



**784 SF – 2,225 SF Retail
and 410 SF – 520 SF
Shop Space for Lease**

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

Overview

- Retail suites available ranging in 784 SF, 1,050 SF, and 1,175 SF. Latter 2 can be combined into 1 large 2,225 SF space.
- Share walls with multiple high performing retail businesses in the surrounding spaces
- Shop spaces available behind the retail space ranging from 410 SF to 520 SF.
- We also have traditional 2 storage spaces: 80 and 120 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



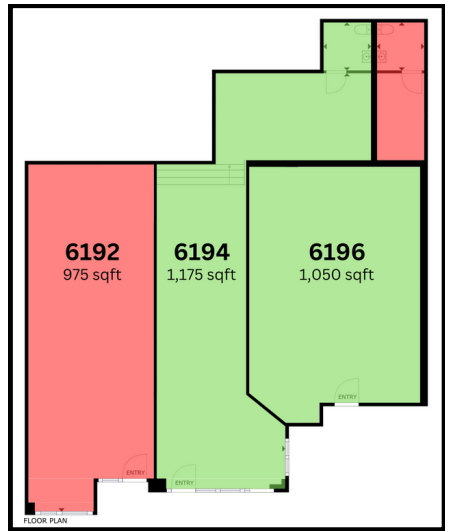
Kyle Stenberg



(619) 330-9899



kyle@westeggrealestate.com



Details

Property Details

- Retail units have bathrooms, HVAC, sprinklers, floor drain, 3-phase power (200 amps)
- Build out available for all units
- Workshops are all Month to Month, and have 3-Phase power capability

Retail

- **6180: 784 sqft - \$2,352/month + NNN expenses**
 - Traditional Retail Space, LVP Flooring, 1 bathroom and 1 sink
- **6194: 1,075 sqft - \$2,840/month + NNN expenses**
 - Currently built out as a Salon/Tattoo Shop, 1 bathroom and new floors
 - Equipment included in lease
- **6196: 1,050 SF - \$2,540/month + NNN expenses**
 - Traditional Retail Space, new floors and 1 bathroom
- **6194/6196: 2,225 sqft - \$5,200/month + NNN expenses**


Shop (Shared Bathroom available onsite, all utilities included in lease)

- 410 SF (workshop) - \$900/month
- 420 SF (workshop) - \$1,320/month
- 440 SF (workshop) - \$1,410/month
- 520 SF (workshop) - \$1,500/month

Storage Space

- 80 SF - \$240/month
- 120 SF - \$360/month


 Kyle Stenberg

 (619) 330-9899

 kyle@westeggrealstate.com

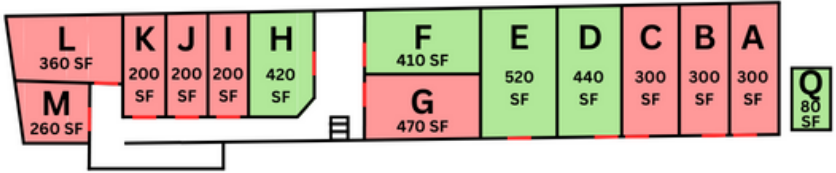


 Kyle Stenberg

 (619) 330-9899

 kyle@westeggrealestate.com

Units A-E, Q Have Dock High Roll Up Doors






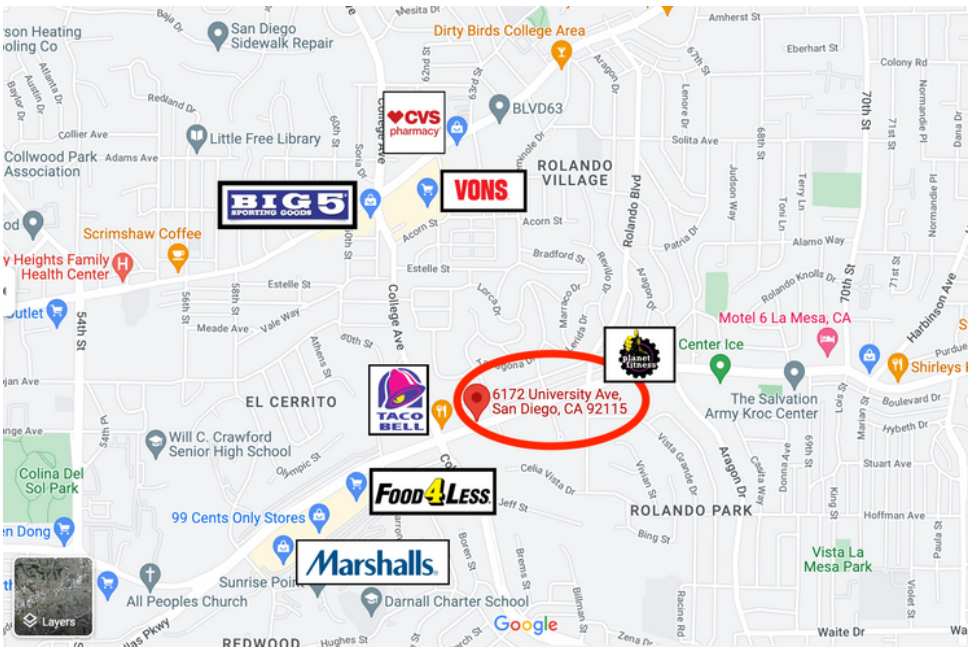
N 120 SF

P 64 SF

O 120 SF



 Kyle Stenberg
 (619) 330-9899
 kyle@westeggrealstate.com



Kyle Stenberg



(619) 330-9899



kyle@westeggrealestate.com