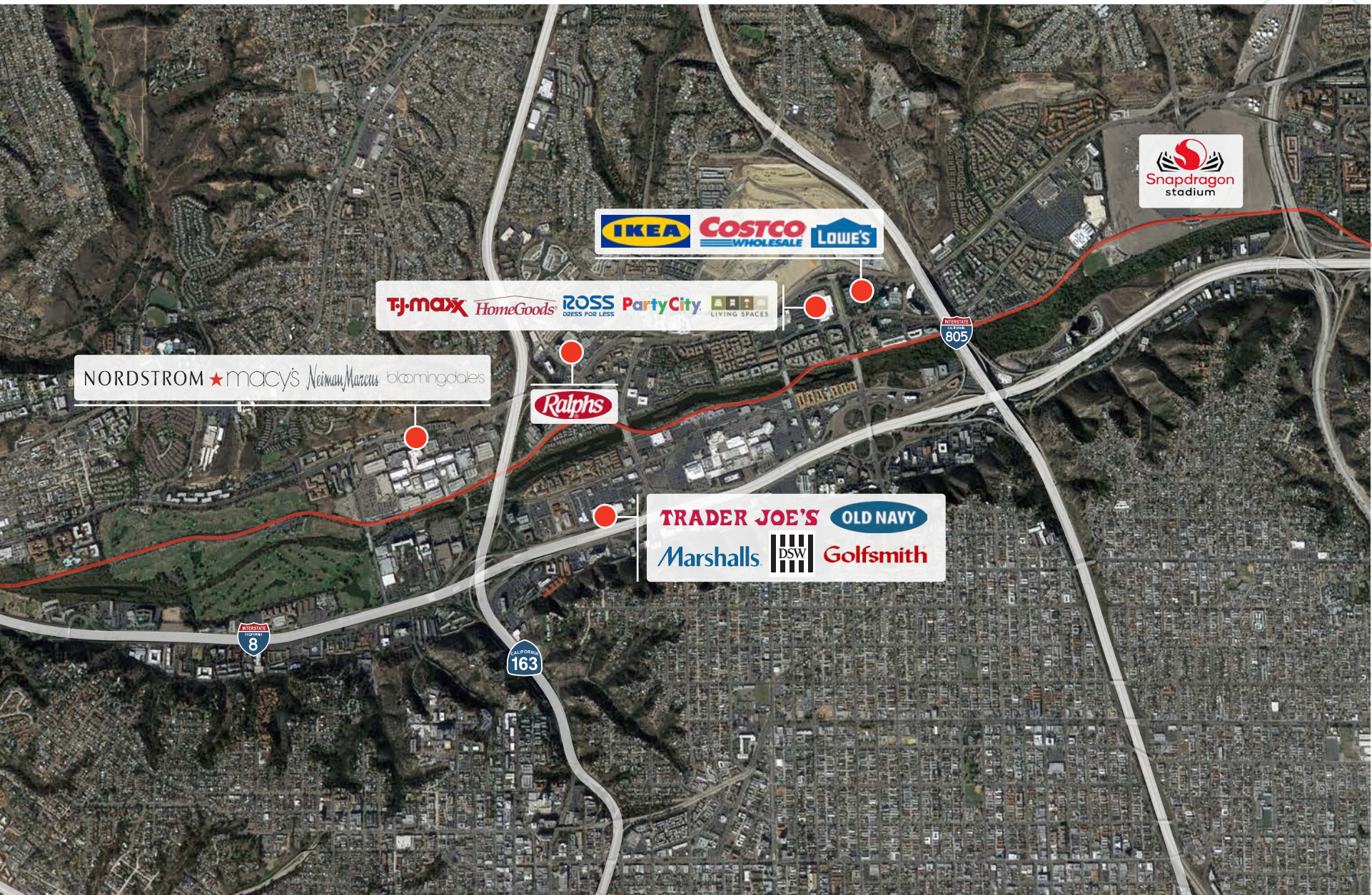




5375 NAPA STREET		
101	Mission Federal Credit Union	2,394
103	Urbane Cafe	1,261
104	Pho Kitchen	1,245
105	Pizza Guys	1,245
106	Fedex Office	1,850
108	TeaTown	820
<b>109</b>	<b>Available 6/1/25</b>	<b>1,033</b>

5175 LINDA VISTA ROAD		
101	Jamba Juice	1,499
102	Bank of America	895
103	Heavenly Nails & Spa	1,234
104	Subway	1,229
105	Sushi Freak	1,196
106	Main Chick Hot Chicken	1,266
107	Starbucks	1,647





NORDSTROM ★ macy's Neiman Marcus bloomingdale's



TRADER JOE'S OLD NAVY  
Marshalls DSW Golfsmith

T.J. maxx HomeGoods ROSS DRESS FOR LESS Party City LIVING SPACES

IKEA COSTCO WHOLESALE LOWE'S

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## FOR LEASING INFORMATION



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